

Sumter City-County Planning Commission

October 22, 2014

SD-14-02, Wesmark Commercial Subdivision (City)

I. THE REQUEST

Applicant:	Thomas Epps, Two Men and a Tooth, LLC
Status of the Applicant:	Owner
Request:	A request for preliminary plat approval to develop a 4 lot commercial subdivision.
Location:	North side of Wesmark Blvd. between the City of Sumter Water Treatment Plant and Palmetto Orthopedic Sports Medicine.
Size of Property:	+/- 6.77 acres
Present Use/Zoning:	Undeveloped Wooded parcel/Professional Office (PO)
Proposed Use of Property:	Medical/Professional Offices
Tax Map Reference:	203-00-05-007
Adjacent Property Land Use and Zoning:	North – LI-W & Office Uses/Planned Development (PD) South – Medical Office/Professional Office (PO) & W. Wesmark Blvd. East – Water Treatment Plant/Light Industrial Warehouse (LI-W) West – Medical Offices/Planned Development (PD) & Professional Office (PO)

II. BACKGROUND

The applicant proposes to develop a four lot commercial subdivision on a +/-6.77 acre tract. The area proposed for development is shown in the graphic to the right.

As proposed, the development will be accessed from an internal road that connects to the established encroachment being used by the

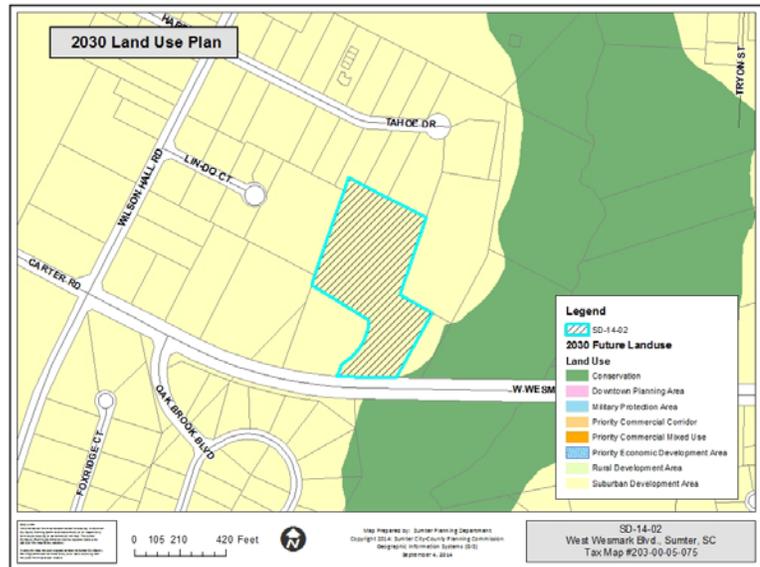


orthopedic office located at 595 W. Wesmark Blvd.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is influenced by the Suburban Development Planning Area.

The primary objective of the Suburban Development 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. Although the project area is a greenfield site, the proposal is an infill development which will be served by sanitary sewer and public water. The proposed subdivision is consistent with the Plan's expectations.



IV. PRELIMINARY PLAT REVIEW

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 intends to install the roadway and infrastructure for the development at one time.

This proposal is for a medical office/professional office subdivision developed using Professional Office (PO) development standards, and has been reviewed as such.

The applicant has submitted the following plans:

Full Civil and Landscape Plans titled, "Site Plan West Wesmark Commercial Subdivision Prepared for Two Men and a Tooth, LLC located in the City of Sumter, Sumter County, S.C.," prepared by Crescent Engineering, LLC, Sheets C0 through C8, dated August 4, 2014, revised October 9, 2014.

Sheets C1, C2 and C3 have been attached to this report.

Because this property is for future commercial development, each individual parcel will go through major or minor site plan review as appropriate. At that time, each parcel development plan will be evaluated for full compliance with the City of Sumter – Zoning & Development Standards Ordinance to include: landscaping, buffering & tree protection, site access, stormwater management, and public safety.

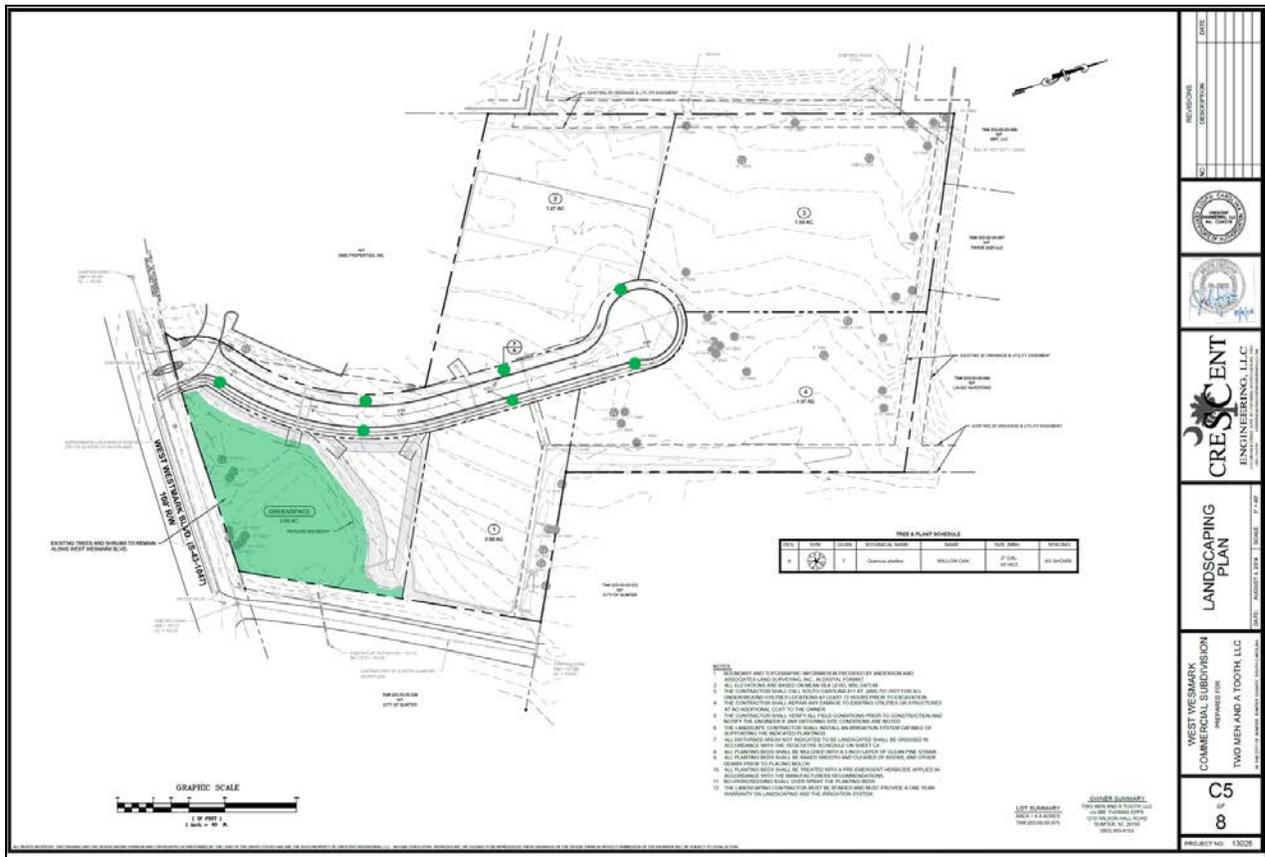
Tree Protection, Buffering, Landscaping, & Open Space Plans:

As shown in the pictometry below, the development site is a fairly heavily wooded lot.



Because this is a commercial subdivision, individual parcels will be required to submit detailed landscape plans that comply with the standards outlined in *Article 9, Landscaping, Buffer, and Tree Protection Requirements*. A tree survey has been included as part of the Existing Conditions Plan to show trees that will be impacted by the development of the stormwater management area

and road/utility installation. The submitted plans make accommodation for street trees, in addition to saving a significant buffer along the Wesmark Blvd. frontage.



Proposed Roadway/Sidewalks – The proposed roadway will be asphalt with concrete curbing, as a reminder to the applicant, all driveways shall utilize depressed curbing at the street.

There is an existing sidewalk network on W. Wesmark Blvd. at the entrance to the subdivision site. Sidewalks are a requirement on at least one side of the street based on the current development proposal and street profile in the City. Installation of the sidewalk will be at time of road construction. The submitted plans make accommodation for sidewalks. All sidewalks shall be constructed in accordance with Article 8, Section 8.d.5. as follows:

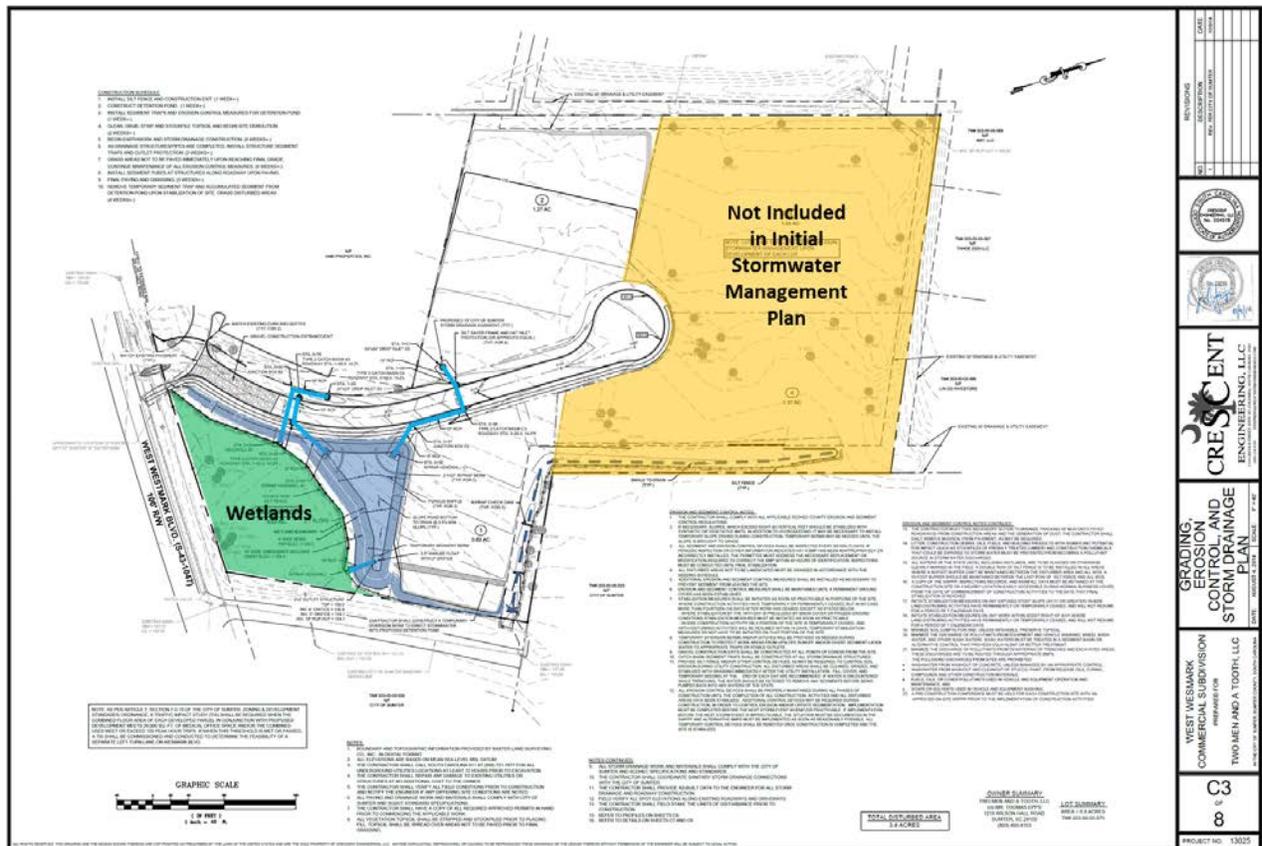
- b. Sidewalks shall measure four and one-half (4 ½ ft.) feet in width; wider widths may be necessary near traffic generators.*
- c. In conventional development, sidewalks shall be placed in the right-of-way, parallel to the street as shown in Exhibit 8-4.*
- d. All pedestrian areas must be compliant with ADA (Americans with Disabilities Act) standards in accordance with ANSI 117.1, the City of Sumter Design Standards for Sidewalks, and SCDOT standards as applicable.*
- e. All driveways in subdivisions or private housing shall be depressed at the street.*

Environmental Issues:

As previously stated, there are jurisdictional wetlands along the W. Wesmark frontage as shown in the attached plans. The applicant's development plans leave this area undisturbed. There is no mapped floodplain on the parcel.

Stormwater Management Plan:

Stormwater management plans have been submitted to the City of Sumter Stormwater Utility and are currently under review. The submitted plans make stormwater accommodations for the management of roadway run-off as well as stormwater connections for lots #1 and #2. Lots #3 and #4 are planned to provide individual stormwater management upon development of each lot.



As shown in the graphic above, stormwater will be conveyed through piping and swales into a detention area located adjacent to lot #1. There are jurisdictional wetlands to the front of the property that will be untouched by the grading plans.

Public Safety:

Fire – The proposed plan was reviewed by Robbie Rickard, Fire Inspector with the Sumter Fire Department. No secondary access point is required. Because this is a commercial subdivision and all future users have yet to be identified, the Fire Inspector has indicated that hydrant placement will be reviewed on a per-lot basis as it is unknown whether future buildings will be required to

have fire suppression systems. The requirements for fire sprinklers within a building significantly alter hydrant placement. Based on this, Mr. Rickard has requested that sufficient water capacity be provided to the subdivision but they hydrant placement be evaluated at time of major/minor site plan review for a given lot.

V. UTILITIES

The applicant has submitted utility plans with the preliminary application. The subdivision will be served by the following utilities:

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

Electric – Black River Electric

Telephone – Farmers Telephone Cooperative

VI. TRAFFIC REVIEW

The proposed encroachment location to connect the new subdivision street with W. Wesmark Blvd. is the established drive that is used to access the orthopedic/sports medicine practice at 595 W. Wesmark Blvd. As proposed, this will be a shared access for the existing medical office in addition to the four new parcels being created. The subdivision site is located on W. Wesmark Blvd. approximately 1200 ft. east of the intersection of W. Wesmark Blvd. and Wilson Hall Rd. Currently this section of W. Wesmark Blvd. is classified as a collector street. In 2013, this section of the road has a traffic count of 8,300 AADT and was operating at a Level of Service (LOS) 'C'.

In the SUATS Long Range Transportation Plan, Wesmark Blvd. is proposed to be widened between Broad St. and Broad St. extension. At this time, a full four-lane widening for this facility is not needed. However, reserving of right of way for future expansion where warranted, and careful scrutiny of new/expansions to access points on Wesmark Blvd. is important to insure the corridor does not become prohibitively constrained. As noted by the current LOS on this section of Wesmark, portions of this corridor are experiencing congested conditions. Generally, new and/or expansions to existing developments are expected to mitigate their impacts on the transportation network. Determining the required mitigation is generally done through a Traffic Impact Study (TIS).

As Per Section 7.d.10 of the *City of Sumter – Zoning & Development Standards Ordinance*, any development that generates more than 100 vehicle trips during the peak hours of the day requires submission of a Traffic Impact Study (TIS). In traditional residential subdivisions, the number of dwelling units is used to drive when a TIS is required, however; at this time, no specific site plans for individual lots with identified users have been specified. Based on the zoning district, size of parcels and potential uses of the property, it is highly likely that at some point in the distant future development on this 6.77 acres will meet or exceed the threshold requirement for a TIS.

Because of the importance of this corridor, and the likelihood that development at this site will eventually result in the need for road improvements on Wesmark Blvd, Planning Staff has worked with representatives of SCDOT and the Applicant to identify a trigger point for when a TIS will be

have fire sprinklers. As shown on the attached plans, the applicant and SCDOT have agreed to the following condition:

As per Article 7, Section 7.d.10 of the City of Sumter – Zoning & Development Standards Ordinance, a Traffic Impact Study (TIS) shall be required when the combined floor area of each developed parcel in conjunction with the proposed development meets 29,000 sq. ft. of medical office space and/or the combined uses meet or exceed 100 peak hour trips. If/when this threshold is met or passed, a TIS shall be commissioned and conducted to determine the feasibility of a separate left-turn lane on Wesmark Blvd.

The cost of conducting said TIS shall fall to the developer at time the threshold is met. In addition to establishing a timeline for execution of a TIS, Staff and SCDOT have concerns related to the geometry of the encroachment on W. Wesmark and the connection to the existing orthopedic office. Staff and SCDOT foresee a time when, for safety reasons, access to the existing site at 595 W. Wesmark Blvd. will need to be moved further north along the proposed access road for safety. This issue has been brought to the applicant's attention.

VII. SUBDIVISION-PLANNED DEVELOPMENT REVIEW – September 9, 2014

There are no outstanding issues from technical review.

VIII. STAFF RECOMMENDATION

Based on the submitted plans, Staff recommends approval of this request.

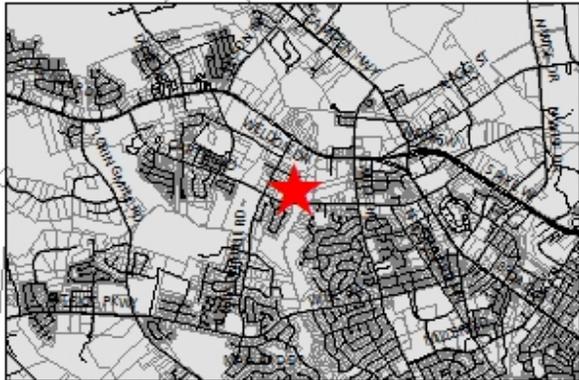
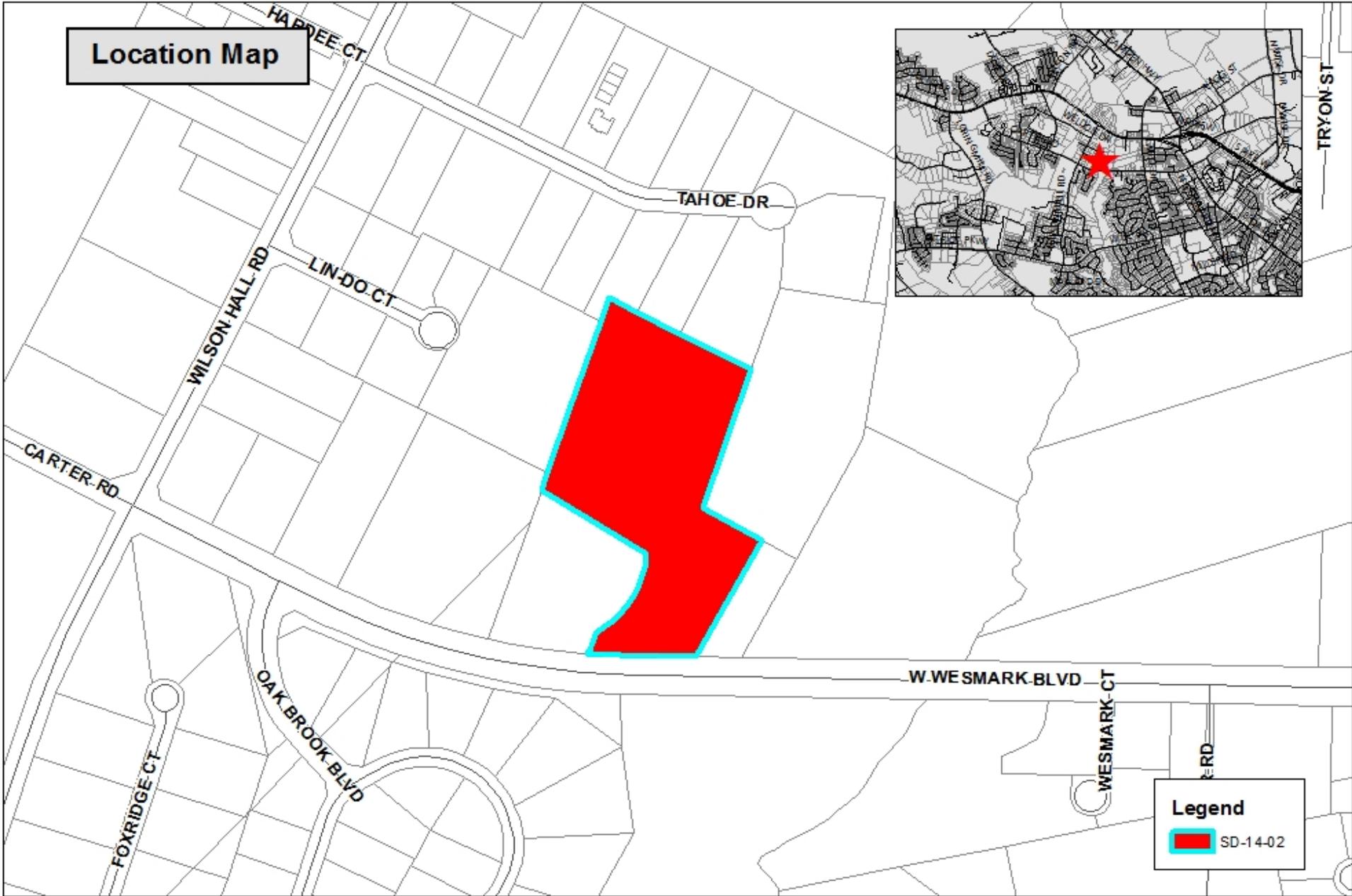
IX. DRAFT MOTION

- 1) I move that the Planning Commission approve SD-14-02, subject to the full civil and landscape plans titled, "Site Plan West Wesmark Commercial Subdivision Prepared for Two Men and a Tooth, LLC located in the City of Sumter, Sumter County, S.C.," prepared by Crescent Engineering, LLC, Sheets C0 through C8, dated August 4, 2014, revised October 9, 2014.
- 2) I move for an alternate motion.

X. PLANNING COMMISSION – OCTOBER 22, 2014

The Sumer City-County Planning Commission at its meeting on Wednesday, October 22, 2014, approved this request as presented by Staff.

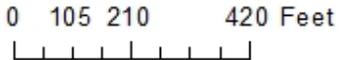
Location Map



Legend

SD-14-02

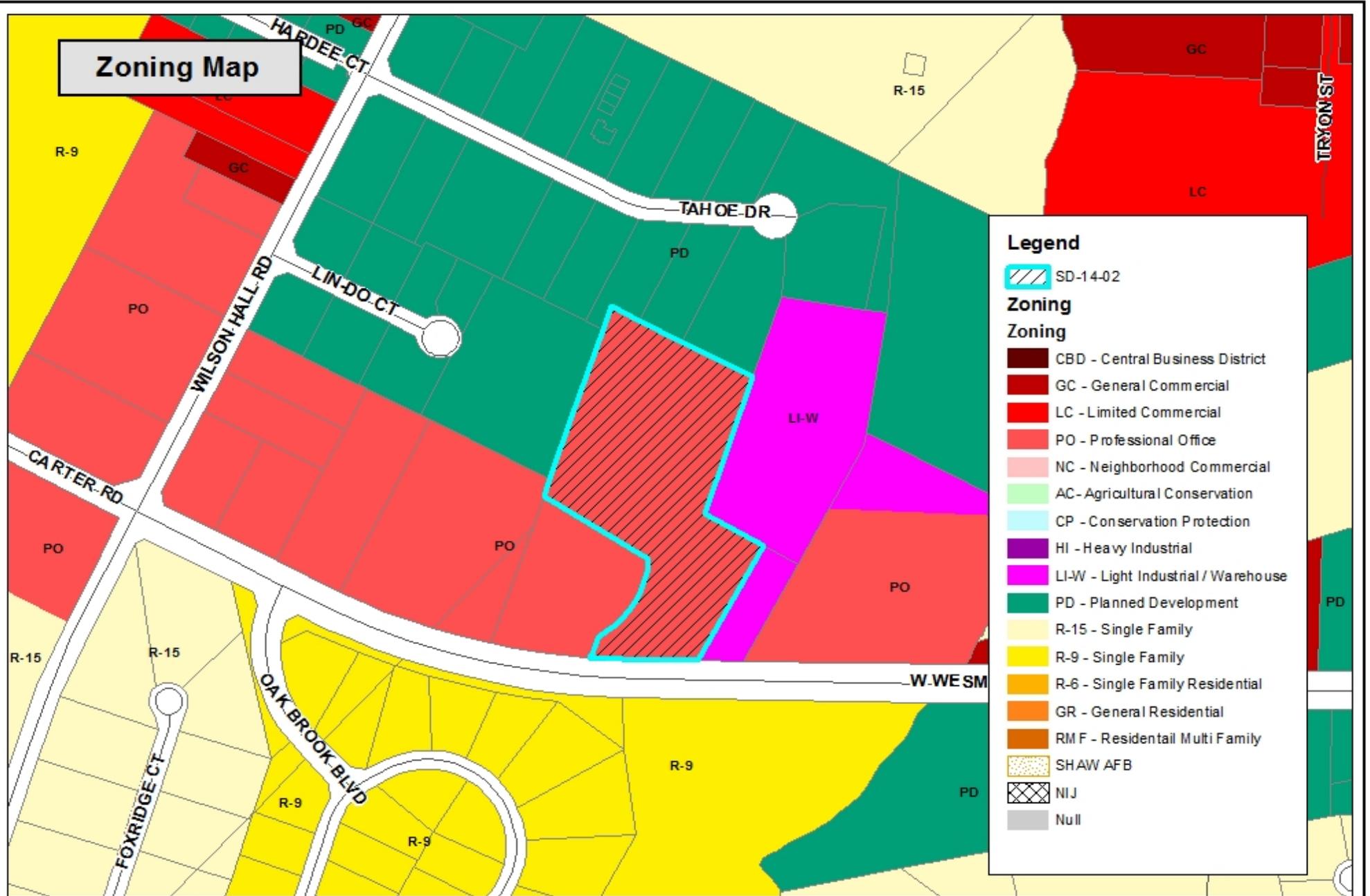
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 September 4, 2014

SD-14-02
 West Wesmark Blvd., Sumter, SC
 Tax Map #203-00-05-075

Zoning Map



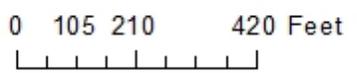
Legend

SD-14-02

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

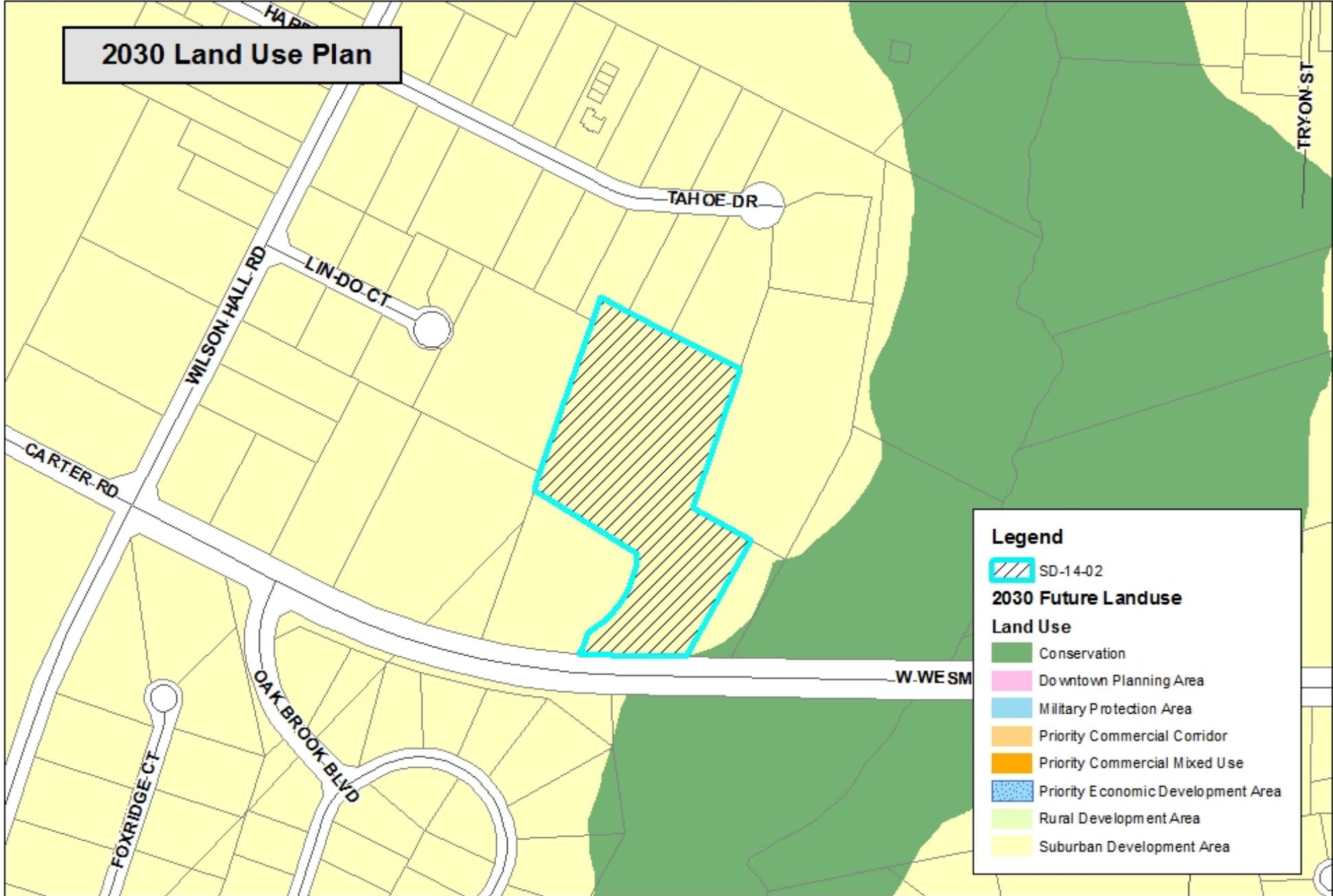
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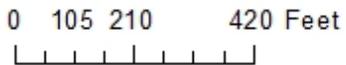
2030 Land Use Plan



Legend

-  SD-14-02
- 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

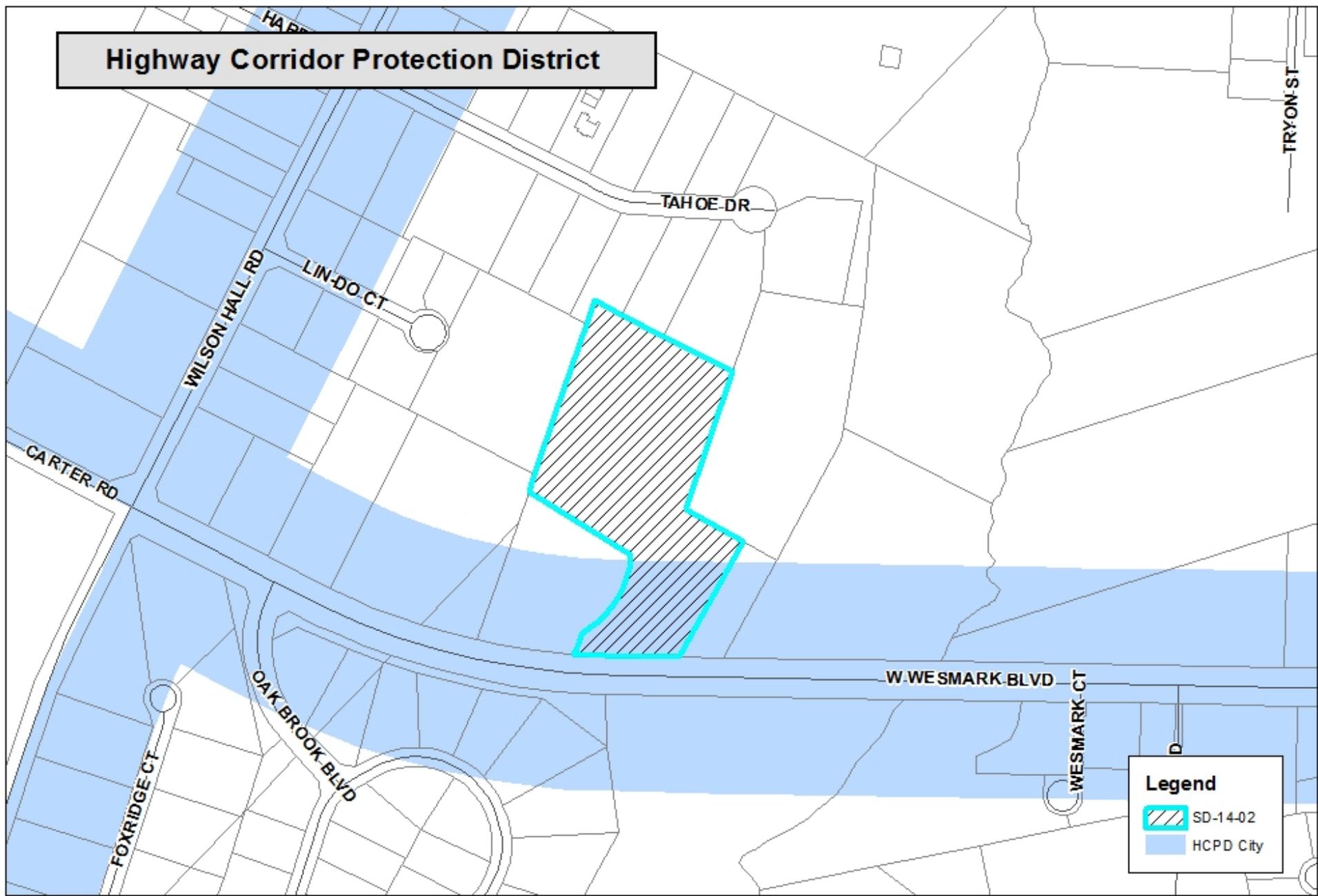
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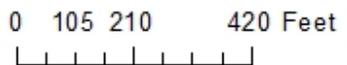
Highway Corridor Protection District



Legend

-  SD-14-02
-  HCPD City

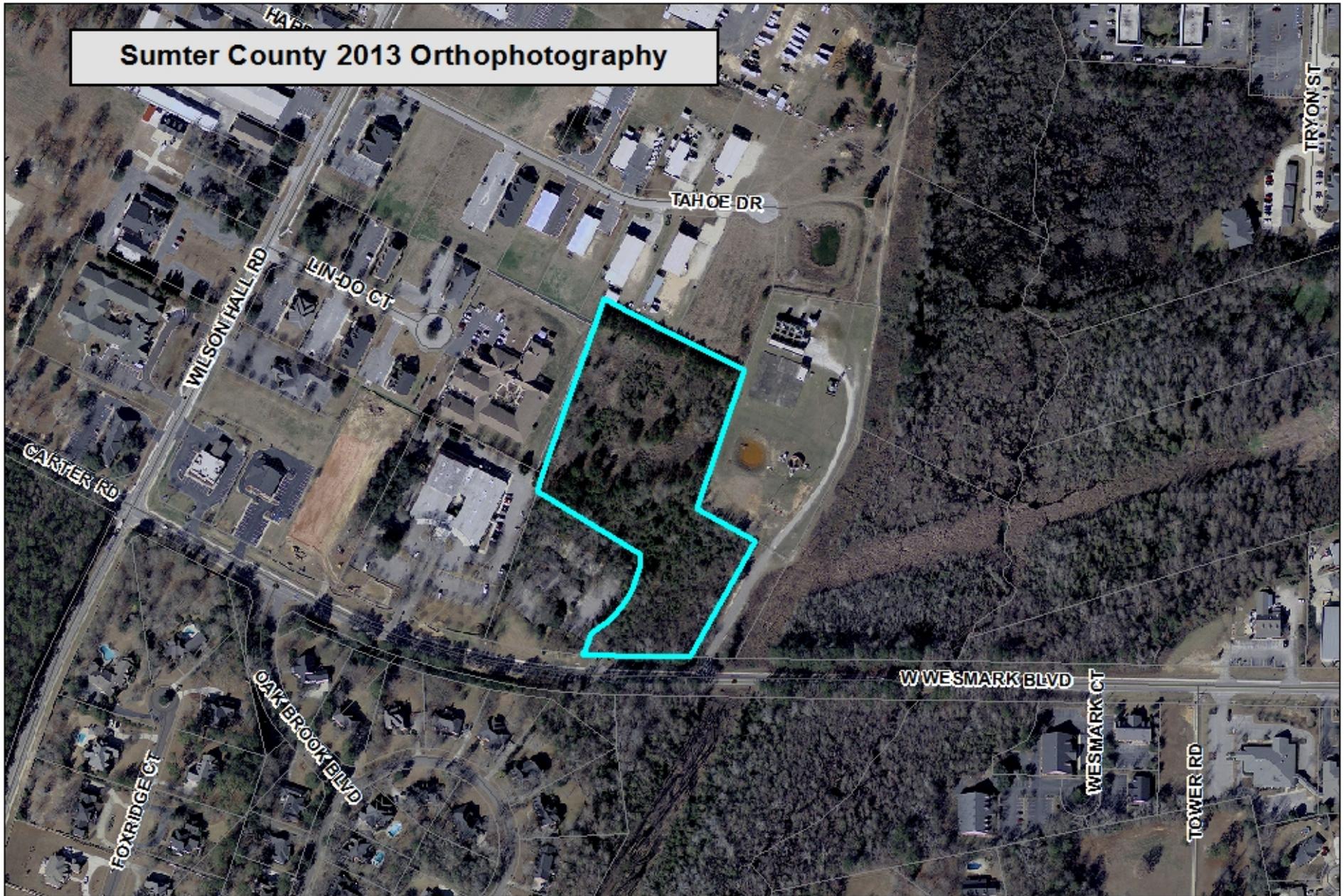
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Sumter County 2013 Orthophotography



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