

# Sumter City-County Planning Commission

June 25, 2014

## MSP-14-21/HCPD-14-19, 853 Broad St. – CCTC Advanced Manufacturing Technology Training Center (City)

### I. THE REQUEST

**Applicant:** Larry Barthelemy, P.E.; ADC Engineering, Inc.

**Status of the Applicant:** Project Engineer

**Request:** Major site plan and highway corridor approval for renovation of the +/-96,800 sq. ft. commercial structure with associated site upgrades to include parking and access reconfiguration, and landscaping.

**Location:** 853 Broad St.

**Size of Property:** +/- 8.7 acres

**Present Use:** Vacant big-box commercial site

**Zoning:** General Commercial (GC)

**Proposed Use:** CCTC Advanced Manufacturing Training Facility

**Tax Map Reference:** 229-01-02-019

### II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to renovate the +/- 96,800 sq. ft. former Steve & Barry's big-box retail store for the new Central Carolina Technical College Advanced Manufacturing Technology Training Center.

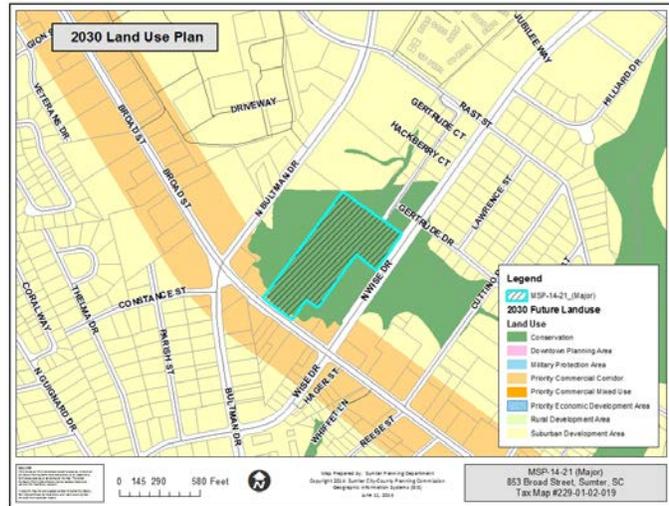


The redevelopment area is shown in the 2011 Pictometry above. In addition to building renovations, the site will be retrofitted with integrated parking lot landscape islands and landscape buffers. Site access and on-site traffic flow will also be modified to improve site circulation and overall safety.

The +/-8.7 acre tract was originally developed in the 1980s as a Wal-Mart retail store and has remained under-utilized since the retailer relocated further west on Broad St. The regularly shaped tract is an interior parcel located mid-block. The parcel has frontage along Broad St. as well as N. Wise Dr. with access from the adjacent parcel on N. Bultman Dr.

*Land Use & Zoning Compatibility:*

As shown in the 2030 Land Use Plan map to the right, the property is influenced by the Conservation Preservation (CP) Planning Area as well as the Priority Commercial Corridor (PCC) Planning Area. Currently, the property is zoned General Commercial (GC)



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. Designated conservation areas are meant to protect and preserve environmentally sensitive areas from residential, industrial and commercial encroachment. Conservation areas adjacent to the Downtown and Suburban Planning Areas are characterized by floodplain, stream corridors, Carolina Bays and wetlands. As a general policy, development should be limited to these areas. Where development is appropriate, low impact engineering and architectural design practices shall be incorporated into all projects (LU 20). A major theme of the 2030 is to encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors within the Priority Commercial Corridor Areas.

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 |
|--------------|--------------|---------------------------|--|----------------------------|
| <b>North</b> | GC, RMF, R-6 | SD/CP                     | Undeveloped/Multi-family                     | Yes                        |
| <b>South</b> | GC           | SD/PCC                    | Broad St. & other retail uses                | Yes                        |
| <b>East</b>  | GC           | CP                        | Other retail uses                            | Yes                        |
| <b>West</b>  | GC           | CP/SD/PCC                 | Parking Lot, Gas Station & other retail uses | Yes                        |

\*GC = General Commercial, RMF = Residential Multi-Family, R-6 = Residential-6, SD = Suburban Development, PCC = Priority Commercial Corridor, CP = Conservation Preservation

Based on the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, with implementation of proposed site upgrades, this use is compatible with the plan.

### **III. SITE PLAN REVIEW**

#### ***Site Layout:***

The applicant has submitted the following plans:

Full Civil and Landscape Plans titled, “Central Carolina Technical College Advanced Manufacturing Technology Training Center Sumter, South Carolina,” prepared by ADC Engineering Specialists and LS3P, Sheets C100-C710 and L100-L302, dated April 1, 2013.

Exterior building elevations titled, “Central Carolina Technical College Advanced Manufacturing Technology Training Center SC.H59-6059-CA,” prepared by LS3P, sheet A-201, dated September 19, 2013.

Sheets C100, C200 and L201 have been attached to this report.

#### ***Setbacks & Bufferyards:***

- Broad St. – 45’ with 10’ landscape buffer at street front
- N. Wise Dr. – 22.5’ with 10’ landscape buffer at street front
- Interior Side – 0’, with 5’ landscape buffer at perimeter of parking lot
- Rear – 20’

Maximum Building Height: 60’

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

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

#### ***Landscaping & Tree Protection Plan:***

The lot is currently paved from Broad St. to the existing structure with no integrated tree islands within the parking lot. The applicant has submitted a landscape plan that retrofits the parking lot and buffer areas to meet the standards in Article 9 of the Zoning Ordinance.

#### ***Parking Plan:***

As per the requirements found in Article 8, Exhibit 8-9, the parking requirement for Colleges, Universities, & Professional Schools is 5 per classroom and 2 per office. Based on 19 classrooms and 11 offices, the development would be required to have 117 parking spaces. The submitted plans make accommodation for 293 standards parking spaces, 6 standards ADA spaces and 2 ADA Van Accessible Spaces for a total of 301 parking spaces.

The parking plan depicts a combination of 90° parking and angled spaces. The proposed aisle widths meet the minimum requirement of the Ordinance. Based on the proposed parking lot layout, site flow should be sufficient.

### ***Traffic Impact Analysis and Access Management Review:***

This project does not meet the threshold requirements for a formal traffic study. CCTC has proposed to remodel and retrofit an existing site. In an overview of access points at the site, there are seven access points on Broad St. with a total of 17 vehicle turning movement conflict points, five access points on N. Wise Dr. with 8 conflict points, and three access points on N. Bultman Dr. with two conflict points. This is a result of each commercial establishment within the Broad/Bultman/Wise block having its own access driveway on each of the street frontages.

In accordance with the Department of Public Safety, office of Highway Safety, there were 102 accidents in the immediate vicinity of the proposed development area from 2008 to 2010. All of these accidents were automobile accidents with no pedestrian or bicycle involvement. On average, 34 accidents occurred each year. Of the 102 accidents within this time period, a majority of the accidents (74) occurred on Broad St.

The proposed school site has direct access from Broad St. via a 60' wide full access driveway. There is a median turn lane (suicide lane) on Broad St. adjacent to this drive, with three conflict points associated with use of the drive as a full access. An approach to create safe access to the school site is to restrict ingress and egress movements to reduce conflict points from three to one. Furthermore, redirecting traffic to the lighted intersections at N. Wise Dr. and Bultman Dr. will improve site safety.

Based on the traffic volumes on and accident history in this area, Planning Staff has worked with the applicant to modify site access to reflect the above. The Broad St. driveway is proposed to be a Right-in/Right-out with all other site traffic being directed to the N. Wise Dr. and Bultman corridors.

### ***Stormwater Management:***

Stormwater plans are currently under review.

### ***Utilities:***

*Fire:* The building will be sprinkled. A Fire Hydrant must be located no closer than 40 ft. and not further than 100 ft. from the fire department connection for the structure. 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.t.4 of the City – Zoning & Development Standards Ordinance.

*3.t.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;*

This is an existing structure with proposed exterior renovations.

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

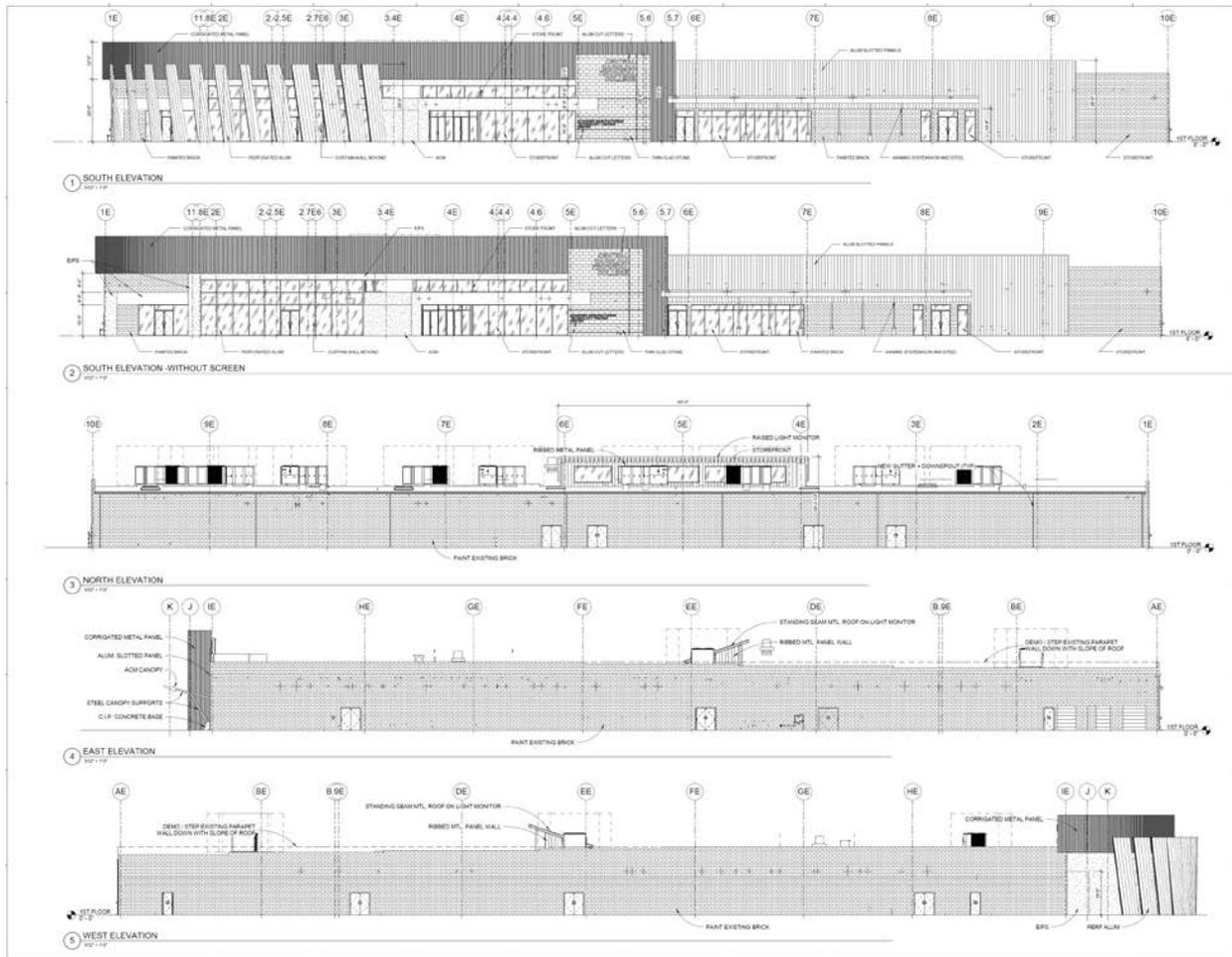
This proposal is to renovate an existing building.

- 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.*



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*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.);*

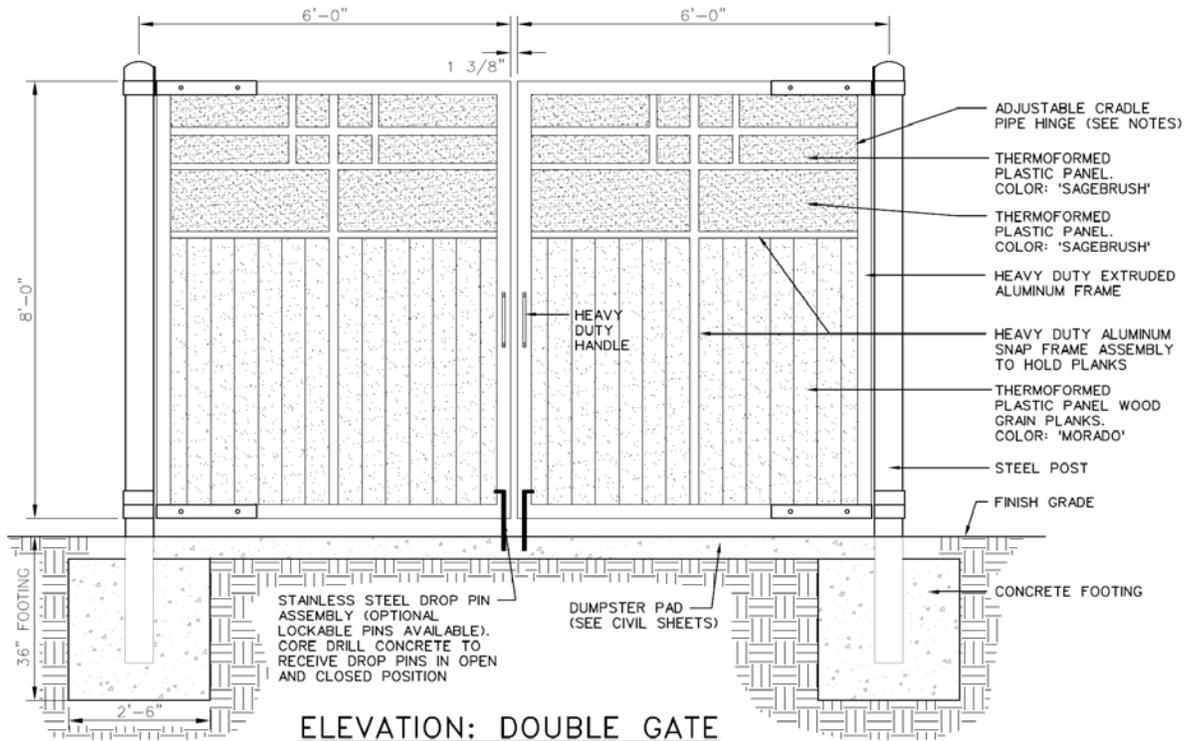
No freestanding sign locations have been indicated at this time.

*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 shown below.



## V. TECHNICAL REVIEW MEETING – JUNE 10, 2014

There are no outstanding issues from Technical Review.

## VI. STAFF RECOMMENDATION

Staff recommends approval for MSP-14-21 and HCPD-14-19 as submitted.

## VII. DRAFT MOTION

### *Motion #1:*

I move that the Sumter City-County Planning Commission approve MSP-14-21/HCPD-14-19, CCTC AMTTC (City) subject to staff's recommendation and the Full Civil and Landscape Plans titled, "Central Carolina Technical College Advanced Manufacturing Technology Training Center Sumter, South Carolina," prepared by ADC Engineering Specialists and LS3P, Sheets C100-C710 and L100-L302, dated April 1, 2013; and Exterior building elevations titled, "Central Carolina Technical College Advanced Manufacturing Technology Training Center SC.H59-6059-CA," prepared by LS3P, sheet A-201, dated September 19, 2013.

## VIII. PLANNING COMMISSION – JUNE 25, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, June 25, 2014 voted to approve this request subject to staff's recommendation and the Full Civil and Landscape

Plans titled, “Central Carolina Technical College Advanced Manufacturing Technology Training Center Sumter, South Carolina,” prepared by ADC Engineering Specialists and LS3P, Sheets C100-C710 and L100-L302, dated April 1, 2013; and Exterior building elevations titled, “Central Carolina Technical College Advanced Manufacturing Technology Training Center SC.H59-6059-CA,” prepared by LS3P, sheet A-201, dated September 19, 2013.