

Sumter City-County Planning Commission

May 22, 2024

MSP-24-31/ HCPD 24-23, 5590 Broad St (County)

I. THE REQUEST

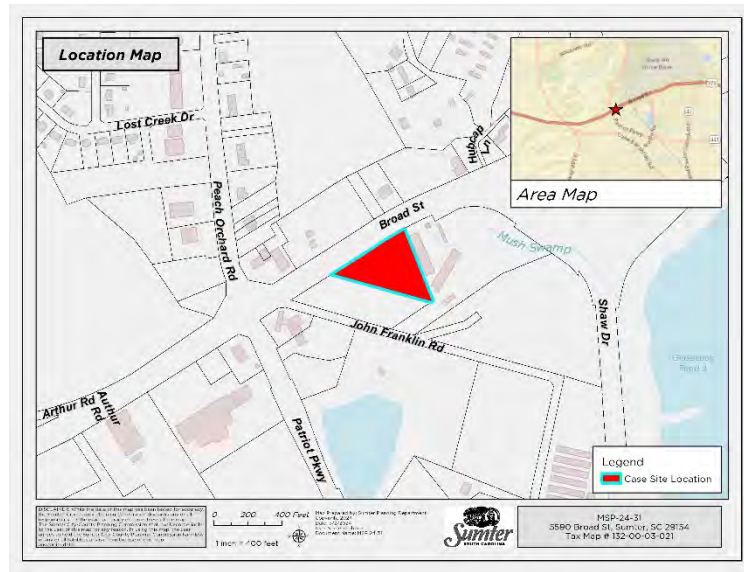
Applicant:	Knowl Davis
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Major site plan approval for a new +/- 140 unit plus office space mini storage facility.
County Council District:	District 1
Location:	5590 Broad St.
Size of Development:	+/- 2.78 acres
Present Use/Zoning:	General Commercial (GC)/Heavy Industrial (HI)
Proposed Use of Property:	Mini storage units
Tax Map Reference:	132-00-03-021

II. BACKGROUND

The applicant is requesting Major Site Plan (MSP) and Highway Corridor Protection District (HCPD) approval for a new +/- 140 unit plus office space mini-warehouse facility.

The property at 5590 Broad St is situated on the south side of Broad St approximately 0.25 miles to the west of the Shaw Air Force Base Main Entrance.

The map to the right highlights the approximately 2.78-acre property.



Zoning Compatibility: The property is split zoned with the front zoned General Commercial (GC) and the rear of the property zoned Heavy Industrial (HI). The property is also within the Accident Prevention Zone 1 (APZ-1) and Day/Night Noise Level 2 (DNL-2) military zoning overlay districts.

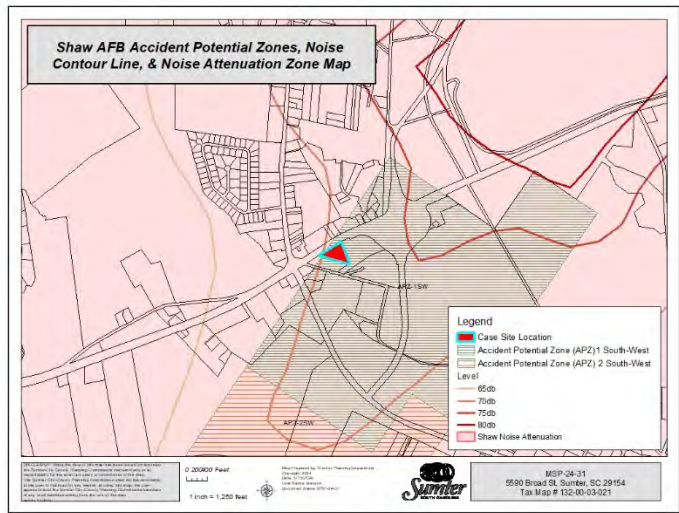
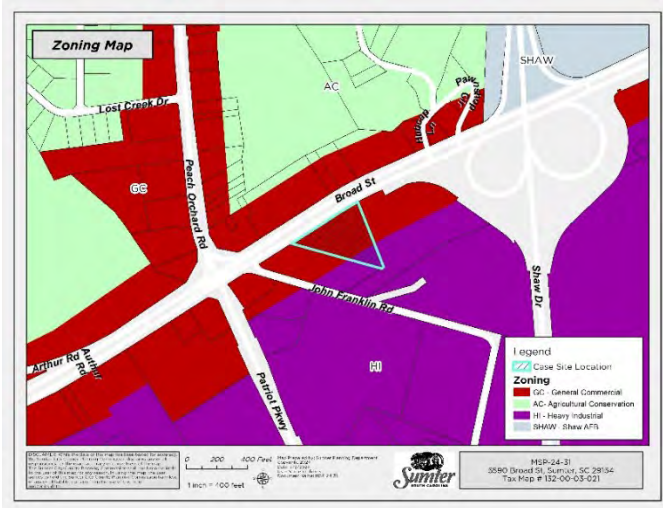
Mini-warehouse uses require conditional use approval in the GC district. The use is subject to the general development standards and to the use specific supplemental standards outlined in *Article 4.n.1.* and *Article 5.b.1.h.* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”). Further, warehouse and storage uses are allowed to be established in the APZ-1 and DNL-2 military zoning overlay districts.

The applicant has submitted a conditional use application for staff review. All buildings will be located in the GC zoned section of the property.

Supplement Standards Review:

Article 4.n.1.: Due to the need to better integrate mini-warehouses into the urban fabric of the community, the following standards shall be observed:

- Size: mini-warehouse sites shall not exceed 4 acres.
 - **The subject site is 2.78 acre.**
- Lot coverage: coverage of all structures shall be limited to 50% of the total lot.
 - **The proposed structures will cover 45% of the total lot.**
- In/Out: Vehicular ingress-egress shall be limited to 1 point for each side of the property abutting any street.
 - **1 driveway onto Broad St. is proposed.**
- Storage only: no business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on the premises with no outside storage.
 - **Only rental storage business is proposed for the site, and no unit is proposed to be larger than 500 sq. ft.**



- Landscaping and screening: Mini warehouses shall meet all requirements set forth in *Article 9*.
 - **A landscaping plan is submitted, and the applicant is working with staff on final refinements.**

Article 5.b.1.h.: The following conditions apply to all mini-warehouse sites for conditional use approval:

- A paved transition surface from the public road to at least the security gate of the site or at least 50 ft.
 - **All vehicle circulation areas are proposed to be paved.**
- A minimum of a 3 in. gravel surface for all spaces between buildings or at least 20 ft. in width.
 - **All vehicle circulation areas are proposed to be paved.**
- Paved parking places for any office or other commercial space that is no storage at 1 space per 200 sq. ft. of GFA.
 - **Required parking places are provided for.**
- Handicap parking will have at least one van accessible paved space no matter the surface used. Any additional required spaces will be based on current ordinance requirements.
 - **Required handicap parking is provided for.**
- A Stormwater and Erosion Control Permit from the Sumter County Stormwater Utility and drainage away from the storage access doors.
 - **Obtaining County Stormwater Permits and NPDES certification is required and is listed in the recommended approval conditions. Project will be served by a detention pond at the rear of the site in accordance with submitted plans.**
- Buffering and screening to allow compatibility with adjacent uses.
 - **The applicant is proposing street buffering, retention of existing vegetation on the east side property line. Additional landscaping is required along the western side property line to comply with Article 8.d.7.**
- A minimum six ft. security fence and controlled access gate for the site.
 - **A security fence around the site and controlled access gate is being proposed. The applicant must increase the proposed height of the security fence to 6 ft.**
- Landscaping with canopy trees at the same criteria as a fully paved mini-warehouse site.
 - **The applicant is proposing street buffering and retention of existing vegetation on the east side property line. Additional landscaping is required along the western side property line to comply with Article 8.d.7.**

Environmental: The proposed limits of disturbance are located within Zone X as shown on FEMA FIRM Panel 45085C0278E; Effective Date: October 27, 2022. National Wetlands Inventory (NWI) data suggests there are no wetlands present in the development area.

III. SITE PLAN REVIEW

Site Layout: The applicant submitted a set of site plans, landscaping plans, elevation renderings, and technical drawings titled, “Mini-Storage Facility for: Dunlap Properties”, prepared by JZ Drafting & Design, LLC dated April 15, 2024.

Exhibit 2 includes the submitted site plan and building elevation renderings.

Site development must adhere to the following minimum requirements:

- Setbacks:
 - Front (Broad St) – 45 ft.
 - Side (Non-Residential Use) – 0 ft.
 - Rear (Non-Residential Use) – 20 ft.
 - Maximum Building Height – 60 ft.
- Maximum Impervious Surface – 92 %

Based upon staff review, the proposed development meets these minimum standards and development criteria.

The following graphics outline the proposed development plan.



Above: Site Plan Graphic

Parking Plan: All commercial development must adhere to the minimum requirements outlined in *Article 8, Section I: Parking Regulations* of the Ordinance. This includes minimum off-street parking requirements and parking area design standards. Minimum off-street parking standards for Mini-Warehouse uses is 5 spaces or 1 space per 100 storage units, whichever is greater. 140 individual units are being proposed. Thus, at least 5 spaces must be provided, with at least 1 designated ADA parking space.

Space for at least 4 parallel parking spaces in front of the Office is available with 1 ADA accessible parking space. 5 additional parking spots are proposed on the north end of the lot for a total of 9 parking spaces. Parking design standards require 25 ft. aisle widths, the applicant is proposing a minimum of 30 ft. between buildings.

The proposed plan shows the following in compliance with applicable standards:

Off-Street Parking Areas

- 9 total parking spaces (9 ft. x 19 ft.)
- A minimum of 30 ft. drive aisle width
- Asphalt pavement terminating at buildings, and concrete ribbon curb where not intersecting with a building wall.



Above: Proposed Landscape Plan

Landscape Plan:

The staff reviewed the submitted landscape plan against the requirements of *Article 8, Landscaping, Buffer, and Tree Protection Requirements*, of the Ordinance. The applicant is currently requesting to remove 5 Significant trees. The applicant is proposing 2 for 1 mitigation for the significant tree removal, with additional canopy tree planting along Broad St.

The applicant is proposing street buffer plantings in compliance with *Article 8.d.7*. requirements. Further the applicant is retaining the existing tree line along the east side property line. Additional plantings along the west side property line are required for full compliance with *Article 8.d.7*. All property buffers are at least 10 ft. in width.

Transportation Review:

There is one entrance to the property. The proposed entrances to the site, Broad St, is a four-lane divided roadway owned and maintained by SCDOT. The closest annual average daily traffic (AADT) volume count for Broad St is 19,600 AADT as of 2023.

Multimodal Transportation Factors

Bicycle and Pedestrian: Sidewalks do not currently exist on Broad St in this area. No sidewalk is identified in the Sumter County’s long-range plans for the area of the site.

Transit: There is no existing fixed public transit route which can serve the site.

Rail: The proposed project would not result in impact to rail lines.

Analysis of Applicable Zoning & Development Standards Ordinance Transportation Provisions

Visual Clearance at Intersections: The proposed visual clearance at intersections appears to conform to Ordinance Requirements.

Traffic Impact Study Requirements: Based on the use and size of the proposed addition, neither Sumter County nor SCDOT require a traffic impact study.

Consideration of Existing Local and Regional Plans: The SUATS 2045 LRTP does not contain any proposed projects affecting this site.

Circulation System Design: The circulation system conforms to Sumter Ordinance requirements and Long-Range Transportation Plans.

Stormwater Management:

The applicant has not yet obtained County 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, as of the publication of this report.

Utilities:

- *Fire:*
 - A fire pressure flow test is required for the existing adjacent fire hydrant.

- The fire hydrant will need to have a STORZ connection.
- *Wastewater Service:* There are no outstanding technical review issues.
- *Water Service:* High Hills water company provides the water service. There are no outstanding technical review issues.
- *Sanitation:* There are no outstanding technical review issues.

Highway Corridor Protection District Design Review:

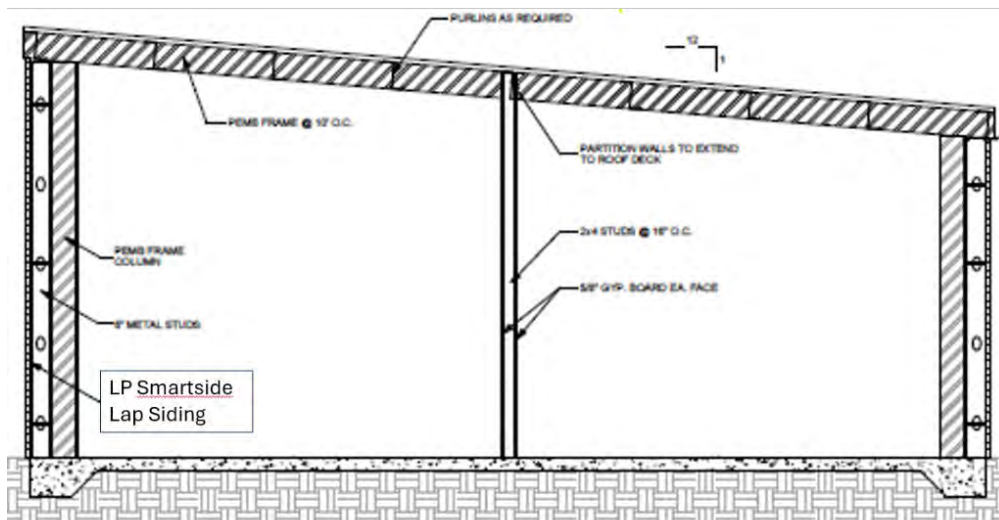
Proposed designs must conform to *Article 3.v.4: Architectural Standards* of the Ordinance.

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 of 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. Applicants shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:

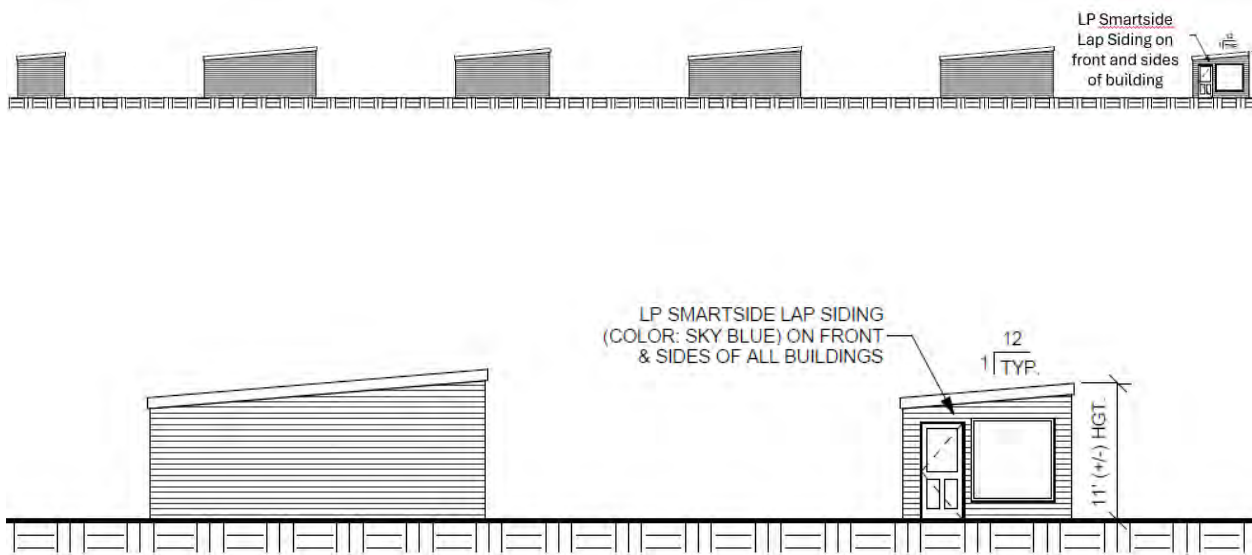
- a. If a new commercial building is proposed, not more than 60% of the façade facing a street may be glass of reflective materials;

Staff Review: The proposed structure does not exceed the 60% threshold.

- b. A minimum of 80% of the surface materials, excluding doors or 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.



ABOVE: Cross section of buildings



ABOVE: Cross section of buildings

Staff Review: The primary exterior materials, excluding doors and windows, are proposed to be LP Smartside Lap Siding on three sides.

The project does not meet the 80% brick, stone, or stucco threshold referenced above. Alternatively, the applicant is requesting approval from the Planning Commission for the LP Smartside Lap Siding. This product is a fiber cement board product that gives the appearance of painted wood lap siding.

IV. TECHNICAL REVIEW COMMITTEE

The technical review committee was given the opportunity to review and comment on the project. The following items must be addressed:

1. Fire Department - A flow test required for adjacent fire hydrant.
2. Fire Department – The adjacent fire hydrant will need to have a STORZ connection.
3. Planning Department – Submission of revised landscaping plan demonstrating full compliance with Article 8.d.7.
4. Planning Department – the height for the security fence must be revised to 6 ft. vs. 4 ft.

V. STAFF RECOMMENDATION

Staff reviewed the major site plan submissions and shared the proposed plans with the technical review committee. Staff recommends approval in accordance with the submitted site plan and Exhibit 1 Conditions of Approval.

VI. DRAFT MOTION

- 1) I move the Planning Commission **approve** MSP-24-31/ HCPD 24-23 in accordance with site plans titled, “Mini-Storage Facility for: Dunlap Properties”, prepared by JZ Drafting & Design, LLC dated 15 April 2024.subject to the approval conditions outlined in Exhibit 1.
- 2) I move to the Sumter City-County Planning Commission **deny** MSP-24-31/HCPD 24-23.
- 3) I move an alternate motion.

VII. PLANNING COMMISSION – May 22. 2024

Exhibit 1

MSP-24-31/HCPD 24-23 – 5990 Broad St. (County)

Proposed Conditions of Approval

1. The project shall be developed in substantial conformance with the site plans, landscaping plans, elevation renderings, and technical drawings titled, “*Mini-Storage Facility for: Dunlap Properties*”, prepared by JZ Drafting & Design, LLC dated 15 April 2024.
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. The project site is in the Accident Potential Zone 1 (APZ-1) overlay district. As such, No concentrations or gathering of persons in an area of the site that would result in an average density of greater than 25 people per acre per house during a 24-hour period, or a single event that would result in the gathering of 50 persons per at any time, is permitted.
4. The project site in the Day/Night Noise Level 2 (DNL-2) overlay district. As such, measures to achieve Noise Level Reduction (NLR) of 30 decibels must be incorporated into the design and construction of the portions of the building(s) where the public is received, that are office areas, that are noise sensitive, or where the noise level is typically low.
5. Prior to land disturbance permit approval, the following shall be received by the Sumter City-County Planning Department:
 - a. Submission of two (2) hard copies of final full civil engineered plan set reflecting all revisions noted in the Technical Review Committee (TRC) Comments Memorandum.
 - b. County stormwater permit approval and DHEC NPDES concurrence letter.
 - c. Resolution of all outstanding Technical Review issues.
 - d. Submission of revised landscaping plan in compliance with Article 8.d.7.
6. An approved SCDOT encroachment permit must be submitted prior to zoning final inspection approval.
7. All exterior signage requires separate sign permits. Before permit approval, issuance, and installation, all signage must fully comply with Article 8. i: Sign Regulations of the Sumter County – Zoning & Development Standards Ordinance.

Agreed:

Applicant Signature

Date

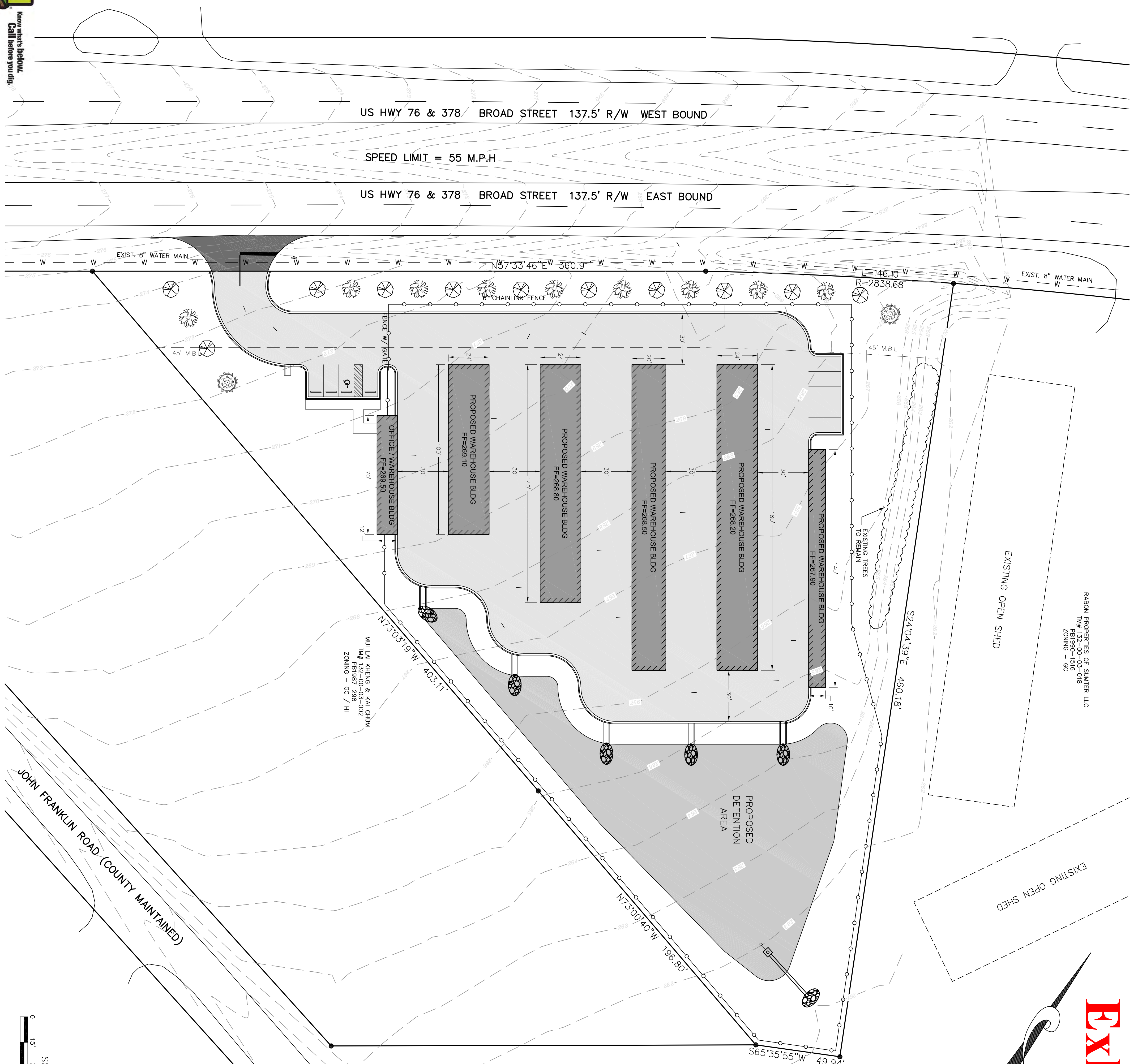


Exhibit 2

RABON PROPERTIES OF SUMTER LLC
T/M# 132-00-03-018
P/R1990-1516
ZONING - GC

RABON PROPERTIES OF SUMTER LLC
T/M# 132-00-03-018
P/R1990-1516
ZONING - HI



LANDSCAPE LEGEND					
SYMBOL	PROPOSED # OF PLANTS	TYPE (TYP.)	PLANTING CLUMPERS	HEIGHT OF PLANTS	NATURE HEIGHT
	(9)	CREPE MYRTLE DOGWOOD	1.5'	5'	20'
	(2)	EVERGREEN LEPIDALD CYPRESS	2'	7'	40'
	(11)	CANOPY TREES WILLOW OAK TREE	2'	7'	50'

REFERENCES:
1. BOUNDARY, TOPOGRAPHIC DATA AND EXISTING IMPROVEMENTS TAKEN FROM SURVEY DRAWING BY WATKINS & WILKINSON LAND SURVEYING, INC.
2. SOIL DATA TAKEN FROM SUMTER COUNTY GIS DATABASE.

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS AND CONDITIONS AND IF SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON THE PLANS, STOP WORK AND NOTIFY THE ENGINEER.
2. UNDERGROUND AND OVERHEAD UTILITIES MAY EXIST WHICH HAVE NOT BEEN SHOWN ON THIS PLAN. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE PRESENT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND LOCATING SAME AT 811 PER S.C. UNDERGROUND UTILITY DAMAGE PREVENTION ACT.

LANDSCAPING NOTES:
1. ALL PLANTING SHALL BE INSTALLED ACCORDING TO ANLA'S AMERICAN STANDARDS FOR NURSERY STOCK (ANSI) RECOMMENDATIONS.
2. THE DAMAGE, FAILURE TO THRIVE, AND/OR INTENTIONAL REMOVAL OF ANY LANDSCAPED AREA OR VEGETATION REQUIRED BY ORDINANCE, SHALL CONSTITUTE A ZONING VIOLATION AND MUST BE CORRECTED.
3. TREE MITIGATION WILL BE ADDRESSED BY PLANTING 10 ADDITIONAL TREES BEYOND WHAT IS REQUIRED. THE TEN TREES ARE A MIXTURE OF CREPE MYRTLES, LEPIDALD CYPRESS AND WILLOW OAKS.

DRAWING LEGEND	
	PROPOSED ASPHALT
	PROPOSED BUILDINGS
	PROPOSED PAVING AT R/W
	PROPOSED CHAIN LINK FENCE

SITE DEVELOPMENT TABLE	
1. OWNER & APPLICANT	DUNLAP PROPERTIES OF SUMTER LLC 2990 BROAD STREET SUMTER, SC 29150 PHONE NUMBER: 1-803-469-9805 EMAIL: DUNLAP@DUNLAP.COM
2. ENGINEER CONTACT	JAMES K. DAVIDSON, P.E. 2990 BROAD STREET SUMTER, SC 29150 EMAIL: JKDUNLAP@DUNLAP.COM
3. TAX MAP PARCELS	132-00-03-021
4. SITE ADDRESS	5590 BROAD STREET SUMTER COUNTY PROPOSED USE: MINI WAREHOUSES
5. ZONING, GC	CU
6. FEMA INFORMATION	ZONE: X FIRM PANEL: 45086C0278E EFFECTIVE DATE: 0-27-2022
7. SIZE OF PARCEL	2.91 ACRES
8. OPEN AREA	1.5 ACRE
9. IRRIGATIONS SURFACE	48%
10. AREA OF STRUCTURES	0.4 ACRE
11. NUMBER OF UNITS	141 MINI WAREHOUSE UNITS
12. SETBACKS, FEET	FRONT - 45' (BROAD STREET) SIDE - 0' REAR - 20'
13. PROPERTY IS SERVED BY	ONSITE WELL AND SEPTIC TANK

MINI-STORAGE FACILITY FOR: DUNLAP PROPERTIES

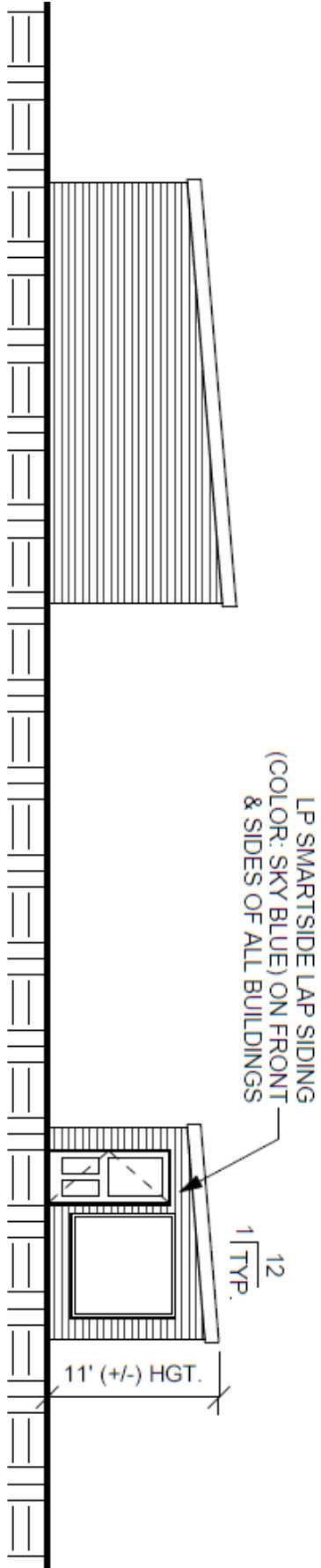
5590 BROAD STREET

OWNER: JOSH ZAWISLAK
PHONE: (843) 340-3571
EMAIL: joshz@jzdrafting.com
WEB: jzdrafting.com

SITE & LANDSCAPE PLAN

Project number: 22-167
Drawn by: 15 APRIL, 2024
Checked by: KD
Scale: 1" = 30"

Description	Date



Location Map

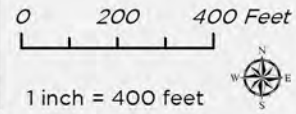


Area Map

Legend

 Case Site Location

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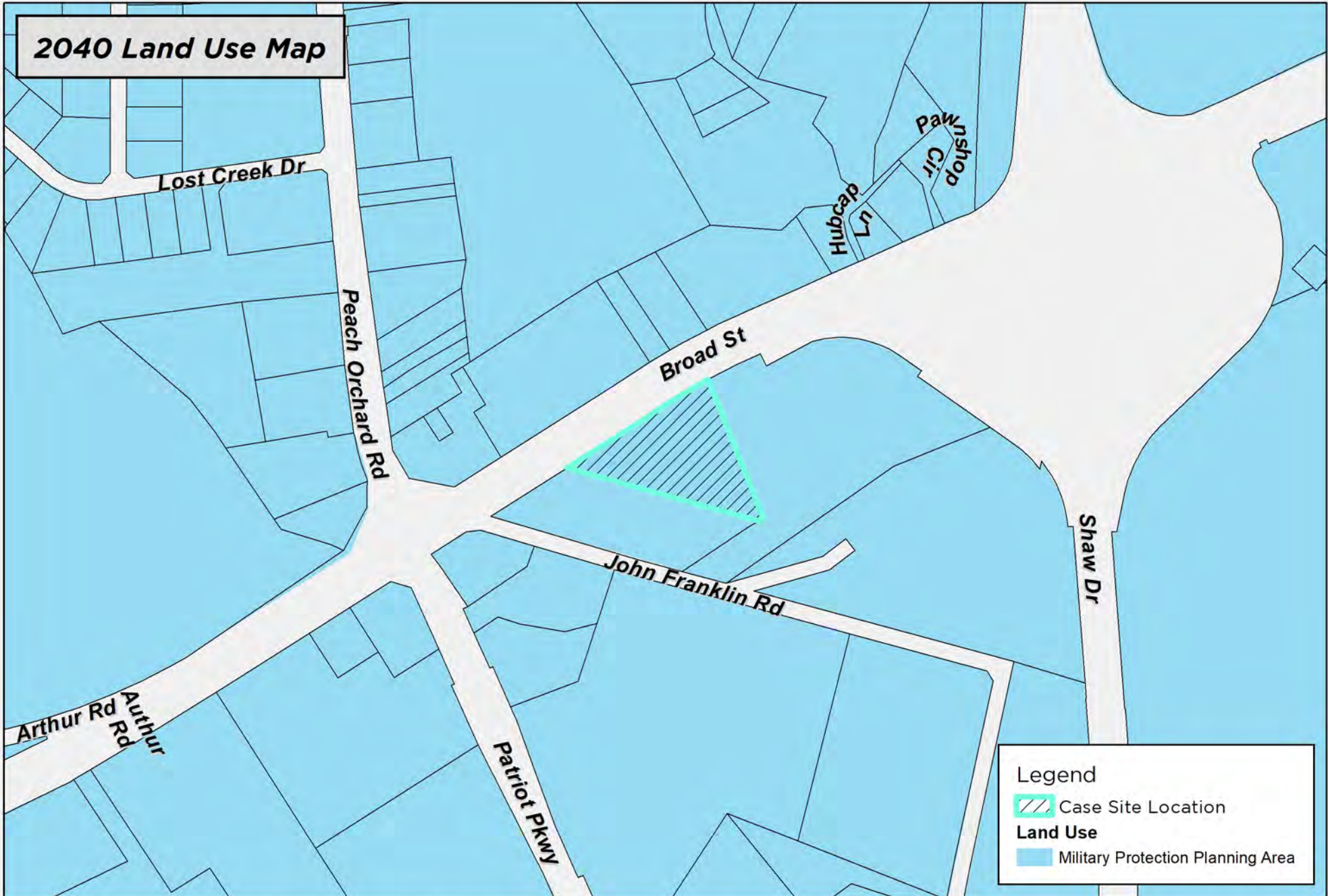


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MSP-24-31
5590 Broad St, Sumter, SC 29154
Tax Map # 132-00-03-021

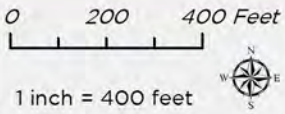
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Military Protection Planning Area

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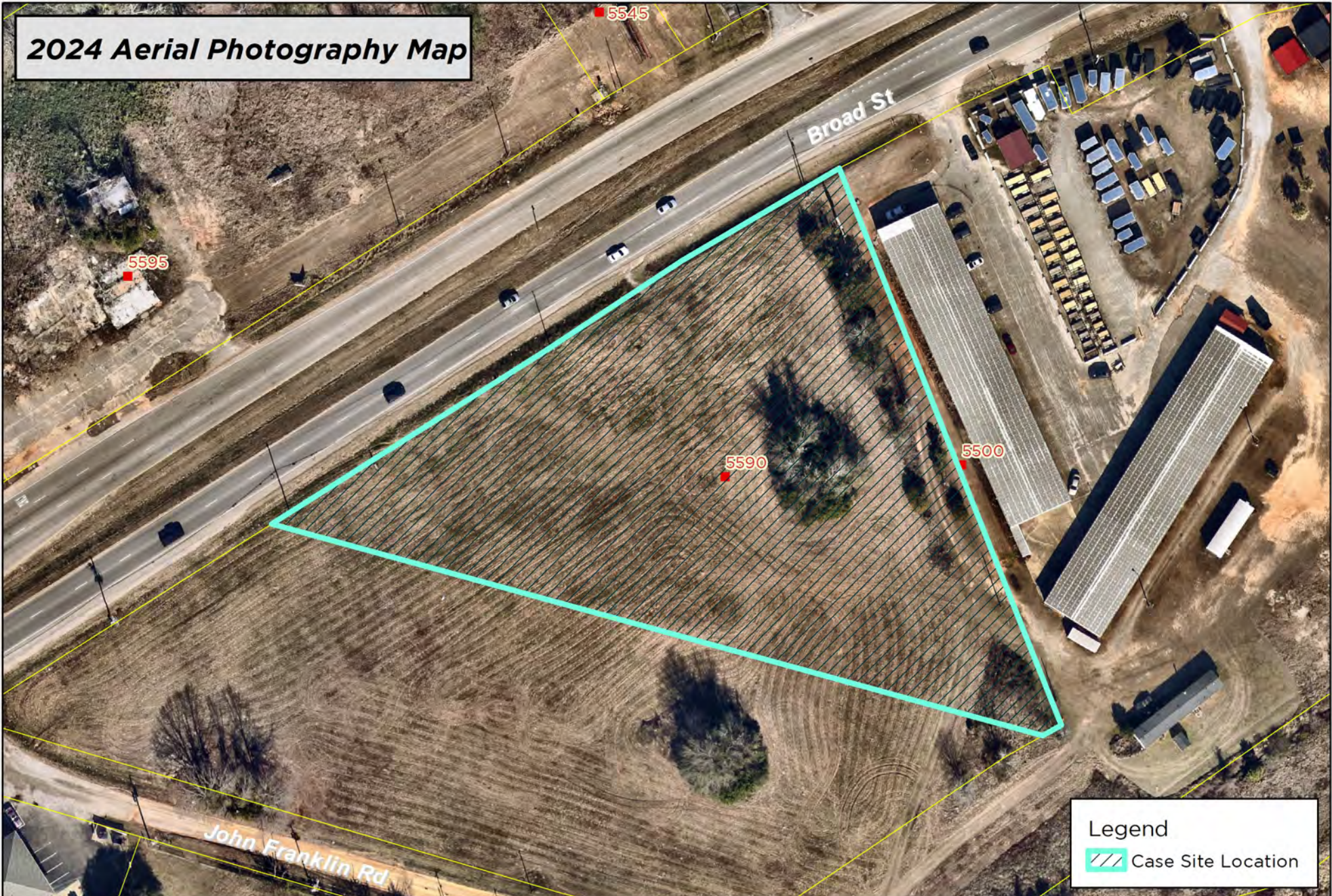



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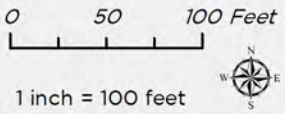
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2024 Aerial Photography Map



Legend
 Case Site Location

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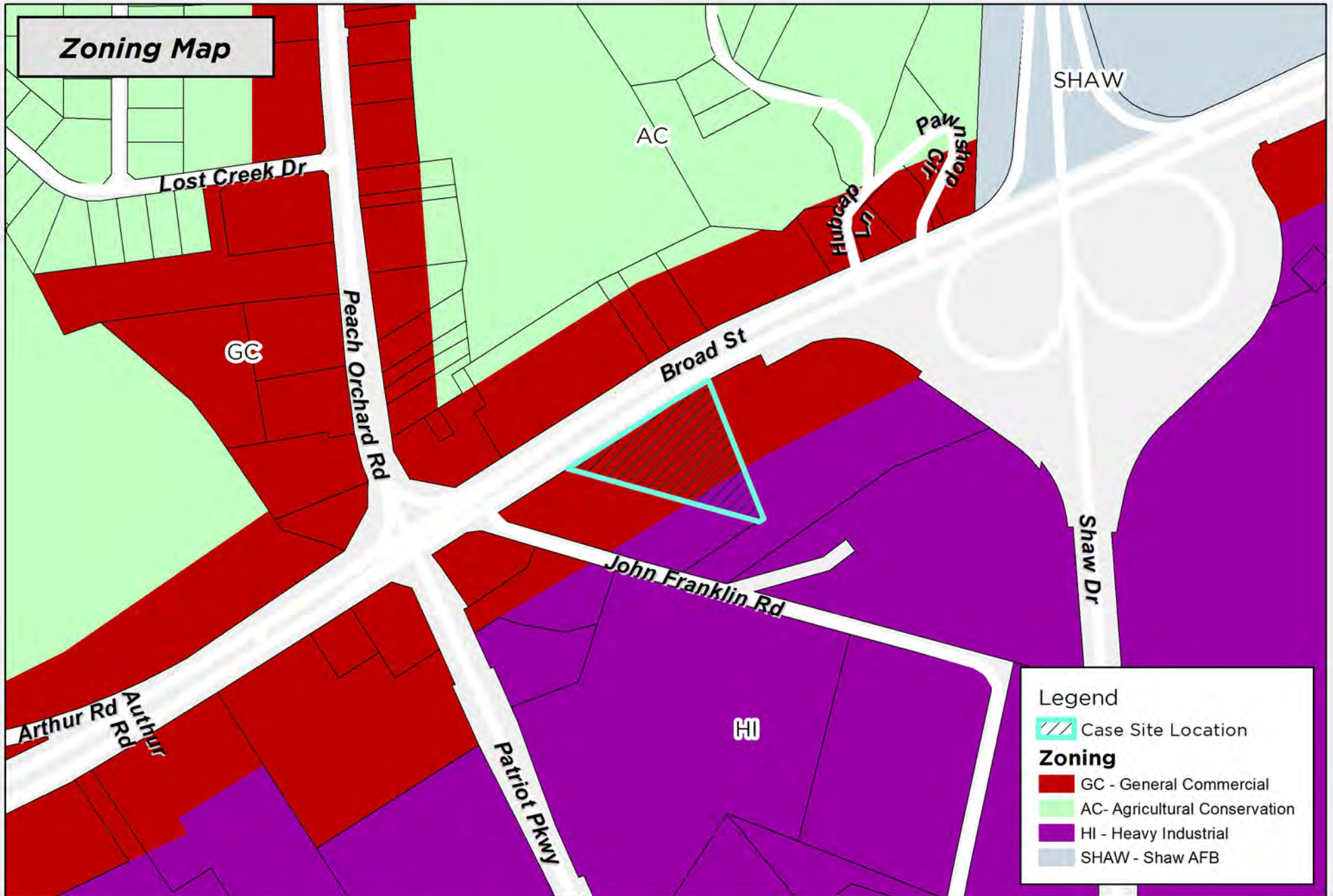


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5590 Broad St, Sumter, SC 29154
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Zoning Map



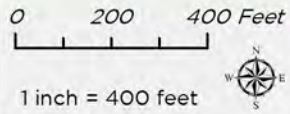
Legend

- Case Site Location

Zoning

- GC - General Commercial
- AC- Agricultural Conservation
- HI - Heavy Industrial
- SHAW - Shaw AFB

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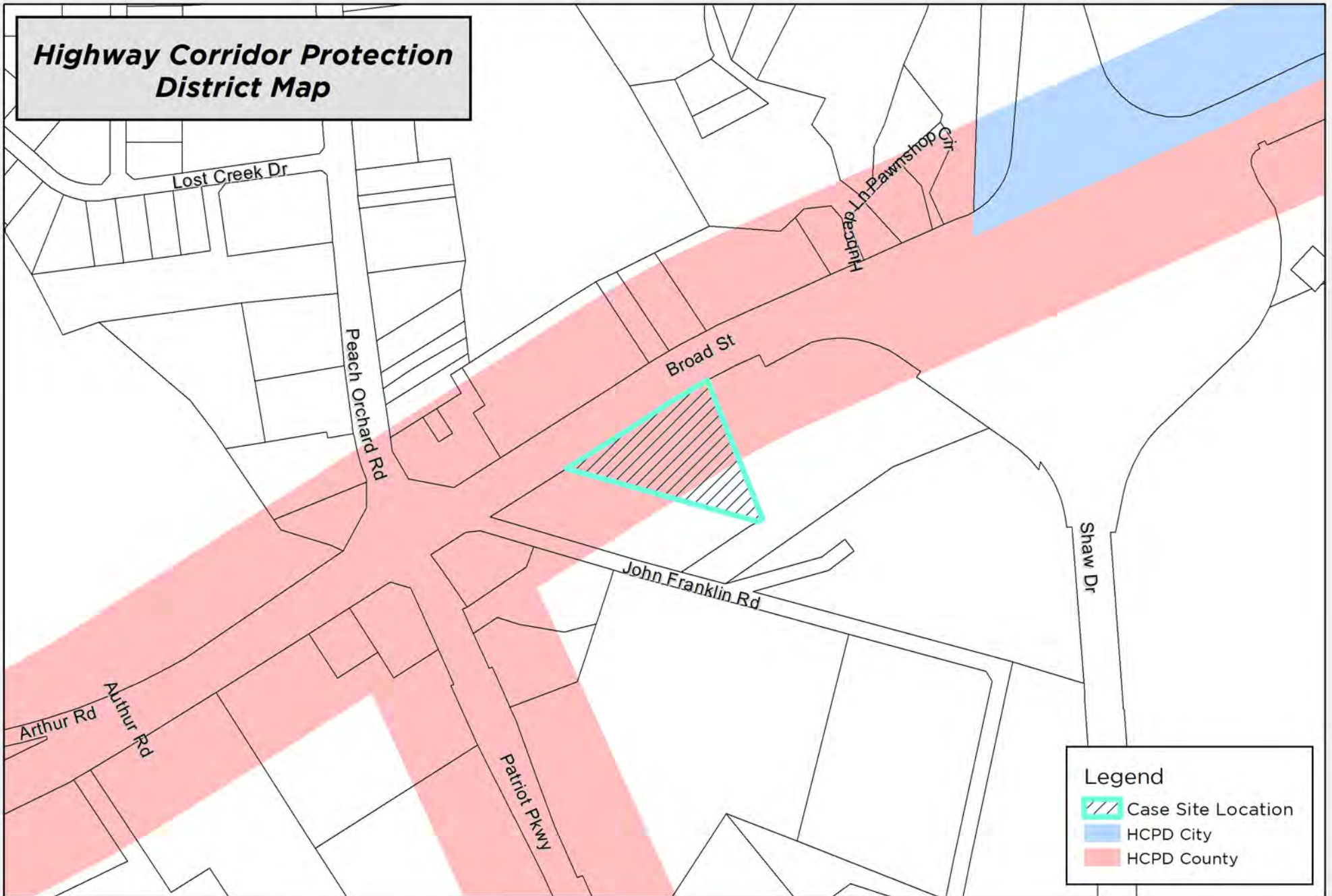


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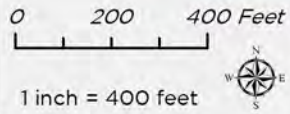
Highway Corridor Protection District Map



Legend

-  Case Site Location
-  HCPD City
-  HCPD County

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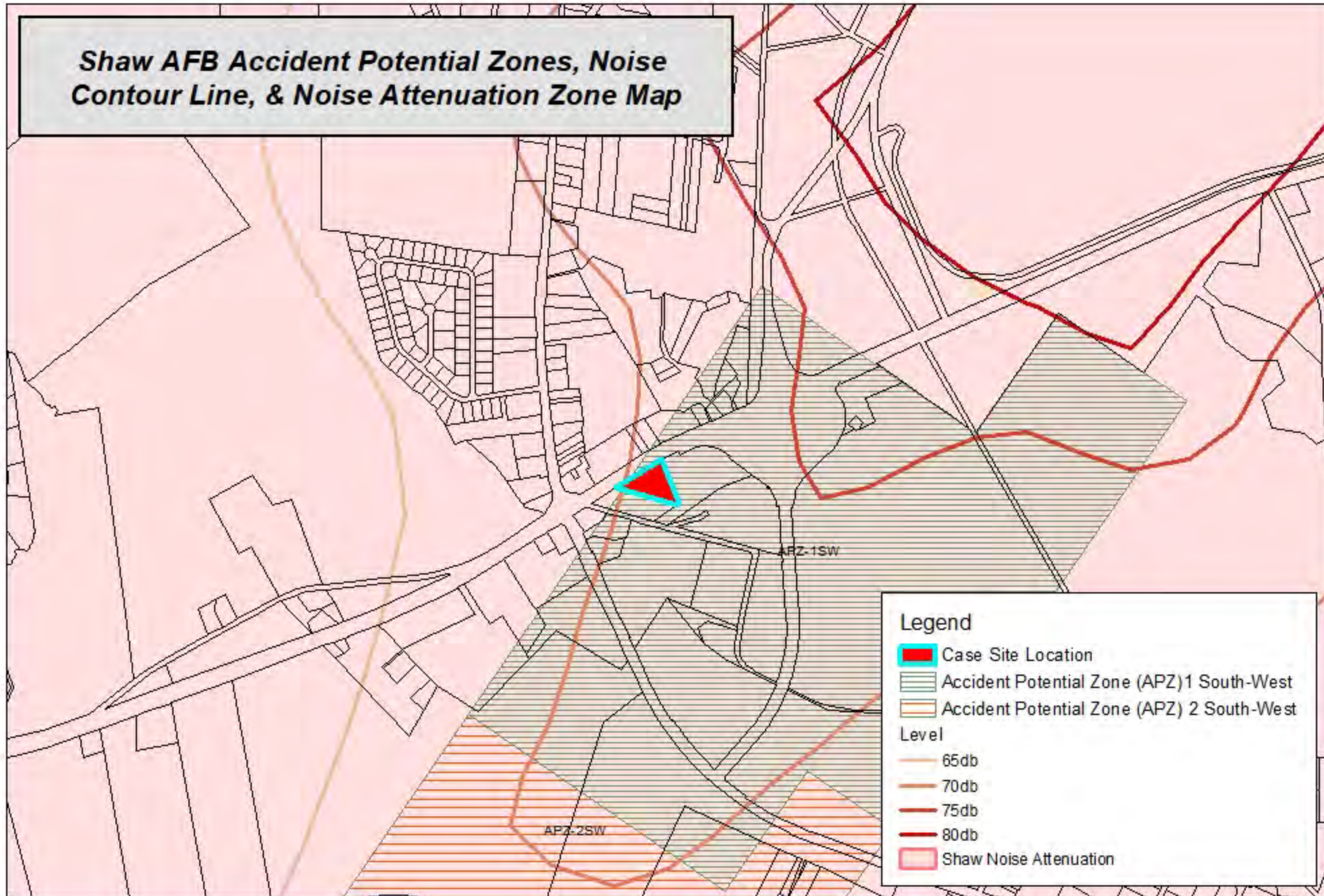


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








MSP-24-31
 5590 Broad St, Sumter, SC 29154
 Tax Map # 132-00-03-021


Shaw AFB Accident Potential Zones, Noise Contour Line, & Noise Attenuation Zone Map



Legend

-  Case Site Location
-  Accident Potential Zone (APZ) 1 South-West
-  Accident Potential Zone (APZ) 2 South-West
- Level**
-  65db
-  70db
-  75db
-  80db
-  Shaw Noise Attenuation

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0 200400 Feet

 1 inch = 1,250 feet



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