

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	August 28, 2024
PROJECT:	Tommy's Express Carwash Preliminary Development Plan
APPLICANT:	David R. Karlyk, Carolina Engineering Consultants, Inc.
PROJECT NUMBER:	DP-06-24-019163
PROJECT MANAGER:	Dan Frazier Planning Manager Department of Growth Management

REQUEST: The Applicant, David R. Karlyk, of Carolina Engineering Consultants, Inc. on behalf of One Bluff Park, LLC, is requesting approval of a Preliminary Development Plan application. The project consists of the construction of a 4,265 square foot automated car wash with associated parking and infrastructure. (Attachment 1).

INTRODUCTION: The property is zoned Shultz Planned Unit Development (PUD) and consists of approximately 1.49 acres identified by tax map number R610 031 000 1691 0000 and located at the northeast corner of Bluffton Parkway and Simmonsville Road within the Bluffton Park Master Plan. (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the Shultz PUD and is subject to the standards set forth in the Shultz PUD Development Agreement and Concept Plan, the Bluffton Park Master Plan, and the Unified Development Ordinance Sections 5.3 and 5.10 (Attachment 3).

Staff comments on the Preliminary Development Plan were reviewed at the July 17, 2024, Development Review Committee meeting (Attachment 4). The Applicant provided a response to comments and revised site plans on July 22, 2024 (Attachment 5).

As reflected in the revised site plan, the proposed development includes a 4,365 square foot automated carwash with associated parking and infrastructure. The subject parcel is within Tract C of the Bluffton Park Master Plan. The Applicant proposes a Right-In Right-Out access to the site from Simmonsville Road, and a shared access with the adjacent lot from Bluffton Parkway. A total of five (5) on-site parking spaces are provided for employees.

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.**

Finding. The property lies with the Shultz PUD and therefore is subject to, and in conformance with, the standards set forth in the Shultz PUD Development Agreement and Concept Plan, the Bluffton Park Master Plan, and the Unified Development Ordinance Sections 5.3 and 5.10.

2. **Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.**

Finding. Town Staff finds that the preliminary development plan is in conformance with the Shultz PUD Development Agreement and Concept Plan, the Bluffton Park Master Plan, and the Unified Development Ordinance Sections 5.3 and 5.10.

3. **Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at final development plan submittal.**

Finding. Shared access with the adjacent property has been provided in accordance with the Bluffton Park Master Plan. In addition, SCDOT has reviewed and approved the design of the right-in/right-out access to Simmonsville Road (Attachment 6). An SCDOT Encroachment Permit will be required at time of final development plan submittal.

4. **Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.**

Finding. Water and fire protection will be provided by the existing 8" water main along Bluffton Parkway. Sewer will be provided by connecting to an existing gravity sewer manhole by the entrance to the Dal Tile and extending a 6" sewer lateral in the existing 20' utility easement along the Bluffton Parkway.

Finding. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services,**

utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

Finding. The project is proposed to be completed in a single phase.

6. Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.

Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

RECOMMENDATION: Town Staff finds that the requirements of Section 3.10.3.A of the Unified Development Ordinance are met and recommends that the Planning Commission approve the application as submitted.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Bluffton Park Master Plan
4. DRC Comments and Original Site Plans 07/12/2024
5. DRC Comments Response and Revised Site Plans 07/22/2024
6. SCDOT Correspondence 03/31/2023