

Sumter City-County Planning Commission

December 18, 2013

MSP-13-57/HCPD-13-30, 459 N. Guignard Dr. – Dollar General (City)

I. THE REQUEST

Applicant: Matt McCord

Status of the Applicant: Project Owner/Developer

Request: Major site plan and highway corridor approval for the construction of 12,480 sq. ft. Dollar General Store with associated parking and landscaping.

Location: 459 N. Guignard Dr.

Size of Property: +/- 2.78 acres

Present Use: Retail/Professional Office Building - Vacant

Zoning: General Commercial (GC)

Proposed Use: Small General Retail Store

Tax Map Reference: 228-01-02-011

II. BACKGROUND

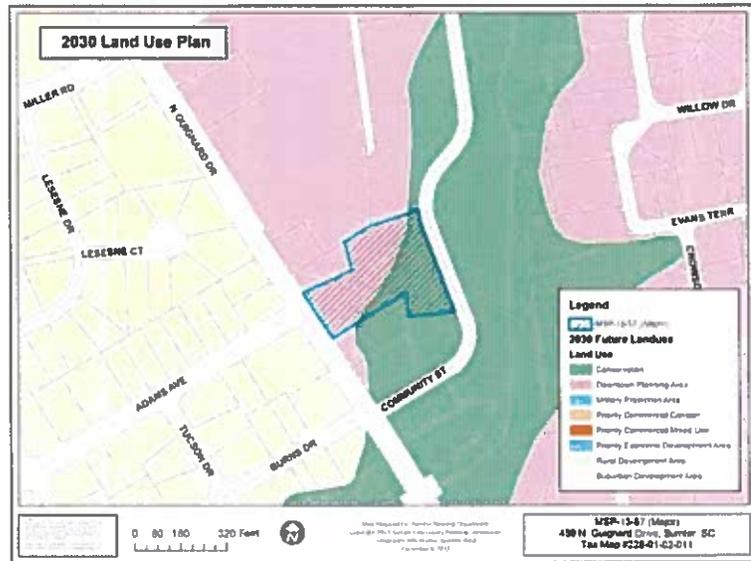
The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct a 12,480 sq. ft. Dollar General retail store. The proposed facility location is shown in the area indicated in red in the 2011 Pictometry to the right.

As seen in the Pictometry, there is currently a structure on the site. Proposed development plans include site demolition and rebuild for this commercial in-fill project. The +/-2.78 acre tract will accommodate a 12,480 sq. ft. retail structure with 50 parking spaces, landscaping, garbage collection area and stormwater management.



Land Use & Zoning Compatibility:

As shown in the 2030 Land Use Plan map to the right, the property is influenced by the Downtown Planning Area (DPA) as well as Conservation Preservation (CP) land use areas. Currently, the property is zoned General Commercial (GC).



The Downtown Planning Area (DPA) represents the historic core of the City of Sumter. It includes a mix of commercial, industrial, and residential uses that are representative of the City’s pre-1950s development. This designation supports an intentional true mix of residential, commercial, healthcare, and civic land uses at relatively high densities. It includes both the City Center area dominated by Main Street, but also surrounding commercial, industrial and residential areas.

The intent of the General Commercial zoning district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses—general retail is a by-right use in the GC district.

The following table details the adjacent properties zoning and land use designations, as well as their compatibility to the proposed project.

| | Zoning | 2030 Land Use Designation | Type of Uses | Compatible w/ proposed use |
|-------|--------|---------------------------|--|----------------------------|
| North | GC | DPA/CP | Veterinary Office/Shopping Center | Yes |
| South | GC | DPA/CP | Vacant Commercial Building | Yes |
| East | GC | DPA/CP | Community St. Shot Pouch Creek | Yes |
| West | LC/R-9 | SD | N. Guignard Dr./Professional Offices/Gas Station & Convenience Store/Single-Family | Yes |

*GC = General Commercial, R-9 = Residential-9, DPA = Downtown Planning Area, SD = Suburban Development, CP = Conservation Preservation

With implementation of the proposed site development plans, including landscaping, Staff finds that this is compatible with the Plan. Infill redevelopment along a primary arterial such as N. Guignard Dr. furthers the overall goals and objective of the 2030 Plan..

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Full Civil and Landscape plans titled, "Sitework Construction Drawings for Dollar General 459 N. Guignard Drive – City of Sumter, South Carolina," dated November 26, 2013, revised December 6, 2013; prepared by Empire Engineering, LLC.

Building Elevation and rendering titled, "Dollar General Prototype Plan "A" 12,480 S.F. 459 Guignard Drive Sumter, SC 29150 Store # 08228", dated 11-25-13; prepared by Richard Landau Architects & Planners and Mark R. Starr Engineer; sheet nos. A-1.0 and A-1.1.

Plans Include the Following:

- Cover Sheet
- Existing Conditions Survey (SU)
- Clearing & Demolition Plan (C-0)
- Site Plan (C-1)
- Utility Plan (C-2)
- Grading & Drainage Plan (C-3)
- Stormwater Pollution Prevention Plan & Detail Sheets (SWPPP) (C-4A through C-4C)
- Construction Details (C-5 through C-7)
- Landscape Plan (L-1)
- Exterior Elevations (Color Rendering) (A-1.0)
- Exterior Elevations (A-1.1)

Sheets C-1 and L-1 have been attached to this report.

Setbacks & Bufferyards:

- N. Guignard Dr. – 45' with 10' landscape buffer at street front
- Sides – 0' with 5' landscape buffer
- Community St. – 35' with 10' landscape buffer

Maximum Building Height: 60'

Maximum Impervious Surface Ratio in the GC zoning district is 92%

Based on review of the plans, the site appears to meet overall development standards as required by the Zoning & Development Standards Ordinance.

Landscaping & Tree Protection Plan:

The parcel is the site of previous development along N. Guignard Dr., however the rear of the property and in some of the area of proposed development the tract is heavily wooded. As part of the application process, the applicant submitted a tree survey that was reviewed by the City Arborist in conjunction with the proposed development plan. The applicant has submitted a tree protection plan in addition to the landscape plan that addresses tree removal mitigation as well as

landscaping along the street front, side property line, parking lot, and the stormwater management area. A copy of the plan has been attached to this report.

The overall landscape plan calls for the following plants and quantities:

| SYMBOL | BOTANICAL NAME | COMMON NAME | TYPE | SIZE | MIN. SPACING | QUANTITY |
|---|--|----------------------------|------------|----------------|--------------|-------------|
|  | QUERCUS VIRGINIANA | LIVE OAK | CANOPY | 2" CAL./6' HT. | 25' O.C. | 8 |
|  | QUERCUS SHUMARDI | SHUMARD OAK | CANOPY | 2" CAL./6' HT. | 25' O.C. | 13 |
|  | LAGERSTROEMIA INDICA 'CAROLINA BEAUTY' | CREPE MYRTLE - SINGLE STEM | UNDERSTORY | 6' HT. | 8' O.C. | 13 |
|  | ILEX VOMITORIA | DWARF YAUPON HOLLY | SHRUB | 3 GAL. | 3' O.C. | 82 |
|  | LIGUSTRUM JAPONICUM | JAPANESE PRIVET | SHRUB | 3 GAL. | 3' O.C. | 34 |
|  | PINE STRAW/BARK NUGGET MULCH | | MULCH | | | 9,000 S.F. |
|  | CENTPEDE SOD - SEEDING | | GRASS | | | 16,500 S.F. |

Parking Plan:

In accordance with Exhibit 23, General Merchandise Stores are required to have 1 parking space for every 250 sq. ft. of gross floor area. Based on a 12,480 sq. ft. building, the minimum number of required parking spaces per regulations is 50, two (2) of the 50 spaces must be designated for handicap parking. The submitted plans make accommodation for 50 parking spaces, two (2) of which have been designated as compact car spaces and two (2) which have been designated Handicap Accessible.

The parking plan depicts 90° parking spaces with greater than 25 ft. drive aisles. The proposed drive aisle widths exceed the minimum requirement of the Ordinance. Based on the proposed parking lot layout, the design should be sufficient for safe vehicle maneuvering.

Traffic Impact Analysis and Access Management Review:

This project does not meet the threshold requirements for a formal traffic study. The proposed site is located on N. Guignard Dr. at the intersection of N. Guignard and Adams.. The project site is located on SWRTA Bus Route #1. The 12,480 sq. ft. general retail discount store (ITE LUC 815) will generate 68 vehicle trips during weekday AM peak hour and 70 trips during weekday PM peak hour. The applicant has proposed to align the driveway with the adjacent traffic signal and provide a full signalized access drive to the site. In addition, they will be providing inter-parcel access to the veterinary office to the north.

Planning Staff has reviewed the proposed access plan and finds that the proposed plan is acceptable contingent upon implementation of the access improvements including crosswalk markings, signal light relocation and signal light phasing design.

Stormwater Management:

Stormwater plans will utilize a detention structure located at the rear of the site. The structure is proposed to be 6 ft. deep with a 3:1 slope. The landscape plan proposes to plant the pond area with Centipede grass with Shumard Oaks planted at the base of the back side of the pond dam's slope. Plans are pending submission to the City of Sumter Stormwater Utility for review and approval.

Utilities:

Fire: Fire hydrants are located in proximity to the site and will meet service needs. A Knox-Box is required for this project.

Water & Sewer: City Sewer and Water are available at this project site and will be served by both utilities.

IV. HIGHWAY CORRIDOR PROTECTION DISTRICT

Proposed designs must conform to Section 3.1.4 of the City – Zoning & Development Standards Ordinance.

3.1.4. 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 to 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;*

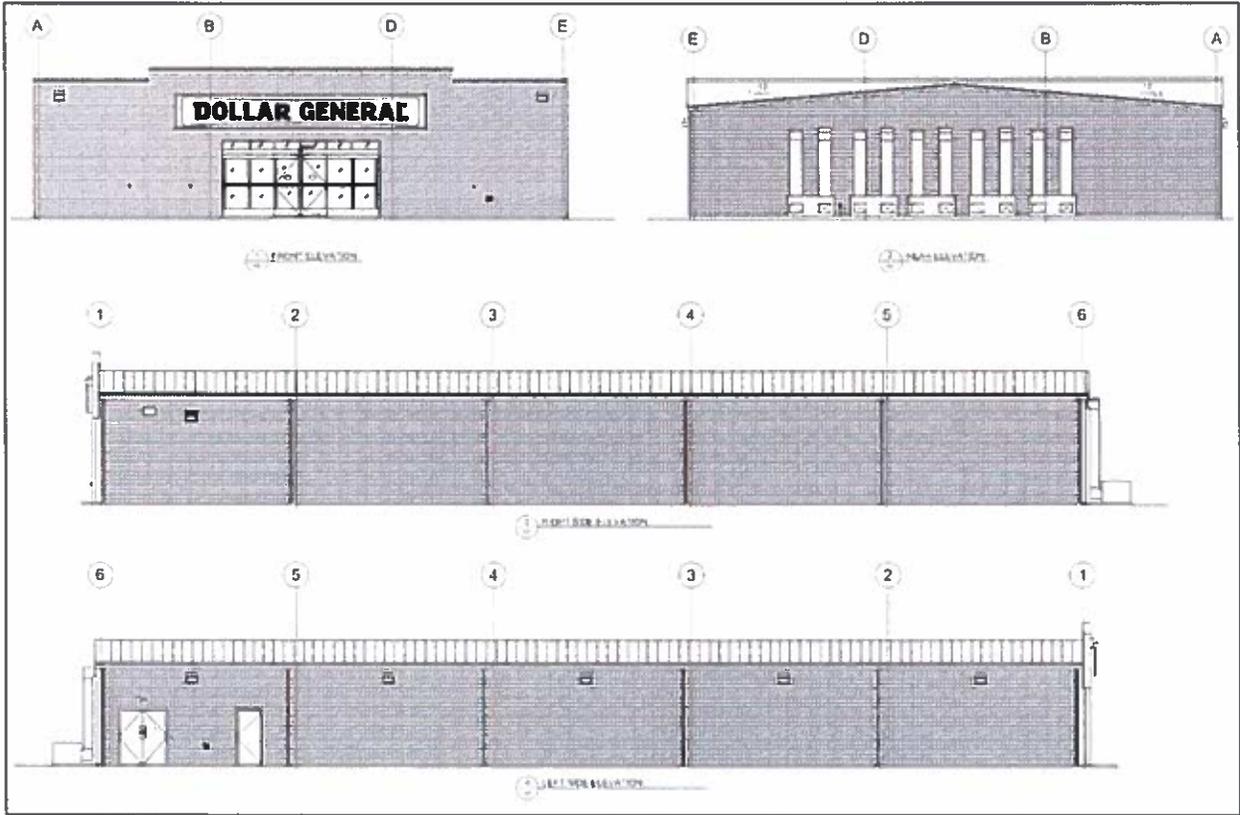
The proposed structure does not exceed the 60% threshold.

- b. Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;*

This is new construction.

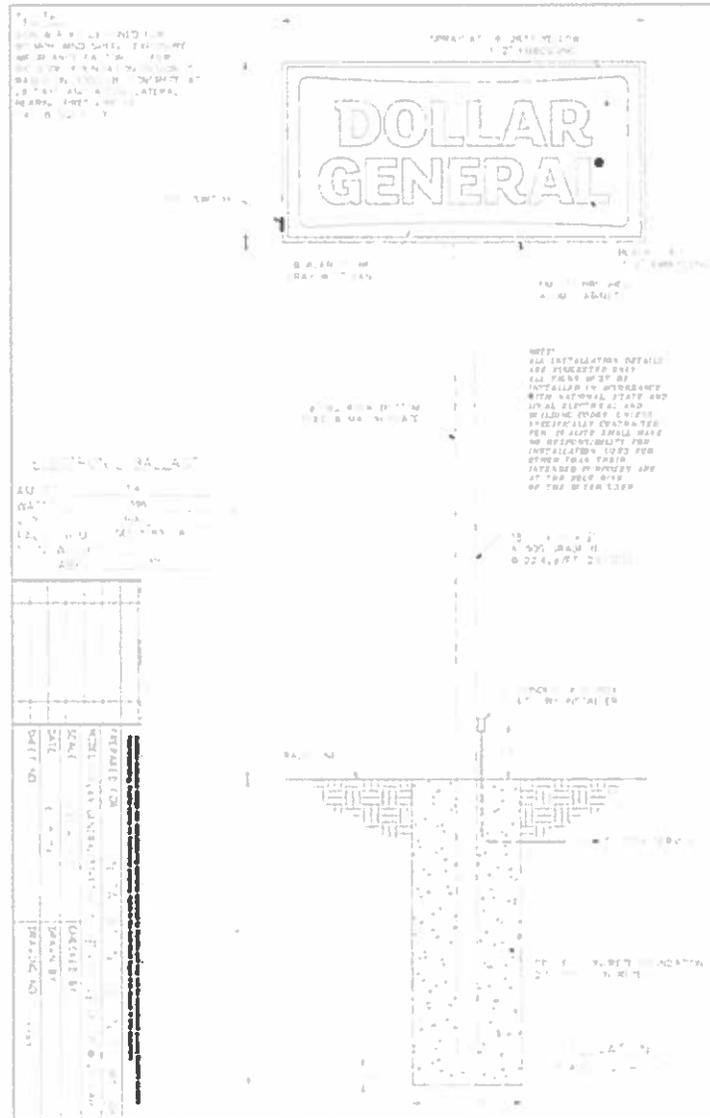
- c. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Building sides clearly visible from street or public view shall be constructed of above mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

The structure will be constructed of two shades of brick, with a parapet wall on the front as shown on the following page.



- d. Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.);

Location of the freestanding sign has been indicated on the site plan and landscaping around the sign has been addressed as part of the overall landscape plan. The applicant has indicated that the sign is to be a pylon style sign and developed in compliance with GC zoning standards for signage. A prototypical rendering of the sign is shown below.

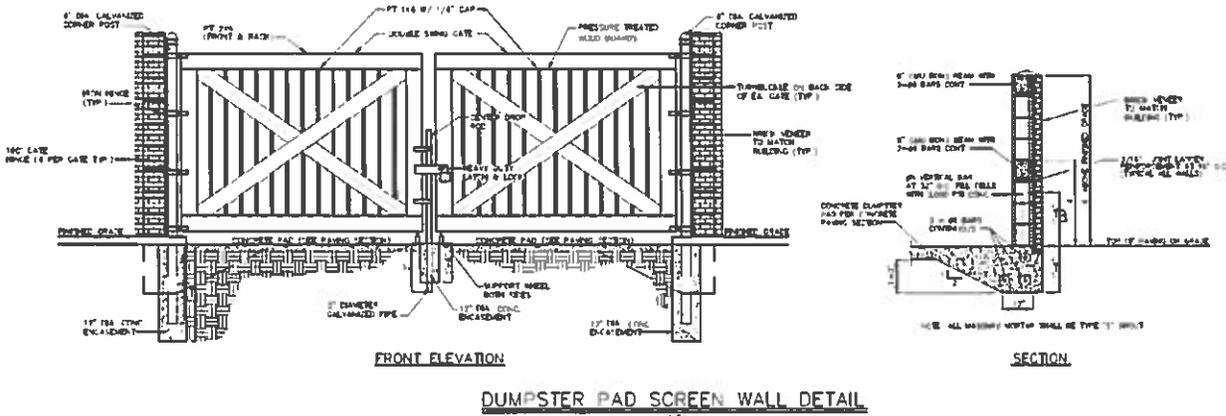


- e. The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.

A full landscape plan that addresses parking, buffering, and stormwater management areas has been submitted and is included with this packet.

- f. All proposed fences and / or walls proposed for the front and / or side yards shall be reviewed as part of the Highway Corridor Design Approval Request.

The applicant has submitted the dumpster screening plan. The screen shall be an 8' tall brick enclosure to match the building with a wooden gate as shown below.



V. TECHNICAL REVIEW MEETING – December 3, 2013

There are no outstanding issues from Technical Review.

VI. STAFF RECOMMENDATION

Staff recommends approval for MSP-13-57 and HCPD-13-30 contingent upon stormwater management approval and an approved encroachment permit from SCDOT.

VII. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-13-57/HCPD-13-30, 459 N. Guignard Dr. – Dollar General (City) subject to staff's recommendation and the submitted Full Civil and Landscape plans titled, "Sitework Construction Drawings for Dollar General 459 N. Guignard Drive – City of Sumter, South Carolina," dated November 26, 2013, revised December 6, 2013; prepared by Empire Engineering, LLC. and the Building Elevation and rendering titled, "Dollar General Prototype Plan "A" 12,480 S.F. 459 Guignard Drive Sumter, SC 29150 Store # 08228", dated 11-25-13; prepared by Richard Landau Architects & Planners and Mark R. Starr Engineer; sheet nos. A-1.0 and A-1.1.

VIII. PLANNING COMMISSION – DECEMBER 18, 2013

LANDSCAPE PLANTING NOTES:

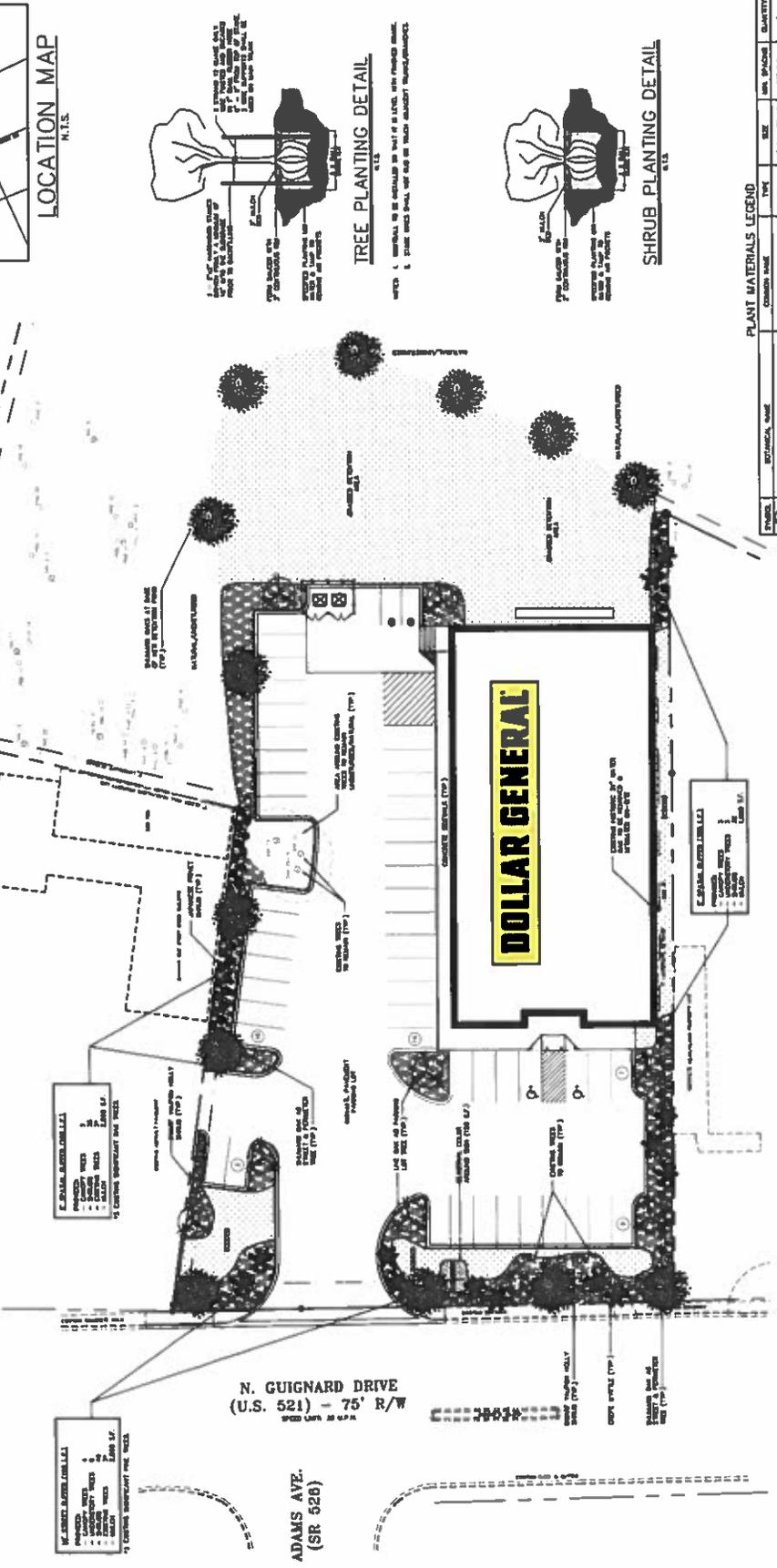
ALL PLANT MATERIALS, SPECIES AND QUANTITIES, INCLUDING PLANTING, COMPACTED AND DENSED WITH 5% TO 10% SAND, SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

LANDSCAPE GRASSING NOTES:

ALL EXISTING GRASS SHALL BE MAINTAINED. ALL NEW GRASS SHALL BE MAINTAINED.

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LOCATION MAP
N.T.S.



TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

NOTES:
1. MATERIALS TO BE PROVIDED BY THE CONTRACTOR.
2. SEE SPECIFICATIONS FOR MATERIALS AND METHODS.

PLANT MATERIALS LEGEND

| SYMBOL | SYMBOL NAME | TYPE | SIZE | QTY | QTY |
|----------|-------------|-------|--------|-----|-----|
| (Symbol) | SHRUB | SHRUB | 3 GAL. | 10 | 10 |
| (Symbol) | TREE | TREE | 2 GAL. | 5 | 5 |
| (Symbol) | GRASS | GRASS | 1 GAL. | 100 | 100 |

LANDSCAPE PLAN
GRAPHIC SCALE
1" = 10' 0"

South Carolina 811
CALL before you dig

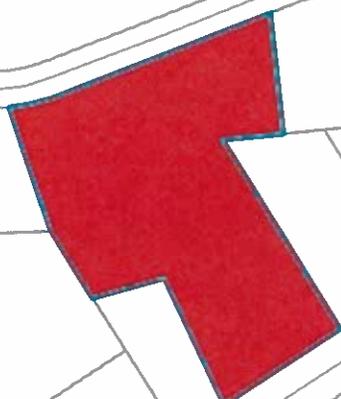


EVANS TERR
CROWSON ST

Legend

MSP-13-57_(Major)

Location Map



MILLER RD
N GUIGNARD DR

LESESNE DR
LESESNE CT

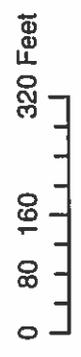
COMMUNITY ST

BURNS DR

ADAMS AVE

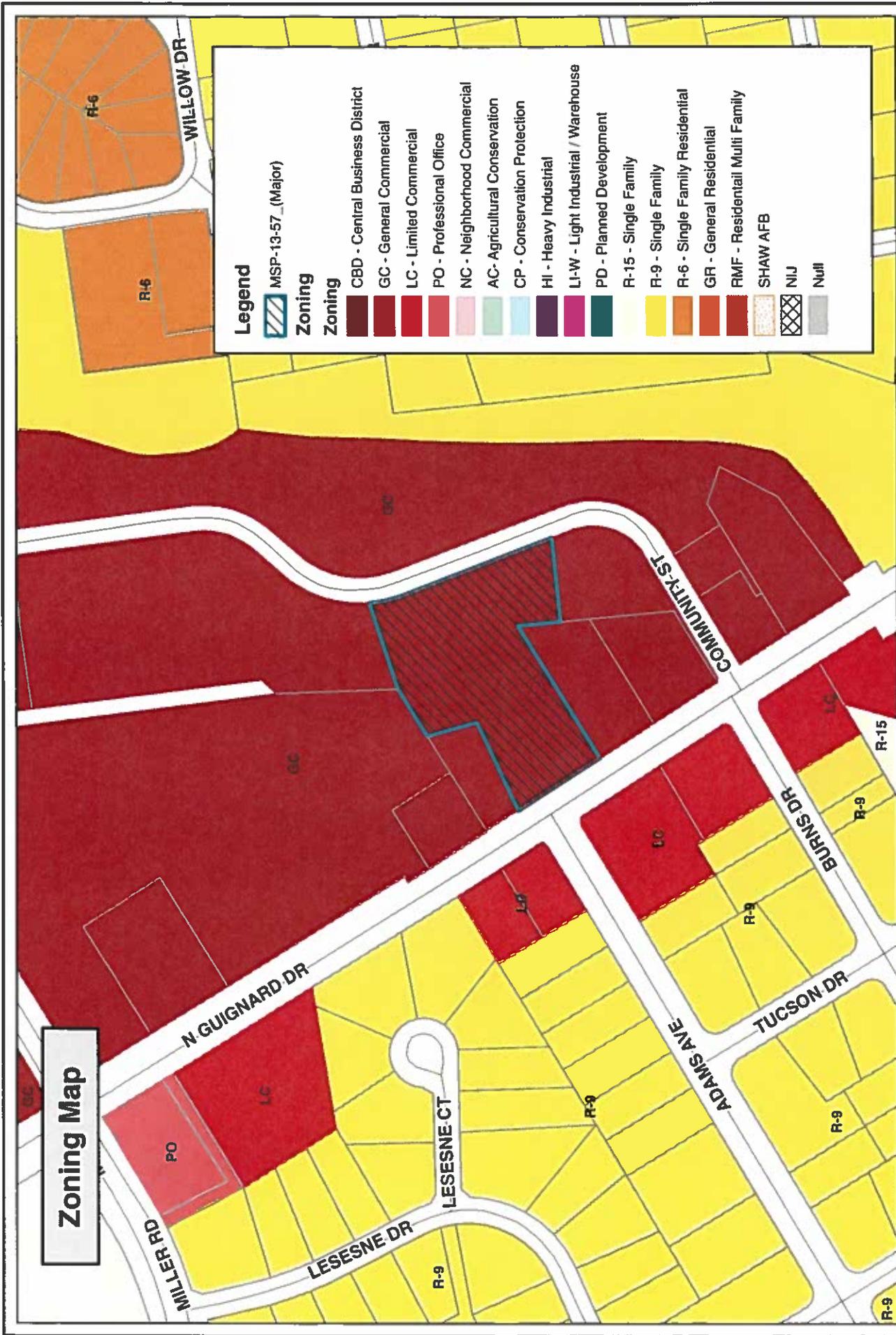
TUCSON DR

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December 6, 2013



MSP-13-57 (Major)
459 N. Guignard Drive, Sumter, SC
Tax Map #228-01-02-011

Zoning Map



Legend

MSP-13-57_ (Major)

Zoning

Zoning

- CBD - Central Business District
- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- AC - Agricultural Conservation
- CP - Conservation Protection
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residential Multi Family
- SHAW AFB
- NIJ
- Null

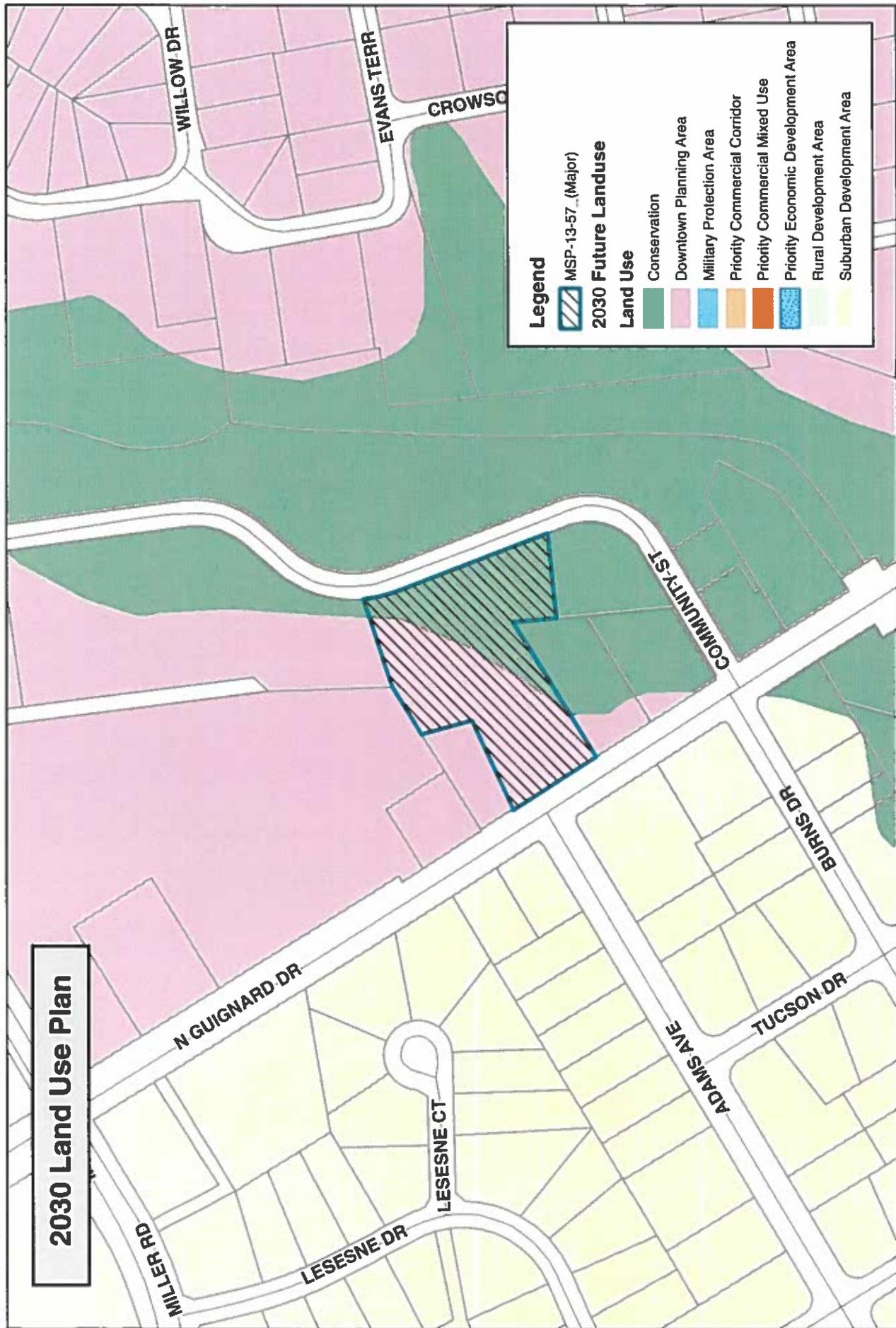
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 459 N. Guignard Drive, Sumter, SC
 Tax Map #228-01-02-011

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2030 Land Use Plan



Legend

-  MSP-13-57 (Major)
-  2030 Future Landuse

Land Use

-  Conservation
-  Downtown Planning Area
-  Military Protection Area
-  Priority Commercial Corridor
-  Priority Commercial Mixed Use
-  Priority Economic Development Area
-  Rural Development Area
-  Suburban Development Area

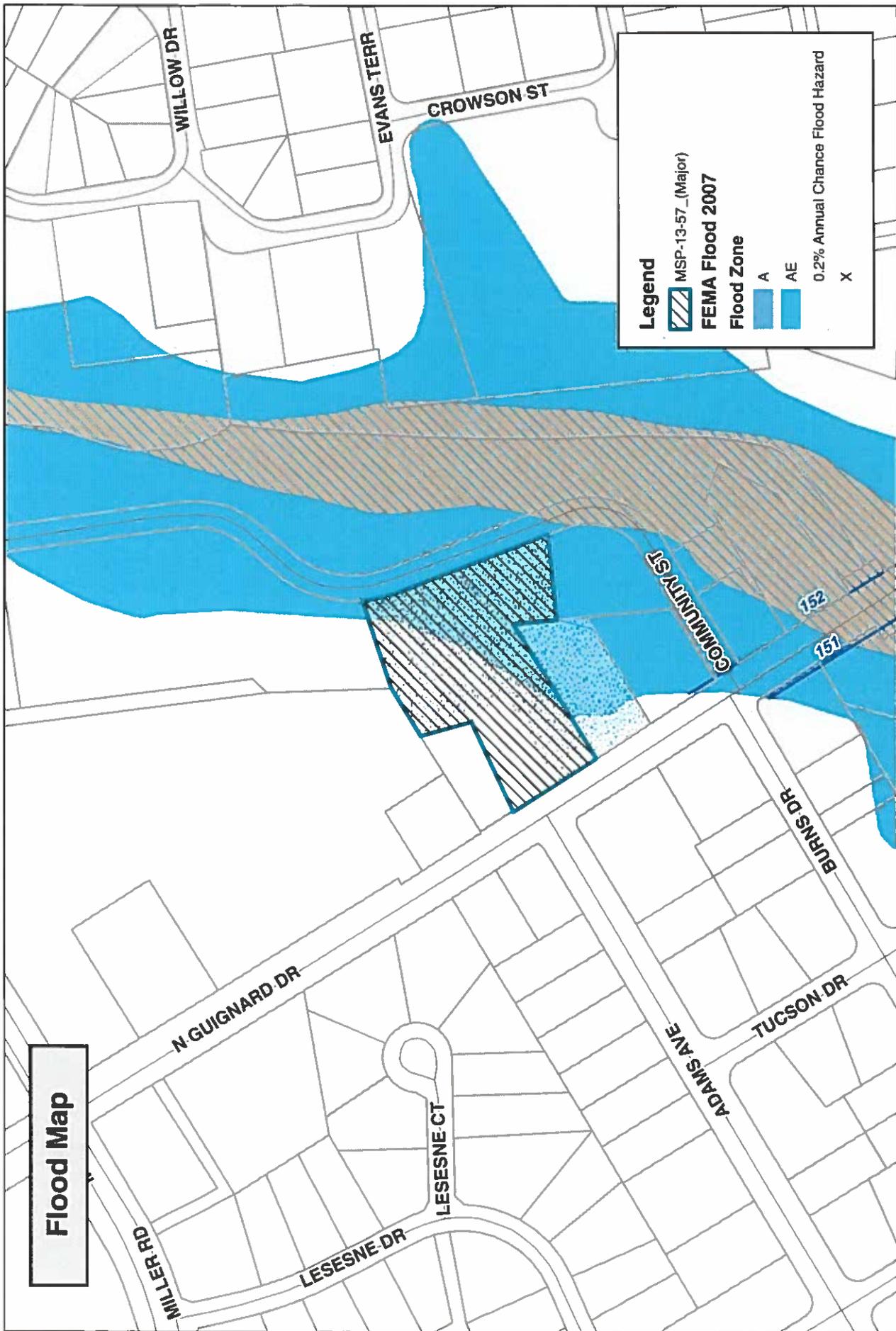
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 Tax Map #228-01-02-011

Flood Map



Legend

-  MSP-13-57 (Major)
-  FEMA Flood 2007
- Flood Zone**
-  A
-  AE
-  0.2% Annual Chance Flood Hazard

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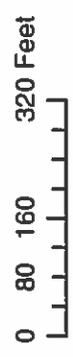
Legend

- MSP-13-57 (Major)
- City of Sumter
- Mayesville
- Pinewood
- Sumter County

City Limits

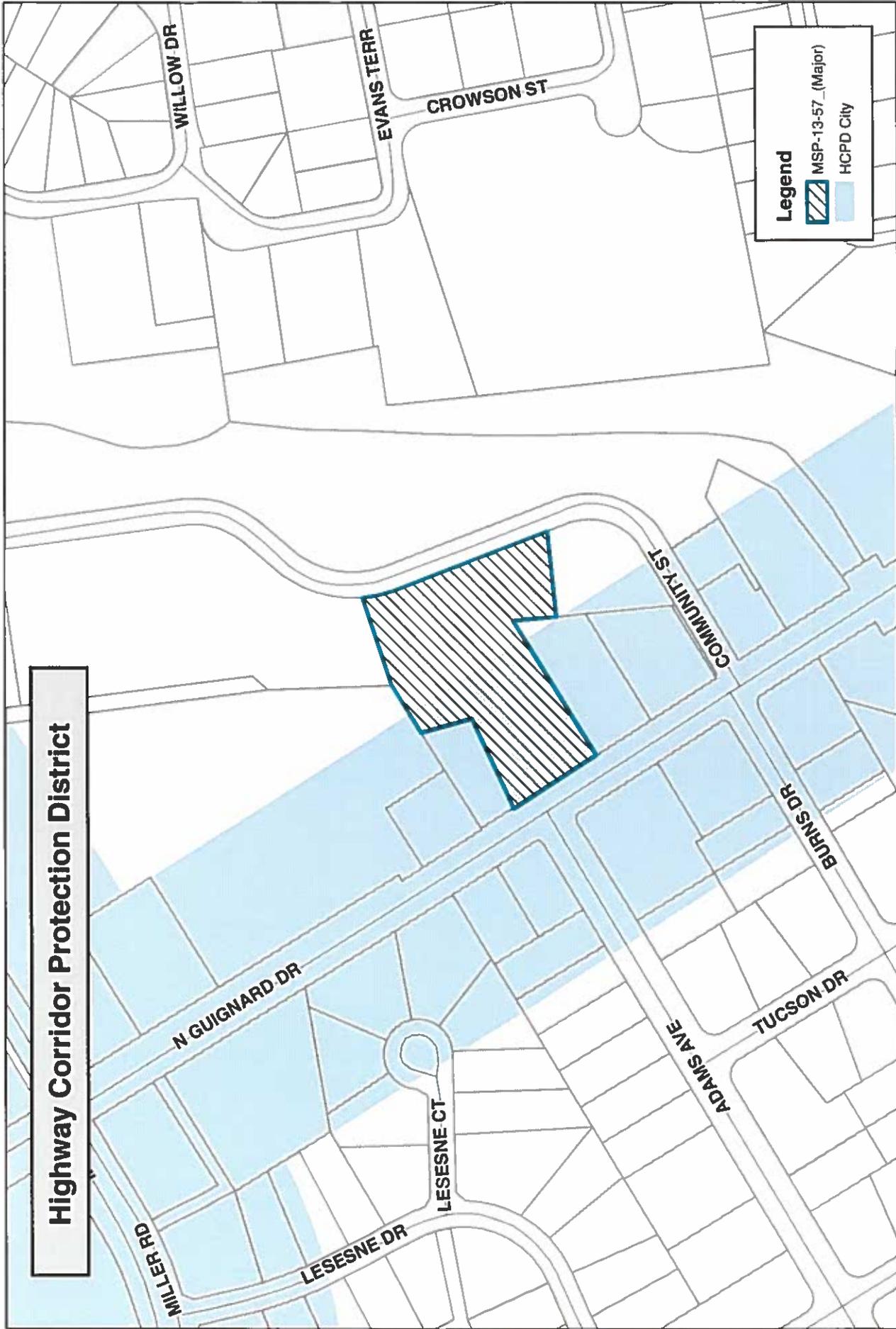
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Highway Corridor Protection District



Legend

- MSP-13-57 (Major)
- HCPD City

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Sumter County 2013 Orthophotography



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