

Sumter City-County Planning Commission

May 22, 2024

MSP-24-25/HCPD-24-20 – 70 N. Guignard Drive – Davis Pointe Apartments (City)

I. THE REQUEST

Applicant:	Woda Cooper Development, Inc.
Status of the Applicant:	Developer
Request:	Request for Major Site Plan and Highway Corridor Protection District Design Review approval for 58-unit Multi-Family Residential Development.
Ward	Ward 6
Location:	70 S. Guignard Dr.
Size of Development:	4.64 acres
Present Use/Zoning:	Vacant / General Commercial (GC) with Highway Corridor Protection District (HCPD) Overlay.
Proposed Use of Property:	Urban multi-family apartment building – 58 units
Tax Map Reference:	228-15-03-005

II. BACKGROUND

The applicant, Woda Cooper Development, Inc., proposes to develop a 58-unit multi-family residential apartment complex at 70 S. Guignard Dr. The property is located on the west side of S. Guignard Dr. south of W. Liberty St.

The project is planned as a tax credit family housing development project pursuant to SC State Housing Authority guidelines, as part of the LIHTC tax credit program.

The subject property is 4.64 acres in size, undeveloped, and zoned GC. There are commercial uses to the north and west of the site, a combination of single-family residential and cemetery uses to the south, and residential uses to the east.

The proposed 58-unit development will have two separate 3-story buildings, one with 24 units



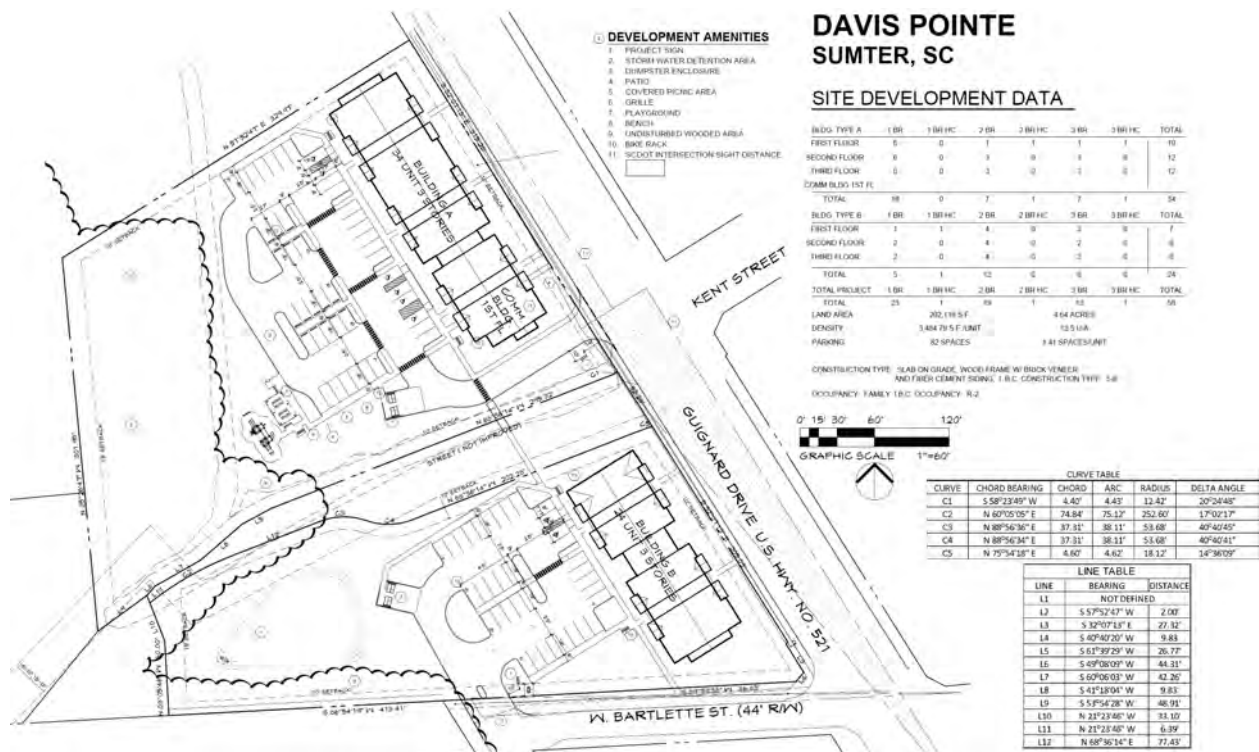
and the other with 34 units. Based on the applicant's proposal, there will be 24 one-bedroom units, 20 two-bedroom units, and 14 three-bedroom units in the development. Amenities include a media center and fitness center (both in Building A), resident lounges, and laundry areas. Exterior to the buildings are grass open space areas as well as a picnic shelter and playground area.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a set of architectural site plans, building plans, and architectural elevation renderings titled, "Davis Pointe, Sumter, SC" prepared by D.E. Weatherby & Associates, Inc., dated May 10, 2024.

Copies of the Site Plan (AS1.0), Landscape Plan (AS2.0), and Building Exterior Elevations (A1.3, A1.3a, and A1.4) have been included in this packet for review as Exhibits 3, 4, 5, and 6 respectively.



Site development must adhere to the General Commercial (GC) zoning district standards, subject to the specific conditional use review criteria outlined in Article 5.b.1 of the City of Sumter Zoning and Development Standards Ordinance and the development standards found in Exhibit 3-6 Development Standards for Residential Uses in Commercial Districts. The proposed project is located within a 2-mile radius of the intersection of Liberty St. and Main St. and is being reviewed against applicable Urban Multi-Family Apartment Standards. Based upon staff review, the proposed development meets the following minimum standards and development criteria:

Development Standard	Minimum Ordinance Requirement	Proposed
Front Setback	10 ft	20 ft or greater
Side Setback	10 ft	10 ft or greater
Rear Setback	15 ft	140 ft. or greater
Maximum Building Height	60 ft.	45 ft
Maximum Impervious Surface	95%	<73.6%
Maximum Density (units per gross acre)	38	17.2

Open Space / Recreation / Amenities:

Nearly 27% of the site is preserved as undeveloped open space. An internal network of sidewalks provides residents with access to green spaces, as well as a picnic shelter and playground area located between the two buildings.

Parking Plan:

Based upon the criteria found in *Article 8.i.3.n of the Ordinance*, urban multi-family apartments must provide a minimum of 1 space per rental unit, regardless of bedroom count. A minimum of 4 spaces must also be designated as handicap. All parking will be located interior to the site behind the two buildings. The parking lot is proposed to be asphalt, with curb and gutter included.

Submitted parking plans show the following:

- 74 regular 9 ft. x 19 ft. parking spaces;
- 8 handicap parking spaces

The proposed parking lot plan meets the minimum number of parking spaces required by Ordinance.

Environmental:

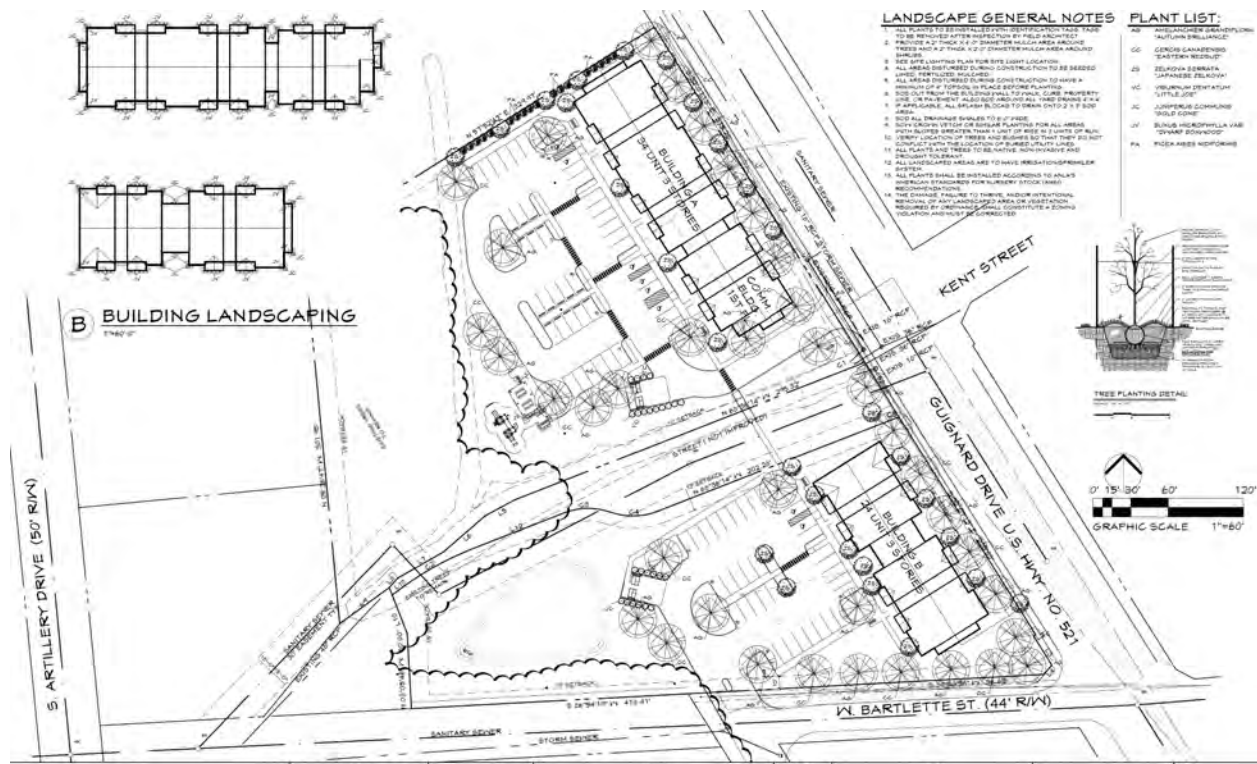
The property is located in Zone X, which is not a special flood hazard area (SFHA), as shown on FEMA FIRM Panel: 45085C0311E, with an effective date of October 27, 2022.

Landscape & Tree Protection Plan:

The submitted landscape plan is based upon the requirements of *Article 9* and makes accommodation for irrigated and mulched landscaping. Landscape buffers along the perimeter of the property, and landscaping within the site, meet or exceed minimum standards.

An outstanding Technical Review Committee item is that the developer must prepare and submit a tree survey that indicates the size (dBh) and species of all trees proposed for removal as part of this project. Removal of any trees classified as ‘significant’ or ‘historic’ as defined in *Article 9.c.2* of the *Ordinance* will require appropriate mitigation planting.

The landscape plan has been attached to this report for reference.



Transportation Review:

The tract has approximately 600 linear feet of frontage along S. Guignard Dr. This portion of S. Guignard Dr. is a 4-lane major arterial road with a center turn lane and a 2023 AADT of 21,500.

The site also has secondary frontage on W. Bartlette St. (S-118), which is a 2 lane SCDOT-owned and maintained local access road. There is no traffic count available for this segment of W. Bartlette St.

The site will be served by two separate full access driveways, one accessing W. Bartlette St. at the intersection of Charles Ln. and W. Bartlette St., and one accessing S. Guignard Dr. across from Kent St.

Based on the ITE Trip Generation Manual land use category 223 (affordable housing), the highest peak hour traffic volume generated by the development is 102 trips per hour, which applies to the Saturday Peak Hour. While this total does trigger TIS requirements consistent with *Article 7.d.10.*, the weekday AM and PM peak hour and Sunday peak hour are significantly lower (78 trips per hour for Sunday peak hour, and 40 peak hour trips for weekday AM and PM). Given the combination of these traffic generation totals and the developer’s proposed configuration of access, staff is of the opinion that a Traffic Impact Study (TIS) will not provide additional value, and that a waiver of the TIS requirement by the Zoning Administrator is appropriate.

Multimodal Transportation Factors

- *Bicycle and Pedestrian:* Sidewalks currently exist on the site’s N Guignard Dr. frontage. No sidewalk exists currently on the site’s W. Bartlette St. frontage.

- *Transit:* Santee-Wateree Regional Transit Authority operates 1 fixed service transit route in the vicinity of the site (Route 120, West Liberty).
- *Rail:* The proposed project would not result in any utilization of or impact to rail lines.

Analysis of Applicable Zoning & Development Standards Ordinance Transportation Provisions

- *Visual Clearance at Intersections:* The proposed visual clearance at intersections conforms to Ordinance Requirements.
- *Traffic Impact Study Requirements:* Based on the proposed development scope and scale, no TIS is required.
- *Consideration of Existing Local and Regional Plans:* The Sumter 2050 Long Range Transportation Plan contains two proposed projects that impact the site. The first, corridor #N-8, is a proposed extension of W. Bartlette St. from Charles St. to S. Artillery Dr. The second, corridor #S-8, is a proposed operational safety project for S. Guignard Dr. between Miller Rd. and McCray's Mill Rd. The proposed development plan does not negatively impact either proposed project.
- *Circulation System Design:* The circulation system conforms to Ordinance requirements.

Staff concludes that the existing plan for 2 separate full access points is the most reasonable access for this site. Given that this site will produce limited durations of peak traffic flows, staff is of the opinion that additional traffic analysis and mitigation measures are not necessary, subject to SCDOT approval of encroachment permit(s).

Stormwater Management:

This project will construct a stormwater detention area that is approximately 130 ft. long, 70 ft. wide, and 2 ft. deep at the center. This retention area is expected to remain primarily dry outside of major storm events and is located on the west side of the property. No stormwater drainage from this new development will be directed to the existing natural drainage areas.

Stormwater generated from the site will be collected via sheet flow and via inlet for collection in the existing storm drain network. As of publication of this report, City stormwater permits and NPDES coverage by the South Carolina Department of Health and Environmental Control (SCDHEC) for projects with more than 1 acre of land disturbance have not yet been obtained by the applicant.

Utilities:

Fire: The proposed structure will require a fire suppression system. Placement of fire hydrants and Fire Department Connections (FDC) will be in compliance with regulatory standards. There are no outstanding issues.

Sewer & Water: The City of Sumter will provide sewer and water service. Utility plans have not yet been submitted to the Utility Department, and coordination with the applicant are on-going. However, there are no significant issues that would prevent the City from providing water and sewer services to this site.

Solid Waste: The site is proposed to be served by the City of Sumter at two separate commercial dumpster areas, holding two dumpsters each and located in the parking areas to the rear of the site. The dumpsters will be screened by a combination of built enclosures with materials consistent with the site buildings as well as trees/shrubs.

Highway Corridor Protection District Design Review:

Proposed designs must conform to *Article 3.t.* of the *City of Sumter 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 60% of the facade facing a street may be glass or reflective materials;*

Staff Review: Based on supplied renderings, the proposed structure does not exceed the 60% threshold.



- c. A minimum of 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. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

Staff Review: The proposed exterior materials are a combination of horizontal fiber cement siding, brick veneer, and split face block. These proposed materials are consistent with the brick, stucco, or stone masonry requirement in the HCPD.

The roof is proposed to be a pitched asphalt shingle product. The proposed roof pitch is considered to be complementary and compatible with newer construction of similar type within the City of Sumter. The roof design also has several breaks in the roofline that enhance the overall visual character of the building.

- 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.).*

Staff Review: Exterior signage must comply with *Article 8.h.* of the *Ordinance*. The applicant has not yet submitted detailed signage plans.

IV. TECHNICAL REVIEW

The technical review committee was given the opportunity to review and comment on the project. Several administrative notes were provided to the applicant for review and revision and are contained in the outstanding technical review items outlined in Exhibit 2.

V. STAFF RECOMMENDATION

Staff has reviewed the major site plan application, shared the proposed plans with the technical review committee, and recommends **approval** of this request subject to the staff recommended Conditions of Approval as outlined in Exhibit 1.

VI. DRAFT MOTION

1. I move the Planning Commission **approve** MSP-24-25/HCPD-24-20 subject to conditions of approval outlined in Exhibit 1, and the site and landscaping plans titled, “*Davis Pointe, Sumter, SC*” prepared by D.E. Weatherby & Associates, Inc., dated May 10, 2024.
2. I move the Planning Commission **deny** MSP-24-25/HCPD-24-20.
3. I move an alternate motion.

VII. PLANNING COMMISSION – MAY 22, 2024

Exhibit 2:
MSP-24-25/HCPD-24-20, 70 S. Guignard Dr.
Davis Pointe Apartments (City)
Proposed Conditions of Approval

1. The project shall be developed in substantial conformance with site and landscaping plans titled, “*Davis Pointe, Sumter, SC*” prepared by D.E. Weatherby & Associates, Inc., dated May 10, 2024, as revised to address outstanding technical review items.
2. The project shall be in substantial compliance with the building exterior material information submitted by the applicant and/or in substantial compliance with exterior materials ultimately approved by the Sumter City-County Planning Commission.
3. Prior to issuance of Land Disturbance permit and Building Permits, the following shall be received by the Sumter City-County Planning Department:
 - a. Submission of full final civil engineered plans. Said plans shall show the latest revision date reflecting revisions noted in the Technical Review Committee (TRC) Comments Memorandum and/or outstanding technical review items outlined in the project staff report.
 - b. Submission of letter to the attention of the Sumter City-County Zoning Administrator requesting Traffic Impact Study (TIS) waiver.
 - c. Conditional Use approval for development of urban multi-family apartments in a commercial zoning district must be obtained.
 - d. Stormwater permit approval and DHEC HPDES concurrence letter from the City Stormwater Utility must be submitted to the Sumter City-County Planning Department.
 - e. Results of tree survey verifying presence or absence of any trees classified as ‘significant’ (10-29” DbH) or ‘historic’ (>30” DbH) via *Article 9* of the *City of Sumter Zoning & Development Standards Ordinance*. If submission of mitigation plan is required for the removal of significant/historic trees, review and approval of such plan will occur at the staff level.
 - f. Successful resolution of all outstanding technical items identified in Exhibit 2.
4. Prior to zoning final inspection approval:
 - a. Completion of all site developments as depicted on final civil engineered plans.
 - b. Copy of SCDOT encroachment permit
5. Separate sign permits are required for all exterior signage. All signage must be in full compliance with *Article 8.i: Sign Regulations* of the *City of Sumter Zoning & Development Standards Ordinance* prior to permit approval, issuance, and installation.

Agreed:

Applicant Signature

Date

Exhibit 2:
MSP-24-25/HCPD-24-20, 70 S. Guignard Dr.
Davis Pointe Apartments (City)
Outstanding Technical Review Items

The following technical review issues must be resolved as a condition of approval and prior to approval of any land disturbance activity on the property.

- Prior to permit approval, a fully civil engineered site plan including stormwater, grading, erosion control, utilities, and SCDOT encroachment plans sheets is required.
- Provide results of tree survey verifying presence or absence of any trees classified as ‘significant’ (10-29” DbH) or ‘historic’ (>30” DbH) via *Article 9* of the *City of Sumter Zoning & Development Standards Ordinance*.
- A planting schedule completed by a landscape architect will be required as a condition of major site plan approval and will need to be approved prior to permitting.
- Provide Ordinance-compliant stormwater facility landscaping buffer as specified in *Article 9.c.5*. or indicate details verifying that the stormwater facility will be treated as an aesthetic amenity.
- Confirm with SCDOT that the proposed S. Guignard Dr. entrance aligns properly to SCDOT ARMS Manual requirements.
- Provide SCDOT encroachment plan sheet detailing all proposed work within SCDOT right-of-way.
- Compliance with International Fire Code (IFC) standards will be evaluated as part of building permit issuance and final building inspection.
- Provide Ordinance-compliant dumpster enclosure details.

Acknowledged:

Applicant Signature

Date

DAVIS POINTE SUMTER, SC

SITE DEVELOPMENT DATA

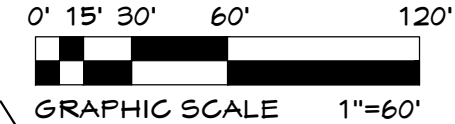
DEVELOPMENT AMENITIES

1. PROJECT SIGN
2. STORM WATER DETENTION AREA
3. DUMPSTER ENCLOSURE
4. PATIO
5. COVERED PICNIC AREA
6. GRILLE
7. PLAYGROUND
8. BENCH
9. UNDISTURBED WOODED AREA
10. BIKE RACK
11. SCDOT INTERSECTION SIGHT DISTANCE

BLDG. TYPE A	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL
FIRST FLOOR	6	0	1	1	1	1	10
SECOND FLOOR	6	0	3	0	3	0	12
THIRD FLOOR	6	0	3	0	3	0	12
COMM BLDG 1ST FL							
TOTAL	18	0	7	1	7	1	34
BLDG. TYPE B	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL
FIRST FLOOR	1	1	4	0	2	0	7
SECOND FLOOR	2	0	4	0	2	0	8
THIRD FLOOR	2	0	4	0	2	0	8
TOTAL	5	1	12	0	6	0	24
TOTAL PROJECT	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL
TOTAL	23	1	19	1	13	1	58
LAND AREA	202,118 S.F.		4.64 ACRES				
DENSITY	3,484.79 S.F./UNIT		12.5 U/A				
PARKING	82 SPACES		1.41 SPACES/UNIT				

CONSTRUCTION TYPE: SLAB ON GRADE, WOOD FRAME W/ BRICK VENEER AND FIBER CEMENT SIDING. I.B.C. CONSTRUCTION TYPE: 5-B

OCCUPANCY: FAMILY I.B.C. OCCUPANCY: R-2

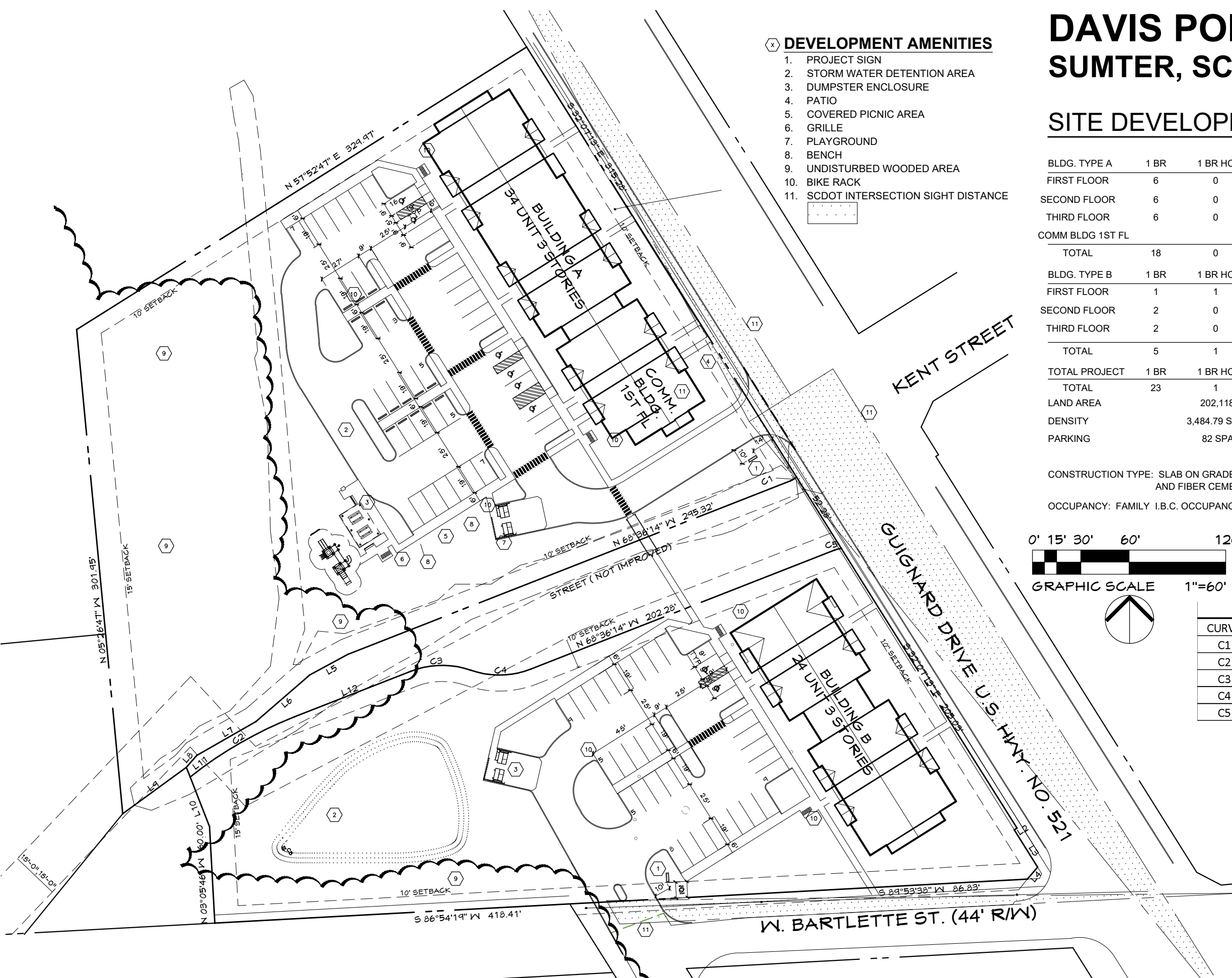


CURVE TABLE

CURVE	CHORD BEARING	CHORD	ARC	RADIUS	DELTA ANGLE
C1	S 58°23'49" W	4.40'	4.43'	12.42'	20°24'48"
C2	N 60°05'05" E	74.84'	75.12'	252.60'	17°02'17"
C3	N 88°56'36" E	37.31'	38.11'	53.68'	40°40'45"
C4	N 88°56'34" E	37.31'	38.11'	53.68'	40°40'41"
C5	N 75°54'18" E	4.60'	4.62'	18.12'	14°36'09"

LINE TABLE

LINE	BEARING	DISTANCE
L1	NOT DEFINED	
L2	S 57°52'47" W	2.00'
L3	S 32°07'13" E	27.32'
L4	S 40°40'20" W	9.83'
L5	S 61°39'29" W	26.77'
L6	S 49°08'09" W	44.31'
L7	S 60°06'03" W	42.26'
L8	S 41°18'04" W	9.83'
L9	S 53°54'28" W	48.91'
L10	N 21°23'46" W	33.10'
L11	N 21°23'46" W	6.39'
L12	N 68°36'14" E	77.43'



ARCHITECT OF RECORD:
D.E. WEATHERBY & ASSOCS., INC.
6624 POZZALLO PLACE
MYRTLE BEACH, SC 29572

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
MULTIFAMILY COMMUNITY

SHEET TITLE:
SITE PLAN, DEVELOPMENT DATA & SCDOT ENCROACHMENT PLAN

DATE:
05-10-24

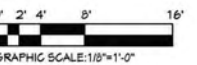
NAME:
**DAVIS POINTE
SUMTER, SC**

**CITY OF SUMTER
SITE PLAN
SUBMISSION**

SHEET:
AS1.0



A BUILDING A - FRONT ELEVATION



ARCHITECT OF RECORD:
D.E. WEATHERBY & ASSOCS., INC.
 6624 POZZALLO PLACE
 MYRTLE BEACH, SC 29572

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DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
**MULTIFAMILY
 COMMUNITY**

SHEET TITLE:
BUILDING A ELEVATION

DATE:
 05-10-24

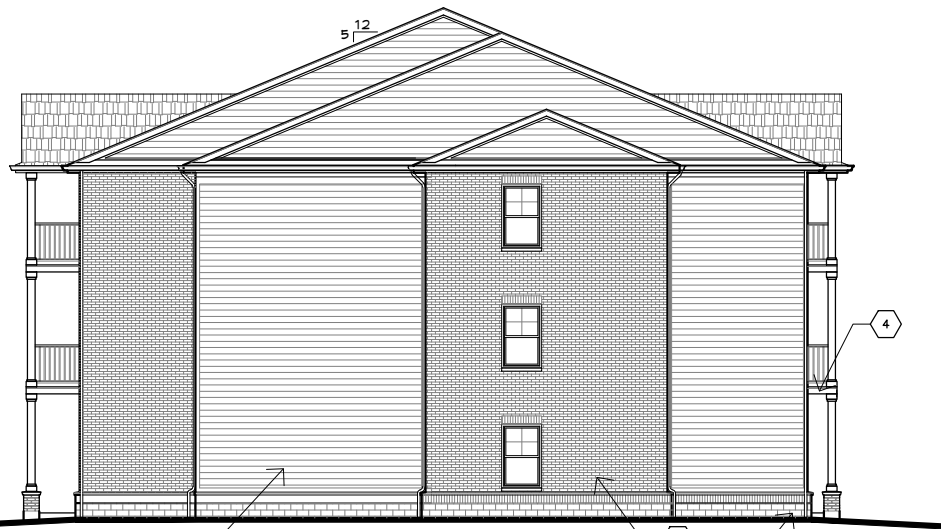
NAME:
**DAVIS POINTE
 SUMTER, SC**

**CITY OF SUMTER
 SITE PLAN
 SUBMISSION**

SHEET:
A1.3a



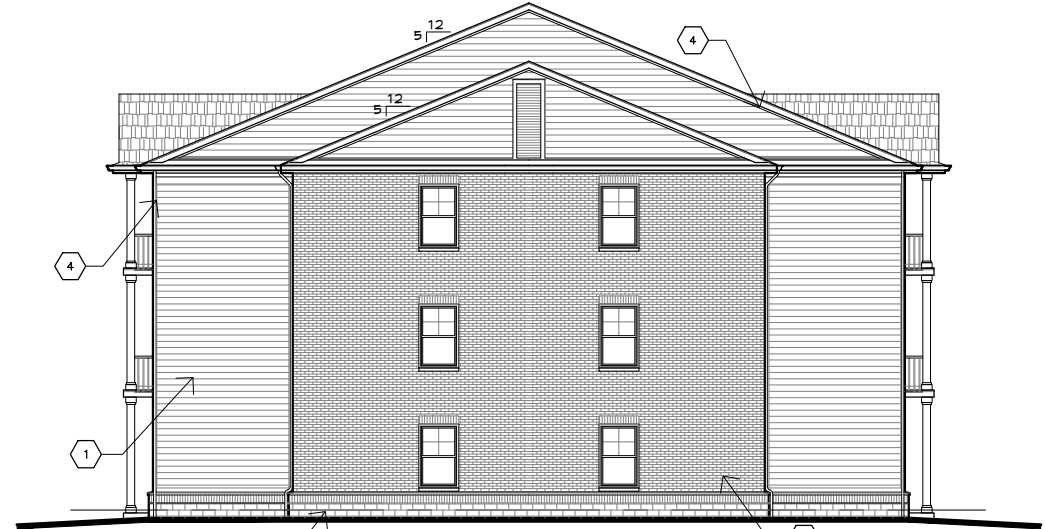
D WEST ELEVATION
 1/16"=1'-0"
 BUILDING A PARKING ELEVATION



B SOUTH ELEVATION
 1/16"=1'-0"
 BUILDING A OFFICE & COMMUNITY ROOM END

ELEVATION CODED NOTES

- 1. HORIZONTAL FIBER CEMENT SIDING
- 2. BRICK VENEER
- 3. SPLIT FACE BLOCK
- 4. FIBER CEMENT TRIM



C NORTH ELEVATION
 1/16"=1'-0"
 BUILDING A 3BR END ELEVATION



A EAST ELEVATION
 1/16"=1'-0"
 BUILDING A STREET ELEVATION

ARCHITECT OF RECORD:
D.E. WEATHERBY & ASSOCS., INC.
 6624 POZZALLO PLACE
 MYRTLE BEACH, SC 29572

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
**MULTIFAMILY
 COMMUNITY**

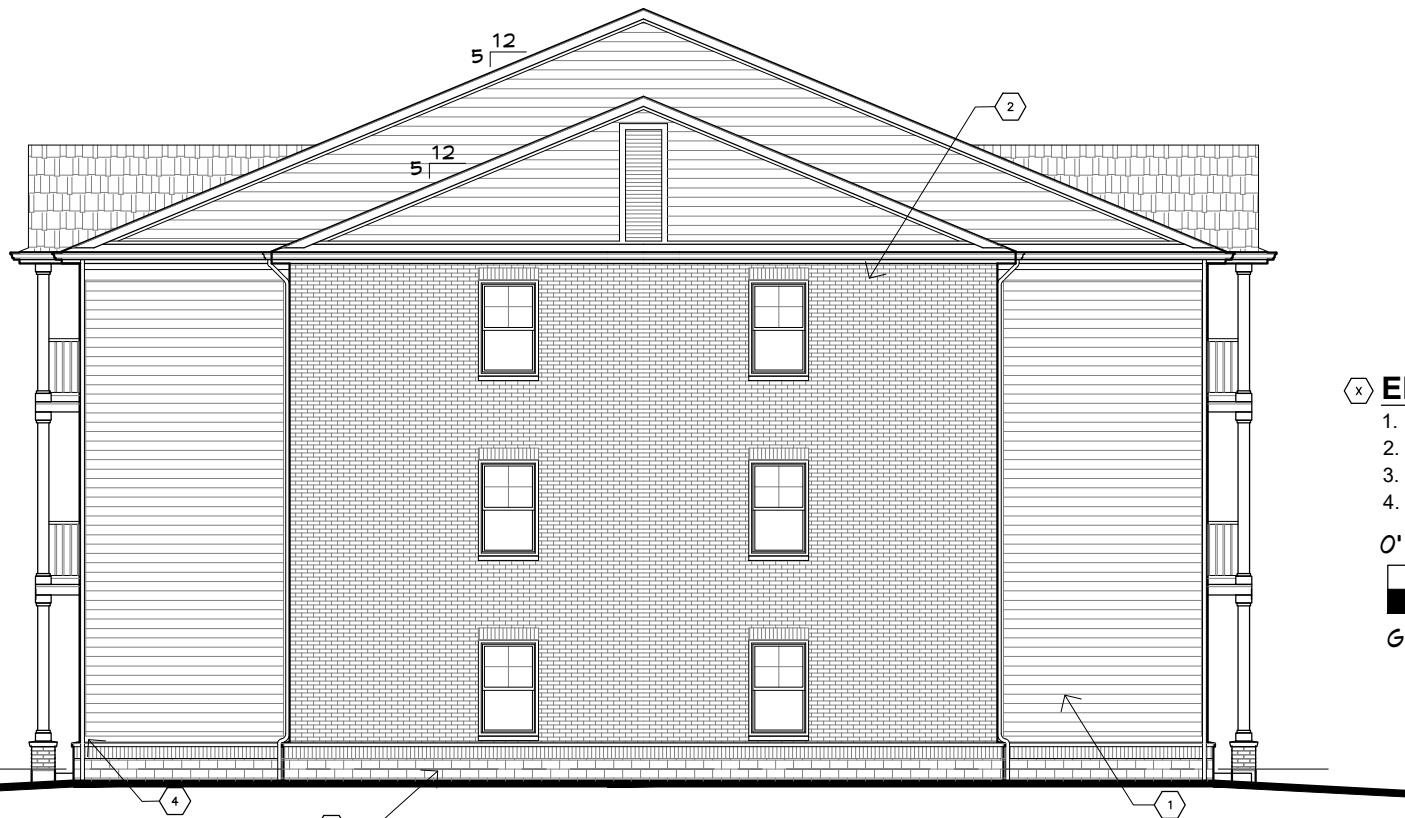
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BUILDING A ELEVATIONS

DATE:
 05-10-24

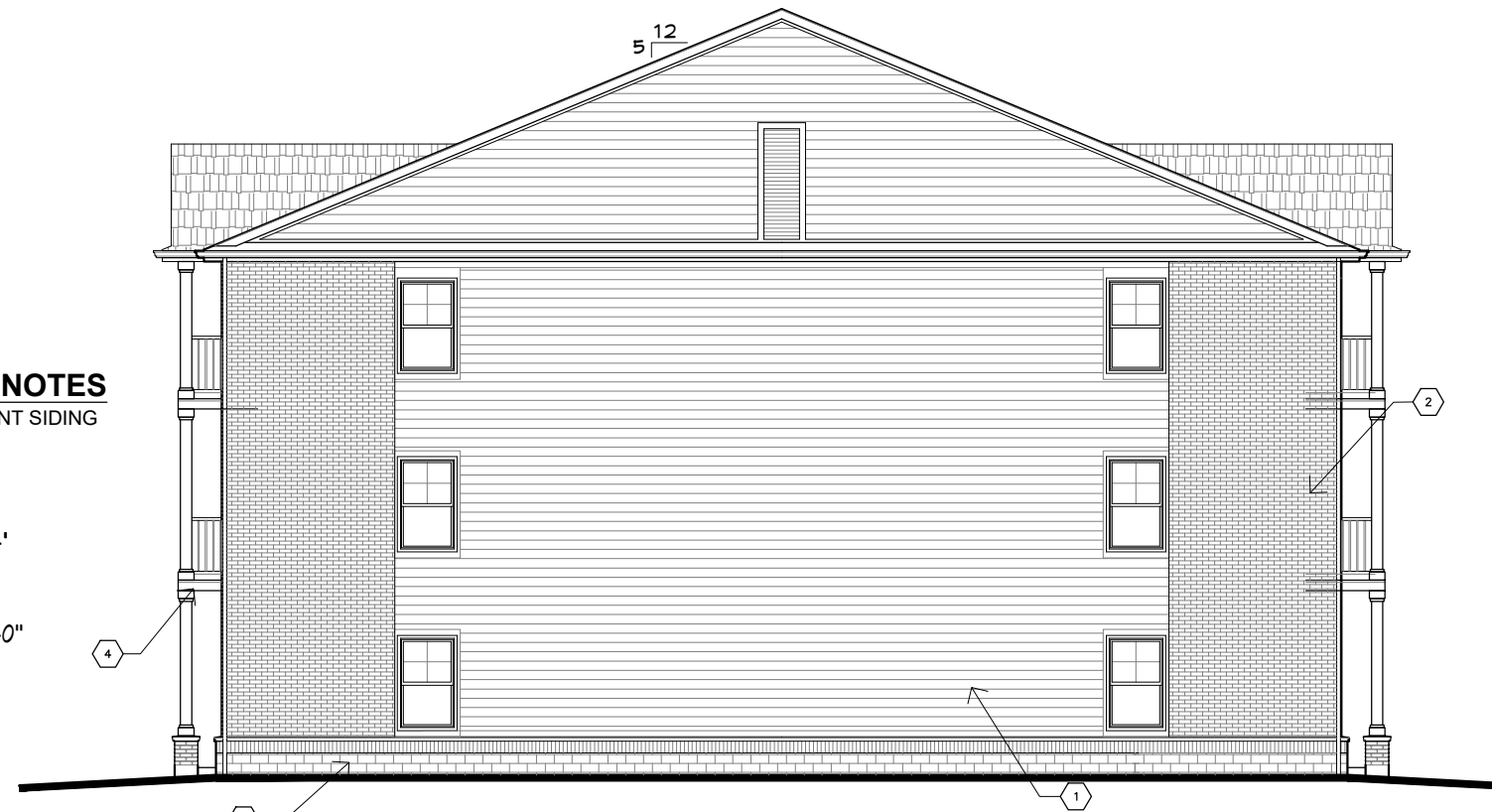
NAME:
**DAVIS POINTE
 SUMTER, SC**

**CITY OF SUMTER
 SITE PLAN
 SUBMISSION**

SHEET:
A1.3



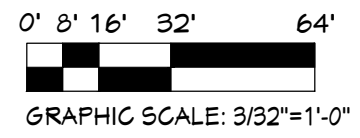
C SOUTH ELEVATION
 3/32" = 1'-0"
 BUILDING B BARTLETTE ST ELEVATION



B NORTH ELEVATION
 3/32" = 1'-0"
 BUILDING B 1BR END ELEVATION

ELEVATION CODED NOTES

- 1. HORIZONTAL FIBER CEMENT SIDING
- 2. BRICK VENEER
- 3. SPLIT FACE BLOCK
- 4. FIBER CEMENT TRIM



A WEST & EAST ELEVATION
 3/32" = 1'-0"
 BUILDING B PARKING ELEVATION STREET ELEVATIO OFF. HAND

ARCHITECT OF RECORD:
D.E. WEATHERBY & ASSOCS., INC.
 6624 POZZALLO PLACE
 MYRTLE BEACH, SC 29572



DEVELOPMENT OF A
MULTIFAMILY COMMUNITY

SHEET TITLE:
BUILDING B ELEVATIONS

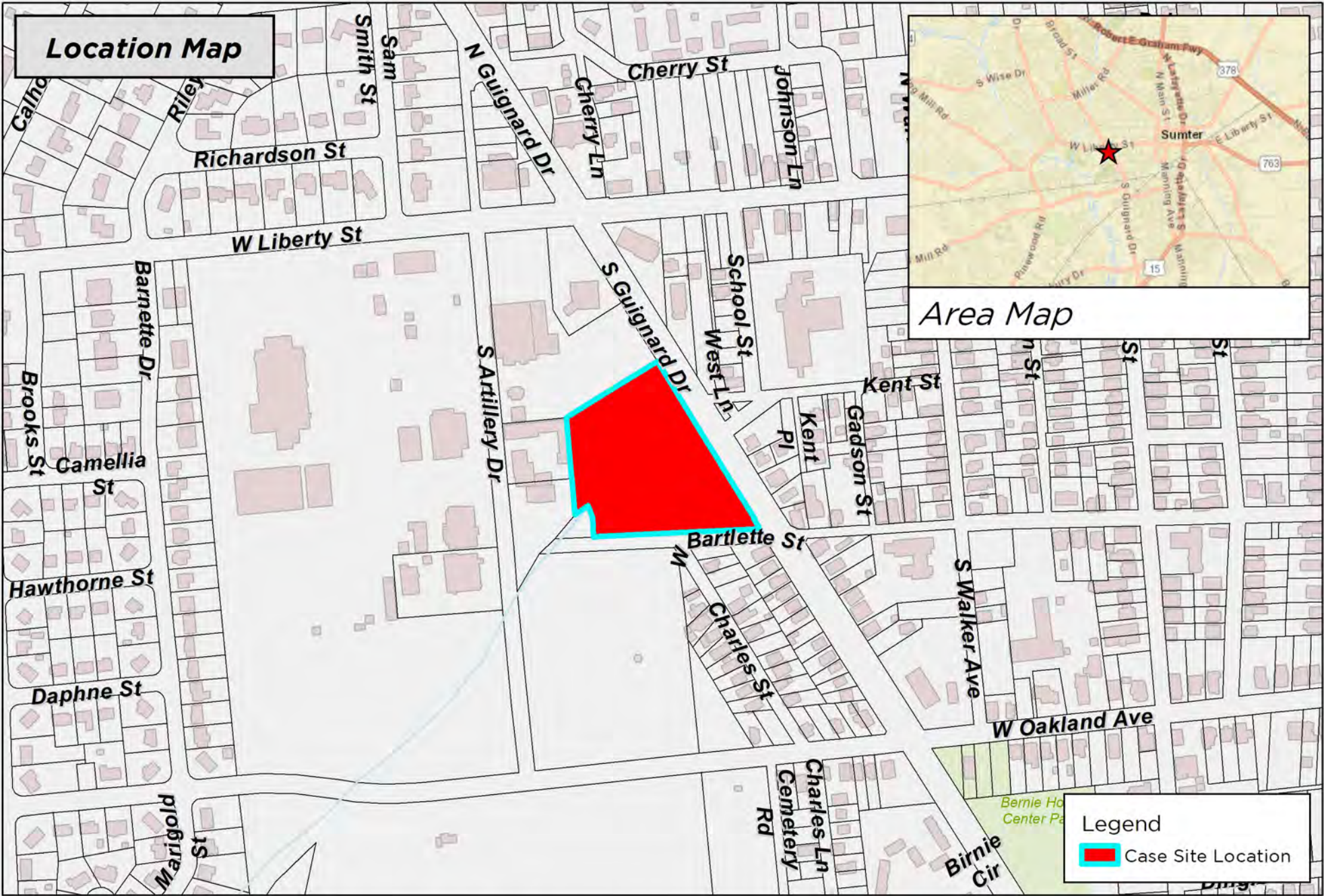
DATE:
 05-10-24

NAME:
DAVIS POINTE
 SUMTER, SC

CITY OF SUMTER
 SITE PLAN
 SUBMISSION

SHEET:
A1.4

Location Map

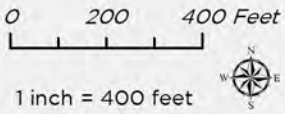


Area Map

Legend

Case Site Location

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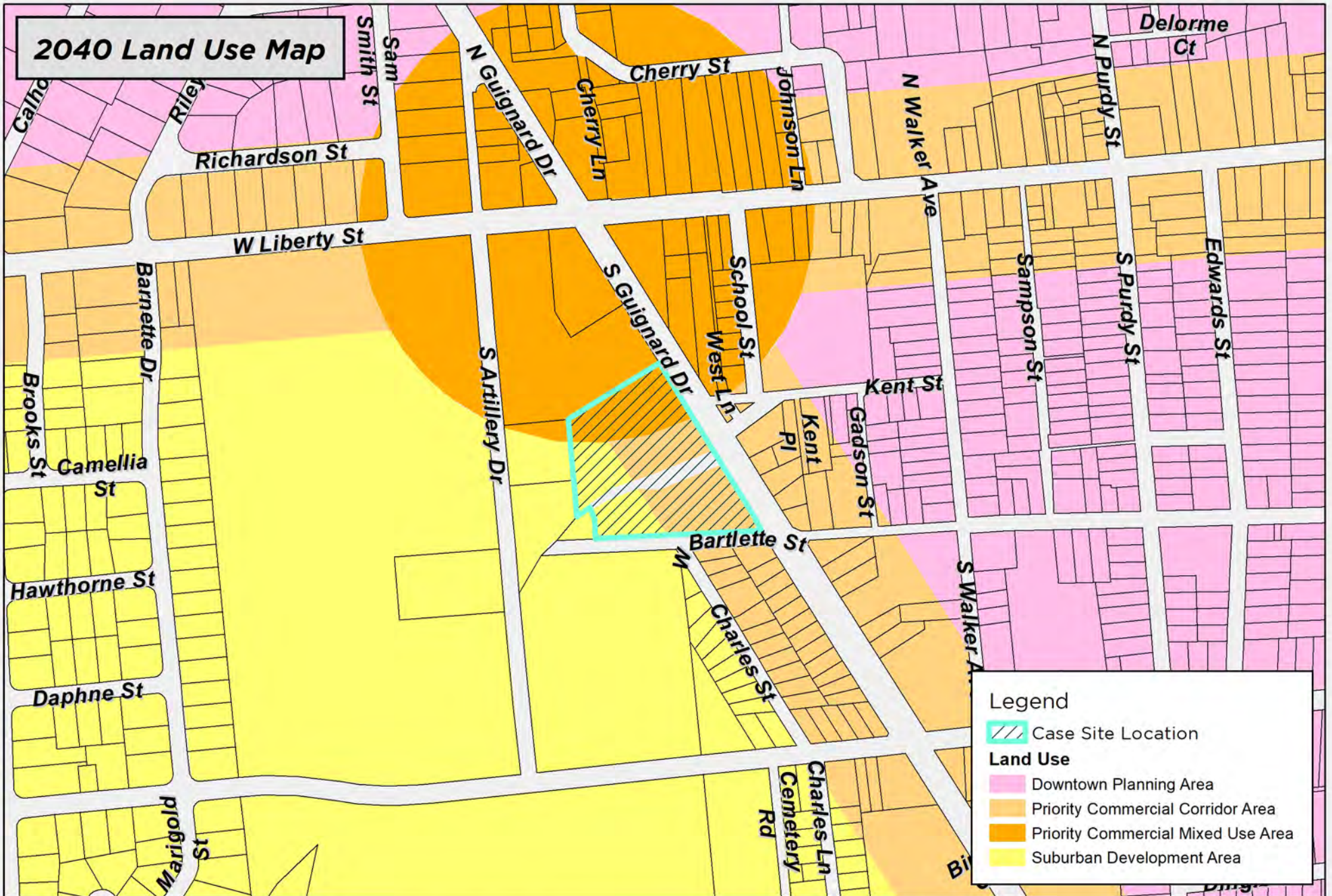


Map Prepared by: Sumter Planning Department
 Copyright 2024
 Date: 4/3/2024
 User Name: crobbins
 Document Name: MSP-24-25



MSP-24-25
 70 S Guignard Dr, Sumter, SC 29150
 Tax Map # 228-15-03-005

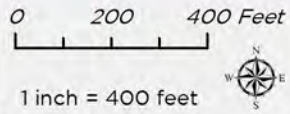
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Downtown Planning Area
-  Priority Commercial Corridor Area
-  Priority Commercial Mixed Use Area
-  Suburban Development Area

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
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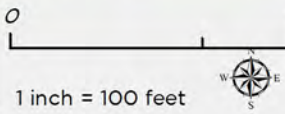
MSP-24-25
 70 S Guignard Dr, Sumter, SC 29150
 Tax Map # 228-15-03-005

2024 Aerial Photography Map



Legend
 Case Site Location

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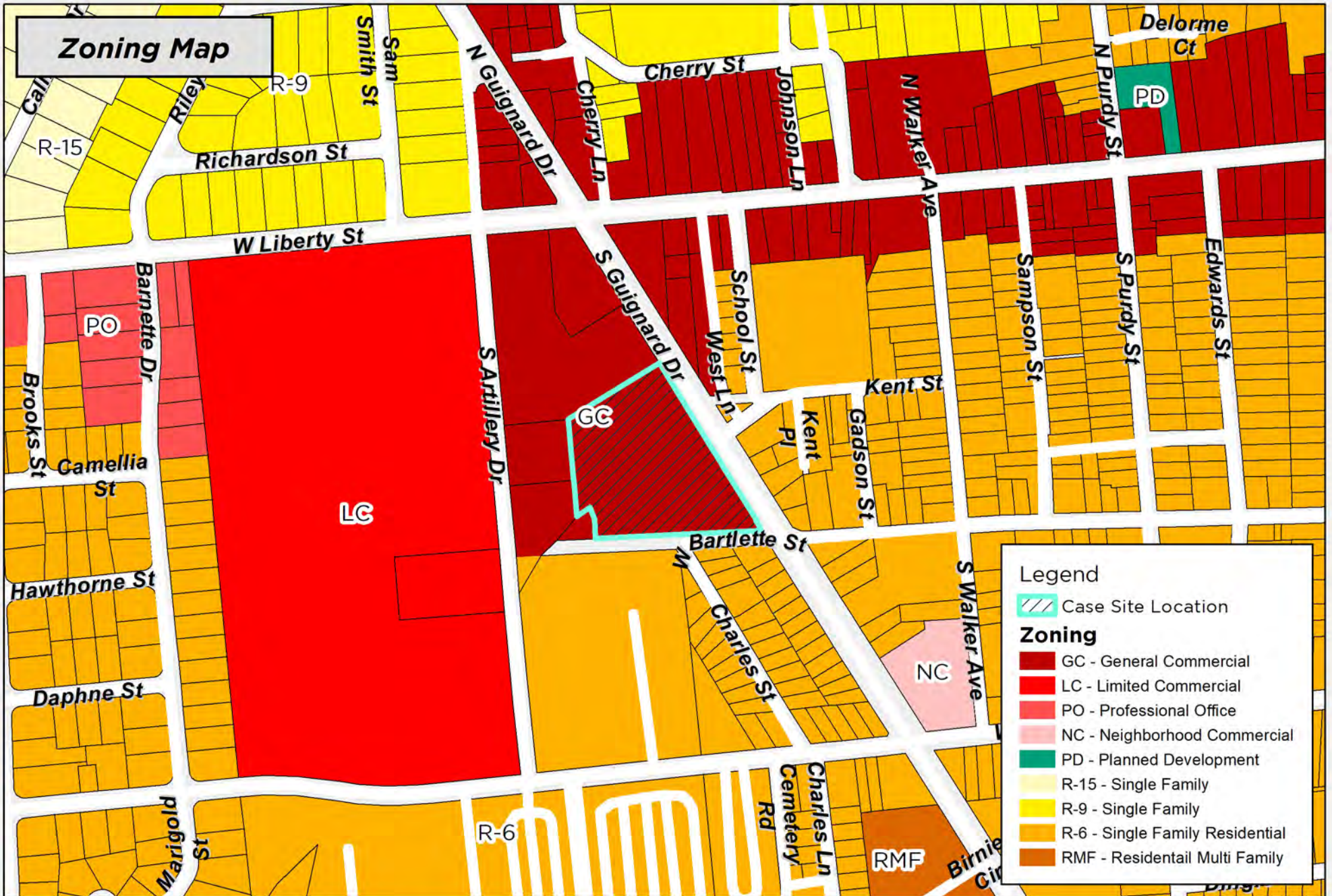


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User Name: crobbins
Document Name: MSP-24-25



MSP-24-25
70 S Guignard Dr, Sumter, SC 29150
Tax Map # 228-15-03-005

Zoning Map



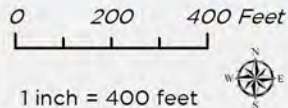
Legend

Case Site Location

Zoning

- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- RMF - Residentail Multi Family

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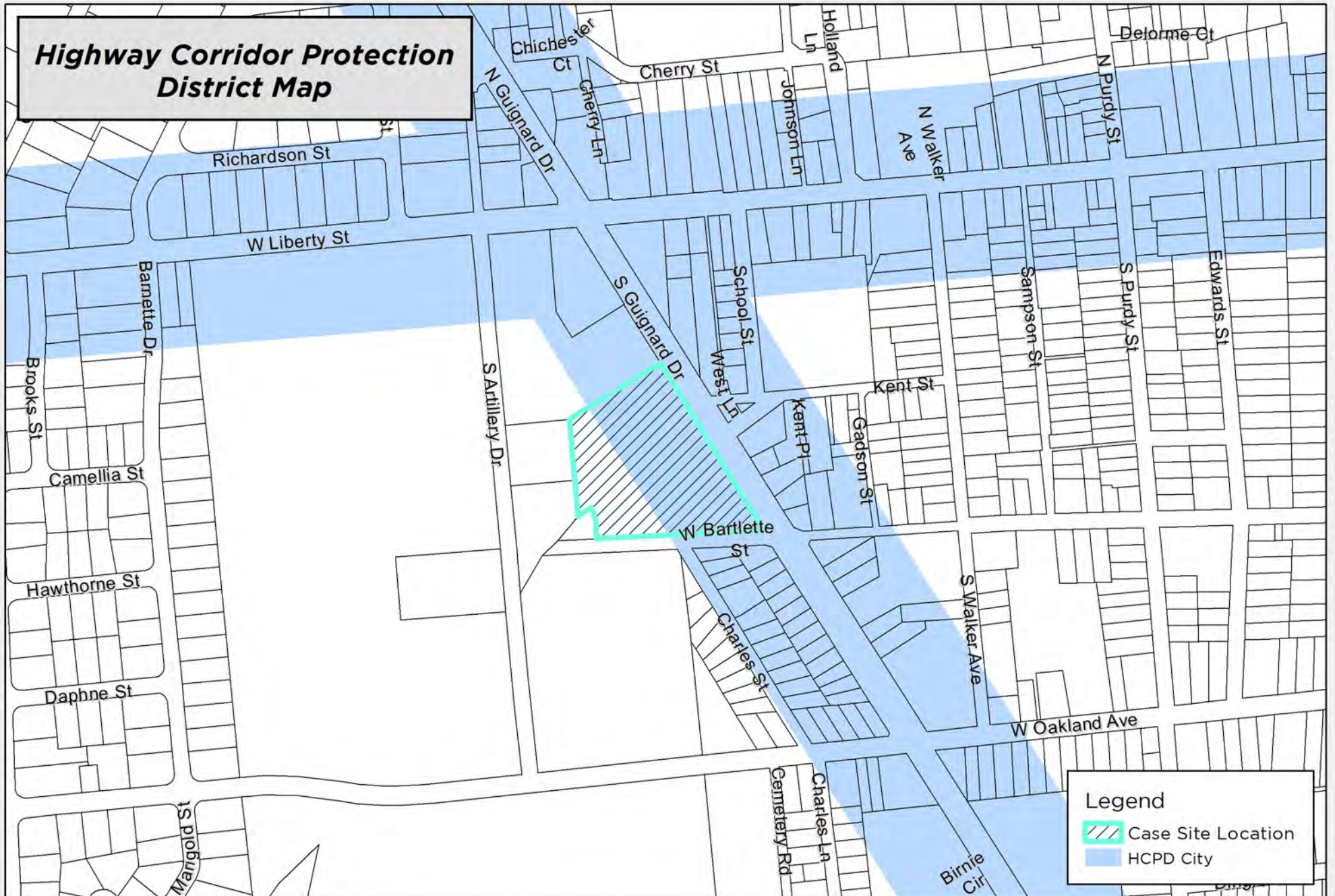


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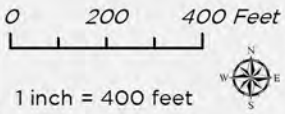
Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD City

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