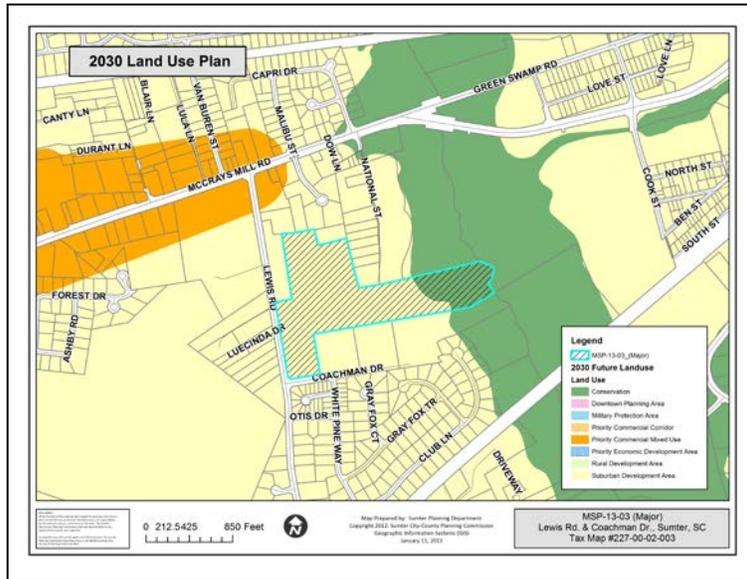




*Land Use & Zoning Compatibility:*

As shown in the 2030 Land Use Plan map to the right, the property is designated for suburban uses. Based on the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, this use is compatible with the plan.

Residential Multi-family facilities, with high quality design, are a good use in this location.



### III. SITE PLAN REVIEW

The applicant has submitted the following plans:

*Site Layout:*

The full civil plan set, prepared by Weaver Engineering, Inc. dated January 2013, substantially meets all submission requirements and relevant portions are attached to this report. Site plan shows a 276 residential units in 23, 12 unit buildings. Across net property acreage of 21.24 acres, the overall density of the project equals 12.86 dwelling units per acre. Surface parking is provided at a rate of 2 spaces per unit—552 parking spaces.

Ashton Mill also provides a small community amenity in a +-2,500 sq.ft. community center/club house and a community pool. We are supportive of the pool facility but recommend the project also provide a playground. A 276 unit multi-family facility will likely generate children. Providing some outlet for play is strongly recommended (Section 8.c.3 of the Zoning Ordinance states “Planning Commission may suggest the installation of recreation facilities...”).

We note the project is planned to be gated with primary access from Lewis Rd. “Out” only access is shown via Coachmen. Fire Safety personnel have recommended an additional emergency access point be provided, perhaps through the existing apartment complex. The applicant is considering this request.

The Public Works Department has expressed concern over the location of the dumpster area at the rear/back of the property. Approximately 1,500 feet from Lewis Rd. Staff will continue to work on a resolution.

*Landscaping and Bufferyards:*

The site plan meets all required setbacks and bufferyards. A strong street landscaping design is proposed along Lewis Rd. In addition, the existing buffer areas and hedgerows adjacent to the existing apartment complex are recommended for preservation and inclusion in this design. The 25% open space requirement has been achieved on this site, as required by ordinance.

*The site plan is attached to this report.*

*The landscape plan is attached to this report.*

***Traffic Impact Analysis and Access Management Review (TIAS):***

A Traffic Impact Study, required by the Zoning Ordinance, has not been submitted or reviewed at the time of the publication of this Staff Report.

This issue is outstanding.

***Stormwater Management:***

A stormwater review is underway by the City of Sumter. The Stormwater pond is proposed off-site, to the north, and west of the dirt road named National Dr. This area appears to act as an existing stormwater facility and has some pre-existing man-made elements. The pond is planned to be a detention pond (permanently wet). The off-site pond will be directly across National Dr. from several existing single-family homes. Ultimately, off-site location is acceptable and should have a limited, if any, impact on adjacent residences.

**IV. STAFF RECOMMENDATION**

Due to the several outstanding issues identified:

- Traffic Study Review and Submission
- Emergency Public Safety Access
- Dumpster Pad Access
- Playground Commitment

Staff recommends deferral of the application to the regular Planning Commission Meeting on February 27, 2013.

***Staff received the Applicant response submission on January 24, 2013. Staff will provide an update on this response on Wednesday.***

**V. DRAFT MOTION**

## **VI. PLANNING COMMISSION – JANUARY 30, 2013**

The Sumter City – County Planning Commission at its meeting on Wednesday, January 30, 2013, voted to approve this request subject to the Ashton Mill Development Plan prepared by Weaver Engineering, Inc., dated January 2013 and the following conditions dated January 30, 2013:

1. The project shall be developed in substantial conformance to the Ashton Mill Development Plan, prepared by Weaver engineering, Inc., dated January 2013.
2. Emergency access via National Drive shall be constructed and acceptable to the Fire Department prior to the issuance of an occupancy permit for the 1<sup>st</sup> multi-family building.
3. The clubhouse and pool shall be constructed and open to residents prior to the issuance of the occupancy permit for the 8<sup>th</sup> building and/or 96<sup>th</sup> unit.
4. A left turn lane from Lewis Rd. into the new site access drive shall be constructed and acceptable to SCDOT prior to the issuance of an occupancy permit for the 1<sup>st</sup> residential building.
5. The project shall provide a dumpster facility with access in a manner acceptable to the Department of Public Works.