

Sumter City-County Planning Commission

February 23, 2011

PD-11-01, 2825 Carter Rd. – Covenant Place (City)

I. THE REQUEST

Applicant: Louis Tisdale

Status of the Applicant: Representing Covenant Place as site designer

Request: Rezone PUD-96-09 to PD-11-01 to add additional detached single-family and duplex residential uses, life enrichment center, storage facilities, additional site access, and recreational open space to the existing Covenant Place retirement community site.

Location: 2825 Carter Rd.

Size of Property: +/- 11.47 acres

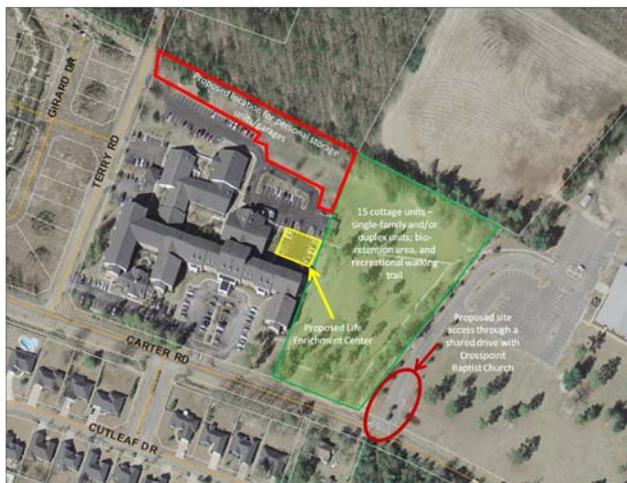
Present Use: Covenant Place

Zoning: PUD-96-09/R-9

Tax Map Reference: 203-09-01-002

II. BACKGROUND

Constructed in 1994, Covenant Place is a not-for-profit continuing care community that offers a variety of living options ranging from independent living apartment units to nursing and memory care units.



The original Covenant Place planned development was established in 1993 with the final amendment in 1996 to add the Alzheimer's care unit. At the time, the PUD had an approved site plan with General Commercial (GC) zoning as the underlying zoning district. As part of this latest addition, a new Planned Development number has been assigned and a formal Ordinance is being drafted for the property.

As shown in the graphic on the left, the current request will effect three parts of the property, allowing the development of a single-family detached and/or duplex style residential subdivision on the eastern portion of the existing parcel; the provision of a Life Enrichment Center; and new storage units for independent

living residents. The newest area of development will be accessed from the Crosspoint Baptist Church driveway through a shared access agreement in the area indicated by the red oval.

Land Use and Zoning Compatibility:

The area under review is a +/-3.6 acre area of a larger +/-11.47 acre tract located near the intersection of Carter Rd. and Terry Rd. As shown in the map to the right, the proposed area for development is located within the 2030 Comprehensive Plan Suburban Development plan designation.



The Suburban Development Area (SD) encompasses a large area surrounding the historic core of Sumter. The SD designation is characterized by the influences of modern suburban development: the separation of distinct commercial, residential, and industrial areas. Functionally, this pattern of development amounts to a strict separation of homogenous residential enclaves; strip commercial corridors and; finite, stand alone, employment centers. The pattern requires multiple automobile trips for all aspects of life: work, play, worship, and shopping. Moreover, the development pattern dictates the expensive expansion of public services, schools, and utility infrastructure to serve a more spread out community. It is largely inefficient and costly to local government and its citizens.

As shown in the matrix below, the existing pattern of development in the immediate area is single-family residential in nature. To the east of the site is Wilson Hall Rd., with a substantial amount of professional office development to the north of the intersection of Wilson Hall Rd. and Wesmark Blvd.

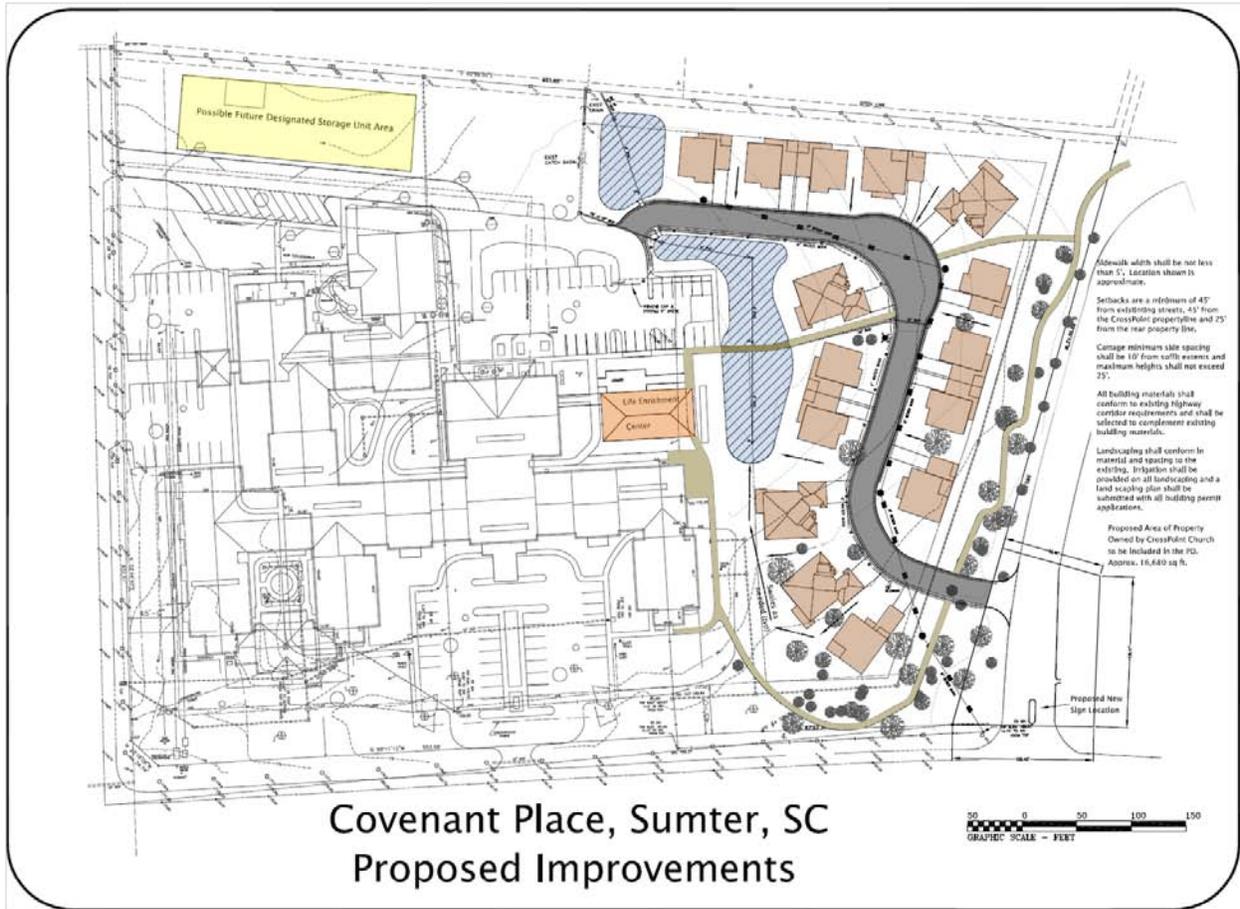
	Zoning & Design Overlays	2030 Land Use Designation	Type of Uses
North	R-9	SD	Undeveloped
South	PD/HCPD	SD	Carter Rd./Residential – The Willows Subdivision
East	R-9/HCPD	SD	Crosspoint Baptist Church
West	PD/HCPD	SD	Terry Rd./Residential – The Arbors Subdivision

R-9 = Residential-9, PD = Planned Development, HCPD = Highway Corridor Protection District, SD = Suburban Development

The primary objective of the Suburban Development designation is to scrutinize and manage existing development patterns, foster intentional mixed-use development and identify new commercial and industrial locations where form and design are a focus, all in a more efficient

manner. Within the SD designation, infill and redevelopment in areas already suited with roads and infrastructure are more strongly encouraged. The proposed development is an infill project and is compatible with the 2030 Plan.

III. SITE DEVELOPMENT PROPOSAL



- 15 residential units – detached and duplex (shown in brown)
 - Accessed by private road from a shared common drive with Crosspoint Baptist Church
 - Each unit to have individual driveway and 1 or 2 car garage
- Proposed Life Enrichment Center to be used by entire Covenant Place Community (shown in orange)
- Area reserved for personal storage units to be used by independent living units (identified in yellow)
- Open space to be accommodated through tree preservation and implementation of a walking trail that loops through the neighborhood and connects to the Crosspoint Baptist Church sidewalk.
- Stormwater is to be managed through LID principles including bio-retention beds (approximate location shown in blue) which will be implemented into the open space plan.



Pictured Above: Project site for the proposed residential units. This photograph was taken from the site of the shared access drive.

Pictured Below: Rear of the Covenant Place property, the red arrow indicates the approximate location of the proposed storage units.

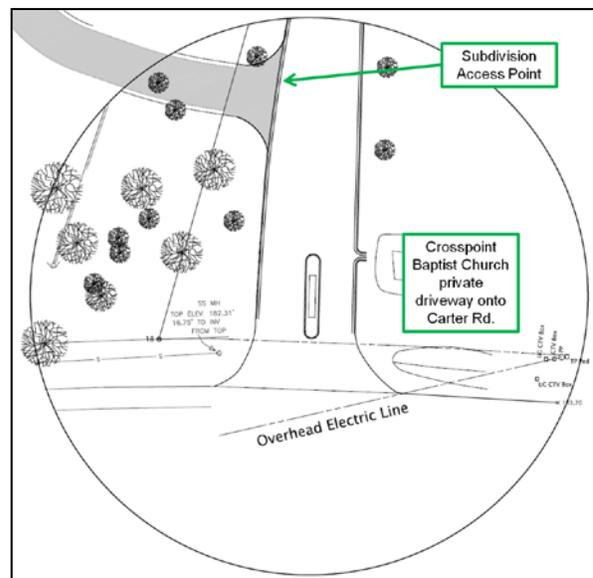


Traffic Impacts:

The roads impacted by this request are Carter Rd., Terry Rd., Wilson Hall Rd. and Broad St. The 2009 traffic count for Carter Rd. between Wilson Hall Rd. and Broad St. (US 76/378) was 3600 Average Annual Daily Traffic (AADT) operating at a Level of Service (LOS) 'A'. Wilson Hall Rd. east of the project site had a traffic count of 5100 AADT operating with a LOS 'A'; and W. Wesmark Blvd. between Wilson Hall Rd. and Alice Dr., had a traffic count of 7,100 AADT, also operating at a LOS 'A'.

Both Carter Rd. and Terry Rd. have been identified in the SUATS Long Range Transportation Study as needing to be widened. As of this date, no project funds have been identified to undertake the widening project, however; future widening projects may impact properties on both sides of Carter Rd. through the reduction of front bufferyard areas. Recent work on the Carter Rd. corridor includes the construction of a continuous sidewalk on the south side of Carter Rd. extending from just south of the Broad St./Carter Rd. intersection all the way to Wesmark Plaza near the 76/378 Bypass.

As shown to the right, the proposed access point for the subdivision portion of the property—Covenant Place Village—will be from the existing Crosspoint Baptist Church entrance drive. There will be no direct access to Carter Rd. from the subdivision. The secondary access



for the subdivision will be from within the Covenant Place parking lot at the rear of the parcel. Overall site design has taken measures to reduce new sources of conflict on the Carter Rd. corridor. The shared access configuration reduces the number of curb cuts on Carter Rd. thereby reducing conflict points on the existing road network. 15 single-family units at this location are expected to add approximately 150 average weekday trips to the adjacent road network and are not anticipated to degrade the existing levels of service.

IV. PLANNED DEVELOPMENT CONDITIONS

The following development conditions shall apply to the Property:

Covenant Place Village Subdivision: to be developed in accordance with the submitted concept plan titled, “Covenant Place, Sumter, SC Proposed Improvements.”

- **Setbacks:** Carter Rd. – 45 ft.; Crosspoint Baptist Church Property Line – 45 ft.; Rear – 25 ft.; Subdivision Street – 20 ft.; Minimum distance between buildings – 12 ft. (10 ft. from soffit extents); Maximum Height – 25 ft.
- Maximum Number of Units: 15
- **Site Access:** two (2) access points for the subdivision as shown on the approved development plan. Northernmost access drive will be attached to the established Covenant Place rear parking lot. Southernmost access drive will be from Crosspoint Baptist Church’s private drive through a shared access agreement.
 - Access for the subdivision will be controlled by gates at either end of the new road.
- **Highway Corridor Protection District:** All structures to meet Highway Corridor Protection District Design Review Standards as required in Article 3, Section T of the City of Sumter – Zoning & Development Standards Ordinance.
- **Open Space Plan:** A paved walking trail, not less than 5 ft. in width, shall be provided in the areas indicated on the approved plan. This trail will connect to the existing sidewalk network at Crosspoint Baptist Church to the northeast and to the established sidewalk network surrounding the primary Covenant Place structure. The trail must be installed prior to issuance of the first Certificate of Occupancy in Covenant Village.
- **Landscaping:**
 - A formal tree survey and tree protection plan is required prior to any land disturbing activities.
 - One Live Oak required for every cottage unit. The Live Oak must be a minimum 2 inch caliper and must be planted prior to issuance of Certificate of Occupancy for each structure.
 - Formal landscape plan must be submitted prior to issuance of construction permits to include foundation plantings for each structure and sodding of the front, side and rear yards.
 - Irrigation systems must be provided for all landscape areas.
- **Stormwater Management:**
 - Low Impact design shall be utilized for all stormwater management facilities. To include the construction of two large bio-swales that will be implemented as part of the open space requirements.

Life Enrichment Center: +/- 4500 sq. ft. community building to be constructed to the rear of the existing Covenant Place Facility in the location shown on the approved plan.

- **Setbacks:** Carter Rd. – 45 ft.; Crosspoint Baptist Church Property Line – 45 ft.; Rear – 25 ft.; Maximum Height – 60 ft.; Minimum Building Separation – 10 ft.
- **Highway Corridor Protection District:** the proposed structure must meet Highway Corridor Protection District Design Review Standards as required in Article 3, Section T of the City of Sumter – Zoning & Development Standards Ordinance, and be compatible in appearance and design with the larger complex.
- **Open Space Plan:** A paved walking trail, not less than 5 ft. in width, shall be provided in the areas indicated on the approved plan. This trail will connect to the existing sidewalk network at Crosspoint Baptist Church to the northeast and to the established sidewalk network surrounding the primary Covenant Place structure.
- **Landscaping:**
 - A formal tree survey and tree protection plan are required prior to any land disturbing activities.
 - Formal landscape plan must be submitted and approved prior to issuance of the building permit. The plan is to include foundation plantings for the structure and sodding of all proposed grass areas adjacent to the structure.
 - Irrigation systems must be provided for all landscape areas.
- **Stormwater Management:**
 - Low Impact design shall be utilized for all new stormwater management facilities. It is anticipated that stormwater from this structure will utilize existing on-site facilities and/or the bio-swales developed for Covenant Place Village Subdivision.

Storage Unit Area:

- **Setbacks:** Terry Rd. – 45 ft.; Crosspoint Baptist Church Property Line – 45 ft.; Rear – 25 ft.; Minimum distance between buildings – 12 ft.; Maximum Height – 25 ft.
- **Site Access:** Primary access will be from the established drive on Terry Rd.
- **Highway Corridor Protection District:** All structures to meet Highway Corridor Protection District Design Review Standards as required in Article 3, Section T of the City of Sumter – Zoning & Development Standards Ordinance.
- **Landscaping:**
 - A formal tree survey and tree protection plan are required prior to any land disturbing activities.
 - Formal landscape plan must be submitted and approved prior to issuance of construction permits. The landscape plan must include a minimum 10 ft. landscape buffer consisting of canopy trees, understory trees and shrubbery. This buffer shall attain a minimum height of 6 ft. over three growing seasons and shall be placed between the storage units and the property to the north.
 - Irrigation systems must be provided for all landscaped areas.
- **Stormwater Management:**
 - Low Impact design shall be utilized for all new stormwater management facilities. It is anticipated that stormwater from this structure will utilize existing on-site facilities and/or the bio-swales developed for Covenant Place Village Subdivision.

Permitted Uses:

1. Covenant Place Nursing Home, Memory Care Unity, and Independent Living apartments;
2. Hospice and Home Health Care;
3. Single family detached and attached units and duplex units;

4. Home occupations as provided for in 3.d.2.d excluding home daycare (Covenant Village Only);
5. All permitted uses in the Professional Office Zoning District.

Additional Conditions:

The applicant has requested site plan review for all proposed projects be handled either at the staff level or through the Planning Commission without returning to City Council for formal review and approval.

V. TECHNICAL REVIEW COMMITTEE

There are no outstanding issues from technical review that will impact the proposed rezoning.

VI. STAFF RECOMMENDATION

Staff is supportive of this request. The only outstanding issue related to the proposal as submitted is formal written consent from Crosspoint Baptist Church to utilize the shared access from their Carter Rd. driveway. Staff recommends approval of this request contingent upon formal written consent from the congregation to utilize the shared access drive.

VII. DRAFT MOTION

- 1) I move that the Planning Commission approve PD-11-01, pursuant to the Staff Recommendation.
- 2) I move an alternate motion.

VIII. PLANNING COMMISSION – FEBRUARY 23, 2011

The Sumter City – County Planning Commission at its meeting on Wednesday, February 23, 2011, voted to recommend approval for this request.

IX. CITY COUNCIL – APRIL 5, 2011 – FIRST READING/PUBLIC HEARING