

# Sumter City-County Planning Commission

## Staff Report

April 22, 2015

### PD-02-08 (Revision 13), Beach Forest Planned Development (City)

#### I. THE REQUEST

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| <b>Applicant:</b>                             | Louis Tisdale, Black River Land Services   |
| <b>Status of the Applicant:</b>               | Owner Representative   |
| <b>Request:</b>                               | Revision to Planned Development Ordinance to increase the number of approved single-family lots to 446, to delete the Waterfall Townhomes from the Planned development, to include general townhouse development standards for designated areas of the development and redraft the ordinance language. |
| <b>Location:</b>                              | Beach Forest Development – north of Thomas Sumter Highway and west of Beckwood Road.   |
| <b>Size of Property:</b>                      | 163.75 acre undeveloped portion of the Beach Forest Planned Development.   |
| <b>Present Use/Zoning:</b>                    | Mixed Use Planned Development/PD   |
| <b>Proposed Zoning</b>                        | Unchanged  |
| <b>Proposed Use of Property:</b>              | Unchanged  |
| <b>Tax Map Reference:</b>                     | Original Parent Parcels: 202-00-02-012, 202-00-02-013, 202-00-02-014, 202-00-02-015, 202-00-02-016, 202-00-02-017, and 201-00-03-030   |
| <b>Adjacent Property Land Use and Zoning:</b> | North – Residential<br>South – Residential and Office/PD<br>East – vacant undeveloped<br>West – Residential/PD and Highway Corridor  |

## II. BACKGROUND

As shown in the map to the right, the Beach Forest Planned Development encompasses over 290 acres of land. This development is one of the four true mixed-use planned developments within the Sumter Community, and is one of the oldest in terms of date established (2002).

The original planned development ordinance was adopted with very

conceptual language and did not clearly address development expectations and standards as we would today, and through the revision process the language has not been updated in the Ordinance as we have done with the other Planned Developments in the Community (i.e. Sumter West, Hunters Crossing, Pocalla Springs). The applicant has requested that the Ordinance be rewritten to incorporate the existing conditions within the development as well as standards for future development in order to streamline marketing of the property and future development of the remaining commercial and residential areas. Additionally, the applicant has requested that major site plan and residential subdivision development review be delegated to the Planning Commission Board as long as proposed development complies with the standards established in the PD Ordinance.

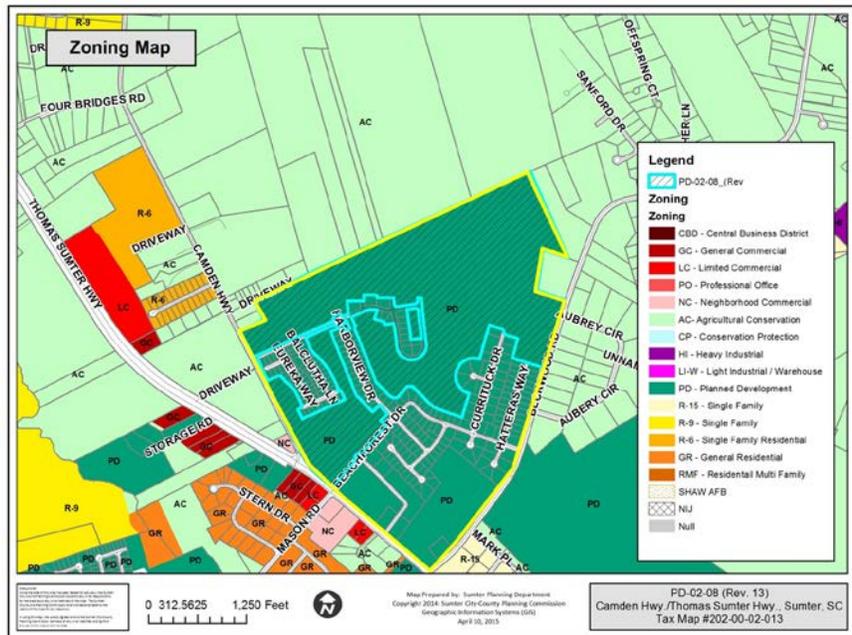
The applicant has submitted an overall plan for the Planned Development titled, “Beach Forest Village Master Plan,” prepared by Black River Land Surveying, LLC; job # Beach Forest Overall Map, and dated 4/1/2015 to show the areas designated for commercial, single-family residential, and townhouse development. The plan has been attached for reference.

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

Initial Adoption: The planned development was created in July 2002 by Sumter County Council. The land was rezoned from Agricultural Conservation (AC) to Planned Development.

Revision 1: (April 2003)

- The property was annexed into the City of Sumter.



- The original PD approval granted by County Council was revised to develop one of the residential sections of the planned development for 324 single-family residential lots.

Revision 2: (May 2003)

- Change to the approved curb cuts on Beckwood Road and removal of two parcels from the Development that should not have been included in the original PD request.

Revision 3:

- A request to increase the number of access points to the development. This request failed to be approved by Council.

Revision 4: (September 2004)

- Site plan approval for Lot #1 in the Beach Forest Commercial Village.

Revision 5:

- Request withdrawn prior to any review or approval

Revision 6: (April 2004)

- Site plan approval for the USDA Building on Castelrock Drive.

Revision 7: (June 2004)

- Site plan approval for First Church of God.

Revision 8: (September 2004)

- Added patio home development standards to the PD and finalized the number of curb cuts to the development.

Revision 9: (April 2005)

- Approve a reduction in the residential lot widths.

Revision 10: (July 2006)

- Site plan approval for a restaurant that was not building in the commercial section of the planned development.

Revision 11: (September 2006)

- Site plan approval for the neighborhood clubhouse and community swimming pool.

Revision 12: (November 2009)

- Added Waterfall Townhomes to the planned development. The contract for development of the approved plan was never finalized; this 99 unit townhouse development will not be constructed.

After a comprehensive review of the Planned Development files, staff believes that it is appropriate to draft a new Planned Development Ordinance that clearly spells out development

parameters for Beach Forest—this will result in an almost a complete rewrite of the PD Ordinance that will do the following:

- Outline overall development standards for the planned development as a whole;
- Site access and traffic impact study triggers;
- Development standards for designated commercial development areas to include, parking, landscaping, setbacks and signage;
- Finalize the number of single-family lots to be no more than 446 units;
- Codify the existing single-family development setback standards present within the subdivision today, add additional setback standards, and include the possibility for future townhouse development using the townhouse standards established in the *City of Sumter – Zoning & Development Standards Ordinance*;
- Delete Waterfall Townhomes from the Planned Development;
- Address residential open space development.

### **III. PROPOSED REVISION**

See attached Draft Ordinance.

### **IV. TRAFFIC REVIEW**

A traffic impact study was submitted for the planned development prior to the approval of the first phase of residential development and when site access points were established as part of Revision 3, and then later updated in 2004.

The main access points to the planned development are established and not proposed to be changed. Currently there are two encroachments on Beckwood Road, one that connects directly to the residential portion of Beach Forest and one encroachment that acts as a driveway for First Church of God/access to the White Family Cemetery. There are also three additional access points fronting on Thomas Sumter Highway/Camden Highway where Castlerock Drive, Beach Forest Drive, and Canadiangeese Drive connect to the road network.

As a condition of the Planned Development Ordinance, there are three trigger points for submission of a new traffic impact study (TIS) as follows:

- Prior to approval of the 401<sup>st</sup> single-family residential lots;
- Prior to approval for any townhouse development;
- And/or prior to development approval for any commercial development that generates 100 or more vehicle trips during the peak hours of the day.

The TIS will be required to be prepared in accordance with *Article 7, Section 7.d.10*, and the developer will be responsible for any mitigation measures that are recommended as a result of the TIS.

## **V. STAFF RECOMMENDATION**

Planning staff recommends approval of this request. Redrafting the PD Ordinance with clear development guidance will streamline the development process in future as well as clearly spell out the community expectation for future development within the PD. Additionally, the proposed text will clear up any ambiguity in the previous regulations.

## **VI. PLANNING COMMISSION – APRIL 22, 2015**

The Sumter City – County Planning Commission at its meeting on Wednesday, April 22, 2015, voted to recommend approval of this request to revise Planned Development Ordinance to increase the number of approved single-family lots to 446, to delete the Waterfall Townhomes from the Planned Development, to include general townhouse development standards for designated areas of the development and redraft the ordinance language for the Beach Forest Planned Development located north of Thomas Sumter Highway and west of Beckwood Rd. subject to revising the area for commercial development to indicate where townhouse development could be located.