

Sumter City-County Planning Commission

March 23, 2011

SD-11-01, Osteen Tract Phase 1 – Old Camden Highway (County)

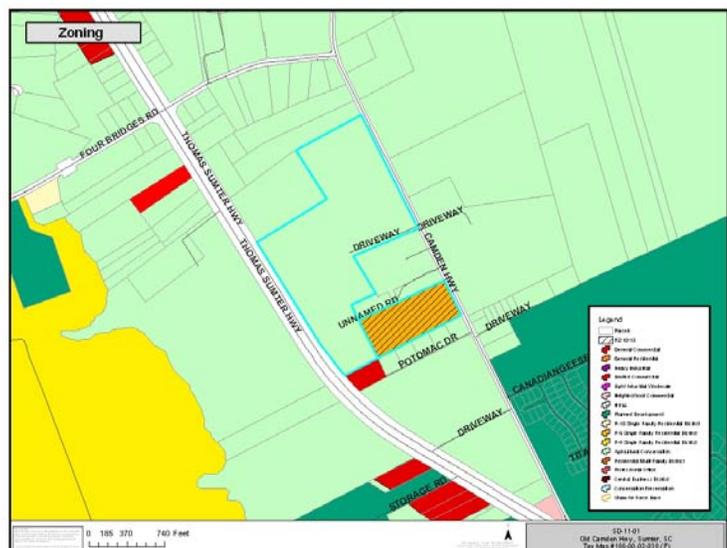
I. THE REQUEST

Applicant:	Tyler B. Dunlap, Jr. for Dunlap Properties
Status of the Applicant:	Property Owner
Request:	A request for preliminary plat approval to develop a 23 lot residential subdivision.
Location:	1770 Old Camden Highway
School District:	District 2
Size of Property:	8.31 acres
Present Use/Zoning:	Undeveloped /Residential-6 (R-6)
Proposed Use of Property:	Residential Subdivision
Tax Map Reference:	188-00-02-038 (Part)
Adjacent Property Land Use and Zoning:	North – Residential/AC South – Residential/AC East – Residential/AC West – Undeveloped/AC

II. BACKGROUND

The applicant proposes to develop a 23 lot residential subdivision on an 8.31 acre portion of a larger 50 acre tract. The area proposed for development is the same tract of land that was rezoned from Agricultural Conservation (AC) to Residential-6 (R-6) by County Council under RZ-10-13.

As shown on the map to the right, the 8.31 acre area, indicated in orange, is a rectangular shaped parcel situated



between two agriculturally zoned large lot residential areas.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



As shown in the map to the left, the proposed area for development is located within the 2030 Comprehensive Plan Suburban Development Planning Area (SD) with a Priority Commercial (PC) designation to the south at the intersection of Old Camden Hwy. and Hwy. 521.

The Suburban Development Area encompasses a large area surrounding the historic core of Sumter. The area 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.

The primary objective of the Suburban Development designation is to scrutinize and manage the 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.

The single dominating notion of the 2030 Comprehensive Plan is for the City and County to manage growth in such a way that individual development adds to the community at large. The Plan essentially asks the County to discourage sprawl, poor design, isolation, and fiscally imprudent development. The Plan does call for suburban uses in this area. However, the type of development, the timing of development, and the relationship to existing and surrounding development is critical to securing new residential development of a quality equal to our newfound expectations. For these reasons, careful consideration should be given to design criteria such as landscaping and access in order to enhance compatibility with the surrounding low density residential uses as well as keeping an eye towards future roadway expansions on Old Camden Hwy.

IV. PRELIMINARY PLAT REVIEW

Based on Article 7, Section 7.d.5, the approval of the preliminary plat constitutes approval of the subdivision as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots and other planned features. This approval binds the developer to the general scheme of the subdivision and permits the developer to proceed with the installation of site

improvements, subject to obtaining other necessary permits. An applicant may request final approval for the whole development or for a section of the preliminary plat as long as specific phased approval is granted by the Planning Commission Board. Based on Planning Staff's understanding of the preliminary plat submission, the developer is not requesting phased approval for this 23 lot subdivision. This proposal is for a single-family detached subdivision and has been reviewed as such.

Zoning District Requirements

The purpose of the Residential-6 (R-6) zoning district is to provide for a variety of single-family housing on small lots to meet market demands for smaller lot development. It is also the intent of this district to balance higher densities with common open space. Residential permitted uses within the R-6 district include single-family detached dwellings, duplexes, single family attached dwelling, accessory uses such as bathhouses, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds and workshops and home occupations. This district also allows accessory apartments subject to the development criteria established in Section 4.g.2 of the Zoning Ordinance.

The minimum development standards in the R-6 District for Single-family detached dwellings are as follows:

Minimum Lot Area Per structure:	6,000 sq. ft. (approx. 0.14 acres)
Minimum Lot Width:	60 ft. at front setback
Minimum Yards, Per Structure:	
Front – 35 ft.	
Side – 8 ft.	
Rear – 20 ft.	
Maximum Impervious Surface Ratio:	45%
Common Open Space Ratio:	None required
Maximum Density (units per gross acre):	7.2
Maximum Building Height:	35 ft.

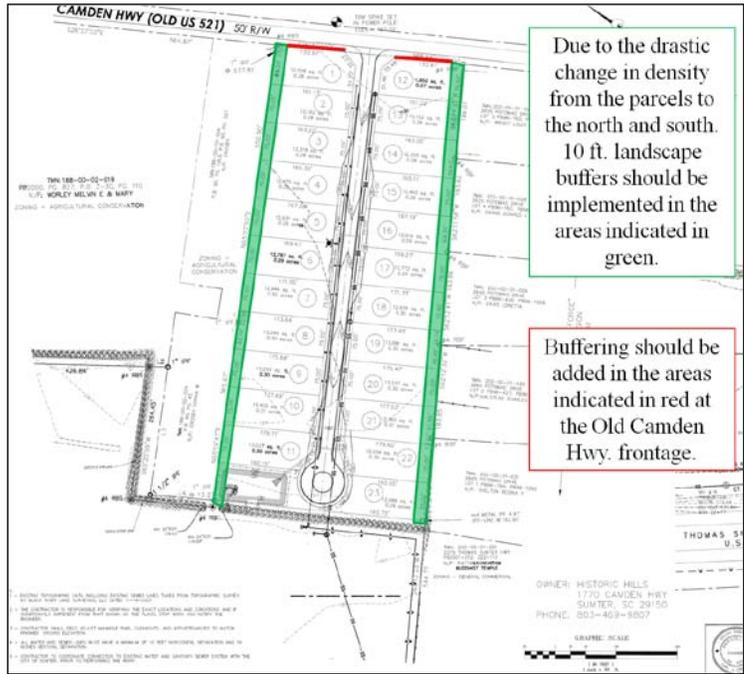
The average lot size in this development is 0.29 acres with lots ranging in size from 0.27 acres up to 0.31 acres. All lots meet the minimum lot width of 60 ft. and are within the required residential width to depth ratio requirement of 1:2.5. Each parcel has enough buildable area to meet all minimum setback standards without exceeding the maximum 45% impervious surface ratio. The proposed subdivision does not exceed the permitted maximum unit density.

Landscaping, Buffering, & Open Space Plans:

As per Article 8, Section 8.b.6. reasonable landscaping should be provided at site entrances, in public areas, adjacent and around the perimeter of buildings. Additionally, in accordance with Section 8.d.7., buffering shall be provided when natural land features or existing vegetative barriers do not provide reasonable screening. Buffering shall be provided to shield neighboring developed or undeveloped properties from any adverse external effects of a development. A buffer strip of 10 ft. in width is required where more intensive land uses or zoning districts abut less intensive land uses or zoning district. In high density developments, the Sumter City-County

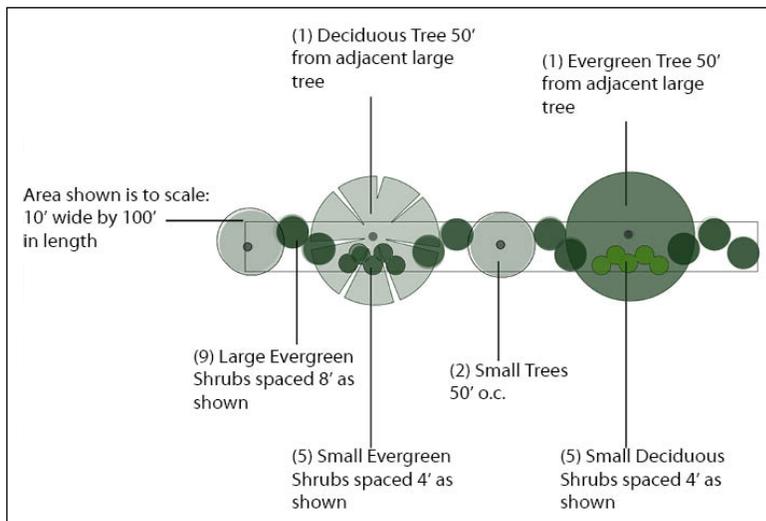
Planning Commission may require landscaping, fencing, or walls to screen dwelling units for privacy and buffering may be required for front, side, or rear property lines, excluding driveways.

When this tract was rezoned from AC to R-6, neighboring property owners expressed concern about the change in density and requested that sufficient landscaping be provided to buffer the new higher density development from their existing dwellings. As shown in the graphic to the right, the areas indicated in green should be planted with a 10 ft. evergreen buffer strip that will attain a height of at least six feet (6 ft.) over three growing seasons.



Planning Staff recommends that the 10 ft. buffer strips indicated in green in the graphic above be shown as a landscape easement on the final plat and that the plantings be comprised of the following:

- 1 large deciduous tree – either Willow Oak, Nuttall Oak, Shumard Oak, Bald Cypress, Lacebark Elm, Ginkgo, or Zelkova
- 1 large evergreen tree – either Live Oak, Magnolia, or American Holly (Ilex Opaca)
- 2 small trees – either Crape Myrtle, Okame Cherry, Sourwood, Tulip Magnolia or Redbud
- 9 large evergreen shrubs – either Wax Myrtle, Tea Olive, Nellie Stevens Holly, Florida Anise
- 10 small shrubs, 5 each of: evergreen – either Yaupon Holly, Carissa Holly, Pittosporum, Loropetalum, Indian Hawthorn, or Cleyera; deciduous – either Hydrangea, Virginia Sweetspire, Clethra, or Beautyberry (all of these are shade tolerant for when the large tree is mature)



The planting scheme shown to the left creates a border that gives privacy, screens the back yard and adds visual interest and natural beauty.

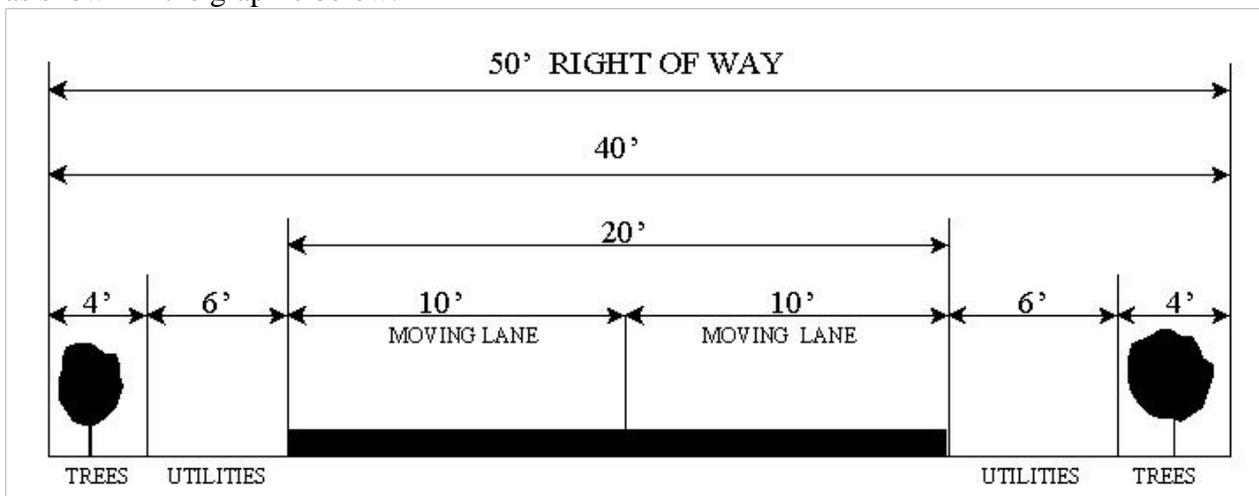
The small evergreen shrubs are to be planted in groups of 5 in front of the deciduous large tree, and conversely the deciduous small shrubs are intended to go in front of the large evergreen trees. This planting plan is predicated

upon the idea that a variety of the above listed species be utilized to create more interest and seasonal variation.

There is approximately 900 linear feet along the southern boundary of the development and approximately 916 linear feet along the northern boundary of the development. Based on these dimensions the following approximate plant count would apply:

- 18 evergreen canopy trees;
- 18 deciduous canopy trees;
- 36 understory trees;
- 162 large shrubs;
- 180 small shrubs

Street trees are also required for this development. One street tree must be planted for each lot. Required street trees should be planted in the first 4 ft. outside of the designated utility easements as shown in the graphic below.

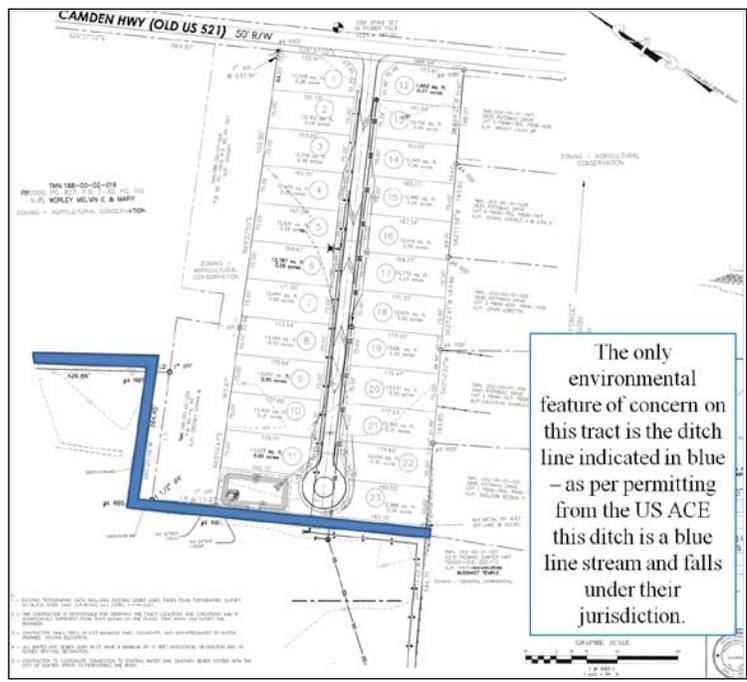


Additionally, a comprehensive landscape plan must be submitted that addresses the stormwater management facility proposed adjacent to Lot #11.

Environmental Issues:

The property is not in a Special Flood Hazard Area. The property is designated as being in Zone X, as shown on FEMA FIRM Panel 45085C0282d; effective date: 2-16-2007.

There are no mapped wetlands as shown on the National Wetlands Inventory.



There is an existing ditch-line, shown in blue in the graphic on the right, that has been deemed to be a Blue Line Stream and is under the jurisdiction of the U.S. Army Corps of Engineers (US ACE). Proposed development plans require a sewer and water line to cross this water body and as such, proper permitting must be obtained through the US ACE. On March 8, 2011 the applicant's representative provided Planning Staff with documentation from the US ACE and the South Carolina Department of Health and Environmental Control (DHEC) showing that they have been permitted to temporarily impact 12 sq. ft. of waters of the US pursuant to Nationwide Permit 12 (Utility Line Activity). No additional activity is permitted with respect to the ditch. Anything beyond the scope of the existing approval must receive new review and approval from the US ACE.

Stormwater Management Plan:

A stormwater approval letter for Stormwater Permit Number: 02-10-012 was issued on November 3, 2010 by the Sumter Soil and Water Conservation District. On January 1, 2011 stormwater plans review and approval for projects within Sumter County were conveyed to a member of Sumter County Staff. Previously issued permits are still valid so long as no changes to the submitted plans are made.

As per the issued permit letter, there is a hold point on the submitted stormwater drawings pending verification of a blue line stream adjacent to the property. There has been no indication as to whether this issue has been resolved. The current approvals for the US ACE only reference temporary disturbance to the ditch on-site. The approval does not encompass stormwater permitting.

As per the submitted plans, this property is to utilize a retention pond located adjacent to the ditch line. This pond is a "dry pond" with a 5 ft. change in grade from top to bottom. By function, dry ponds are meant to be grassed depressions that only hold water for a maximum of 72 hours after a storm event. Due to the type of proposed stormwater controls and placement of the pond, landscaping/buffering around the pond is a requirement of final plat approval. Without quality and sufficient landscaping, this will become an ugly hole in the ground.

Public Safety:

Fire –

The proposed plan was reviewed by Robbie Rickard, Fire Inspector with the Sumter Fire Department. It has been determined that the proposed plans meet minimum fire safety requirements in terms of hydrant placement and cul-de-sac design.

Proposed Roadway/Sidewalks –

The proposed roadway will be asphalt with concrete curbing. The intensity of development based on average lot width as per section 8.e.3.b is "medium" intensity. As per exhibit 17, due to the projected traffic of approximately 250 ADT, the proposed road is considered to be a residential access street.

Residential access streets in medium intensity developments with off-street parking are required to have two 10 ft. travel lanes with no parking lane resulting in a total pavement width of 20 ft. As indicated on the submitted application the proposed street will have concrete curbing. When doing

conventional concrete curbing, a 12 month maintenance guarantee is required as part of final approval.

Although sidewalks are not a requirement based on the current development proposal and street profile in the County, future development plans will likely result in additional commercial and residential development on the remaining 50 acre tract; for these reasons, Planning Staff does recommend implementation of a side walk on at least one side of the street, provided by the developer.

V. UTILITIES

Utility plans are not required for preliminary plat approval however the applicant has indicated the following:

Sewer & Water – the applicant is working with the City of Sumter to obtain public sewer and water.

Electric – Black River Electric Cooperative will provide Power to the Development

Telephone – Farmers Telephone Cooperative

VI. TRAFFIC REVIEW

This 23 lot project is the first phase of a 50 acre development that may include additional residential units as well as commercial uses. Traffic generation for the phase under review is 10 trips per unit for each of the 23 units equaling a projected estimate of 230 trips per day.

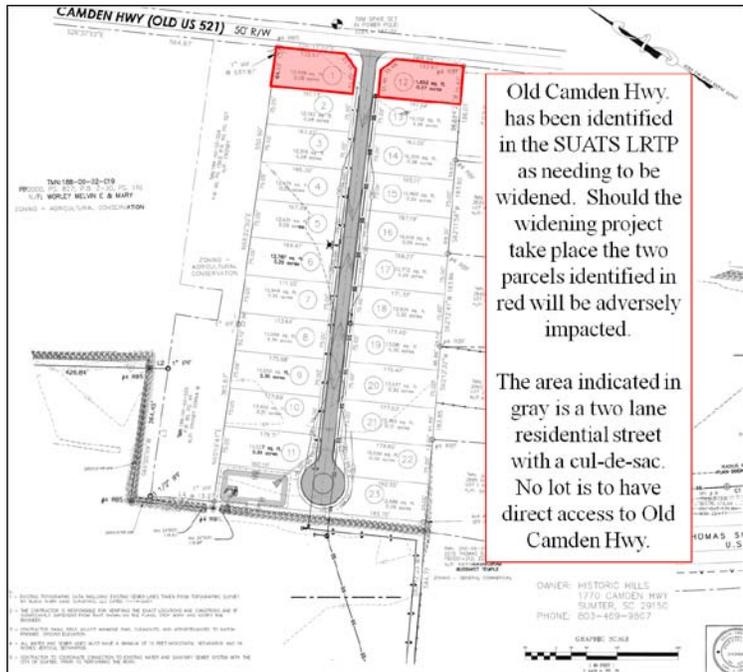
The current (2009) traffic count for Old Camden Hwy. is 5100 average daily trips (ADT). The proposed access point is approximately 2400 ft. north of the intersection with Thomas Sumter Hwy. (US 521). The current (2009) traffic count for Thomas Sumter Hwy. is 11,500 ADT. Both roads are operating at a level of service (LOS) A. The proposed access is approximately 900 ft. north of Canadian Geese Dr. which provides access to the Beach Forest Planned Development.

There are two issues of concern related to this development – the intersection of Camden Hwy. and 521, and future impacts of widening Old Camden Hwy. The most pressing area of concern is the intersection of Camden Hwy. and 521; this is an issue now and will continue to be in the future. In the 2004 Traffic Study for the Beach Forest project (developed by Summit Realty), it was noted that the US 521/Old Camden Hwy. intersection would require improvements in the future, including but not limited to a traffic signal. The addition of these 23 units is just the first phase of what is known to be a much larger mix of commercial and residential development that will occur on the remaining balance of the 50 acres.

In Article 7, Section 7.d.10, it is expressly stated that major subdivisions and site plans can substantially impact environmental features, surrounding land uses, traffic conditions and facilities and public utilities, as such any project that generates a need for 100 or more off-street parking spaces as determined in Article 8, Section J. is required to undertake a traffic impact study (TIS). Although threshold requirements for implementation of a TIS have not been met at this time; any further development on the 50 acres, especially along the Old Camden Hwy. frontage will require

a comprehensive TIS. Any future TIS must include this 8.31 acre, 23 unit subdivision within its analysis.

The second issue of concern is related to future dedicated turn lanes and/or widening of Old Camden Hwy. The Sumter Urban Area Transportation Study (SUATS) Long Range Transportation Plan (LRTP) has identified Old Camden Hwy. as being in need of widening. Although no monies have been identified for future widening of this road, current plan approvals and reviews should take into consideration the impacts of future widening on all newly created parcels.



In this particular development proposal, lots number 1 and 12 could possibly be negatively impacted by future construction projects on this section of Old Camden Hwy. as a result of improved access for future developments and/or design improvements to Old Camden Hwy. as a whole. Consideration should be given to how the ultimate right of way will affect these two proposed parcels, any acquisition of right of way of greater than 15.5 ft. will result in non-conforming lot widths and possible width to depth violations.

All but lots 1 and 12 have a width of approximately 75 ft. Planning Staff recommends a 1 to 2 ft. width reduction on lots 2 through 11 and lots 13 through 23 in order to provide necessary additional lot width on lots 1 and 12 with designated buffer easements in order to provide necessary future right of way without reducing the number of planned lots in the development.

VII. SUBDIVISION-PLANNED DEVELOPMENT REVIEW – MARCH 8, 2011

Three issues were discussed at the Technical review meeting:

- 1) SC DOT – as per Al McElveen, the encroachment for this project has not been submitted but it is expected that the proposed location will meet DOT standards assuming no changes to the plan.
- 2) Fire Safety – The plan has been reviewed by Robbie Rickard, Sumter Fire Department. The current proposal shows the provision of one fire hydrant located mid-block between lots 5 and 6. This development does not meet the size threshold to require a secondary access point. Should future development from the west come in proximity of the proposed cul-de-sac, connection to the proposed road may be required by crossing the existing ditch line.
- 3) Landscaping – Planning staff indicated to the applicant that propose buffering and screening is a primary concern for this development due to the drastic change in density

from the properties to the north and south. At this time, the applicant indicated that they have already been in discussion with the residents to the south about what kind of buffering they would like to see. Planning Staff indicated that a comprehensive landscape plan that creates buffering for the neighbors to the north and south will be necessary to received final plat approval.

VIII. STAFF RECOMMENDATION

Planning Staff recommends preliminary plat approval contingent upon the following:

- 1) Submission of a comprehensive landscape plan that addresses a 10 ft. landscape buffer in the areas indicated on page 4 of this report, as well as the retention pond area. All buffer areas shall be shown as landscape easements on the final plat.
- 2) Reconfiguring the existing parcels to increase the lot widths of lots #1 and #12 with the implementation of an easement on the exterior sides of the parcels in order to accommodate future right of way expansion.
- 3) Indicate future access point on the final plat showing possible connection to development on the remaining acreage.

IX. DRAFT MOTION

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

X. PLANNING COMMISSION – MARCH 23, 2011

The Sumter City-County Planning Commission at its meeting on Wednesday, March 23, 2011, approved this request for preliminary plat approval to develop a 23-lot subdivision contingent upon the following:

- 1) Submission of a comprehensive landscape plan that addresses a 10 ft. landscape buffer at the rear of each lot, as well as the retention pond area. All buffer areas shall be shown as landscape easements on the final plat.
- 2) Reconfiguring the existing parcels to increase the lot widths of lots #1 and #12 with the implementation of an easement on the exterior sides of the parcels in order to accommodate future right of way expansion.
- 3) Indicate future access point on the final plat showing possible connection to development on the remaining acreage.