

Sumter City-County Planning Commission

March 25, 2015

MSP-15-16/HCPD-15-06, 1018 Manning Rd. & 1025 Pocalla Rd. – Markette #30 (City)

I. THE REQUEST

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| Applicant: | Greg Walker, Walker Engineering & Construction |
| Status of the Applicant: | Design-Builder for Owner |
| Request: | Request for Major Site Plan approval and Highway Corridor Protection District Design Review approval for a 2250 sq. ft. convenience store with 16 fuel pumps, and a 12,600 sq. ft. wholesale liquor/beer & wine store. |
| Location: | 1018 Manning Rd. & 1025 Pocalla Rd. |
| Size of Development: | +/-3.06 acre tract |
| Present Use/Zoning: | Vacant/GC (General Commercial) |
| Proposed Use of Property: | Convenience Store with gas station & wholesale liquor/beer & wine sales. |
| Tax Map Reference: | 251-08-02-001, 251-08-02-059, 251-08-02-005 (Part), 251-08-02-062 (Part), and 251-08-02-006 (Part). |

II. BACKGROUND

The applicant is requesting major site plan and Highway Corridor Protection District Design Review approval for a two phase development. Phase I will include construction of a 2250 sq. ft. convenience store with two separate fueling canopies—one for cars and one for semi trucks/tractor trailers. In total there will be 16 fueling positions. Phase II of the development will include a 12,600 sq. ft. wholesale liquor/beer and wine store.

The extent of the development area is indicated in the graphic to the right. This is the same property that is the subject of BOA-14-15, granting special exception



use approval for alcohol sales; and RZ-14-06, rezoning approximately 1.63 acres from General Residential (GR) to General Commercial (GC).

Land Use & Zoning Compatibility:

The 2030 Plan designates this area as a Priority Commercial Corridor—a priority investment area. Priority investment areas are identified in the Suburban Development Area in an effort to more acutely identify, direct, and concentrate new development opportunities. A major theme of the 2030 Plan is to encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors. Here a mix of uses is supported, including commercial uses when located in the proper context. The 2030 Comprehensive Plan directs both small scale (area supportive) and large scale (destination) commercial uses to our priority areas and to major intersections and arterial corridors such as the Manning/Lafayette intersection.

Fueling stations built in conjunction with a convenience store are a permitted use in the GC District, and special exception approval (BOA-14-15) has been granted to permit the proposed wholesale liquor/beer and wine store. 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.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a full set of civil plans including a landscape plan titled, “Construction Plans for: Sumter Markette Sumter County, South Carolina on Lafayette Drive,” prepared by Walker Engineering & Construction, dated 08/14, revised 03/06/15. Additionally, the following exterior elevations were provided:

“West Oil Markette #30 – Elevations,” prepared by Walker Engineering & Construction, dated 1/18/15, sheet A-2.

“West Wholesale – Elevations,” prepared by Walker Engineering & Construction, dated 4/14/14, sheet A-2.

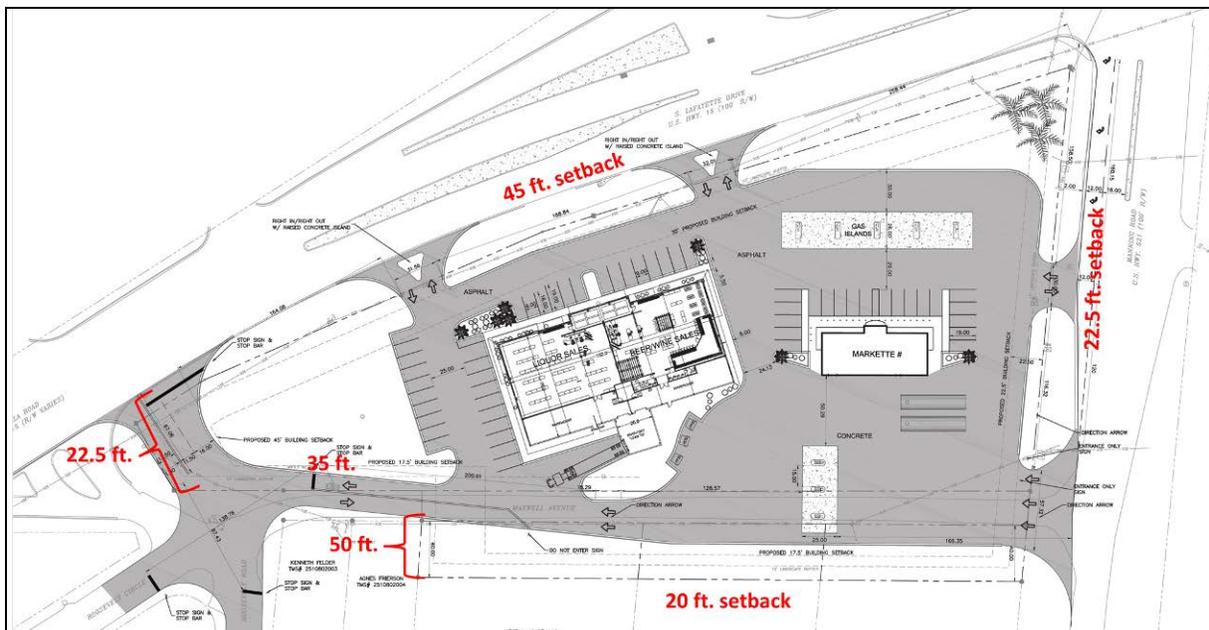
Full plans submission includes the following:

- Cover (Sheet 1)
- General Notes (Sheet 2)
- Site Conditions (Sheet 3)
- Storm Water Pollution Prevention Plan (Sheet 4)
- Demolition Plan (Sheet 5)
- Site Plan (Sheet 6)
- Site Grading Plan (Sheet 7)
- Utility Plan (Sheet 8)
- Construction Details (Sheets 9-15)
- Landscaping Plan (Sheet 16)

Copies of the Site Plan (Sheet 6); Site Grading Plan (Sheet 7); and Landscape Plan (Sheet 16) have been included in this packet for review.

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

- Setbacks:
 - Pocalla Rd. – 45 ft. with Street Landscaping @ 10 ft. width
 - Manning Rd. – 22.5 ft. with Street Landscaping @ 10 ft. width
 - Maxwell Ave. – 35 ft. with Street Landscaping @ 10 ft. width
 - Intersection of Maxwell Ave. & Pocalla Rd. – 22.5 ft. with Street Landscaping @ 10 ft. width
 - Interior Side – 50 ft. with a Type A Landscape Buffer @ 5 ft. width (adjacent property is vacant)—in lieu of 5 ft. planted buffer existing vegetation is to remain undisturbed
 - Rear – 20 ft. with a Type A Landscape Buffer @ 5 ft. width—in lieu of 5 ft. planted buffer, a 15 ft. area of existing trees is to remain undisturbed.
- Maximum Building Height – 60 ft.
- Maximum Impervious Surface – 92%



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, convenience stores must provide a minimum of 1 parking space for every 250 sq. ft. of gross floor area and liquor stores must provide a minimum of 1 space for every 300 sq. ft. of gross floor area. Based upon a 2250 sq. ft. convenience store and 12,600 sq. ft. liquor store the minimum number of required parking spaces is 51. Of those 51 spaces a minimum of 3 spaces must be designated as handicap.

Submitted parking plans show the following:

- 47 regular 9.5 ft. x 19 ft. parking spaces;
- Three (3) 8 ft. x 16 ft. compact car spaces;
- Two (2) handicap van accessible parking spaces
- One (1) regular handicap parking space

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

Landscape & Tree Protection Plan:

The development area is the site of approximately 20 significant and historic trees that are proposed for removal. The health of the trees has been assessed by the City Arborist, of the 20 trees, only 8 were deemed to be at 80% health or better, with none being in perfect condition. The site sits several feet lower than the road, approximately 5 ft. of fill will be required to be added to the site in order to achieve positive site drainage that complies with stormwater and SCDOT requirements. The significant change in grade will result in the loss of all of the existing trees on-site.

Street landscaping requirements call for a total of 27 canopy trees and 179 shrubs along the Maxwell Ave., Pocalla Rd., and Manning Rd. frontages. The site is impacted by a significant amount of overhead power, some of the required canopy trees are proposed to be substituted with understory trees. The following list details the proposed plantings.

Trees

- *Acer rubrum* (Red Sunset Maple), 2 in. caliper/7 ft. minimum height – qty. 13
- *Quercus shumardi* (Shumard Oak), 2 in. caliper/6 ft. minimum height – qty. 9
- *Lagerstoemia indica* ‘Natchez’ (Natches Crepe Myrtle), 2 in. caliper/7 ft. minimum height – qty. 12
- *Cercis chinensis* (Chinese Redbud), 1 ½ in. caliper/6 ft. minimum height – qty. 11

Shrubs and Ornamentals

- *Clyera japonica* (Clyera), 3 gal./15 in. minimum height – qty. 6
- *Ilex crenata* ‘hoogendorn’ (Hoogendorn Holly), 3 gal./15 in. minimum height – qty. 23
- *Ilex vomitoria* (Dwarf Shilling Youpon), 3 gal./12 in. minimum height – qty. 199
- 20,700 sq. ft. Centepede Turfgrass

In addition areas of seasonal color will be planted along the Pocalla Rd. frontage. The landscape plan has been attached to this report for reference.

The stormwater management areas will be a series of dry ponds located along the Pocalla Rd. frontage, with one stormwater depression on Manning Rd. Due to the design of the ponds they will be sodded and treated as part of the development’s lawn.

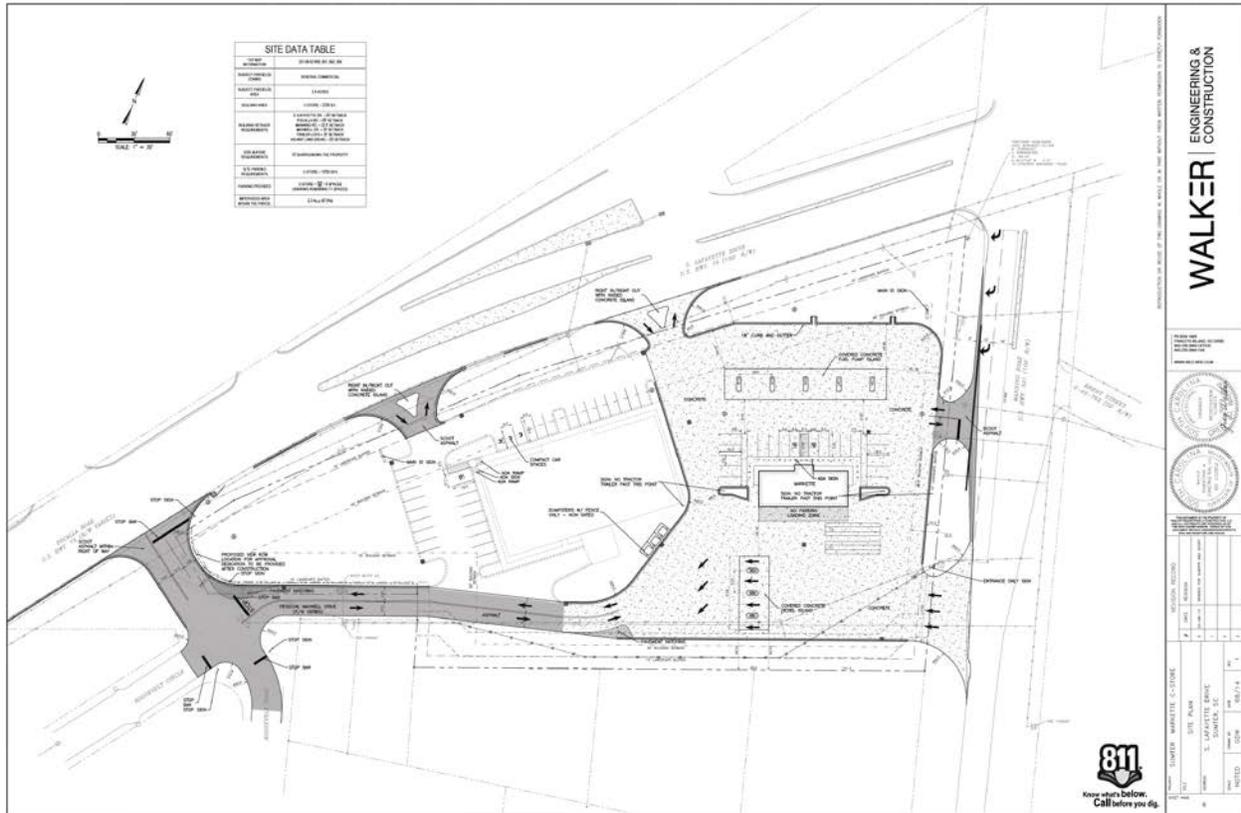
This landscape plan meets the intent of the Ordinance.

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, “Sumter Convenience Store Development – Traffic Impact Analysis Sumter, South Carolina,” prepared by Stantec Consulting Services, Inc., dated January 2015.

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

The graphic below shows the proposed access points to the development. Access to the development will be provided through one full access driveway along US 15/ Pocalla Rd, two right-in/right-out only driveways along US 15/Pocalla Rd., one full access driveway along US 521/Manning Rd. and one one-way entrance driveway along US 521/Manning Rd. These access driveway were designed taking into consideration the Southern Gateway Project which is a streetscape/safety project that will reconfigure portions of the Manning Ave./Lafayette Dr. intersection.



The results of the intersection analysis indicate that the study intersection currently operate and are expected to continue to operate at an acceptable Level of Service (LOS), therefore no intersection improvements are recommended. However, it is recommended that the existing southbound acceleration lane along US 521/Manning Rd. departing the intersection to the full-access driveway on US521/Manning Rd. be marked to be a right-turn only lane.

Planning Staff agrees with these findings and recommendations of the TIS. The applicant has submitted the TIS to SCDOT. The TIS has received initial review. The applicant and SCDOT are working together towards Encroachment Permit Approval. Any additional requirement as a result of the SCDOT review and approval process shall be implemented into the development plan prior to construction permitting.

Stormwater Management:

Stormwater plans are under review by the City Stormwater Utility.

Utilities:

Fire: There are existing fire hydrants in place to serve this site.

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.

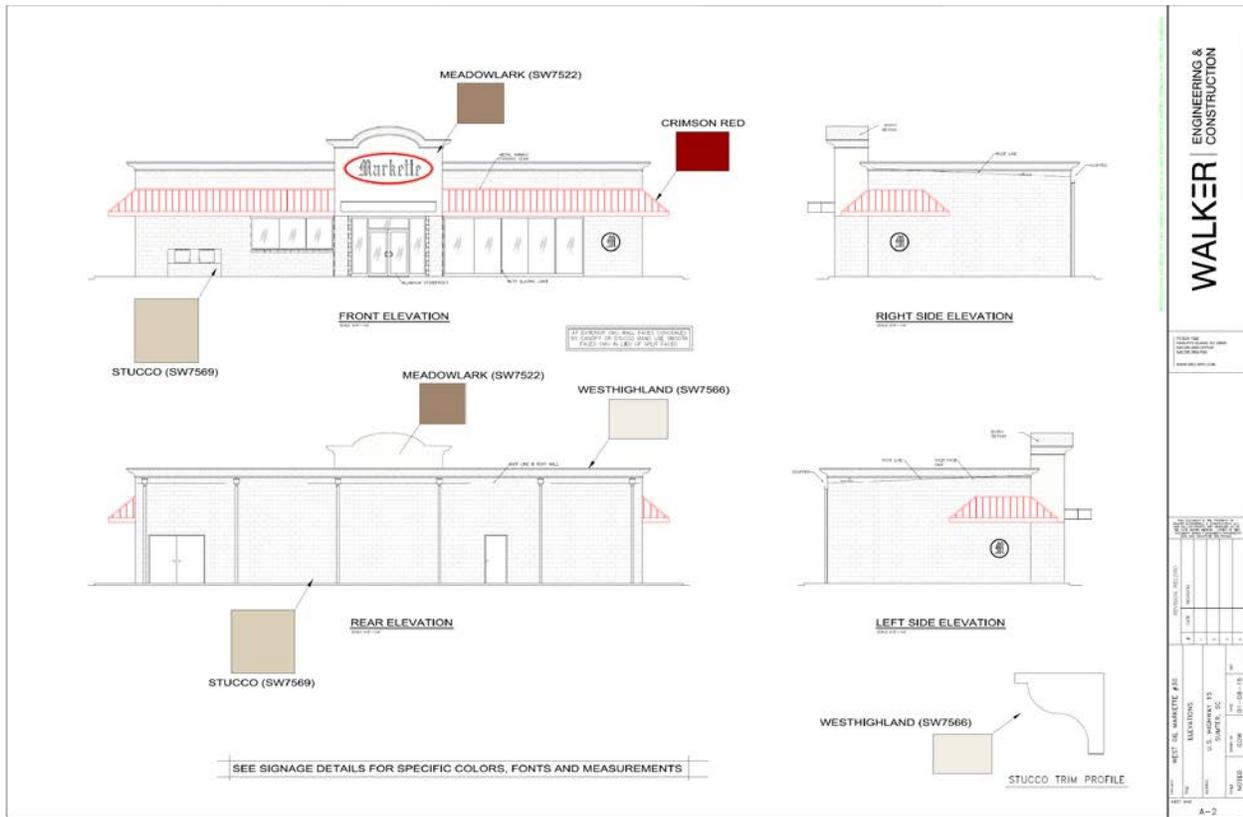
- b. Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;*

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 four structures proposed for this development – the convenience store, two gas canopies, and the wholesale liquor/beer and wine store. Building Elevations have been attached to this report. The exterior of the convenience store building will be a blend of split face CMU, smooth face CMU, EIFS and metal canopies. The proposed elevations for the convenience store and gasoline/diesel canopies are shown on the following pages. The primary building colors are earth tones with red accents on the metal canopies of the convenience store building. The diesel canopy will be grey, and the gasoline canopy is proposed to be red and white. Photographs of other Markette sites have been included to show the proposed canopy coloration and sizes.

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



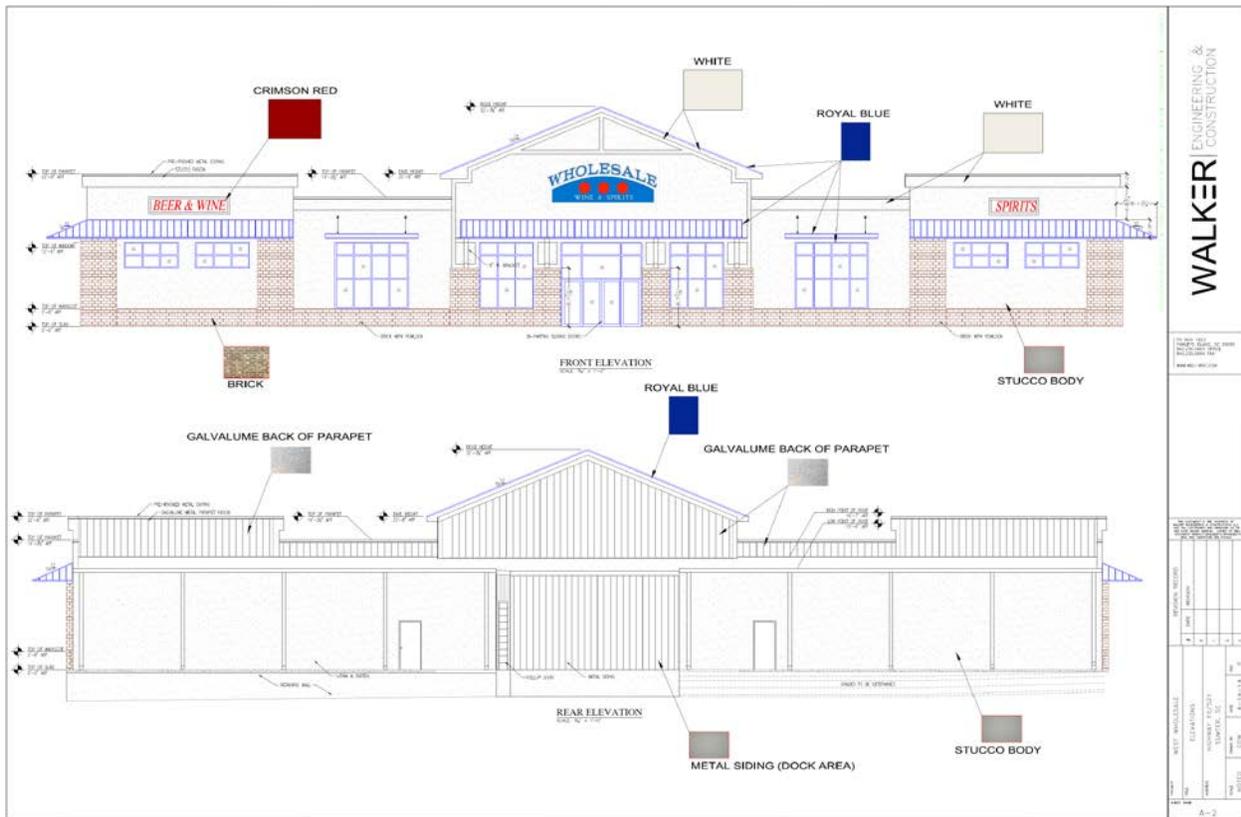
WALKER | ENGINEERING & CONSTRUCTION

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|-------------|---------|----------|
| PROJECT NO. | DATE | SCALE |
| CLIENT | PROJECT | LOCATION |
| DESIGNER | DATE | SCALE |
| CHECKER | DATE | SCALE |
| APPROVER | DATE | SCALE |

WEST OIL MARKET #33
 ELANDRUS
 U.S. HIGHWAY 15
 MARKET, SC
 MODEL
 DATE: 08-15-15
 A-2



The following rendering is the proposed wholesale liquor/beer and wine store. The proposed materials are a combination of EIFS simulated stucco, brick, and metal awnings.



- 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.);

All building and freestanding signage must comply with the standards for the General Commercial (GC) district as outlined in **Exhibit 8-5 Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs**. Canopy signage must comply with the standards outlined in Section 8.h.8. **Special Purpose Signs**.

Two freestanding sign locations have been identified on the submitted plans. In accordance with Note #3 in **Exhibit 8-5** where two or more detached commercial zoned buildings occupy the same parcel, each may have one free-standing sign, provided the total sign area does not exceed the allowable limits specified in **Exhibit 8-5**. The site is limited to 200 sq. ft. of freestanding signage with a maximum height of 30 ft. The proposed pylon sign has 157 sq. ft. of sign face with an overall height of 27 ft. 4 in. The second freestanding sign which will be reviewed at a later date will be limited to 43 sq. ft. of sign face.

It should be noted that the two freestanding signs proposed on the Pocalla Rd. frontage cannot both be used for the gas station/convenience store structure; one may be used for the gas station/convenience store with the other sign being used for the wholesale liquor/beer and wine store.

Renderings of submitted proposed signage have been attached to this report.

- 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 wooden privacy fencing, located behind the building obscured from public view.

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:

- Final approval and issuance of all appropriate encroachment permits from SCDOT prior to issuance of construction permits.

VI. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-15-16 & HCPD-15-06, 1018 Manning Rd. & 1025 Pocalla Rd. – Markette (City) subject to staff’s recommendations and the submitted civil plans including a landscape plan titled, “Construction Plans for: Sumter Markette Sumter County, South Carolina on Lafayette Drive,” prepared by Walker Engineering & Construction, dated 08/14, revised 03/06/15. Additionally, exterior architectural elevations, titled, “West Oil Markette #30 – Elevations,” prepared by Walker Engineering & Construction, dated 1/18/15, sheet A-2; and “West Wholesale – Elevations,” prepared by Walker Engineering & Construction, dated 4/14/14, sheet A-2.

VII. PLANNING COMMISSION – MARCH 25, 2015

The Sumter City – County Planning Commission at its meeting on Wednesday, March 25, 2015, voted to approve this request subject to the following:

1. Final approval and issuance of all appropriate encroachment permits from SCDOT prior to issuance of construction permits; and
2. The submitted civil plans including a landscape plan titled, “Construction Plans for: Sumter Markette Sumter County, South Carolina on Lafayette Drive,” prepared by Walker

Engineering & Construction, dated 08/14, revised 03/06/15. Additionally, exterior architectural elevations, titled, “West Oil Markette #30 – Elevations,” prepared by Walker Engineering & Construction, dated 1/18/15, sheet A-2; and “West Wholesale – Elevations,” prepared by Walker Engineering & Construction, dated 4/14/14, sheet A-2.