

independently of the first Section. The area proposed for development is adjacent to the +/- 4.02 acres fronting on Hwy. 521 South rezoned under RZ-13-12.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Comprehensive Plan Map to the right, the proposed area for development is influenced by the Suburban Development (SD) Planning Area. The primary objective of the SD 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. Infill and redevelopment areas already suited with roads and infrastructure are more strongly encouraged.



This development is the continuation/completion of an existing subdivision with existing sewer and water infrastructure as well as an established roadway. Due to its adjacency to existing development and new industrial development in the vicinity, the proposal is not in contradiction to the Plan.

IV. PRELIMINARY PLAT REVIEW

The following review is based upon the submitted application and accompanying plan titled, "Revised Preliminary Plan of: Wendemere Subdivision Section Two (Waycross)," prepared by Croft Engineering Company, dated 7/12/2013; Sheet No. 1 of 1.

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 28 lots. This proposal is for a single-family detached subdivision developed using Residential-9 development standards, and has been reviewed as such.

Zoning District Requirements

The purpose of the Residential-9 (R-9) zoning district is to recognize the essential suburban living character of significant portions of the County of Sumter where low and medium density single-family residential development is the predominantly living environment of the existing and future population.

The minimum development standards in the R-9 District for Single-family detached dwellings are as follows:

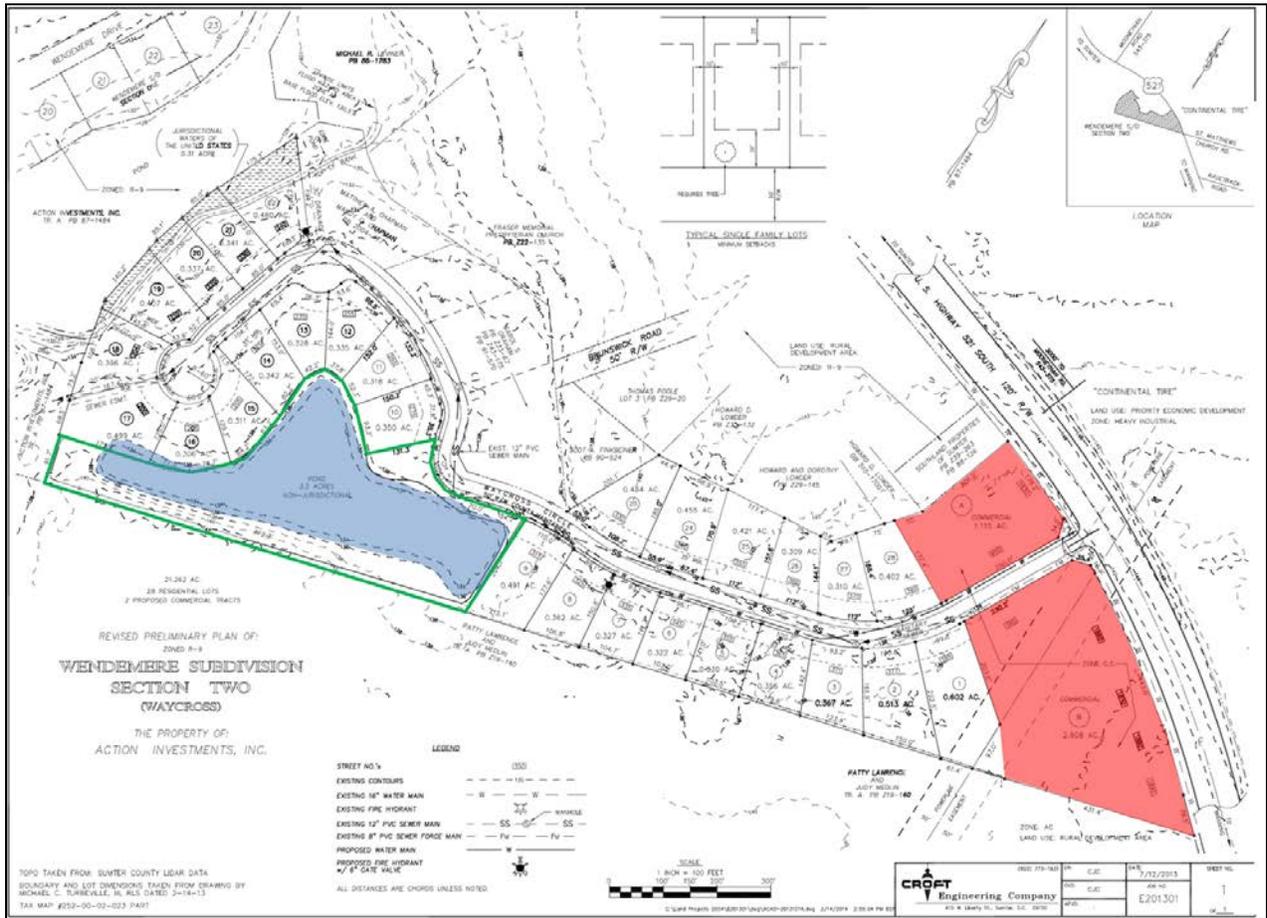
Minimum Lot Area Per structure:	9,000 sq. ft. (approx. 0.21 acres)
Minimum Lot Width:	75 ft. at front setback
Minimum Yards, Per Structure:	
Front – 35 ft.	
Side – 10 ft.	
Rear – 25 ft.	
Maximum Building Height:	35 ft.
Maximum Impervious Surface Ratio:	40%

The average lot size in this development is 0.39 acres with lots ranging in size from 0.306 acres up to 0.602 acres. All lots meet the minimum lot width of 75 ft. at the minimum building line 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 40% impervious surface ratio.

Tree Protection, Buffering, Landscaping, & Open Space Plans:

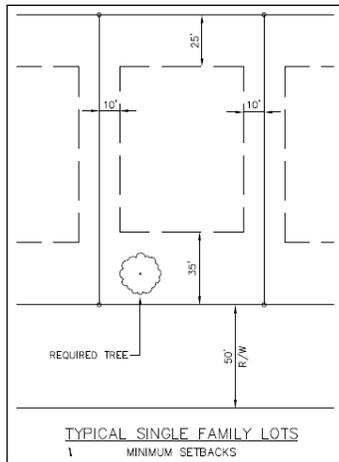


As shown in the orthophotography above, the area proposed for development (outlined in red) is heavily wooded with a blend of evergreen and deciduous trees. Although *Section 8.d.3.b* of *The Sumter County – Zoning & Development Standards Ordinance* exempts development activity in residentially zoned districts from submitting a tree survey or tree protection plan, Staff recommends that the developer preserve all healthy canopy trees that are located outside of the building footprint on the individual residential lots.



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.

As shown in the graphic above, the area highlighted in red has been designated for commercial development and insulates that residential area from the impacts of the Hwy. 521 South Corridor. The applicant has indicated that improvements to the street entrance and signage at Hwy. 521 South will be addressed at a later date prior to development of the commercial area. Staff is agreeable to this request based on existing site conditions.



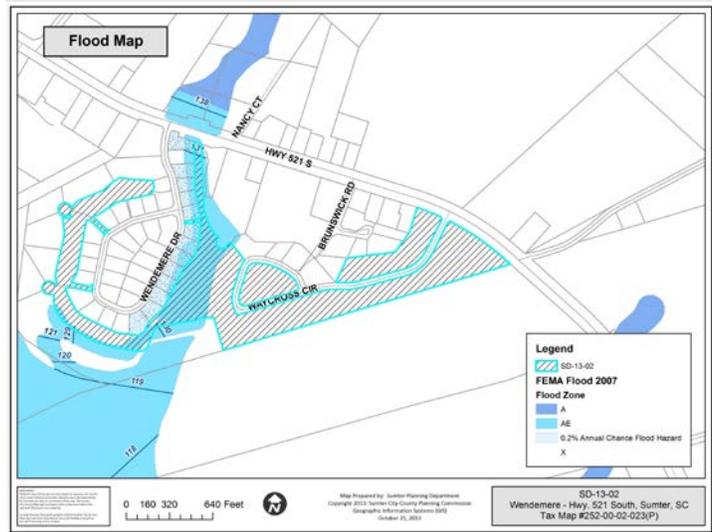
A landscape plan has not been submitted to address the existing stormwater pond, highlighted in green in the graphic above. Currently, there is a substantial tree line between the pond and the adjacent agricultural tract to the south. Staff recommends the applicant submit a landscape plan that addresses the frontage on Waycross Circle

Street trees are required for this development. As shown in the typical lot layout to the right, the applicant has indicated that each lot will have at least one tree planted within the front setback area outside of the right-of-way.

Environmental Issues:

As shown on FEMA FIRM Panel 45085C0477D, Effective Date: 2-16-2007, the property is influenced by the AE flood zone as shown in the graphic to the right.

Based on review of the Preliminary Plat, there are five (5) proposed parcels (Lots #s 18, 19, 20, 21, and 22) with floodplain present at the rear of the parcels. The location of the floodplain leaves sufficient developable area for construction outside of the floodplain, however; plot plans showing the floodplain boundary and location of any fill will be required prior to permits for construction on the above referenced lots.



In addition, the applicant has indicated that the same area is Jurisdictional and subject to review and permitting with the US Army Corps of Engineers (USACE). An updated permit from USACE will be required prior to final plat approval.

Stormwater Management Plan:

The subdivision is located adjacent to two existing bodies of water. One is a 3.2 acre non-jurisdictional pond that is already accommodating run-off from the existing unpaved roadway. In addition, there is a pond on the west end of the proposed development between Section 1 of Wendemere and the new 28 units. These two bodies of water will be utilized for stormwater management with no additional areas indicated.

Formal review and approval of the stormwater management plan is pending.

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 and hydrant spacing is sufficient.

Proposed Roadway/Sidewalks –

Waycross Circle is an existing County owned dirt road. As part of the proposed subdivision plan, through an agreement between the developer and County Public Works, the developer will upgrade the roadway to a paved surface using a slab section with no curbing.

Sidewalks are not a requirement based on the current development proposal and street profile in the County. Additionally, the applicant has stated that sidewalks are not to be provided as part of this development.

V. UTILITIES

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

Sewer & Water – Sewer and Water are to be provided by the City of Sumter.

Electric – Duke Energy progress will provide power to the development

Telephone – Farmers Telephone Cooperative

VI. TRAFFIC REVIEW

This project does not meet the threshold requirements for a formal traffic study. Waycross Circle is an established County owned and maintained unpaved road with direct access to Hwy. 521 South. The 28 single-family residential lots (ITE LUC 210) are projected to generate 22 vehicle trips during weekday AM peak hour and 29 trips during weekday PM peak hour.

Although, it is not anticipated that this additional traffic will negatively impact the Hwy. 521 South Corridor, extensive review was given to relocating Waycross Cir. to align with the St. Matthews Church Rd. entrance to Continental Tire prior to paving the existing roadbed.

At this time, relocation of the Waycross Cir. is not feasible however, in accordance with SCDOT comments, in the future, if/when a traffic signal is installed at the intersection of Hwy. 521 South and St. Matthews Church Rd., it would benefit the residential and future commercial occupants to have access to a signal while improving safety. At that time, the existing Waycross Cir. access should be removed in favor of the new signalized access. Both the commercial and residential lots would then be serviced by the new connection.

VII. SUBDIVISION-PLANNED DEVELOPMENT REVIEW – NOVEMBER 5, 2013

The primary issue discussed at Technical Review was related to the location of Waycross Cir. in relation to the entrance to the Continental Tire manufacturing plant. There are currently no outstanding issues that need to be addressed as a result of this review—the applicant, Planning Staff, Sumter County Public Works, and SCDOT representatives met to discuss Waycross Cir. and it was determined that it will remain at its current location for the time being.

VIII. STAFF RECOMMENDATION

The proposed completion of Wendemere Subdivision is consistent with the established pattern of development and the 2030 Plan. We recommend approval subject to the submitted Preliminary Plan.

IX. DRAFT MOTION

I move that the Planning Commission approve SD-13-02, subject to the plan titled, “*Revised Preliminary Plan of: Wendemere Subdivision Section Two (Waycross), prepared by Croft Engineering Company, dated 7/12/2013; Sheet No. 1 of 1.*”

X. PLANNING COMMISSION – FEBRUARY 26, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, February 26, 2014, voted to approve this request as submitted.