

Sumter City-County Planning Commission

February 25, 2015

PD-04-15 (Phase IV), Hunters Crossing Subdivision – Road Layout Change (City)

I. THE REQUEST

Applicant:	Louis Tisdale, Black River Land Surveying, LLC
Status of the Applicant:	Owner Representative
Request:	Revision to Phase IV to change road network layout, sidewalk plan, open space, and reduce overall number of lots in the phase.
Location:	Northeast side of Hunters Crossing
Size of Property:	152.92 acres
Present Use/Zoning:	Residential Subdivision/PD
Proposed Zoning	Unchanged
Proposed Use of Property:	Unchanged
Tax Map Reference:	202-00-01-039 (Part)
Adjacent Property Land Use and Zoning:	North-Agricultural/AC South-Commercial/GC East-Agricultural/AC West-Agricultural/AC

II. BACKGROUND

There have been four previous revisions to this planned development since the original approval; the current proposal is the fifth revision. The following is a synopsis of all previous revisions:

Revision 1:

- Increased the number of approved lots from 366 lots to 540 lots.
- Changed approved lot sizes from 257 lots @ 65 ft. x 125 ft. and 109 lots @ 100 ft. x 100 ft. to the following
 - 84 lots @ 44 ft. x 100 ft.
 - 234 lots @ 44 ft. x 125 ft.

- 105 lots @ 50 ft. x 100 ft.
- 36 lots @ 50 ft. x 125 ft.
- 81 lots @ 65 ft. x 125 ft.
- Implemented a traditional neighborhood development design through the inclusion of rear alley access on the portion of the development between what is now known as Ruger Dr. and Musket Tr.
- Decreased the required side yard setbacks from 5 ft. to 3.5 ft. and from 10 ft. to 3.5 ft.
- Reduced the front yard setback on parcels with rear alley access from 20 ft. to 15 ft.

Revision 2:

- Removed the home daycare prohibition in the specified uses and added home daycare for up to five (5) children as a permitted use.

Revision 3:

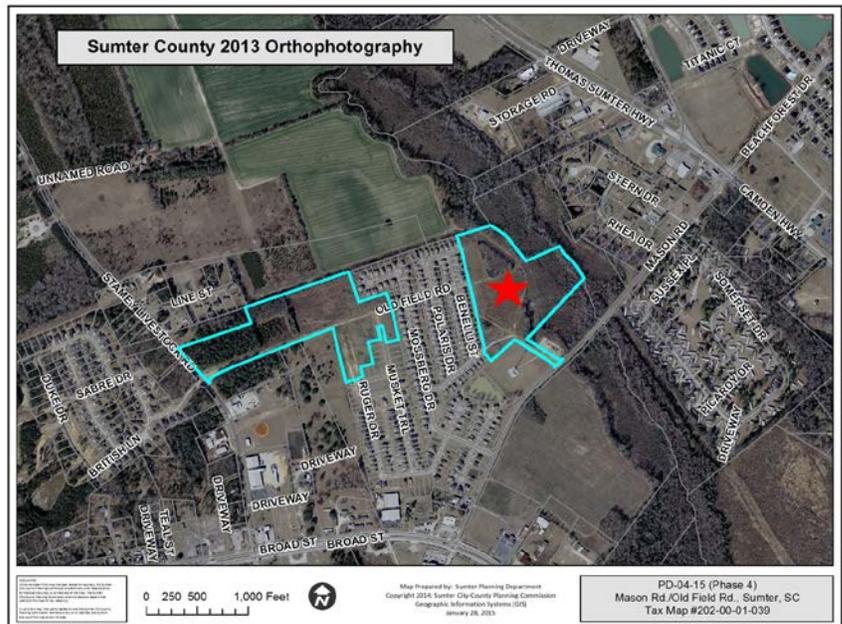
- Revision 3 was a staff level revision as a minor change that permitted 60 ft. lot widths in Phase 3, Section 1 of the development. This was considered a minor change it resulted in a decrease in the overall number of lots approved for this section and was a lot width that is within the approved spectrum of lot widths that were approved in Revision 1.

Revision 4:

- Revised the existing approved lot plan to remove rear alleyways;
- Modified community open space plan;
- Convert 41 of the approved 44 ft. wide lots to 60 ft. wide lots
- All lots in Phase III and all Sections and Phases approved after Phase III shall have depressed curbing at the street.

Phase IV revisions are a proposal to reduce the number of lots in area of the development indicated by the red star in the graphic to the right. The proposal is to amend the street layout, sidewalk plan, and open space in what has been termed “Phase IV” of the development.

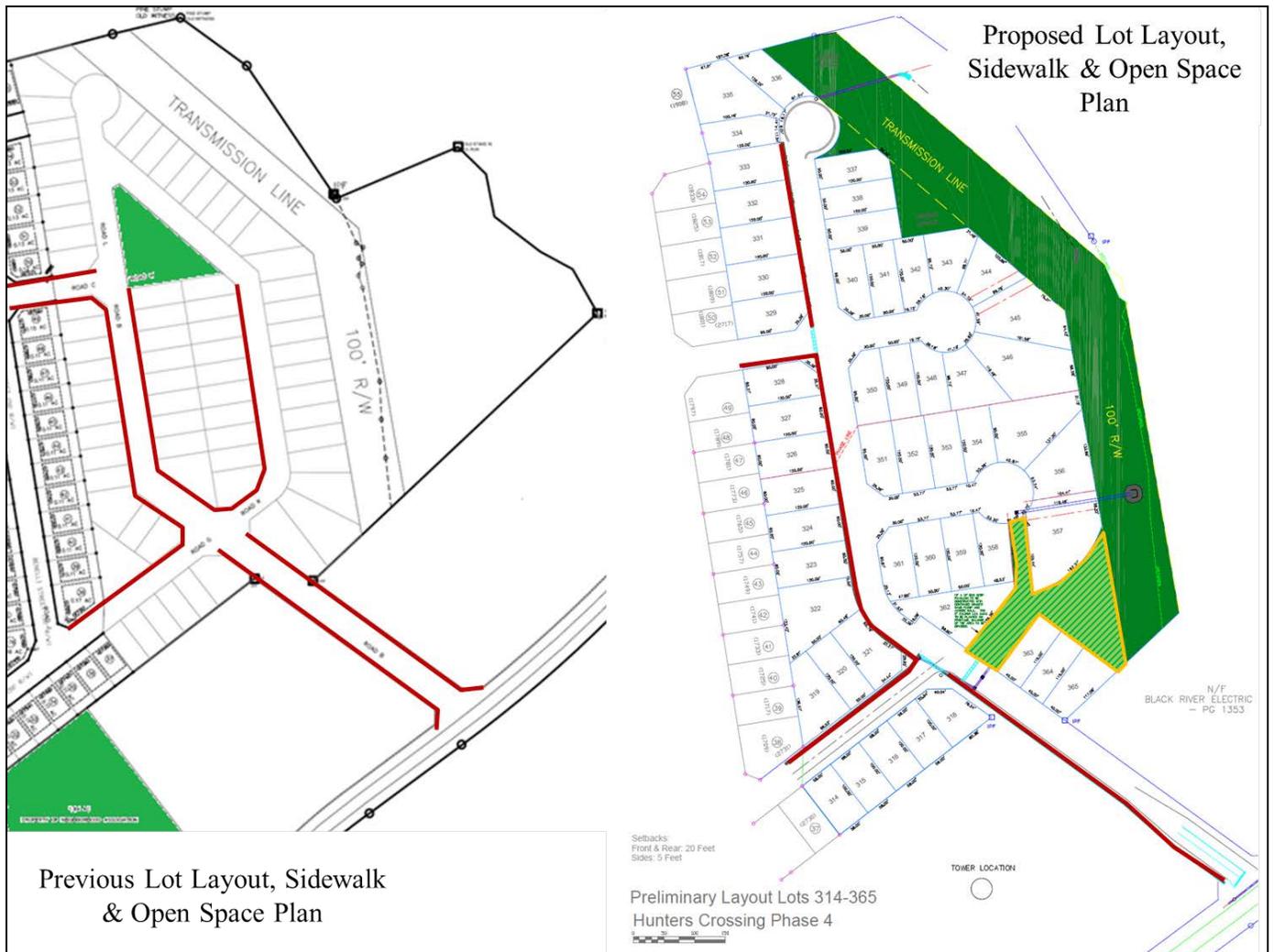
Staff does not believe this constitutes a major change as stipulated in PD Ordinance, however; it is appropriate for Planning Commission to review this request and approve the proposed changes.



III. PROPOSED REVISION

The graphic below depicts the proposed changes in Phase IV. The image on the left is the layout originally envisioned by the developer in 2006 when the Sidewalk Plan was approved. The red lines indicate sidewalk locations and the green area represents open space—the original plan did not consider the power line right of way to be part of the community open space. As originally conceived, this section was to accommodate 70 single family lots.

The proposed layout on the right changes the road network to remove the awkward triangular intersection at the northern point in this phase. The proposed plan creates three cul-de-sac streets with small pockets of open space connecting from north to south through the power line easement behind the proposed lots. The overall number of lots is reduced to 52 from the original 70 units.



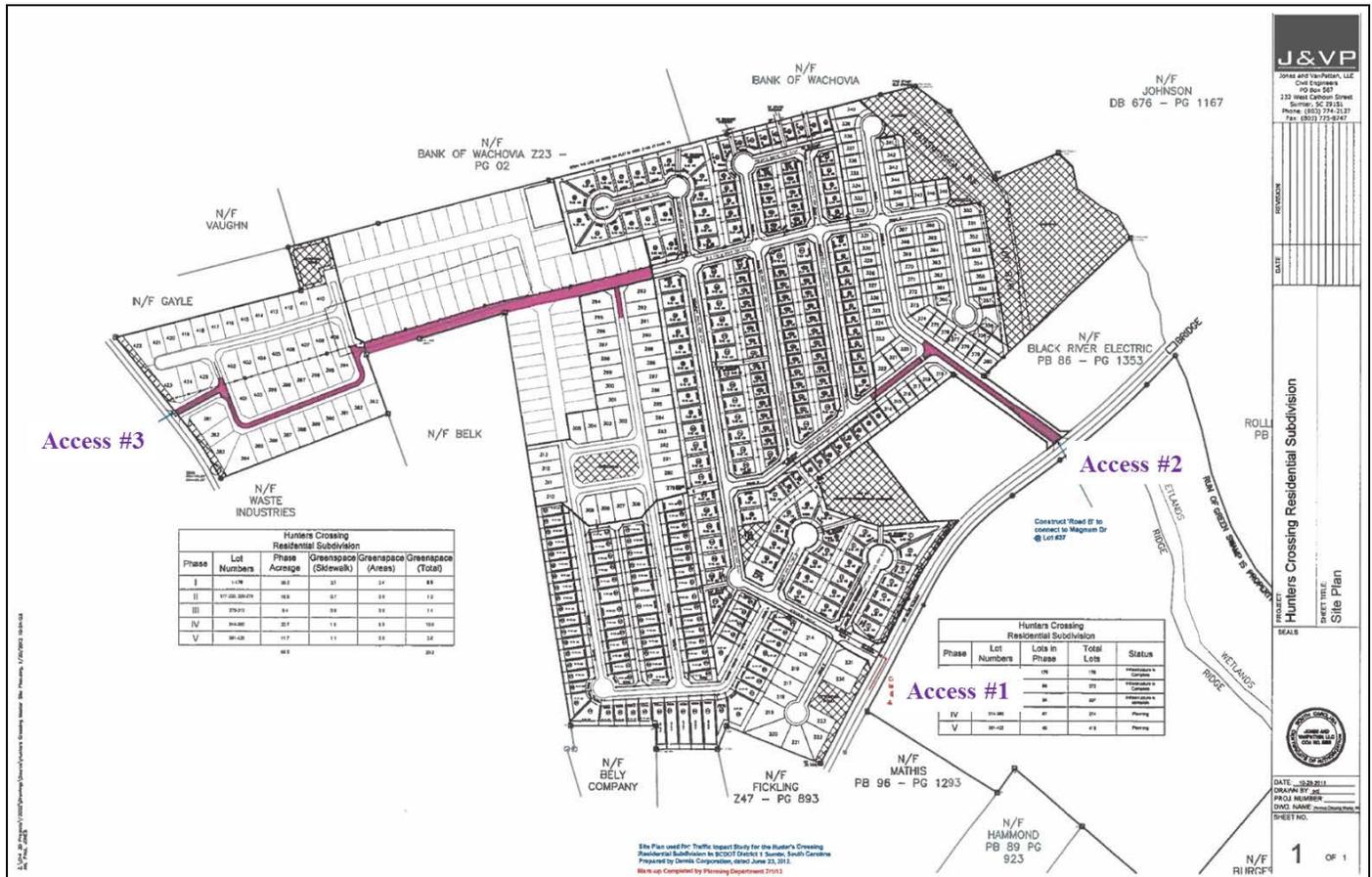
As proposed, the small area of open space adjacent to the entrance highlighted in yellow (above right) becomes the practical open space. Although the power line right of way has been shown as reserved for open space, this area is not developable for community amenities due to the

development restrictions in place by the power company for the easement. Additionally, the applicant has proposed construction of a picnic shelter within the front open space, that will serve as a covered bus stop similar to the shelter at the primary entrance to the development.

IV. TRAFFIC REVIEW

Planning Staff has been actively working with the developer to complete transportation improvements as recommended by the Traffic Impact Study titled, "Traffic Impact Study for the Hunters Crossing Residential Subdivision in SCDOT District 1 Sumter, South Carolina," prepared by Dennis Corporation and dated June 23, 2012.

The TIS assumes the construction completion of all three access points shown in the graphic below—one at the current primary access on Mason Rd. (Access #1), one access point further north on Mason Rd. (Access #2), and an access point on Stamey Livestock Rd. that aligns with the Williamsburg Subdivision Entrance (Access #3). Mitigation recommendations by the Study include implementation of an auxiliary left-turn lane at Access #1 on Mason Rd.



In response to Planning Staff’s review and correspondence with the developer, a timeline for implementation of road network improvements was established as follows:

- Implementation of the auxiliary left-turn lane at Access #1 on Mason Rd. shall be completed no later than September 1, 2016. If the turn lane is not constructed by September 1, 2016 no further permits for new construction shall be issued.
- Installation of Access #2 to be completed no later than May 31, 2015. If the installation of Access #2 is not installed by May 31, 2015 no further permits for new construction shall be issued.
- Access #3
 - Road bed shall be graded and filled to eliminate potholes, etc. and made passable for emergency vehicles no later than January 1, 2015. ***This benchmark has been met and the road is being maintained for public safety vehicles.***
 - Full paving of Access #3 shall be completed prior to issuance of the building permit for the 381st dwelling unit.

Development of Phase IV will address installation of Access #2 as outlined above.

V. TECHNICAL REVIEW – FEBRUARY 10, 2015

The proposed revision to Phase IV was reviewed by the Fire Department, City Public Works, Black River Electric Cooperative, and the City of Sumter Stormwater Utility. It was found that this overall change to the layout will allow for more streamlined installation of services, a reduction in impervious surface, and creates a road network more easily navigated by emergency services vehicles.

VI. STAFF RECOMMENDATION

While the shifting of the community open space is not optimal, the change to the street network improves navigation for the public and the resultant reduction in the number of lots creates a phase within the neighborhood that is less dense than other previously developed areas, offering an alternative within the community. Staff recommends approval of this request with the following conditions:

1. Installation of the sidewalk from the Mason Rd. Entrance to Lot 318 prior to final plat approval for Phase IV, Section 1.
2. Construction of the Picnic Pavilion prior to final plat approval for Phase IV, Section 1.

VII. PLANNING COMMISSION – FEBRUARY 25, 2015

The Sumter City-County Planning Commission at its meeting on Wednesday, February 25, 2015 approved this request as presented by staff.