

# Sumter City-County Planning Commission

June 24, 2015

## MSP-15-30, 1665 Stamey Livestock Rd. – Fire Equipment Sales (City)

### I. THE REQUEST

**Applicant:** Bill Lynam, Lynam Construction, LLC

**Status of the Applicant:** Project Design-Builder

**Request:** Request for Major Site Plan approval for a 50,000 sq. ft. assembly/finishing building and showroom for an established fire equipment sales/truck manufacturing company.

**Location:** 1665 Stamey Livestock Rd.

**Size of Development:** +/-5.58 acre parcel

**Present Use/Zoning:** Fire Equipment Sales (FES)/Planned Development (PD-07-02 Rev. 1)

**Proposed Use of Property:** Unchanged

**Tax Map Reference:** 187-00-02-019 & 187-00-02-020

### II. BACKGROUND

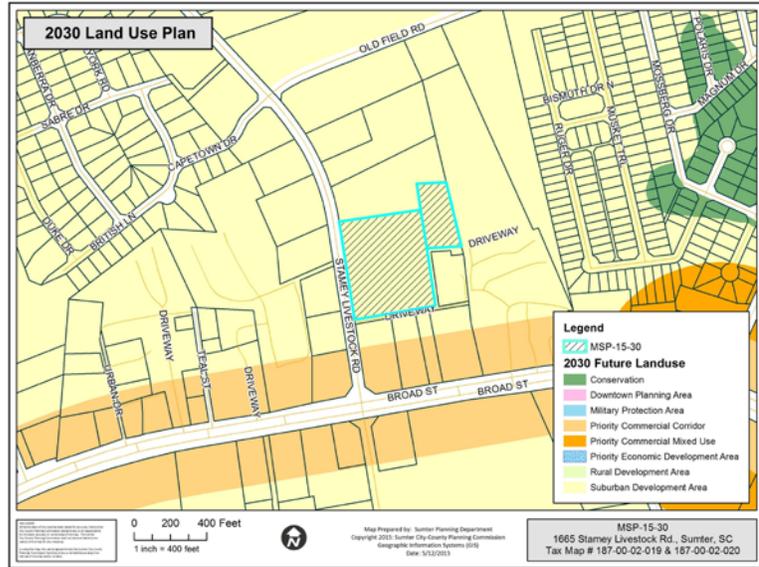
The applicant is requesting major site plan approval to construct a 50,000 sq. ft. fire truck manufacturing and finishing facility with a showroom at the existing FES (Fire Equipment Sales) site at 1665 Stamey Livestock Rd. This is the same project that was the subject of PD-07-02 (Revision 1), which was approved by City Council in August of 2014. The building location and size was approved as



part of the concept plan reviewed by Council. As part of Council's approval, final civil and landscape plan approval was delegated to Planning Commission to be reviewed and approved as a Major Site Plan. The property is shown in the pictometry above. The new building will be located on the east side of the site in the general area of the open shed shown above. Development plans involve construction of a new building, landscape upgrades and an expansion to the existing stormwater management facilities.

*Land Use & Zoning Compatibility:*

The 2030 Plan designates this area as part of 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.



The proposed development will incrementally improve the landscaping at a non-conforming site while expanding an existing business at its established facility. Based upon 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, “Fire Equipment Sales Stamey Livestock Rd Sumter, SC,” prepared by Burns Engineers Inc., dated May 6, 2015, revised May 29, 2015, and June 15, 2015. Additionally, building elevations titled, “FES Industries New Finishing Facility 1665 Stamey Livestock Road – Sumter, SC,” prepared by Lynam Construction, LLC, dated April 20, 2015 were provided.

Copies of the Existing Conditions Plan (C1 of 8), Site and Erosion Control Plan (C3 of 8) and Landscape Plan (C6 of 8) have been included in this packet for review.

Site development will adhere to the setbacks as approved with the PD Concept Plan. Based upon the submitted plans, the proposed development meets these minimum standards.

*Parking Plan:*

The parking plan will remain unchanged. The construction of this new facility does not impact the number of required spaces. Parking for manufacturing uses is based upon *Article 8, Exhibit 8-9, Note #1* as follows:

1. *For Manufacturing Use (or where a high number of employees are used); as a minimum:*
  - a. *One space for every two employees according to the maximum employment number; and,*
  - b. *One space for each managerial staff member; and,*

- c. One space for each company vehicle that will be operating from the premises;  
and,
- d. Must include one handicapped space per 25 spaces.

The above referenced standards are not anticipated to change with the additional building square footage. Based upon current peak employment, management staff, and company vehicles, the site is required to have a minimum of 19 parking spaces. Currently the site has 52 parking spaces. The parking lot is paved with concrete curb and gutter and meets the minimum interior landscape standards for parking lots.

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

No trees are proposed to be removed as part of the project. The site was developed prior to the adoption of the current landscape regulations. Currently, the site only has landscaping on the interior of the parking lot and along the private street frontage as highlighted in green in the orthophoto below. The black shaded area indicates the approximate size and location of the new building. The applicants have submitted a landscape plan that adds additional plantings in the areas highlighted in orange. The submitted plan is based upon the planting standards as established in Article 9 for Street Landscape Buffers, Type A Buffers and a Type C Buffer.



A copy of the landscape plan has been attached to this report. The proposed plan is a substantial upgrade to the existing site. Staff finds that the plan meets the intent of the ordinance.

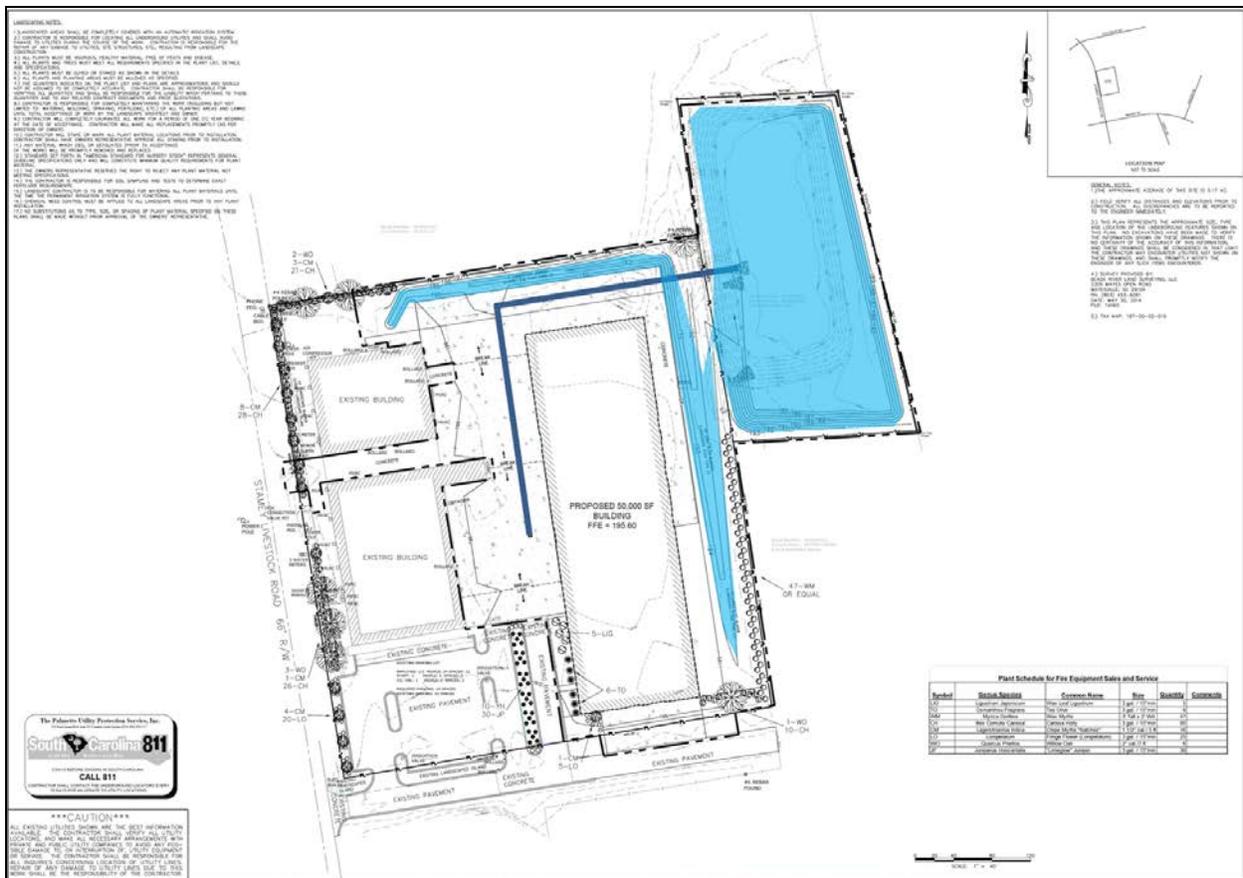
***Traffic Impact Analysis & Access Management:***

The site is accessed via an established shared private paved road that connects to the public street network at Stamey Livestock Rd.

Stamey Livestock Rd. is classified as a Minor Arterial by SCDOT and is a north south roadway that connects Frierson Dr. on the north to Broad St. on the south. The 2014 traffic counts for Stamey Livestock Rd. are 2700 AADT operating at a Level of Service (LOS) A. This project is not anticipated to change the existing level of service. No mitigation measures are recommended.

**Stormwater Management:**

Stormwater plans have been approved by the City Stormwater Utility. No new detention facilities will be created. The existing detention facility to the rear of the site is proposed to be expanded with a series of swales and new piping to direct stormwater to the detention pond. The stormwater is larger than most for a project this size as the pond has no outlet to the stormwater sewer. The pond is dual designed to hold stormwater as well as any potential run-off from the fire suppression system. Water from the suppression system cannot be released into the environment without processing to remove contaminants.



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

Issues related to the location of the existing fire hydrant along Stamey Livestock Rd. as well as the proposed utility plan were discussed. The applicant's engineer is in the process of addressing these comments with resubmission to the appropriate Departments pending.

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

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

- Resolution of hydrant location,
- Final approval of utility plans by the Utility Department,

#### **VI. DRAFT MOTION**

*Motion #1:*

I move that the Sumter City-County Planning Commission approve MSP-15-30, 1665 Stamey Livestock Rd. (City) subject to staff's recommendations and the submitted civil plans including a landscape plan titled, "Fire Equipment Sales Stamey Livestock Rd Sumter, SC," prepared by Burns Engineers Inc., dated May 6, 2015, revised May 29, 2015, and June 15, 2015. And the building elevations titled, "FES Industries New Finishing Facility 1665 Stamey Livestock Road – Sumter, SC," prepared by Lynam Construction, LLC, dated April 20, 2015.

#### **VII. PLANNING COMMISSION – JUNE 24, 2015**

The Sumter City-County Planning Commission at its meeting on Wednesday, June 24, 2015, approved this request subject to staff's recommendations and submitted civil plans including a landscape plan titled, "Fire Equipment Sales Stamey Livestock Rd Sumter, SC," prepared by Burns Engineers Inc., dated May 6, 2015, revised May 29, 2015, and June 15, 2015, and the building elevations titled, "FES Industries New Finishing Facility 1665 Stamey Livestock Road – Sumter, SC," prepared by Lynam Construction, LLC, dated April 20, 2015.