

Sumter City-County Planning Commission

April 27, 2010

MSP-11-16 & HCPD-11-19, 1030 Pocalla Rd. – Dollar General (County)

I. THE REQUEST

Applicant: Dollar Dog, LLC

Status of the Applicant: Business Owner

Request: Major site plan & highway corridor approval to construct one (1) 9,100 sq. ft. Dollar General store with associated parking and landscaping.

Location: 1030 Pocalla Rd.

Size of Property: +/-1.42 acres

Present Use: Former Automotive Sales Lot

Zoning: General Commercial (GC)

Proposed Use: Dollar General Retail Store

Tax Map Reference: 251-08-01-005

II. BACKGROUND

The applicant, Dollar Dog, LLC, requests major site plan and highway corridor approval in order to construct one (1) 9,100 sq. ft. Dollar General Retail store with associated parking, landscaping and stormwater management facilities.

Existing Conditions:

As shown in the following photographs, 1030 Pocalla Rd. (the “Property”) is currently the site of two structures, a single-wide mobile home and a large storage building, that were formerly used for an automotive sales lot.

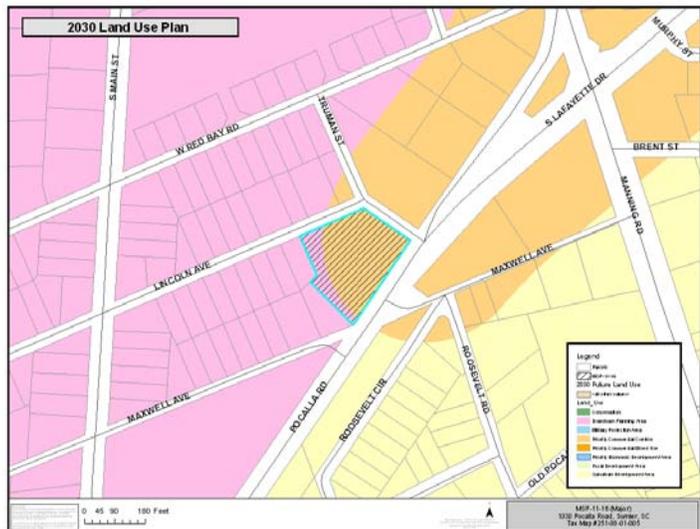




The Property is a triple frontage lot with +/-300 ft. of frontage on Pocalla Rd., +/-170 ft. of frontage on Truman St., and +/-210 ft. of frontage on Lincoln Ave. As shown in the zoning map above, the Property is split zoned with R-6 (Residential-6) zoning on the Lincoln Ave. and GC (General Commercial) on Truman and Pocalla.

Land Use & Zoning Compatibility:

The Property is influenced by two Land Use Designations under the 2030 Comprehensive Plan—the Downtown Planning Area (DPA) and Priority Commercial Corridor (PC).



The Downtown Planning Area designation supports an intentional true mix of residential, commercial, healthcare, and civic land uses at relatively high densities. A major theme of the 2030 Plan is to encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors. Redevelopment of sites such as this one helps to promote the revitalization of such corridors.

The following table details the adjacent properties zoning and land use designations.

	Zoning	2030 Land Use Designation	Type of Uses	Compatible w/ proposed use
North	R-6	DPA	Single-family residential	Yes
South	GC	PC/SD	Vacant Commercial	Yes
East	GC	PC/DPA	Commercial	Yes
West	GC/R-6	DPA	Residential/undeveloped commercial	Yes

*GC = General Commercial, R-6 = Residential-6, PC = Priority Corridor, DPA = Downtown Planning Area, SD = Suburban Development

Based on the goals and objectives set forth in the 2030 Land Use Plan, the proposed use and submitted development plans addressing site access, landscaping, and building design are consistent with the goals and policies of the 2030 Plan. Further, the proposed development provides the necessary means of redeveloping a vacant property along one of the City's older commercial corridors – Pocalla Rd.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted full civil plans titled, "Site Plans for: Dollar General Store #13025 1030 Pocalla Road Sumter, SC 29150 Sumter County." Prepared by Campbell Engineering & Associated, Inc. dated 03/29/2011, revised 04/14/2011. Submitted plans include the following:

- Cover Sheet
- Site Survey (Srv)
- General Notes (C-2.0)
- Demolition Plan (C-3.0)
- Site and Dimensioning Plan (C-4.0)
- Site Details (C-4.1)
- Utility Plan (C-5.0)
- Grading & Drainage Plan (C-6.0)
- Storm Drain Details (C-6.1)
- Erosion Control Plan – Phase 1 (C-7.0)
- Erosion Control Plan – Phase 2 (C-7.1)
- Erosion Control Details (C-7.2)
- Erosion Control Details (C-7.3)
- Landscape Plan (C-8.0)
- Sitework Specifications (C-9.0)
- Sitework Specifications (C-9.1)

Building elevations titled, "Dollar General" prepared by McMillan Pazdan Smith Architecture dated March 29, 2011 have also been submitted.

The following sheets have been attached to this report: C-4.0, C-5.0, C-6.0 and C-8.0

Setbacks & Bufferyards:

- Pocalla Rd.: 45ft. with 10ft. landscape buffer
- Truman St...: 17.5ft. with 10ft. landscape buffer
- Lincoln Ave.: 25ft. with 10ft. landscape buffer
- Interior Side: 25 ft with 10ft. landscape buffer and 0 landscape buffer

Maximum Building Height: 60ft.

Maximum Impervious Surface Ratio for the GC (General Commercial) zoning district is 92%

Based on review of the submitted civil plans, the development proposal meets overall development standards as required by the Zoning & Development Standards Ordinance.

Landscaping Plan:

The applicant has submitted a comprehensive landscape plan (Sheet No. C-8.0) that addresses all bufferyards, the parking lot, and the stormwater management area as well as tree protection.

The overall plan calls for the following:

- Preservation of 6 Oak trees with DBH of between 12” and 14”, removal of 4 significant trees – three in stormwater management pond area and one in building footprint.
- Mitigation of tree removal with installation of 3 – 4” caliper Live Oaks on the Lincoln Ave. bufferyard along with 19 – 3 gallon Dwarf Burford Holly and 2 - 6’ tall Crepe Myrtles.

Other Plantings & Treatment Include:

- 6 – 2” caliper Willow Oaks
- 14 – 6’ tall Crape Myrtle
- 31 – 18” tall 3 gallon Indian Hawthorn
- 69 – 3 gallon Dwarf Burford Holly
- Bermuda Sod
- Hardwood Mulch

All landscaping is to be irrigated by an underground irrigation system.

Parking Plan:

As per the requirements found in Article 8, Exhibit 23, retail businesses such as Dollar General are required to have 1 parking space per 250 sq. ft. GFA (gross floor area). Based on the proposed building size, the site is required to have a minimum of 36 parking spaces which includes two (2) handicap parking spaces with one being a van accessible space. By ordinance requirements, a standard off-street parking space must be a minimum of 9ft. wide by 19ft. long.

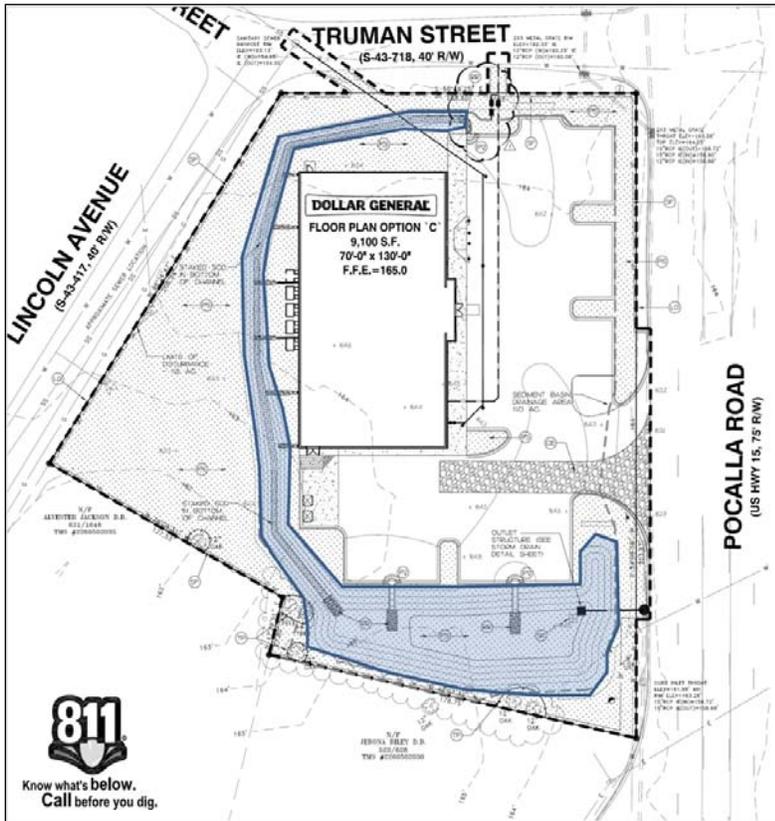
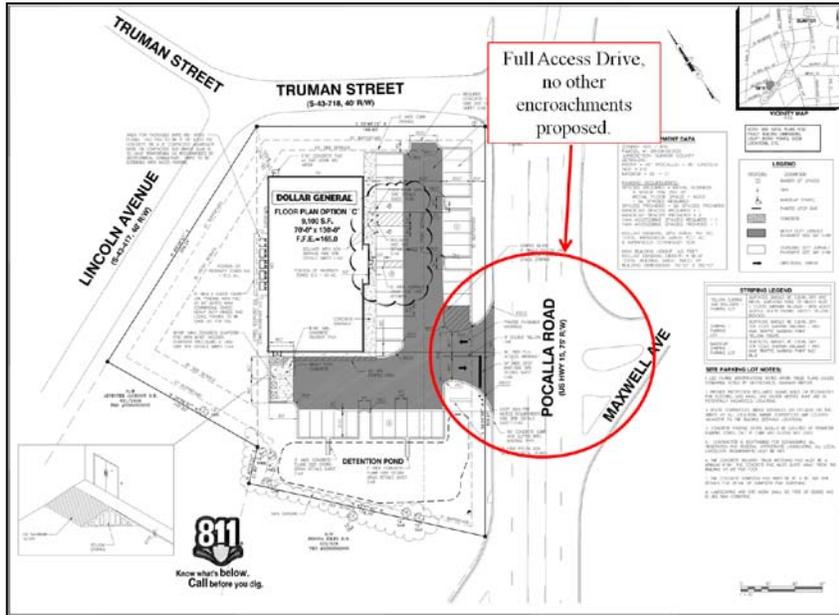
The submitted site plan shows a total of 36 parking spaces. Two (2) of the spaces are designated as handicap parking spaces.

Traffic Impact Analysis and Access Management Review:

The 2009 traffic count for the roads affected by this project are Pocalla Rd. with 13,000 ADT (average daily traffic) and Manning Ave. with 5800 ADT. Both of these roads are operating at a Level of Service (LOS) 'A.' Although the development will cause an increase in traffic, it will not change the LOS. This project does not meet the threshold requirement for a Traffic Impact Study.

There is a Penny sales Tax road project planned for the intersection of Manning Ave. and Pocalla Rd. However, it does not directly impact the building site. The Penny Project will serve to decrease congestion and improve safety at that intersection.

The project as submitted shows the only access drive being located as for to the southwestern side of the parcel as possible while still lining up with the adjacent cross street of Maxwell Ave. As shown in the site plan to the right, no other side access is proposed and no direct vehicular access will exist on the Lincoln Ave. frontage.



Stormwater Management:

The natural slope of the parcel is from east to west with the lowest point on the property being on the western side of the Pocalla Rd. frontage adjacent to the proposed parking lot. The applicant proposes to construct a grass lined channel to the rear of the structure to direct stormwater to the 5 ft. deep stormwater management dry pond. The blue area indicated in the graphic to the left is the extent of the drainage channel and stormwater management area.

Three significant trees will be removed for construction of the

stormwater management area. Although there is a large area along the Lincoln Ave. frontage that could be used for stormwater management to preserve the trees, the detention pond was designed at the southern corner of the site because it is at the lower side of the side along Pocalla Rd. and is directly adjacent to the parking lot. Additionally, this allows the stormwater to outfall via underground pipe to the adjacent SCDOT storm drain system. With the outfall pipe underground, this eliminates erosion control issues and removes headwall and riprap structures from public view. If the pond were to be located on the rear of the parcel, the only place to outfall the pond would be onto the adjacent residential property that is currently occupied by a dwelling. Also, there is no storm drain along Lincoln Ave. to tie the stormwater management system into so the only place to tie the pond outfall would be the existing ground elevation and a berm would be required to be constructed to hold the volume of stormwater that design requirement dictates.

This proposed stormwater plan has been reviewed by Alfred Conyers with the Sumter County Stormwater Utility and has been approved.

Utilities:

Fire: There are fire hydrants within required proximity to the building. The Fire Department has requested a Knox Box be added to the project in the event that the property must be entered after hours by Fire Department Personnel.

Water & Sewer: Provided by the City of Sumter after annexation.

III. HIGHWAY CORRIDOR REVIEW

Proposed designs must conform to Section 3.v.4 of the County Zoning & Development Standards Ordinance.

3.v.4. Architectural Standards: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the Sumter City-County Planning Commission may require. Applicant shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:

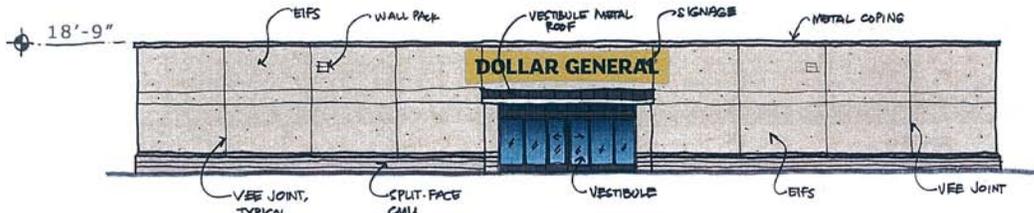
- a. If a new commercial building is proposed, not more than sixty percent (60%) of the facade facing a street may be glass or reflective materials;***

All proposed structures do not exceed the 60% threshold.

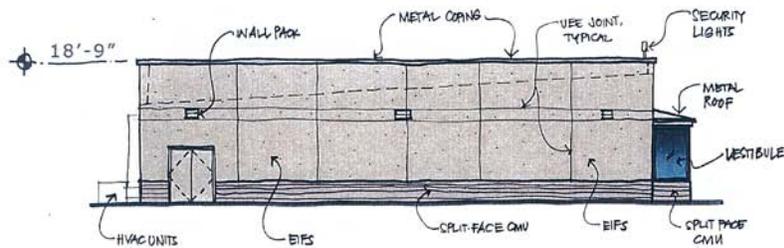
- b. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Roof pitch should be compatible with the building structures in the surrounding neighborhood.***

The proposed structure is to be constructed of a CMU split face block and EIFS simulated stucco. The proposed roof pitch is a flat roof and similar to adjacent commercial structures in the immediate area.

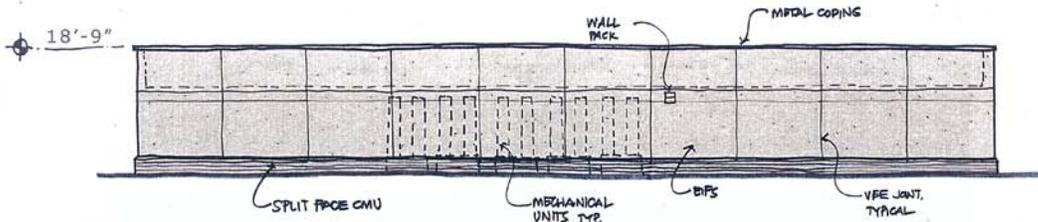
The renderings on the following page depict the building exterior. As shown, all four sides of the building will be treated with the EIFS and CMU veneer.



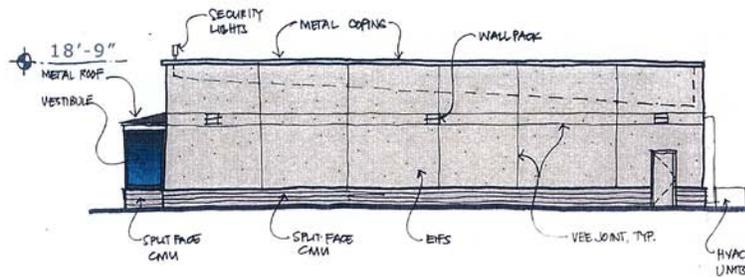
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

V. SUBDIVISION – PLANNED DEVELOPMENT REVIEW

There are no outstanding issues from the Technical Review meeting.

VI. STAFF RECOMMENDATION

Based on meeting the established development criteria, Staff recommends approval for MSP-11-16 & HCPD-11-19 in accordance with the civil plans titled, “Site Plans for: Dollar General Store #13025 1030 Pocalla Road Sumter, SC 29150 Sumter County.” Prepared by Campbell Engineering & Associated, Inc. dated 03/29/2011, revised 04/14/2011; and the building elevations titled, “Dollar General” prepared by McMillan Pazdan Smith Architecture dated March 29, 2011.

VII. DRAFT MOTION

I move that the Sumter City-County Planning Department approve MSP-11-16 & HCPD-11-19 based on the submitted civil plans titled, “Site Plans for: Dollar General Store #13025 1030 Pocalla Road Sumter, SC 29150 Sumter County.” Prepared by Campbell Engineering & Associated, Inc. dated 03/29/2011, revised 04/14/2011; and the building elevations titled, “Dollar General” prepared by McMillan Pazdan Smith Architecture dated March 29, 2011.

VIII. PLANNING COMMISSION – APRIL 27, 2011

The Sumter City-County Planning Department at its meeting on Wednesday, April 27, 2011, approved this request for Major Site Plan and Highway Corridor review approval.