Sumter City-County Planning Commission

September 24, 2014

SD-14-01, Ellerbe Estates – Hwy. 261 N. & Meeting House Rd. (County)

I. THE REQUEST

Applicant: Ellerbe Estates, LLC (Mack Kolb & Carl Croft)

Status of the Applicant: Property Owners/Representatives

Request: A request for preliminary plat approval to develop 49-lot Subdivision.

Location: Hwy. 261 N. and Meeting House Rd.

Size of Property: +/- 29.6 acres

Present Use/Zoning: Undeveloped / Agricultural (AC) (*In rezoning process to R-15)

Proposed Use of Property: Residential Subdivision

Tax Map Reference: 094-00-01-008 and 094-00-01-007 (p)

Adjacent Property Land Use and Zoning:

North – Residential/AC & R-15
South – Residential/AC
East – Undeveloped/AC
West – Residential /AC

II. BACKGROUND

The applicant proposes to develop a 49 lot subdivision on a +/- 29.6 acre tract. The area proposed for development is fronting on Hwy. 261 North and Meeting House Rd., and is currently undergoing a request for rezoning from AC to R-15 (RZ-14-05).

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The 2030 Comprehensive Plan designates this property as Rural Development Area. Typically, residential densities in this area are one unit per acre or more. However, the comp plan does state that higher density clusters may be supported, particularly if there is a consistent pattern. This particular area of Hwy. 261 north is home to Beech Creek, as well as several other residential subdivisions similar to the proposed subdivision. Therefore, the request meets the intent of the 2030 Comprehensive Plan.

IV. PRELIMINARY PLAT REVIEW

The following review is based upon the submitted application and accompanying plan titled, "Preliminary Ellerbe Estates Phase I Subdivision Lot Layout" prepared by Croft Engineering Company, dated 7/28/2014; 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 requesting approval for 49 lots.

This proposal is for a single-family detached subdivision developed using Residential-15 development standards, and has been reviewed as such. This proposal assumes that the rezoning request currently being read by County Council is approved.

Zoning District Requirements

The purpose of the Residential-15 (R-15) 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-15 District for Single-family detached dwellings are as follows:

Minimum Lot Area Per structure:	15,000 sq. ft. (approx. 0.34 acres)
Minimum Lot Width:	100 ft. at front setback
Minimum Yards, Per Structure:	
Front – 35 ft.	
Side – 12 ft.	
Rear – 25 ft.	
Maximum Building Height:	35 ft.
Maximum Impervious Surface Ratio:	40%

The average lot size in this development is 0.69 acres with lots ranging in size from 0.43 acres up to 0.95 acres. All lots do not meet the minimum lot width of 100 ft. at the minimum building line. However, the average width at the building for the subdivision, overall, is 100 ft. All of the lots except lots 1, 5, 6, 37, 38, 39, and 45 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.

- **Lots 1, 5, 6, 37, 38, 39, and 45 have lot width to depth issues that are requested for approval by Planning Commission.**

Above left: Meeting House Rd. frontage of proposed subdivision
Above right: Existing entrance to subdivision

Tree Protection, Buffering, Landscaping, & Development Standards

Planning Staff recommends the following conditions for subdivision approval:

- As per Article 8.d.7., a perimeter landscape buffer is recommended. A 10' wide evergreen landscape buffer that reaches 6' in height within 3 years of planting shall be installed along Meeting House Rd., N. Kings' Hwy. and the residential property to the south, at 1435 N. Kings Hwy. **See graphic right**:
- The buffer shall consist of 3 canopy trees (2" caliper) and 18 evergreen shrubs (3 gallon minimum size at planting, 24" in height) for every 100 linear feet of the buffer.
- Existing vegetation preserved during construction may count towards buffer requirement.
- As per Article 8, Section 8.b.6., Landscaping shall be required at site entrances and shall be under timed irrigation. The site entrance and buffer landscaping shall be completed before final zoning approval of any Certificates of Occupancy (CO) for individual lots.
- Site entrance landscaping shall include two 2" caliper canopy trees, four 1.5" caliper understory trees, and ten evergreen shrubs (3 gallon minimum size at planting, 24" in height).
- Street trees are recommended for this development. One 2" caliper street tree shall be planted on each parcel that does not have an existing tree(s) on it. Inspection of street trees shall occur prior to issuance of CO on individual parcels.
- LID development standards such as ribbon curbs and bioswales along roads within the subdivision are recommended and encouraged by staff, to minimize piping of stormwater and reduce retention.

Environmental Issues:

As shown on FEMA FIRM Panel 45085C0256D, Effective Date: 2-16-2007, the property is not in a flood zone.

Stormwater Management Plan

There is an existing ditch on site. Staff recommends using LID development standards such as ribbon curbs and bioswales along roads within the subdivision, to minimize piping of stormwater. The existing ditch 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 –
As part of the proposed subdivision plan, the developer will upgrade the roadways to paved surfaces.

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 is not available. The subdivision will be served by individual septic systems. Water will be provided by High Hills.

Electric – Duke Energy progress will provide power to the development

Telephone – Farmers Telephone Cooperative

VI. TRAFFIC REVIEW

Trip Generation: According to the ITE Trip Generation Manual, 49 units will generate the following AM and PM peak hour traffic trips:

AM Peak Hour 0.77 x 49 = 38 trips
PM Peak Hour 1.02 x 49 = 50 trips

The number of trips does not meet the 100 trips threshold standard. Thus, TIS is not required.

Site Plan: The 60 foot turning radius in the cul-de-sacs is enough to accommodate a standard 19 feet long vehicle in accordance with AASHTO standards. The existing county roads are to be paved and stop signs installed. Currently, there is no SWRTA bus service to the neighborhood of the project site. The 2013 AADT on Hwy. 261 North is 1850 which is considered low traffic volume.

SCDOT reviewed the site plan and their comments included altering the entrance to accommodate a school bus without it tracking off the pavement or into the opposing lanes, and also creating an

entrance with two exit lanes and one entrance lane. Planning staff agrees with the comments from SCDOT. The developer has submitted a revised preliminary plan that addresses these comments.

VII. STAFF RECOMMENDATION

The proposed completion of Ellerbe Estates Subdivision is consistent with the established pattern of development and the 2030 Plan. Staff recommends approval subject to the submitted Preliminary Plan and with the following conditions:

- 10' wide evergreen landscape buffer along Meeting House Rd., N. Kings' Hwy. and the residential property to the south, at 1435 N. Kings Hwy. consisting of 3 canopy trees (2" caliper) and 18 evergreen shrubs (3 gallon minimum size at planting, 24" in height) for every 100 linear feet of the buffer.
- Site entrance landscaping shall consist of two 2" caliper canopy trees, four 1.5" caliper understory trees, and ten evergreen shrubs (3 gallon minimum size at planting, 24" in height).
- The site entrance and buffer landscaping shall be completed before final zoning approval of any Certificates of Occupancy (CO) for individual lots.
- Street trees: One 2" caliper street tree is to be planted on each parcel that does not have an existing tree(s) on it. Inspection of street trees shall occur prior to issuance of CO on individual parcels.

VIII. DRAFT MOTION

I move that the Planning Commission approve SD-14-01, subject to the plan titled, *"Preliminary Ellerbe Estates Phase I Subdivision Lot Layout" prepared by Croft Engineering Company, dated 7/28/2014; Sheet No. 1 of 1,* and the conditions of approval in Section VII of the Staff Report.

IX. PLANNING COMMISSION – SEPTEMBER 24, 2014

The Sumter City – County Planning Commission at its meeting on Wednesday, September 24, 2014, voted to approve this request for preliminary plat approval to develop a 49-lot Subdivision on property located at Hwy. 261 and Meeting House Rd. subject to the submitted Preliminary Plan and with the following conditions:

- 10' wide evergreen landscape buffer along Meeting House Rd., N. Kings' Hwy. and the residential property to the south, at 1435 N. Kings Hwy. consisting of 3 canopy trees (2" caliper) and 18 evergreen shrubs (3 gallon minimum size at planting, 24" in height) for every 100 linear feet of the buffer.

- Site entrance landscaping shall consist of two 2" caliper canopy trees, four 1.5" caliper understory trees, and ten evergreen shrubs (3 gallon minimum size at planting, 24" in height).

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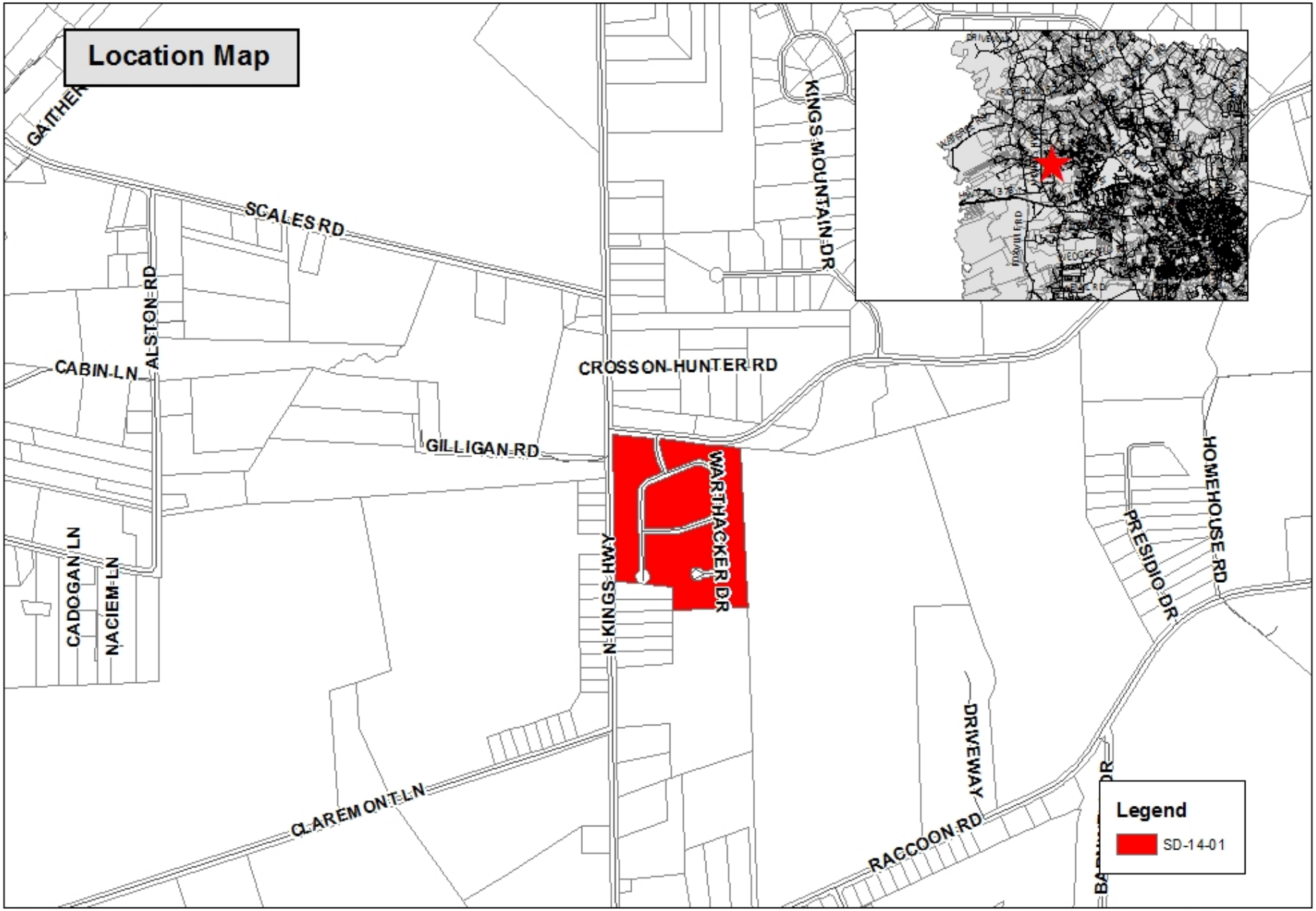

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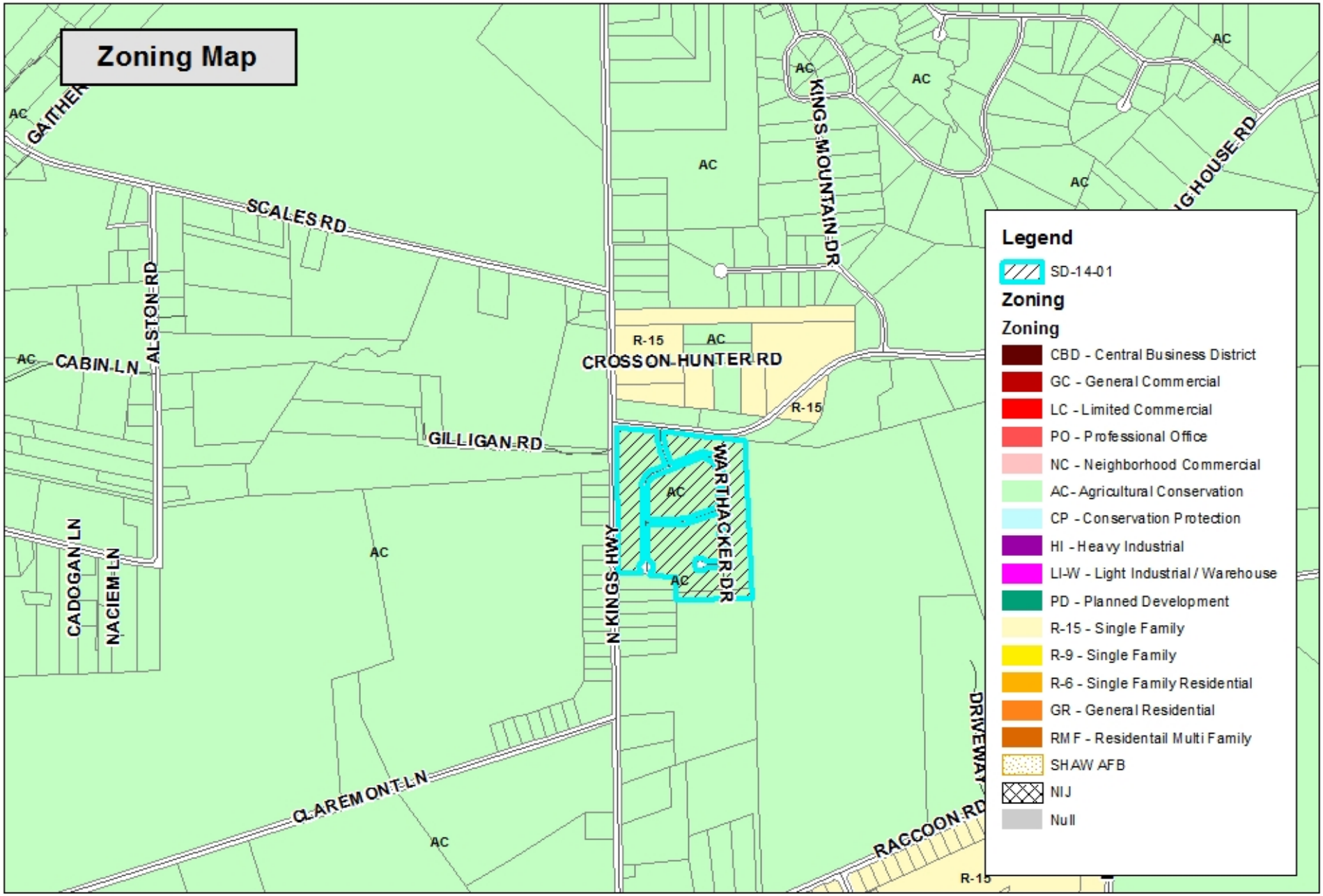
SD-14-01 - Ellerbe Estates - Corner of
N. Kings Hwy. & Meeting House Rd., Sumter, SC
Tax Map #094-00-01-007 & 008



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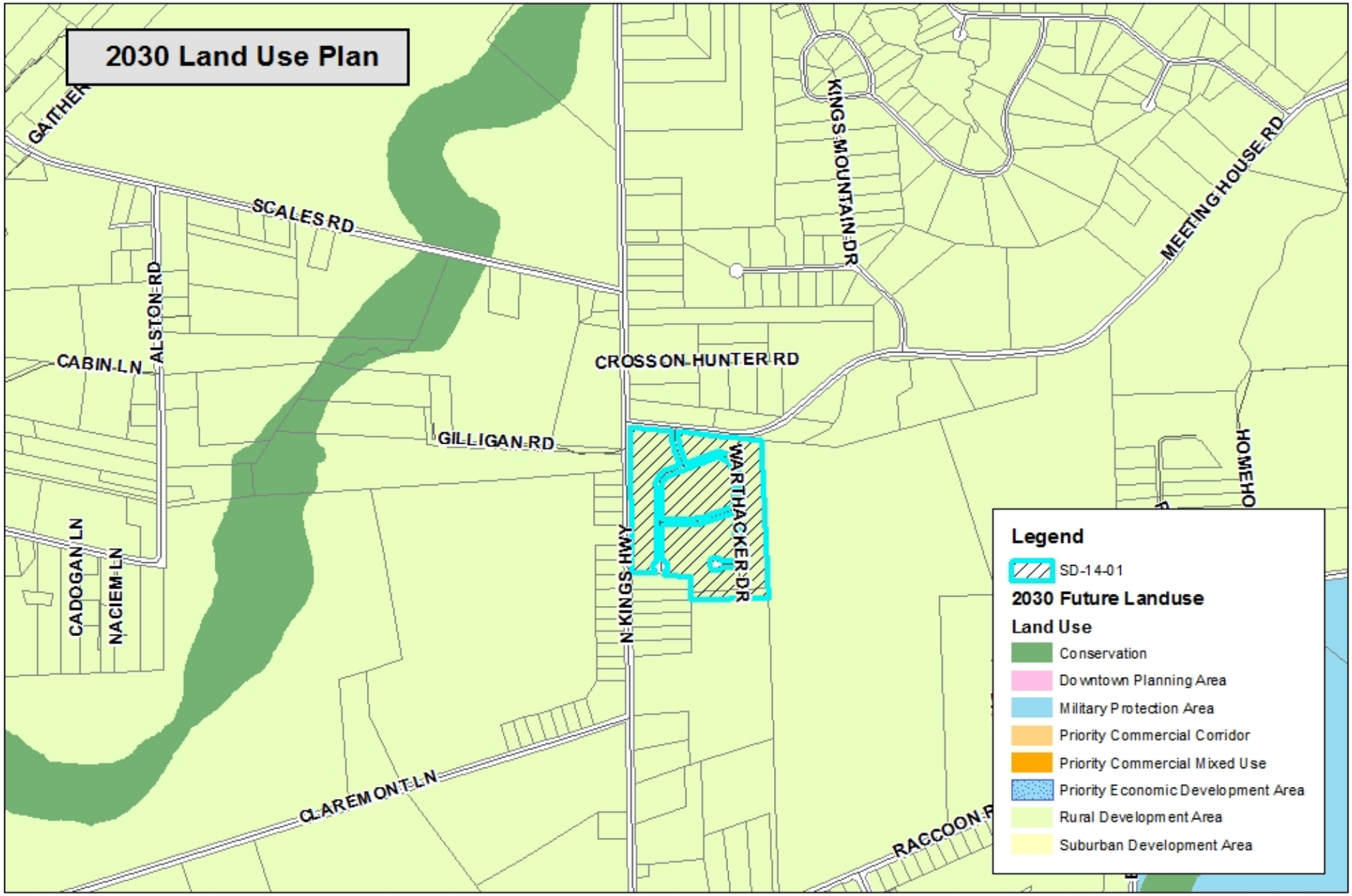

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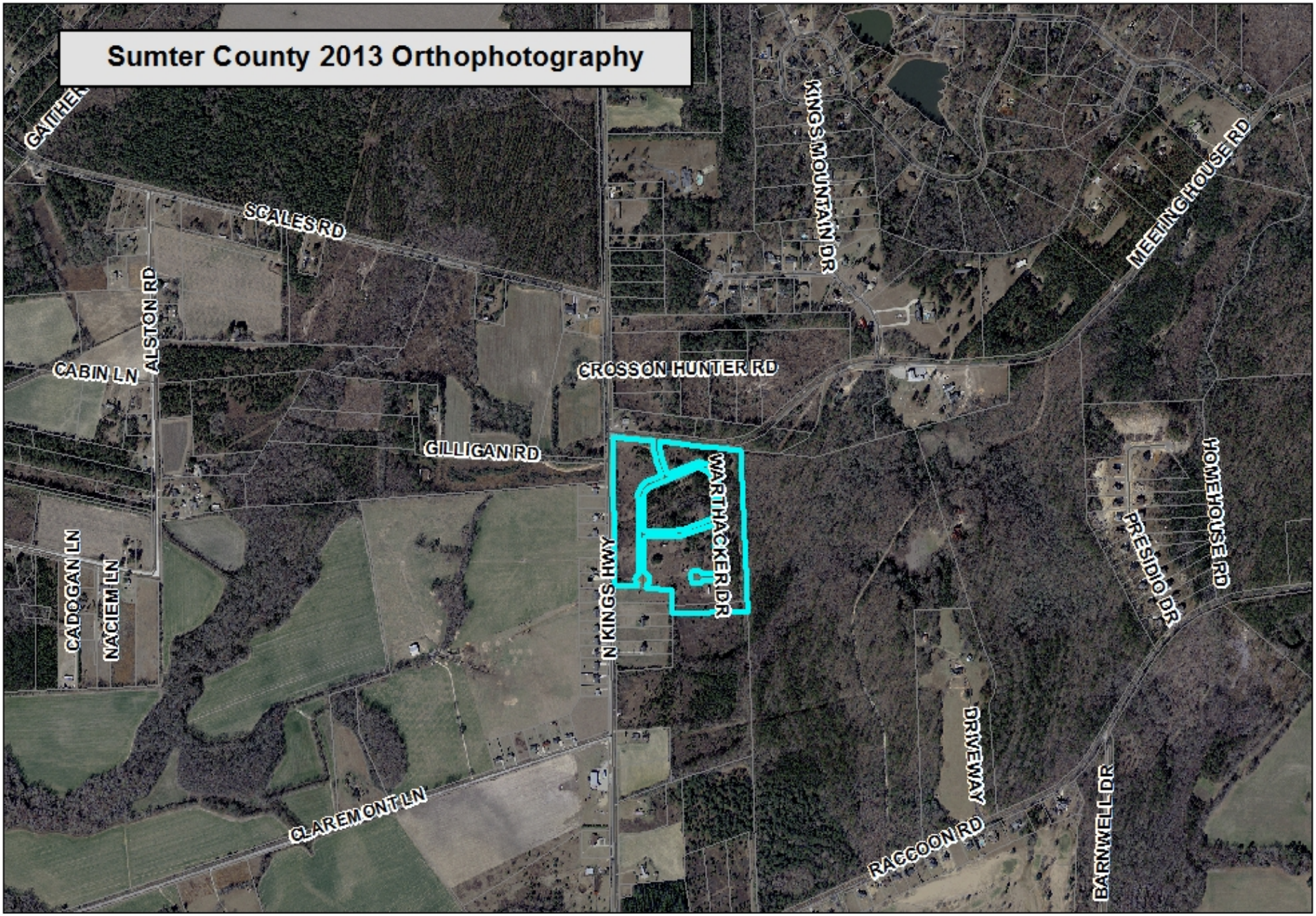

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