

Sumter City-County Planning Commission

April 27, 2016

SD-15-01, Queen Chapel Road Subdivision (County)

I. THE REQUEST

Applicant: J. T. Stephenson, Power Engineering Company, Inc.

Status of the Applicant: Project Engineer

Request: A request for preliminary plat approval to develop a 21-lot Subdivision.

Location: South side of Queen Chapel Rd. behind 3830-3930 Queen Chapel Rd. west of the intersection of Queen Chapel Rd. and Westbury Mill Rd.

Size of Property: +/- 17.4 acre portion of a 222.9 acre tract.

Present Use/Zoning: Undeveloped / R-15 (Residential-15)

Proposed Use of Property: Residential Subdivision

Tax Map Reference: 199-00-02-088 (Part)

Adjacent Property Land Use and Zoning:
North – Residential (AC) / Queen Chapel Rd.
South – Undeveloped / AC (Agricultural Conservation) (AC)
East – Undeveloped / Agricultural Conservation (AC)
West – Residential/Agricultural Conservation (AC)

II. BACKGROUND

The applicant proposes to develop a 21 lot residential subdivision on a +/-17.4 acre portion of a 222.9 acre larger tract highlighted in red in the graphic to the right. This is part of the same property that was the subject of RZ-15-05 which rezoned the subject parcel from Agricultural Conservation (AC) to Residential-15 (R-15). The rezoning was approved by Sumter County Council October 13, 2015.

The original development plan for the property was to construct a 246-unit single-family



residential subdivision over a period of 10 years. However, upon further exploration of the property, the presence of wetlands has changed the initial development plans.

As of publication of this report, the development proposal is for 21 units only. Any future additions to this development will be reviewed as a revision to the subdivision plan and will require separate detailed review, up to and including a comprehensive Traffic Impact Study. Any and all future revisions will be treated as a major revision to the subdivision and shall require review and approval by the Sumter City-County Planning Commission Board.

A letter from the applicant dated April 4, 2016 requesting review of the initial 21 lots has been included in this packet.

III. PRELIMINARY PLAT REVIEW

The following review is based upon the submitted application and accompanying plan titled, "Ginko, LLC Queen Chapel Road Subdivision – Phase 1 Preliminary Plat," prepared by Power Engineering Company, Inc., dated 7-17-2015, revised 9-29-15, and 2-2-16; Sheet No. 1 of 1.

Based on Article 7, Section 7.d.5, the approval of the preliminary plat constitutes approval of the subdivision as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots and other planned features. This approval binds the developer to the general scheme of the subdivision and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits. An applicant may request final approval for the whole development or for a section of the preliminary plat as long as specific phased approval is granted by the Planning Commission Board.

Based on Planning Staff's understanding of the preliminary plat submission, the developer is requesting approval for 21 lots. This subdivision proposal is for single-family detached dwellings developed using Residential-15 zoning standards, and has been reviewed as such.

Zoning District Requirements

The purpose of the Residential-15 (R-15) zoning district is to recognize the essential suburban living character of significant portions of the County of Sumter where low and medium density single-family residential development is the predominantly living environment of the existing and future population.

The minimum development standards in the R-15 District for Single-family detached dwellings are as follows:

Minimum Lot Area Per structure:	15,000 sq. ft. (approx. 0.34 acres)
Minimum Lot Width:	100 ft. at front setback
Minimum Yards, Per Structure:	
Front – 35 ft.	
Side – 12 ft.	
Rear – 25 ft.	
Maximum Building Height:	35 ft.
Maximum Impervious Surface Ratio:	40%

The average lot size in this development is 24,886 sq. ft. (0.57 acres) with lots ranging in size from 20,270 sq. ft. (0.46 acres) up to 53,697 sq. ft. (1.23 acres). All lots do not meet the minimum lot width of 100 ft. at the minimum front building line. However, the average lot width for the subdivision overall is 100 ft. All of the lots except lots #'s 6, 7, 8, 13, 14, 15 and 16 are within the required residential width to depth ratio requirement of 1:2.5. Each parcel has enough buildable area to meet all minimum setback standards without exceeding the maximum 40% impervious surface ratio. Not all lots meet the minimum street frontage requirements of 60 ft. however, in accordance with Article 8, Section 8.e.13.c. a lesser standards on cul-de-sac lots may be approved by the Planning Commission.

Tree Protection, Buffering, Landscaping, & Development Standards

A landscaping plan was not submitted with the preliminary plat application. Planning Staff recommends submission of a comprehensive landscape plan that addresses the following areas as shown in the graphic below:

- 1) Site entrance/access road – the proposed access road will be through an existing 1 acre parcel that abuts two established single-family lots; landscape buffering plans shall provide a minimum of 20 ft. of screening between the roadway and adjacent residential lots.
- 2) Buffering between established 1 acre Queen Chapel Rd. lots and proposed +/-0.5 acre lots 1-7 and lot 44 – a minimum 20 ft. landscape strip that provides dense evergreen buffer between the established northern lots and newly proposed lots.
- 3) Stormwater Management Area – landscape plan shall address the appearance of Detention Pond #1.



The following recommended minimum planting specifications for the landscape plan are outlined below:

- Perimeter evergreen landscape buffer 20 ft. wide that reaches 6ft. in height within 3 years of planting. Buffer shall include the following:
 - o Three (3) canopy trees 2 in. caliper per 100 linear feet; a canopy tree is any tree that reaches a mature height in excess of forty (40) feet.
 - o Eight (8) evergreen trees per 100 linear feet; an evergreen tree is a canopy tree that does not lose its leaves, remains green in winter, and typically reaches a minimum mature height of eight (8) feet.
 - o 15 tall shrubs per 100 linear feet. A tall shrub shall be a minimum height of three (3) feet and width of two (2) feet at time of planting, and shall reach a minimum height of six (6) feet and a width of four (4) feet at maturity.
- Entrance Plantings for Subdivision shall include the following:
 - o A minimum of two (2) canopy trees 2 in. caliper;
 - o Six (6) understory trees 1 ½ in. caliper; understory trees shall be a minimum of five feet in height at time of planting. When mature, an understory tree should be between fifteen (15) and forty (40) feet in height.
 - o Fourteen (14) shrubs
 - o Deciduous plants and smaller landscape materials (i.e. perennials, groundcover) may be used in addition to the above.
- Street Trees: One (1) 2 in. caliper canopy tree shall be planted on each parcel adjacent to the street frontage.
- Stormwater Management Area identified as *Detention Pond 1*: The detention pond lot abuts four (4) proposed lots, the landscape plan shall address either buffering and screening or creating a community amenity

All landscape areas with the exception of street trees shall be under the ownership of the Homeowners Associated.

Environmental Issues:

There are significant areas of jurisdictional wetlands outside of the currently proposed development area which limits future development.

As shown on FEMA FIRM Panel 45085C0125D, Effective Date: 2-16-2007, the proposed development area is not in a designated Special Flood Hazard Area.

Stormwater Management Plan

The stormwater management plan has been submitted to and approved by the Sumter County Stormwater Utility. A copy of the approval letter is on file.

Public Safety

Fire –

The proposed plan was reviewed by Robbie Rickard, Fire Inspector with the Sumter Fire Department. It has been determined that the proposed plans meet minimum fire safety

requirements. Hydrant spacing must meet minimum fire code and will be reviewed and approved by the Fire Inspector prior to final plat approval.

Proposed Roadway/Sidewalks –

Roads will be paved with concrete curb and gutter. Sidewalks are not a requirement based on the current development proposal and street profile in the County. Additionally, the applicant has stated that sidewalks are not to be provided as part of this development.

IV. UTILITIES

Utility plans are not required for preliminary plat approval however the applicant has indicated the following:

Sewer & Water – Sewer is not available. The subdivision will be served by individual septic systems. Water will be provided by Dalzell Water District.

Electric – Black River Electric Cooperative will provide power to the development

Telephone – Farmers Telephone Cooperative

V. TRAFFIC REVIEW

Queen Chapel Rd. is an SCDOT owned road. It is classified as a collector road with a 45 mph operational speed. The 2014 AADT was 1150 – which is not a high traffic volume. This 21 lot phase of the development abuts seven (7) established single-family residential lots that each have direct access onto Queen Chapel Rd. Primary access into and out of the development is proposed from a single point between two established 1 acre single-family parcels indicated in the graphic to the right by the red arrow.



Trip Generation: According to the ITE Trip Generation Manual, 21 units will generate the following AM and PM peak hour traffic trips:

AM Peak Hour $0.77 \times 21 = 16.17$ or 16 trips
PM Peak Hour $1.02 \times 21 = 21.42$ or 21 trips

The number of trips does not meet the 100 trips threshold standard which triggers the requirement for a Traffic Impact Study (TIS). Thus, A TIS is not required at this time.

The threshold requirement for a traffic impact study is 90 single-family units. As previously stated, any future revisions to this development plan will trigger the requirement for a Traffic Impact

Study beyond this first 21 unit phase and it shall take into consideration all previously approved units within the subdivision as well as the following:

- Current traffic condition
- Future build/no build conditions
 - In the future build conditions, the study must take into account any current proposals for industrial development along Airport Rd.
- Intersection analysis for Level of Service may include but is not limited to the following intersections:
 - Queen Chapel Rd. and Old Camden Hwy.
 - Queen Chapel Rd. and W. Brewington Rd.
 - Queen Chapel Rd. and N. Main St.
 - Queen Chapel Rd. and Ebenezer Rd.

Prior to commencing any future TIS, the study shall be scoped with both the Sumter Planning Department and SCDOT.

Queen Chapel Rd. is owned by SCDOT and encroachment permits and all state required mitigation measures must be received and addressed/implemented prior to final plat approval, with documentation from SCDOT stating that the encroachment meets the requirements of the issued permit. As of publication of this report, the applicant is working with SCDOT on this matter. Site access encroachment is currently outstanding.

VI. STAFF RECOMMENDATION

Staff recommends approval subject to the submitted Preliminary Plan and with the following conditions:

- Submission of a comprehensive landscape plan that addresses the following:
 - Perimeter evergreen landscape buffer 20 ft. wide that reaches 6ft. in height within 3 years of planting. Buffer shall include the following:
 - Three (3) canopy trees 2 in. caliper per 100 linear feet; a canopy tree is any tree that reaches a mature height in excess of forty (40) feet.
 - Eight (8) evergreen trees per 100 linear feet; an evergreen tree is a canopy tree that does not lose its leaves, remains green in winter, and typically reaches a minimum mature height of eight (8) feet.
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 - Entrance Plantings for Subdivision shall include the following:
 - A minimum of two (2) canopy trees 2 in. caliper;
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 - Fourteen (14) shrubs
 - Deciduous plants and smaller landscape materials (i.e. perennials, groundcover) may be used in addition to the above.

- Street Trees: One (1) 2 in. caliper canopy tree shall be planted on each parcel adjacent to the street frontage.
- Stormwater Management Area identified as *Detention Pond 1*: The detention pond lot abuts four (4) proposed lots, the landscape plan shall address either buffering and screening or creating a community amenity
- The site entrance and street buffer landscaping shall be installed prior to final plat approval for any lots in Phase 1.
- The 20 ft. landscape buffer between the established residential lots along Queen Chapel Rd. to the north and lots 1-7 and lot 44 shall be installed prior to final plat approval for any lots in Phase 1.
- Landscaping around Detention Pond #1 shall be installed prior to issuance of the first Certificate of Occupancy for lot #8 or #9 whichever is first.
- One 2 in. caliper street tree shall be planted on each residential lot adjacent to the street frontage. Inspection of street trees shall occur prior to issuance of CO for individual dwellings.

VII. DRAFT MOTION

I move that the Planning Commission approve SD-15-01, subject to the plan titled, "*Ginko, LLC Queen Chapel Road Subdivision – Phase 1 Preliminary Plat,*" prepared by Power Engineering Company, Inc., dated 7-17-2015, revised 9-29-15, and 2-2-16; Sheet No. 1 of 1, and the conditions of approval in Section VI of the Staff Report.

VII. PLANNING COMMISSION – APRIL 27, 2016

The Sumter City-County Planning Commission at its meeting on Wednesday, April 27, 2016, approved this request as presented.