

# Sumter City-County Planning Commission

January 28, 2015

## MSP-14-48/HCPD-15-01, 585 Bultman Dr. & Kilgo St. – Grocery Store & Gas Station (City)

### I. THE REQUEST

<b>Applicant:</b>	Polestar Development, LLC
<b>Status of the Applicant:</b>	Project Developer/Property Owner
<b>Request:</b>	Request for Major Site Plan approval and Highway Corridor Protection District Design Review approval for a 41,117 sq. ft. grocery store with a 754 sq. ft. fuel kiosk and 12 fuel pumps.
<b>Location:</b>	585 & 615 Bultman Dr.
<b>Size of Development:</b>	+/-7.49 acre portion of a 13.26 acre tract
<b>Present Use/Zoning:</b>	Undeveloped/LC (Limited Commercial) & R-6 (Residential-6)
<b>Proposed Use of Property:</b>	Grocery store with Fueling Center
<b>Tax Map Reference:</b>	229-09-02-046 & 229-09-02-043

### II. BACKGROUND

The applicant is requesting major site plan and Highway Corridor Protection District Design Review approval in order to construct a 41,117 sq. ft. grocery store with a 12 fueling position gas station/convenience store, with 166 standard, 8 accessible for a total of 174 parking spaces, associated buffering and landscaping on +/-7.49 acres of property at the corner of Bultman Dr. and Kilgo St.

The extent of the development area is indicated in the graphic to the right.

This is the same property that is the subject of RZ-14-11, rezoning approximately 2.21 acres from Residential-6 (R-6) to Limited Commercial (LC).



*Land Use & Zoning Compatibility:*

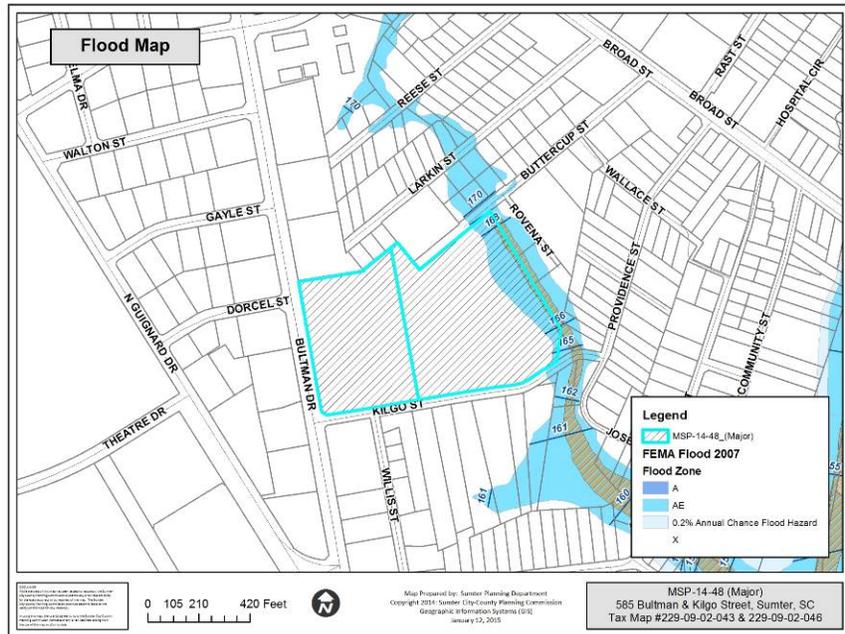
The 2030 Comprehensive Plan designates this area for Suburban Development. Suburban Development is intended to encourage a variety of uses in close proximity to one another. This mixed use approach is supported when high quality design, architecture, landscaping and other elements help complement residential and commercial uses. The Limited Commercial (LC) zoning district is intended to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development.

Grocery stores and convenience stores with SIC Code 54 are permitted uses in the LC district, as are fueling stations built in conjunction with grocery stores or convenience stores. Based on the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, with implementation of proposed development plan, this use is compatible with the plan and surrounding uses.

*Environmental:*

As shown in the floodplain map to the right, the rear portion of the property is impacted by the AE Flood Zone and mapped Floodway.

All development is outside of the regulatory floodplain and there is substantial undisturbed buffer area between the floodplain and the rear of the grocery store site.



**III. SITE PLAN REVIEW**

*Site Layout:*

The applicant has submitted a full set of civil plans including a landscape plan titled, “Site Improvements for: Proposed Grocery Store 615 Bultman Drive Sumter, SC 29150,” prepared by Berry Engineers LLC, dated 12/15/14, revised 1/20/15. Additionally, color exterior architectural elevations, titled, “Sumter, SC Exterior Elevations,” prepared by PB2 Architecture + Engineering, dated January 09, 2015, page 1 and 2 have been submitted for review.

Full plans submission includes the following:

- Cover Sheet (C-00)
- General Notes (C-00.1)

- Existing Conditions (C-01)
- Site Layout & Paving Plan (C-02)
- Site Grading & Drainage Plan (C-03.1)
- Detention Basin Plan (C-03.2)
- Erosion Control Plan (Phase 1) (C-04.1)
- Erosion Control Plan (Phase 2) (C-04.2)
- Site Utilities Plan (C-05)
- Enlarge Fuel Center Plan (C-06)
- Site Details (C-07 through C-12)
- Landscape Plan (L-1.0)
- Landscape Plan Details (L-1.1)
- Irrigation Plan (L-2.0)
- Irrigation Plan Details (L-2.1)
- Boundary and Topographic Survey

Copies of the Site Layout & Paving Plan (C-02); Enlarge Fuel Center Plan (C-06); and Landscape Plan Sheets (L-1.0 & L-1.1) have been included in this packet for review.

Site development will adhere to the Limited Commercial (LC) standards. Based upon staff review, it meets the following minimum standards and development criteria:

- Setbacks:
  - Bultman Dr. – 45 ft. with Street Landscaping @ 10 ft. width
  - Interior Side – 0 ft./30 ft. with Type A Landscape Buffer @ 5 ft. width and Type C Landscape Buffer @ 15 ft. width
  - Kilgo Dr. – 22.5 ft. with Street Landscaping @ 10 ft. width
  - Rear – 35 ft. with a combination of Type B Landscape Buffer @ 10 ft. width & preserved stand of trees on the R-6/floodplain portion of the tract
- Maximum Building Height – 35 ft.
- Maximum Impervious Surface – 80%
- Floor Area Ratio – 80%

Based upon the submitted plans the proposed development meets these minimum setback standards.

***Parking Plan:***

Based upon the criteria found in Article 8, Exhibit 8-9, food and convenience stores must provide a minimum of 1 parking space for every 250 sq. ft. of gross floor area. Based on a 41,117 sq. ft. grocery store and 754 sq. ft. convenience store the minimum number of required parking spaces is 168. Of those 168 spaces a minimum of 6 spaces must be designated as handicap.

Submitted parking plans show the following:

- 166 regular 9.5 ft. x 19 ft. parking spaces;
- 5 regular handicap parking spaces
- 3 handicap van accessible parking space

The proposed parking lot plan exceeds the number of parking spaces required by Ordinance.

***Landscape & Tree Protection Plan:***

The development area is heavily wooded, especially in the area where the primary structure is proposed. Because of the size and scope of this project, the developer has requested a waiver from the requirement to submit a tree survey and tree protection plan. In lieu of submitting the tree survey/tree protection plan, the applicant has proposed to increase the minimum planting size for the 83 canopy trees on site from 2 in. caliper to 3 in. caliper. Staff find this to be a reasonable alternative to the tree survey given over 5 acres of the property will remain wooded and undisturbed.

The submitted landscape plan is based upon the requirements of Article 9 and makes accommodation for Street Landscaping along Bultman Dr. and Kilgo St. with Type A and C Buffers on the interior side and Type B Buffers to the rear. In addition the parking lot has canopy trees and shrubbery appropriately spaced.

The landscape plan has been attached to this report for reference. The following tables detail the species, number, and minimum planting size for all proposed plantings.

TREES—DECIDUOUS

Symbol	Code	Qty	Scientific Name	Common Name	Planting Size
	acco	21	Acer rubrum 'October Glory'	October Glory Red Maple	3"—Cal
	ccfp	6	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1-1/2"—Cal
	lana	13	Lagerstromia indica 'Natchez'	Natchez Crape Myrtle	1-1/2"—Cal
	glbo	7	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3"—Cal
	Pich	9	Pistacia chinensis	Chinese pistache	10'-12' Ht./Multi-Trunk
	Qush	19	Quercus shumardii	Shumard oak	3"—Cal
	ulal	20	Ulmus parvifolia 'Allee'	Allee Elm	3"—Cal
	zel	4	Zelkova serrata 'Musahino'	Musashino Japanese Zelkova	3"—Cal

TREES—EVERGREEN

Symbol	Code	Qty	Scientific Name	Common Name	Planting Size
	madd	6	Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia	3"—Cal
	Quvi	5	Quercus virginiana	Southern live oak	3"—Cal
	thgg	60	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	5' Ht.

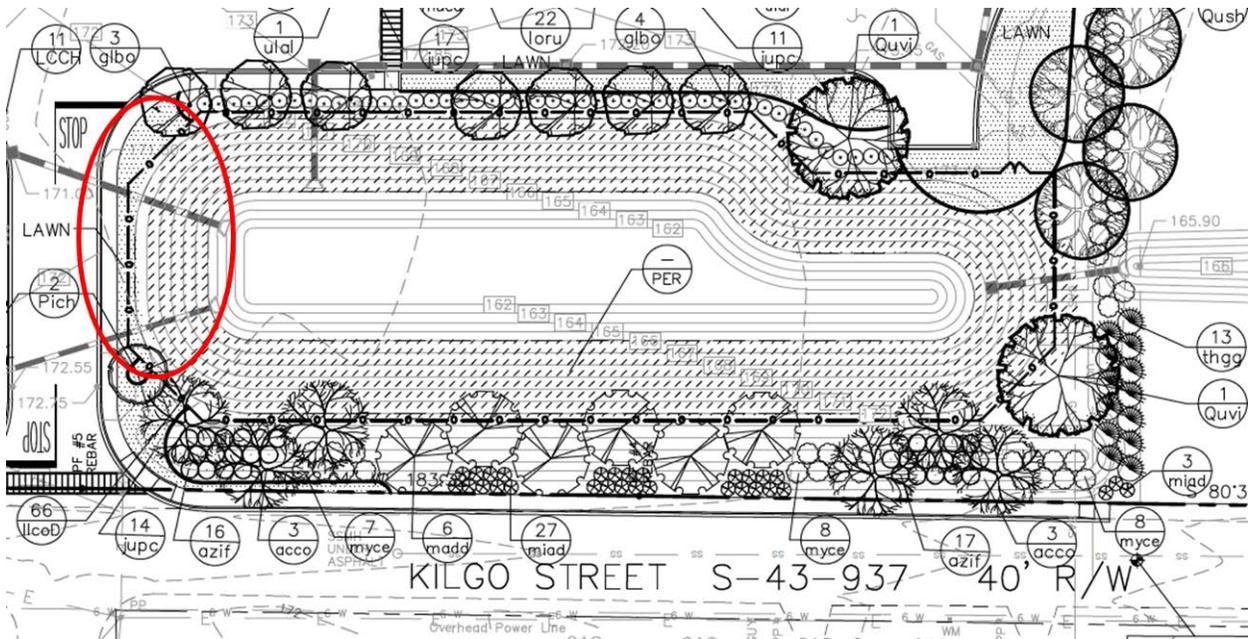
SHRUBS

Symbol	Code	Qty	Scientific Name	Common Name	Planting Size
	azif	33	Azalea indica 'Formosa'	Formosa Azalea	3-Gal, 15" Ht.
	llcoD	209	Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly	3-Gal, 15" Ht.
	jugo	65	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3-Gal, 15" Ht.
	loru	122	Loropetalum 'Ruby'	Ruby Loropetalum	3-Gal, 21" Ht.
	LCCH	79	Loropetalum chinense 'Chang Nian Hong'	Ever Red Loropetalum	3-Gal, 15" Ht.
	miad	69	Miscanthus 'Adagio'	Adagio Grass	3-Gal, 15" Ht.
	muca	48	Muhlenbergia capillaris	Purple Muhly Grass	3-Gal, 15" Ht.
	myce	123	Myrica cerifera	Southern wax-myrtle	7-Gal, 36" Ht, 24" Sp
	rasw	138	Raphiolepis indica 'Snow White'	Snow White Indian Hawthorne	3-Gal, 15" Ht.
	apaw	72	Spirea japonica 'Anthony Waterer'	Anthony Waterer Spirea	3-Gal, 15" Ht.

PERENNIALS & GROUNDCOVER

Symbol	Code	Qty	Scientific Name	Common Name	Planting Size
	chbe	15	Chrysanthemum x superbum 'Becky'	Becky Shasta Daisy	1-Gal
	hehr	142	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1-Gal
	jupc	56	Juniperus horizontalis 'Plumosa Compacta'	Andorra Compacta Juniper	1-Gal
	Imbi	298	Liriope muscari 'Bigun'	Cleopatra Liriope	1-Gal
	AN	—	Seasonal Annuals	Seasonal Annuals	4" Pots
	PER	—	Mix 133 By Roundstone Seed (www.roundstoneseed.com)		4.1-6 LBS/ACRE
	LAWN	—	Cynodon dactylon 'Tifway 419'	Tifway 419 Bermuda Grass	SOD

The stormwater management area will be a wet pond located along the Kilgo St. frontage. In accordance with *Section 9.c.5*, items 'd', the applicants intend to provide a fence around the pond for safety reasons. As proposed, this fencing is to be black vinyl dipped chain link. As shown in the graphic below, the landscaping plan does not provide adequate screening around the detention pond to obscure the fence.

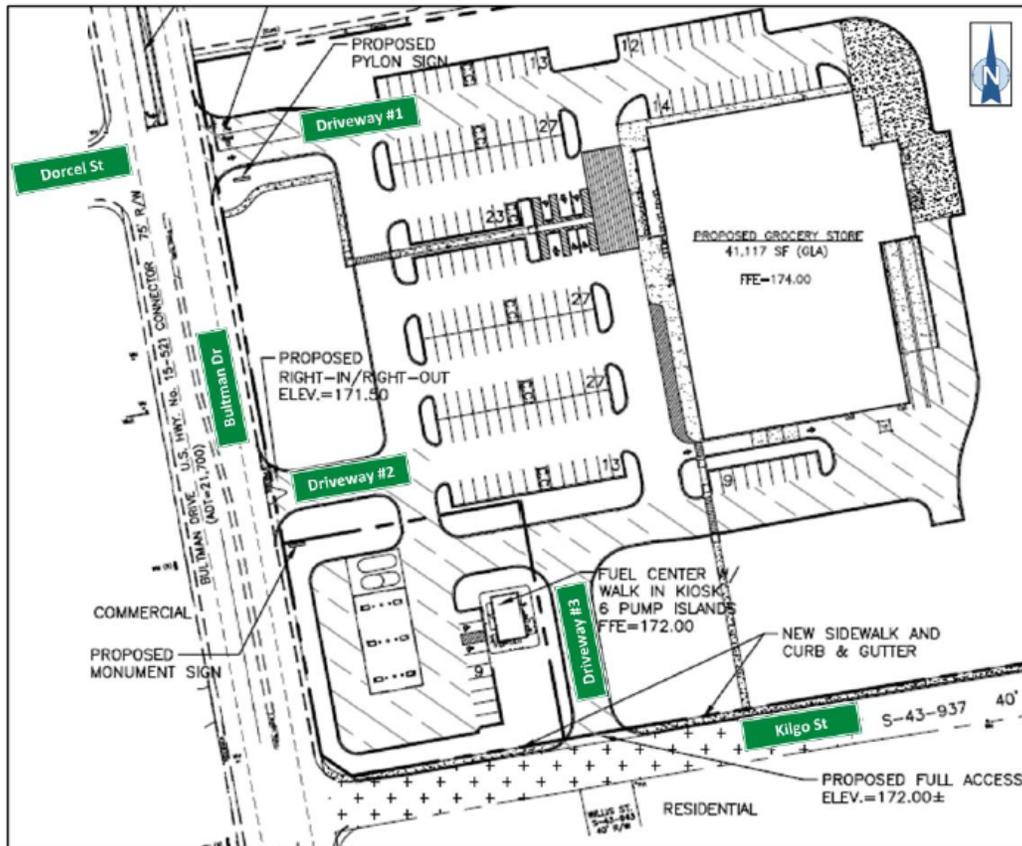


With the exception of the area indicated in red in the graphic above, this landscape plan meets the requirements and intent of the Ordinance. The applicant has been made aware of this deficiency and is reviewing plan revisions to properly screen the stormwater management area.

**Traffic Impact Analysis & Access Management:**

This project exceeded the threshold requirement for submission of a Traffic Impact Study (TIS) consistent with *Article 7, Section 7.d.10*. The applicant submitted a study titled, "Traffic Study Bultman Drive Development Sumter, SC," prepared by Wilburn Engineering, LLC dated December 22, 2014.

A full analysis of the TIS prepared by the Senior Transportation Planner has been attached to this Staff Report.



As shown in the graphic above, there are three driveways proposed to access the site: two on Bultman Dr. (Driveway #1 and #2) and one on Kilgo St. (Driveway #3). The north driveway (Driveway #1) on Bultman Dr., located opposite Dorcel St., is proposed for full access. The south driveway on Bultman Dr. (Driveway 2) located between Kilgo St. and Dorcel St. is proposed as right-in/right-out only. The driveway on Kilgo St. (Driveway 3) is proposed for full access.

The following summarizes the findings of the study. These conclusions are based on newly collected data, field observations and intersection capacity analyses.

- Bultman Dr. is a five-lane facility with a center two-way left turn lane and a 35 mph. posted speed limit. The two-way left turn lane converts to a dedicated left turn lane at intersecting public roadways.
- The development is anticipated to generate 4980 external trips, 229 (129 inbound and 100 outbound) AM Peak Hour trips and 445 (226 inbound and 219 outbound) PM Peak Hour trips after reduction for internal capture.
- Capacity analysis of Projected Conditions showed that all the analyzed intersections will operate with acceptable Level of Service (LOS) with the exception of Bultman Dr. and Dorcel St./Driveway #1. The development will degrade both side street approaches to poor operating conditions under stop control.

- Capacity analysis showed that the intersection will operate at LOS A under traffic signal control.
- A traffic signal warrant analysis showed that the intersection will meet signal warrant #1 with projected traffic.

The following improvements are recommended by the TIS and illustrated in the figure on the following page.

1. Install traffic signal control at the intersection of Bultman Dr. and Dorcel St./Proposed Driveway #1. All left turns should operate in permissive mode (no protected left turns.)
2. At Bultman Dr. and Dorcel St. provide the following geometry:
  - a. With traffic signal control, the first internal driveway should be separated from Bultman Dr. by a minimum of 150 ft.
  - b. Restripe the median between Dorcel St. and Gayle St. to accommodate a 150 ft. southbound left turn lane.
  - c. On the westbound approach of Driveway #1 (opposite Dorcel St.), provide a continuous left turn lane and 125 ft. thru/right combination lane.
3. At the right-in/right-out driveway on Bultman Dr. (Driveway #2) provide a 100 ft. northbound right turn deceleration lane.
4. The site access on Kilgo St. (Driveway #3) should align directly across from Willis St.
5. Provide 50 ft. turning radii on all exterior driveways.



Planning Staff agrees with these findings and recommendations. The applicant has submitted the TIS to SCDOT and is awaiting comment/approval. The development plans are currently being revised to show implementation of the recommended mitigation measures outlined above. Design and configuration of the proposed traffic signal at Bultman Dr. and Dorcel St. will be fully developed after final comment from SCDOT.

***Stormwater Management:***

Stormwater plans are under review and comments have been returned to the applicant's engineer by the Stormwater Utility.

***Utilities:***

*Fire:* The proposed structure will require a fire suppression system. The placement of a new hydrant within 100 ft. of where the Fire Department Connection (FDC) is to be located is required. Current submitted plans make accommodation for this standard.

*Sewer & Water:* The City of Sumter is providing sewer and water service. Utility plans have been submitted and reviewed by the Utility Department.

***Highway Corridor Protection District Design Review:***

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;*

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 project is new construction, 3.t.4.b does not apply.

- 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*

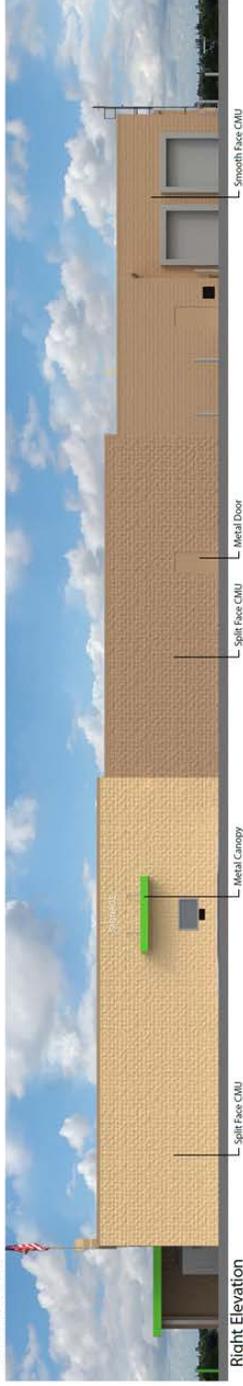
*visible from street or public view shall be constructed of above mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

There are three structures proposed for this development – the grocery store, the convenience store kiosk, and gas canopy. Building Elevations have been attached to this report. The exterior of the buildings will be a blend of split face CMU, smooth face CMU, EIFS and metal canopies. The proposed elevations are shown on the following pages. The primary building colors are earth tones with green accents on the metal canopies.

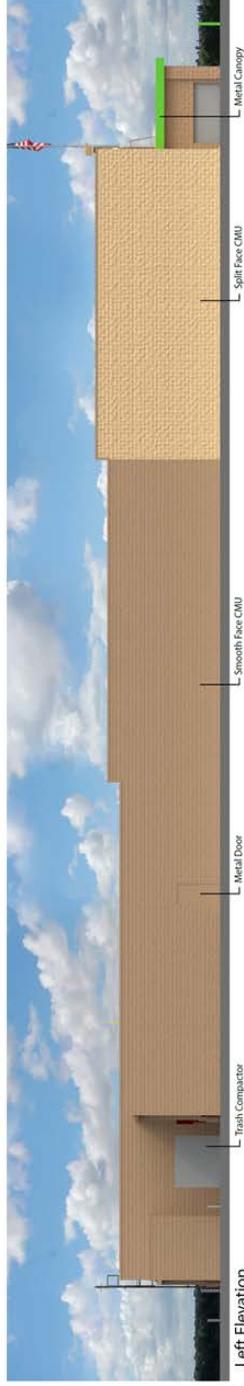
The proposed roof pitch is complementary to and compatible with the existing smaller commercial structures in this area,



Front Elevation



Right Elevation



Left Elevation



Rear Elevation

Perspective Detail



- 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.);*

Two freestanding sign locations have been identified on the submitted plans however no renderings or signage plans have been submitted at this time. The landscape plan addressed plantings at the base of each freestanding sign. It should be noted that the two freestanding signs proposed on the Bultman Dr. frontage cannot both be used for the Grocery Store structure; one may be used for the grocery store with the other sign being used for the fuel station.

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

The landscaping and parking plan was submitted as part of the Major Site Plan Application. The landscaping and parking have been reviewed and have been found to meet standards.

- 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 proposed dumpster screening is to be constructed of materials compatible with the main structure. Three sides are proposed to be concrete block painted to match the building with black vinyl dipped chain link fencing to be used as the gates for the enclosure.

Fencing is proposed around the retention pond. This fencing is to be black vinyl dipped chain link with landscaping planted in front of the fencing to obscure the fence.

#### **IV. TECHNICAL REVIEW**

There are no outstanding issues from Technical Review.

#### **V. STAFF RECOMMENDATION**

Staff has visited the site, reviewed the highway corridor application submission, met with the technical committee and recommends approval contingent upon the following:

- Submission of revised landscape plan that addresses the stormwater management area to screen proposed fencing.
- Final approval and issuance of all appropriate encroachment permits from SCDOT prior to issuance of construction permits.

- Installation of and SCDOT inspection and approval of all roadway improvements/lane configurations as recommended by the TIS, to include the traffic signal at Bultman & Dorcel prior to issuance of Zoning Certificate of Occupancy.

## **VI. DRAFT MOTION**

### *Motion #1:*

I move that the Sumter City-County Planning Commission approve MSP-14-48 & HCPD-15-01, Bultman Dr. & Kilgo St. – Grocery Store & Gas Station (City) subject to staff’s recommendations and the submitted civil plans titled, “Site Improvements for: Proposed Grocery Store 615 Bultman Drive Sumter, SC 29150,” prepared by Berry Engineers LLC, dated 12/15/14, revised 1/20/15. Additionally, color exterior architectural elevations, titled, “Sumter, SC Exterior Elevations,” prepared by PB2 Architecture + Engineering, dated January 09, 2015, page 1 and 2 have been submitted for review.

## **VII. PLANNING COMMISSION – JANUARY 28, 2015**

The Sumter City – County Planning Commission at its meeting on Wednesday, January 28, 2015 voted to approve this request for Major Site Plan and Highway Corridor Protection District Design review for the construction of a 41,117 sq. ft. grocery store with a 754 sq. ft. kiosk and 12 fuel pumps on property located at 585 & 615 Bultman Dr. (on the corner of Bultman Dr. and Kilgo St.) subject to:

- Final approval and issuance of all appropriate encroachment permits from SCDOT prior to issuance of construction permits;
- Installation of and SCDOT inspection and approval of all roadway improvements/lane configurations as recommended by the TIS, to include the traffic signal at Bultman & Dorcel prior to issuance of Zoning Certificate of Occupancy; and
- Civil plans titled, “Site Improvements for: Proposed Grocery Store 615 Bultman Drive Sumter, SC 29150,” prepared by Berry Engineers LLC, dated 12/15/14, revised 1/20/15 and color exterior architectural elevations, titled, “Sumter, SC Exterior Elevations,” prepared by PB2 Architecture + Engineering, dated January 09, 2015, page 1 and 2 have been submitted for review.