

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	November 19, 2025
<b>PROJECT:</b>	Chipotle at May River Crossing Preliminary Development Plan
<b>APPLICANT:</b>	OnPoint Partners, LLC
<b>PROJECT NUMBER:</b>	DP-08-25-019908
<b>PROJECT MANAGER:</b>	Dan Frazier Planning Manager Department of Growth Management

**REQUEST:** The Applicant, OnPoint Partners, LLC, on behalf of the property owner First Chatham Bank, is requesting approval of a Preliminary Development Plan application. The project consists of a single-story 2,385 SF restaurant with associated infrastructure (Attachment 1).

**INTRODUCTION:** The property is zoned Jones Estate Planned Unit Development (PUD) and consists of approximately 1.12 acres identified by tax map number R610 036 000 3211 0000 located within the May River Crossing Master Plan (Attachment 2).

**BACKGROUND:** This application is for a Preliminary Development Plan located within the Jones Estate PUD and is subject to the standards set forth in the Jones Estate PUD Development Agreement and Concept Plan, the May River Crossing Master Plan, and the Unified Development Ordinance Sections 5.3 and 5.10 (Attachment 3).

As reflected in the revised site plan, the application proposes a 2,385 SF restaurant with a pull-up window and associated parking, accesses, landscaping, and water, sewer, and drainage utilities. The subject property, Parcel A-4, is governed by the May River Crossing Master Plan, as such, any proposed building on this parcel must front the adjacent park amenity. The site is accessible from May River Crossing Road and Pondberry Road within the May River Crossing development. The subject parcel is an outparcel within May River Crossing and utilities have been stubbed to serve this site (Attachment 4).

In support of the proposed development, 29 onsite parking spaces are required (Jones Estate PUD, ZDSO 90/3 Modifications Section 5.2.1.1) calculated at 12 spaces per 1,000 SF of gross floor area. The Applicant proposes 27 spaces on-site and utilizing 2 adjacent off-street parking spaces, in an effort to minimize potential impacts to the onsite 52" Live Oak. If the concrete area adjacent to the restaurant is to serve as an outdoor seating patio, three additional parking spaces will be required. The allocation of off-site parking spaces must be provided in the letter of approval from the May River Crossing POA at time of Final Development Plan submittal.

The Preliminary Development Plan was reviewed at the October 8, 2025, Development Review Committee (DRC) meeting (Attachment 5). To demonstrate conformance with the May River Crossing Master Plan, the item was reviewed again at the October 22, 2025, DRC meeting (Attachment 6). The Applicant provided a response to comments and revised plans on October 23, 2025. An updated site plan reflecting a minor change in foundation plantings and patio area was provided on October 31, 2025 (Attachment 7 and 4).

The subject parcel is within the Highway Corridor Overlay District and will require a Certificate of Appropriateness reviewing landscaping, lighting, and architecture at time of final development plan approval.

**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 within the Jones Estate PUD and therefore is subject to, and in conformance with, the standards set forth in the Jones Estate PUD Development Agreement and Concept Plan, the May River Crossing 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 Jones Estate PUD Development Agreement and Concept Plan, the May River Crossing 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.* The traffic and access plan adheres to the previously approved traffic impact analysis. The overall May River Crossing development provides one point of access to May River Road and two points of access to Okatie Highway (SC Highway 170).

**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.* The subject parcel is an outparcel within May River Crossing and utilities have been stubbed to serve this site.

*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:** Should the Planning Commission choose to approve the application with conditions, Town Staff finds that the following condition should be met prior to final development plan approval to be in accordance with the requirements of Section 3.10.3.A:

1. The allocation of off-site parking spaces must be provided in a letter of approval from the May River Crossing POA at time of Final Development Plan submittal.

**ATTACHMENTS:**

1. Application and Narrative
2. Vicinity Map
3. May River Crossing Master Plan
4. Revised Site Development Plans 10 31 25
5. DRC Comments 10 8 25 and Original Site Plan 08 22 25
6. DRC Comments 10 22 25
7. Response to DRC Comments 10 23 25