

Sumter City-County Planning Commission

June 24, 2020

PD-00-08 (Revision 22), 3510 Patriot Parkway – Sumter West (City)

I. THE REQUEST

Applicant:	CDP Sumter 3, LLC
Status of the Applicant:	Authorized Agent for property owners
Request:	Request to permit general merchandise store uses (SIC Code 53) on specified parcels in accordance with site specific development plan.
Location:	Southwestern corner of the intersection of Patriot Parkway & Constitution Drive.
Present Use/Zoning:	Undeveloped Commercial Area / Planned Development (PD)
Tax Map Number:	185-00-01-138 & 185-00-01-144
Adjacent Property Land Use and Zoning:	North – Undeveloped/ PD (Commercial Area) South- Mini-Storage/ PD (Commercial Area) East – Undeveloped/ PD (Commercial Area) West – Undeveloped/PD (Commercial Area)

II. BACKGROUND

The applicant is requesting an amendment to the Sumter West Planned Development (PD) in order to permit general merchandise store uses under Standard Industrial Classification (SIC) Code 53 on two specific parcels (TMS# 185-00-01-138 & 185-00-01-144) within the larger PD.

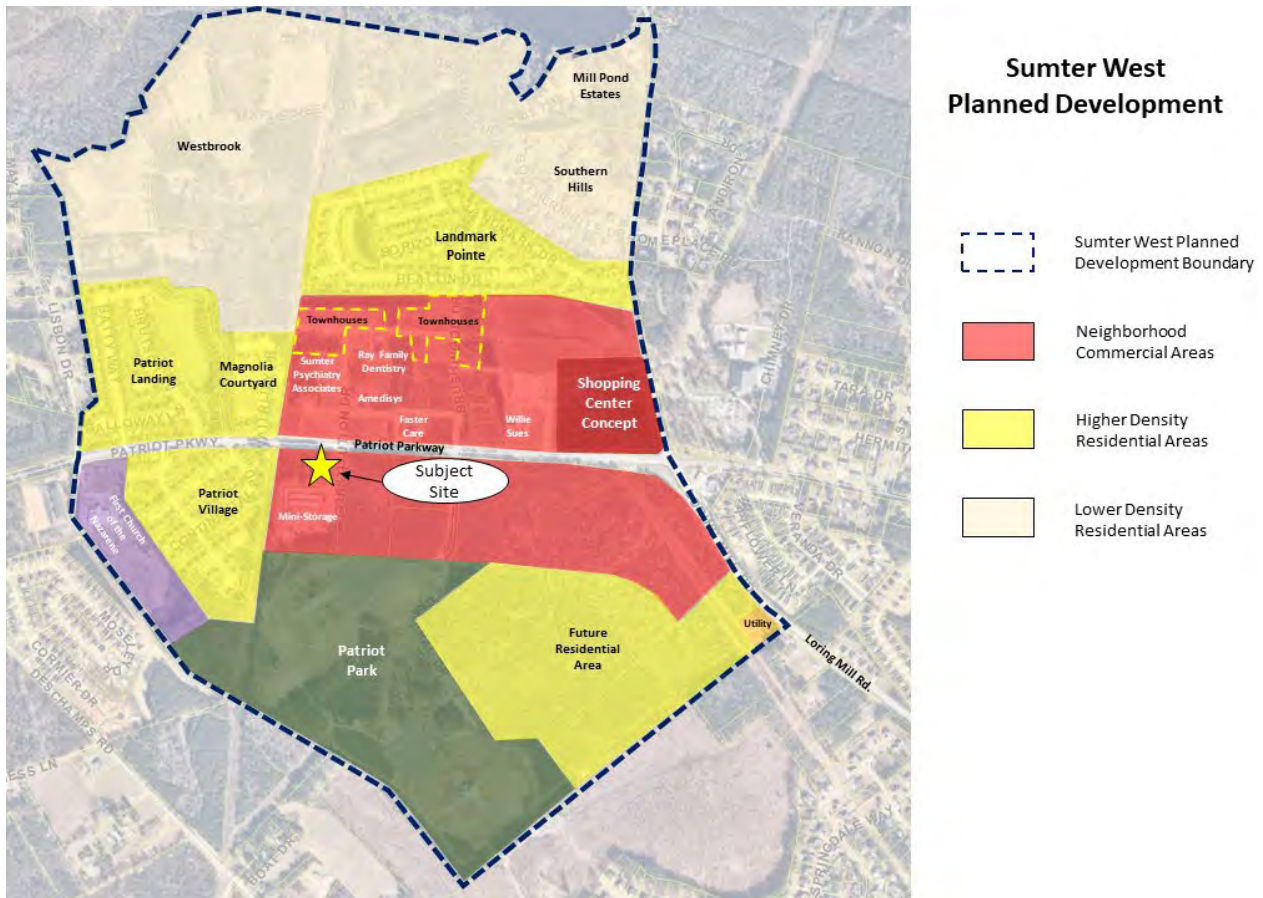
This request is being made to facilitate the construction of a Dollar General store in accordance with a site-specific development concept plan, landscape framework plan, and conceptual elevation renderings that are integral component of this PD Amendment request.



Sumter West

Sumter West is a mixed use planned development encompassing over 700 acres of land on the west side of Loring Mill Rd that was approved in the early 2000s. As shown in the conceptual plan graphic below, the planned development revolves around core commercial areas shown in red north and south of Patriot Parkway, bordered by residential subdivisions.

Since the creation of the Sumter West PD, the residential components have developed into Patriot Landing, Patriot Village, Westbrook, Magnolia Courtyard, Landmark Point, and Southern Hills subdivisions, however the designated commercial areas of Sumter West have only seen limited investment and development.



Above: Sumter West PD Conceptual Plan Graphic

III. COMPATIBILITY WITH 2040 COMPREHENSIVE PLAN

The Sumter West PD is influenced by the Suburban Development (SD) 2040 Plan designation as well as the Priority Commercial/Mixed Use Priority Investment Area.

The primary goal of the Suburban Development Planning Area is to scrutinize and manage existing development patterns, identify appropriate locations for new commercial and industrial development, focus on improvements to the form and design of new development, and ensure that land is developed in an orderly and efficient manner

The Priority Commercial/Mixed Use designation focuses on areas or nodes identified as future locations for high quality commercial and residential mixed-use development. Areas with this designation should be protected against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. Destination retail uses and neighborhood commercial uses are encouraged within this designation, as appropriate. Design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.

Staff finds that this specific request to permit general merchandise store uses on the subject property is generally consistent with the policies and goals of the Sumter 2040 Comprehensive Plan. Ensuring that the development fits in with the overall context of the Sumter West PD is vital. The proposed concept plans that are considered an integral part of this request, are discussed in more detail in the proceeding sections of this report.

IV. PLANNED DEVELOPMENT AMENDMENT

The subject property is located within a designated commercial area of the Sumter West PD. These designated areas generally follow Neighborhood Commercial (NC) zoning district requirements concerning permitted uses and development standards. A full list of permitted uses within these areas is provided in Attachment 1 of the Draft Ordinance PD-00-08 (Revision 22).

Currently, general merchandise stores under SIC Code 53 are not permitted in the Sumter PD commercial areas. The applicant is requesting an amendment to the Planned Development to specifically add them as a permitted use on TMS#s 185-00-01-138 & 185-00-01-144 only.

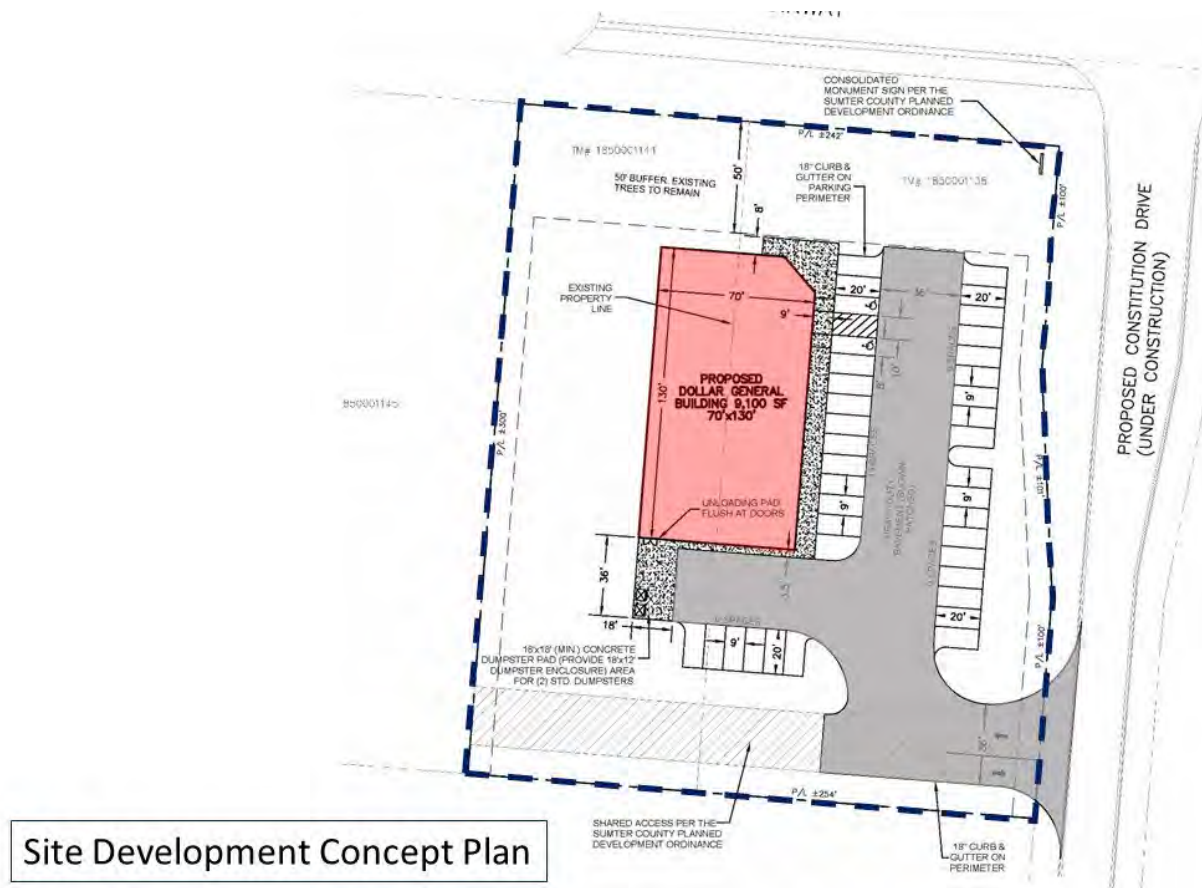
- **Amend the Planned Development Ordinance** to include general merchandise stores with SIC Code 53 on TMS#s 185-00-01-138 & 185-00-01-144 only.

In support of this use amendment request the applicant has submitted a site development concept plan, landscape framework plan, and conceptual elevation renderings for the development of a Dollar General store on the subject property. These submittals are considered an integral part of the proposal, are incorporated by reference within amended Ordinance text, and are attached to this report and to the amended PD Ordinance. Additionally, specific conditions related to general merchandise store development on the subject property have been drafted as a part of Ordinance No. PD-00-08 (Revision 22) for consideration and are outlined below.

- **Amend the Planned Development Ordinance Section I B (Commercial Areas) as follows.**
 - iv. Conditions - General Merchandise Store (SIC Code 53) within the Commercial Area (TMS# 185-00-01-138 & 185-00-0144 only)
 1. General merchandise store development shall be in substantial conformance with plans titled, “*PD-00-08 (Rev 22) Development Concept Plan & PD-00-08 (Rev 22) Development Concept Landscape Plan*”.
 - a. Setbacks:
 - i. Front – 35 ft. (Constitution Dr.)
 - ii. Side Exterior – 50 ft. (Patriot Parkway)

- iii. Side Interior – 5’
 - iv. Rear – 25’
 - b. Maximum Building Height – 35’
 - c. Maximum Impervious Surface Ratio - .75
- 2. Building design shall be in substantial conformance with submitted building elevation renderings titled “PD-00-08 (Rev 22) Conceptual Elevation Rendering 1 & Conceptual Elevation Rendering 2”
 - a. Architectural Standards:
 - i. Primary exterior wall materials shall be fiber cement board (Hardie board) and brick.
 - ii. Primary exterior roof material shall be architectural shingles or stand & seam metal paneling.
 - iii. Aesthetic window shutters and/or other design features shall be provided on all building sides.
 - iv. Primary building colors shall be neutral consisting of various shades brown and tan, with white trim.
- 3. Sidewalks:
 - a. Pedestrian connection from the store entrance to the multi-use pathway on Patriot Parkway shall be provided.
- 4. Signage
 - a. Free Standing Sign - Must be a part of the area of the consolidated monument sign for TMS#’s 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127 and in accordance with the conditions of *Section B.N.1 – Section B.N.6* of this Ordinance. No other free-standing signage is permitted.
 - b. Wall signage shall be a neutral color approved by the Sumter City-County Planning Commission. Wall signage to be capped at 15% of the area of the front wall face with a maximum of two (2) wall signs per structure/tenant space and meet all the conditions of *Section B.M.iii – Commercial Areas* of this Ordinance.
- 5. Landscaping
 - a. Site landscaping shall meet Article 9 – Landscaping Requirements of the City of Sumter Zoning & Development Standards Ordinance and all other provisions of this Ordinance.
- 6. Site Plan & Highway Corridor Protection District Approval
 - a. Detailed site design & building design plans shall be approved by the Sumter City-County Planning Department prior to the issuance of land disturbance and building permits.
- 7. Property Combination – TMS#s 185-00-01-01-138 & 185-00-01-144 shall be combined into one parcel prior to land disturbance or building permit approval.

Descriptions of the site development concept plan, landscape framework plan, and conceptual elevation renderings are provided below:



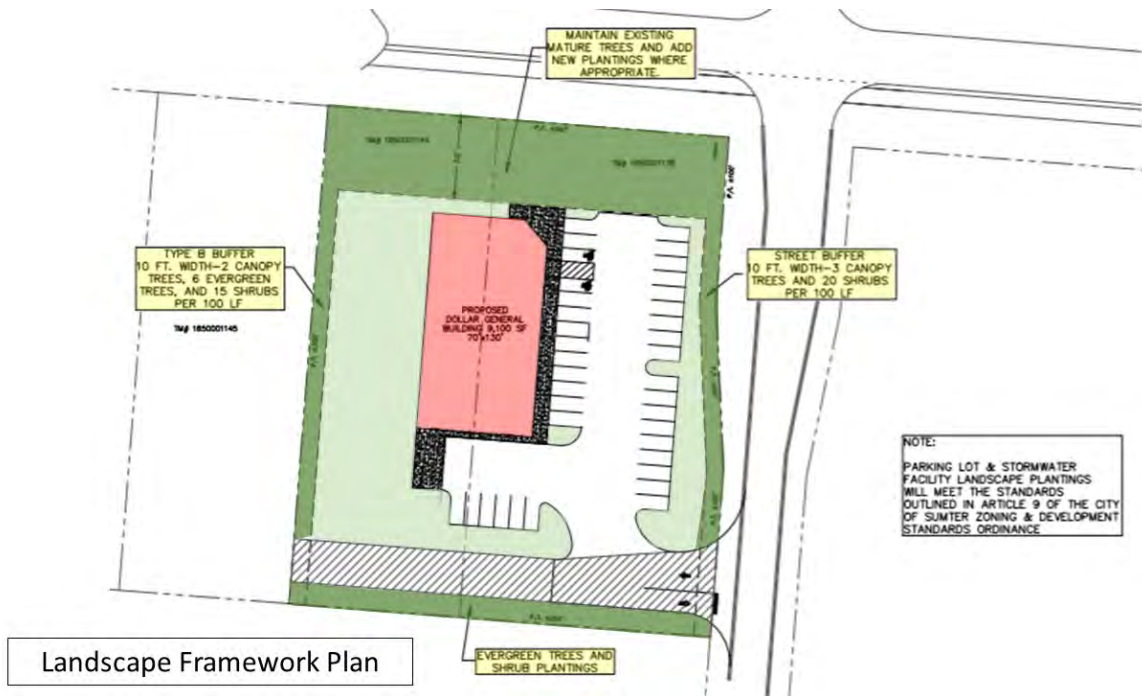
Site Development Concept Plan

Above: Site Development Concept Plan

As shown in the Site Development Concept Plan above, the applicant is proposing a +/- 9,100 sq. ft. store on the subject property. The development will be accessed from Constitution Dr., a private street that is currently under construction. The primary building front facing Constitution Dr.

The proposal reflects the required 50 ft. buffer from Patriot Parkway right-of-way, as well as the provision of future shared access to adjacent parcels to the west that have frontage on Patriot Parkway. Both of these features are required under Sumter West PD Ordinance provisions. Additionally, 37 off-street parking spaces are being provided in accordance with underlining development standards requirements. Site free standing signage must be a part of a consolidated monument sign serving surrounding parcels.

Though not specifically shown on the Site Development Concept, staff is recommending via Ordinance text that a pedestrian connection from the store entrance to the multi-use pathway of Patriot Parkway be provided.



Landscape Framework Plan

Above: Landscape Framework Plan

The applicant has submitted a landscape framework plan that provides for a 50' landscape buffer on Patriot Parkway where existing mature trees will be retained, and new landscaping will be added as appropriate. A 10' street buffer on Constitution Dr. and 10' Type B rear buffer is being proposed in accordance with *Article 9 – Landscaping Requirements of the City of Sumter Zoning & Development Standards Ordinance*. A solid line of evergreen plantings and shrub plantings are proposed along southern property line to provide opaque screening the adjacent mini-warehouse development. Stormwater facility and parking lot landscaping will be provided in accordance with Article 9 – Landscaping Requirements.



Above: Conceptual Elevation Rendering (Muted Sign Color)



Above: Conceptual Elevation Rendering (Typical Brand Sign Color)

The applicant is proposing a building design concept that is compatible with the design aesthetic of the Sumter West Planned Development. This design is atypical of other Dollar General stores within the Sumter Area. Submitted conceptual elevation renderings show a pitched roof design, with a more rustic appearance than the traditional flat roof box style stores. Submittals show natural brown and tan building colors with white highlights, black architectural shingle roofing, fiber cement board siding, and faux window openings covered by shutter treatments on all building sides.

The proposed building design is found to be generally compatible with other commercial construction within Sumter West.



Above: Examples of Existing Commercial Development in Sumter West.

Per proposed PD Ordinance Amendment text, **detailed site plans and building design plans must go back to the Sumter City-County Planning Commission for formal site plan and Highway Corridor Protection District approval prior to issuance of land disturbance or building permits.**

Traffic Impact Analysis & Access Management

The proposed project involves revision of the Sumter West Planned Development (PD) to allow general merchandise retail as a permitted use on specific parcels within the Sumter West PD, as well as to obtain a site-specific plan approval for the development of a general merchandise retail outlet (Dollar General) at the site.

The proposed Dollar General will be located at the corner of Patriot Parkway (SC-441) and Constitution Drive (under construction). Constitution Drive is a private roadway currently under construction. Patriot Parkway is an SCDOT-owned and maintained roadway. At the entrance to the site, Constitution Drive is a two-lane roadway, with one travel lane in each direction. The site is located in Traffic Analysis Zone (TAZ) #17011.

Patriot Parkway is functionally classified as a minor arterial road. According to SCDOT's 2019 annual average daily traffic counts there are approximately 10,600 average daily trips on Patriot Parkway on the segment of the road which crosses the intersection with the proposed Constitution Drive. No annual average daily traffic (AADT) volume has been established at this time for Constitution Drive.

Traffic impacts of the proposed development will be further reviewed at time of formal site plan submittal and will be addressed via the City of Sumter Zoning & Development Standards Ordinance requirements.

V. STAFF RECOMMENDATION

Mixed use developments like Sumter West rely on a balance of commercial and residential uses to ensure the success of the entire development. To date, this development has not had issues attracting residential development, but attracting supporting commercial land use to the area has proved difficult.

Since its inception, this planned development has utilized the Neighborhood Commercial (NC) standards and procedures within the City of Sumter Zoning and Development Standards Ordinance to establish permitted uses and to provide overall guidance for review and approval of commercial development. The intent of the NC District, as defined within the City of Sumter Zoning and Development Standards Ordinance, is to meet the commercial and service needs generated by nearby residential development. While the NC district is not supportive of traditional big-box general merchandise stores (with SIC Code 53), the size and scale of the proposed Dollar General use, in particular, supports the needs of nearby residential development.

Given the context of the Sumter West PD and the wide scope of the SIC Code 53 classification, staff is of the opinion that allowing general merchandise stores (with SIC Code 53) should be only be considered on a site specific basis and only after site development, landscape, and elevation conceptual plans are considered as an integral part of any proposal.

The applicant has submitted a site development concept plan, landscape framework plan, and conceptual elevation renderings for consideration in support of this request. Staff finds that the submitted proposals are compatible with the overall Sumter West PD framework and

recommends approval of the request to allow for the general merchandise store use on TMS#s 185-00-01-138 & 185-00-01-144.

VI. DRAFT MOTIONS

Motion #1:

I move that the Sumter City-County Planning Commission recommend approval of PD-00-08 (Revision 22) to permit general merchandise store uses (SIC Code 53) on TMS#s 185-01-01-138 & 185-01-144 in substantial conformance with the attached site development concept plan, landscape framework plan, and conceptual elevation renderings.

Motion #2:

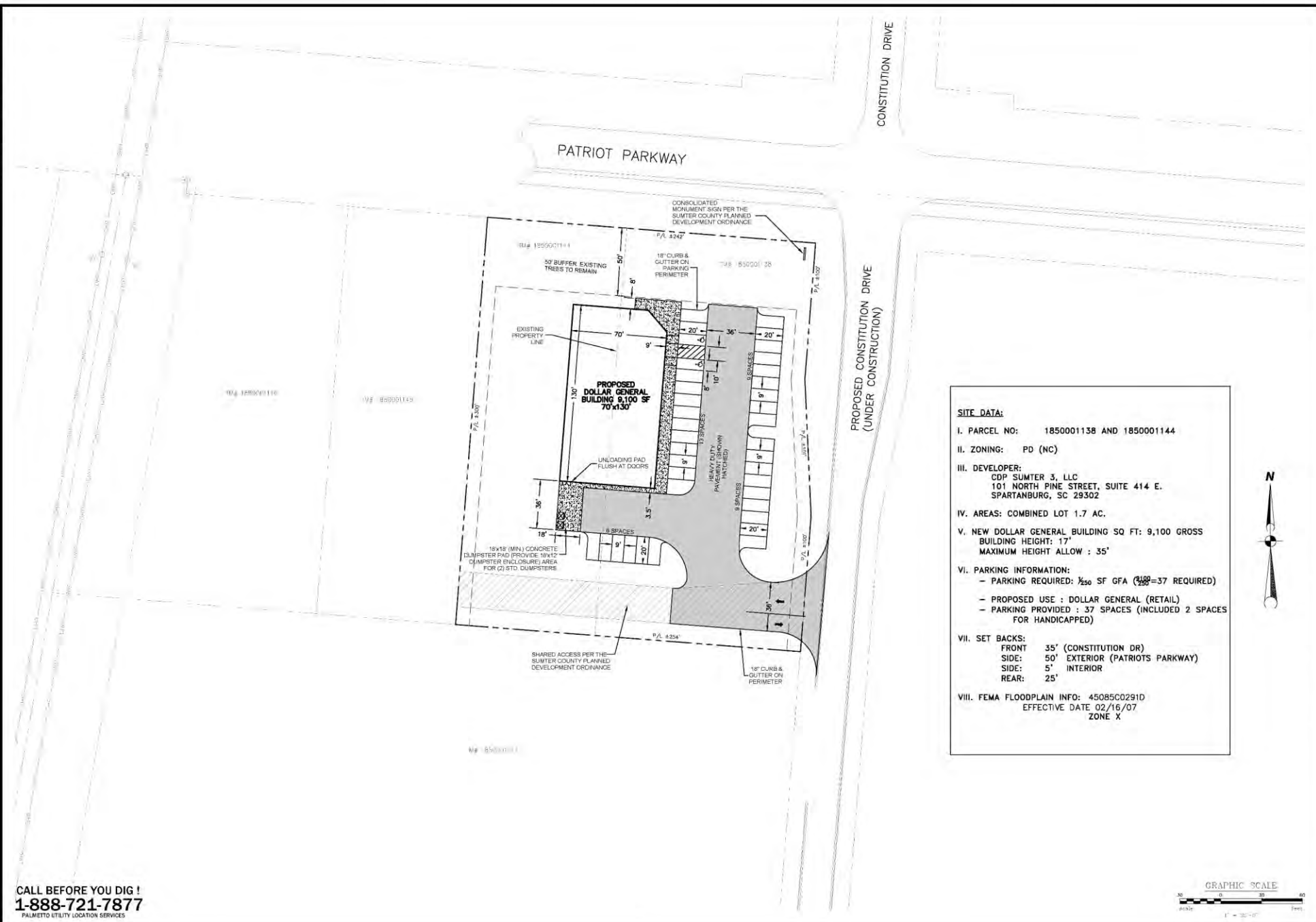
I move that the Sumter City-County Planning Commission recommend denial PD-00-08 (Revision 22) to permit general merchandise store uses (SIC Code 53) on TMS#s 185-01-01-138 & 185-01-144 in substantial conformance with the attached site development concept plan, landscape framework plan, and conceptual elevation renderings.

Motion #3:

I move that the Sumter City-County Planning Commission propose an alternate motion for PD-00-08 (Revision 21).

VII. PLANNING COMMISSION – JUNE 24, 2020

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SITE DATA:

I. PARCEL NO: 1850001138 AND 1850001144

II. ZONING: PD (NC)

III. DEVELOPER:
CDP SUMTER 3, LLC
101 NORTH PINE STREET, SUITE 414 E.
SPARTANBURG, SC 29302

IV. AREAS: COMBINED LOT 1.7 AC.

V. NEW DOLLAR GENERAL BUILDING SQ FT: 9,100 GROSS
BUILDING HEIGHT: 17'
MAXIMUM HEIGHT ALLOW : 35'

VI. PARKING INFORMATION:
- PARKING REQUIRED: 7250 SF GFA (37 REQUIRED)
- PROPOSED USE : DOLLAR GENERAL (RETAIL)
- PARKING PROVIDED : 37 SPACES (INCLUDED 2 SPACES FOR HANDICAPPED)

VII. SET BACKS:
FRONT: 35' (CONSTITUTION DR)
SIDE: 50' EXTERIOR (PATRIOTS PARKWAY)
SIDE: 5' INTERIOR
REAR: 25'

VIII. FEMA FLOODPLAIN INFO: 45085C0291D
EFFECTIVE DATE 02/16/07
ZONE X



KB SELLERS ENGINEERING
ENGINEERS & PLANNERS
101 NORTH PINE STREET, SUITE 414 E.
SPARTANBURG, SC 29302
803.535.1111
WWW.KBSSELLERS.COM

DATE: 03/03/20

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A	03/03/20	SITE PLAN	KB

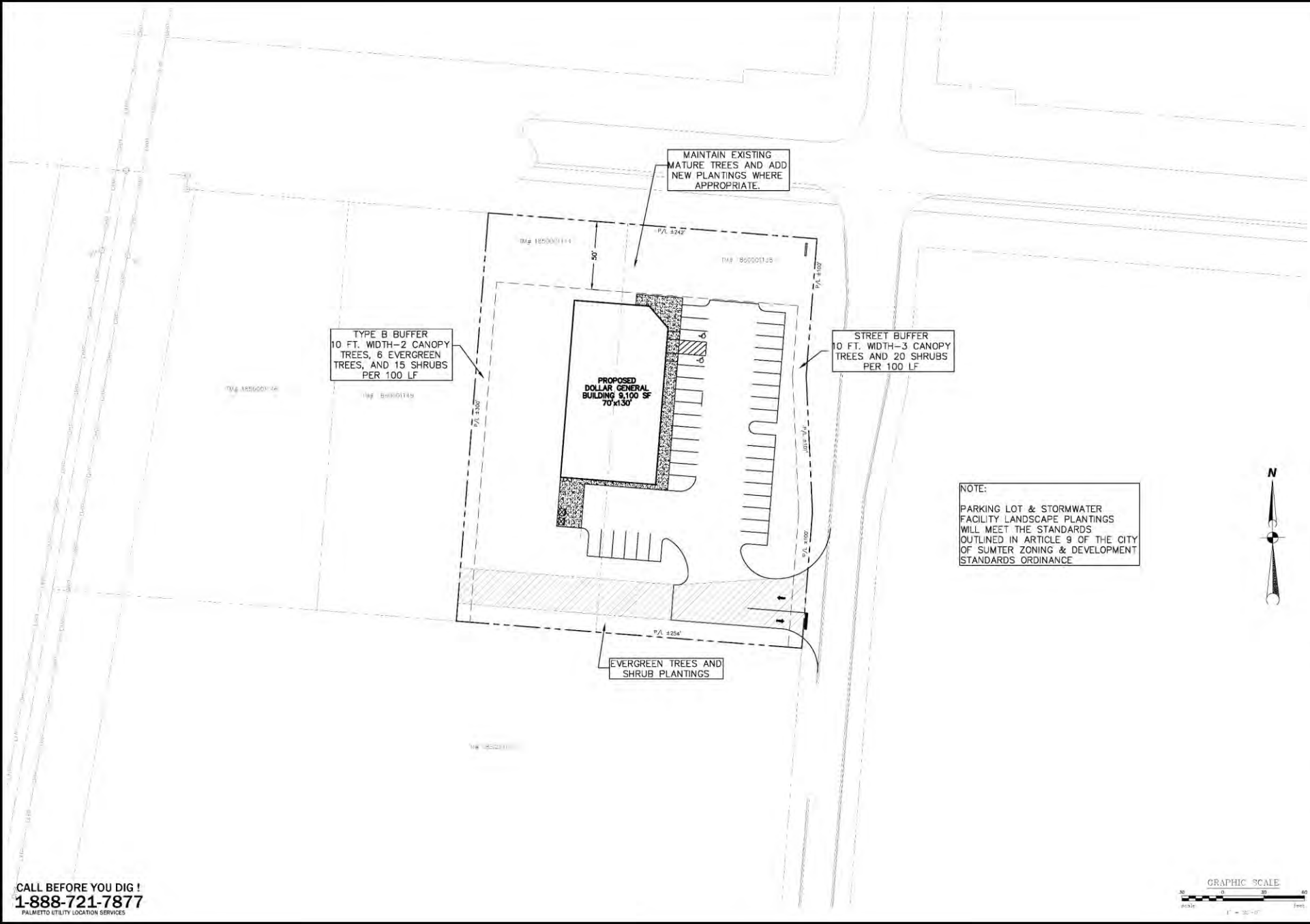
PROJECT TITLE: DOLLAR GENERAL
SUMTER DOLLAR GENERAL 21678

SHEET TITLE: PD 01-08 (REV 22) DEVELOPMENT CONCEPT PLAN

SHEET NO.	OF
1	2
PROJECT NO.	18-654

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DOLLAR GENERAL
 SUMMITER DOLLAR GENERAL 21678

PD 03-08 (REV 22)
 DEVELOPMENT CONCEPT LANDSCAPE PLAN

SHEET NO. 2 OF 2
 PROJECT NO. 18-654

Attachment 2



PD-00-08 (Rev 22)
Conceptual Elevation Rendering 1



PD-00-08 (Rev22)

Conceptual Elevation Rendering 2

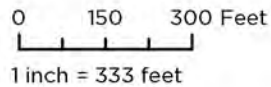
Location Map



Legend

 Case Site Location

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PD-00-08 Rev 22
 3510 Patriot Pkwy, Sumter, SC 29154
 Tax Map # 185-00-01-144 & 185-00-01-138

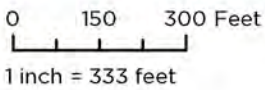
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Priority Commercial Mixed Use Area

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Zoning Map

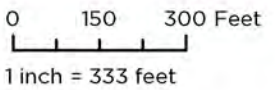


Legend

- Case Site Location
- Zoning**
- PD - Planned Development
- R-6 - Single Family Residential

R-6

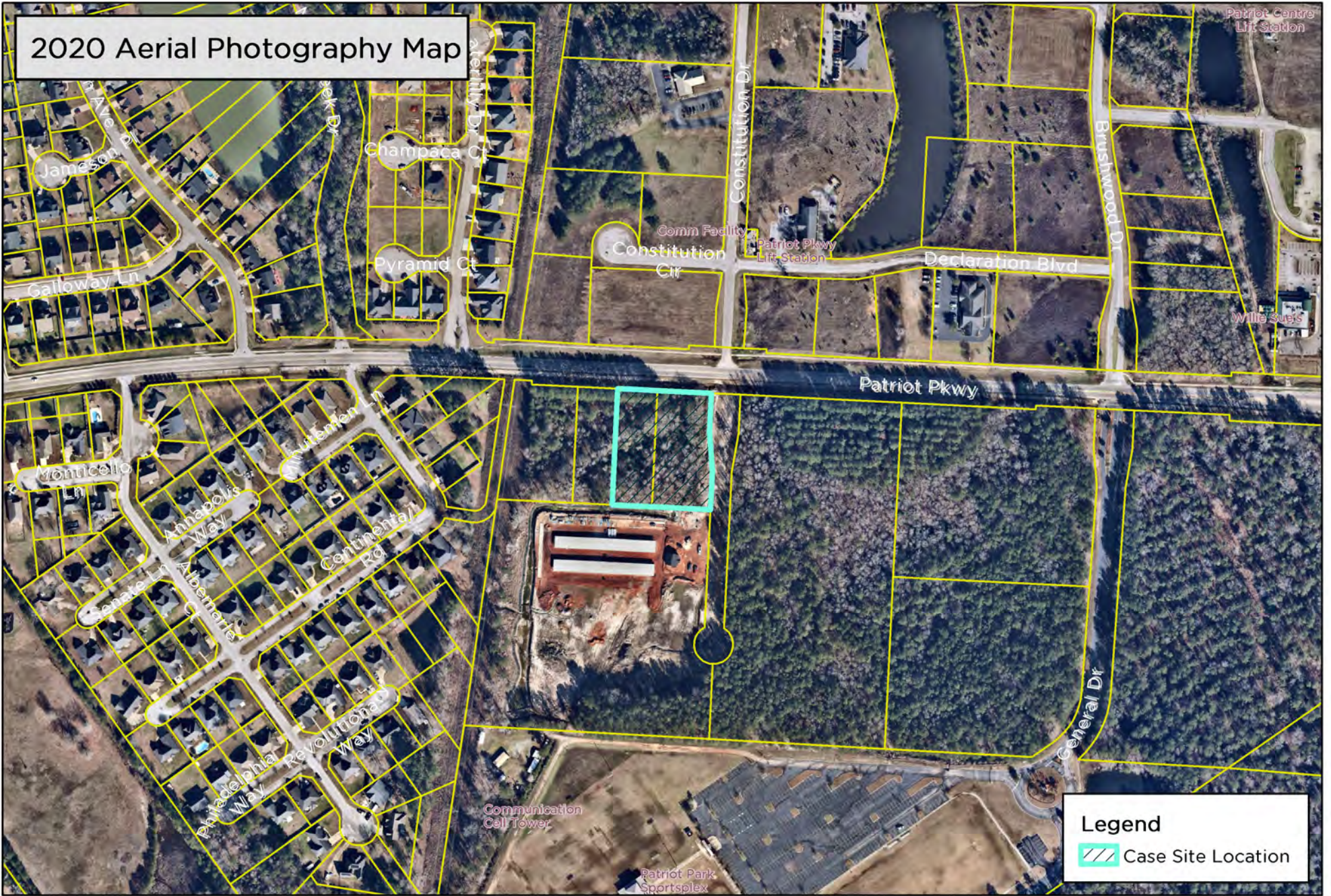
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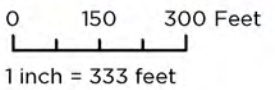
PD-00-08 Rev 22
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 Tax Map # 185-00-01-144 & 185-00-01-138

2020 Aerial Photography Map



Legend
 Case Site Location

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