

# Sumter City Council

First Reading / Public Hearing

May 15, 2018

Planning Commission Staff Report

**PD-00-08 (Revision 20), 430 Constitution Dr. – Knowlton Properties, LLC (City)**

## I. THE REQUEST

**Applicant:** Parkway Developers, LLC

**Status of the Applicant:** Property Owner / Developer

**Request:** 1. Request to amend the Ministorage Warehouse development conditions, specifically Section J.i of PD-00-08, to permit a proposed mini-warehouse storage development site that exceeds the 4 acre maximum size limitation stipulated within the development regulations, and allows for two access points from Constitution Drive, specifically for Tax Map Number 185-00-01-127.

2. Request to add Section N to PD-00-08, to permit one freestanding monument sign to be erected on Tax Map Number 185-00-01-138, to serve as freestanding signage for all of the following Tax Map Numbers: 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127.

3. Request for Major Site Plan and Highway Corridor approval (MSP 18-13/HCPD1 18-11) for 80,400 sq. ft. of ministorage plus office and architectural design. **This report is attached under separate cover.**

**Location:** Southwestern portion of Constitution Drive (under development), on south side of Patriot Parkway, west of the intersection of Loring Mill Rd. & Patriot Parkway.

**Present Use/Zoning:** Undeveloped / Planned Development (PD)

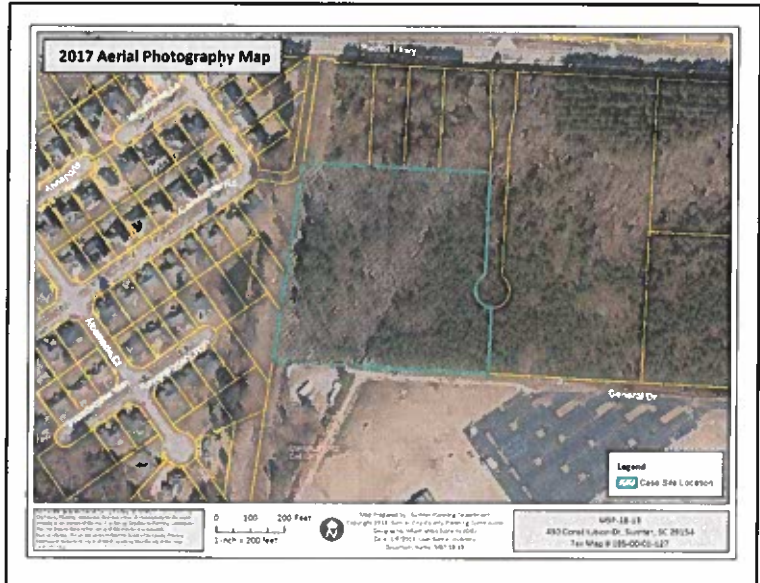
**Tax Map Number:** 185-00-01-127 (mini-warehouse storage site)  
185-00-01-138, 144, 145, 146, and 127 (one freestanding monument sign will serve all lots).

**Adjacent Property Land Use and Zoning:**

North – Patriot Pkwy. & 3 vacant commercial lots zoned PD  
South – Patriot Park Sports Complex / PD  
East – Undeveloped Commercial & Patriot Park Sports Complex / PD  
West – Residential / PD

**II. BACKGROUND**

The applicant is requesting to amend the text of the Ordinance for Sumter West Planned Development PD-00-08, Section J.i, to permit a proposed mini-warehouse storage development site to exceed the 4 acre maximum size limitation stipulated within the development regulations, and allows for two access points from Constitution Drive. The proposed mini-warehouse storage facility is being developed on a 7.90 acre parcel.



Additionally, the applicant requests to add Section N to PD-00-08, to permit one freestanding monument sign to be erected on Tax Map Number 185-00-01-138, to serve as freestanding signage for all of the following Tax Map Numbers: 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127. These lots include the mini-warehouse storage facility as well as the four adjoining lots to the north, all of which front on Patriot Parkway, but will be accessed via Constitution Drive only.

**Section J.i Amendment**

On October 4, 2016, the Sumter City County approved PD-00-08 (Revision 18), which added the use of ministorage warehouses, specifically for Tax Map Number 185-00-01-127. The following is the complete text of the amendment:

*J. Conditions (Ministorage Warehouses – TMS# 185-00-01-127)*

- i. Development shall be in accordance with all applicable sections of the City of Sumter Zoning and Development Standards, including Article 4, Section 4.n.1, Mini-warehouses.*
- ii. Site plan shall return to City Council for approval.*

Below is the language from Article 4, Section 4.n.1 of the City of Sumter Zoning and Development Standards Ordinance that pertains to ministorage warehouse development within the City of Sumter. The current Constitution Drive Ministorage Warehouse project is being

reviewed as a Major Site Plan (MSP-18-13). The development proposal meets all of the standards below with the exception of items “a” and “c”.

*SECTION N: MINI-WAREHOUSES 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:*

*a. Size: mini-warehouse sites shall not exceed four (4) acres.*

*Staff analysis: The proposed site totals 7.9 acres in size. Approximately 4.8 acres of the total site is noted as being impervious surface (parking, drive aisles, building footprints).*

*b. Lot coverage: coverage of all structures shall be limited to fifty percent (50%) of the total lot.*

*Staff analysis: The building structures total 81,200 sq. ft. or 1.86 acres, or 23.5% of the total 7.9 acre site.*

*c. In/Out: Vehicular ingress-egress shall be limited to one point for each side of the property abutting any street.*

*Staff analysis: The proposed development will be access by one 25' wide full access driveway at the north end of the property, as well as one 25' wide exit only access driveway at the south end of the property.*

*d. Storage only: no business activities other than rental storage units not to exceed 500 square feet per unit shall be conducted on the premises with no outside storage.*

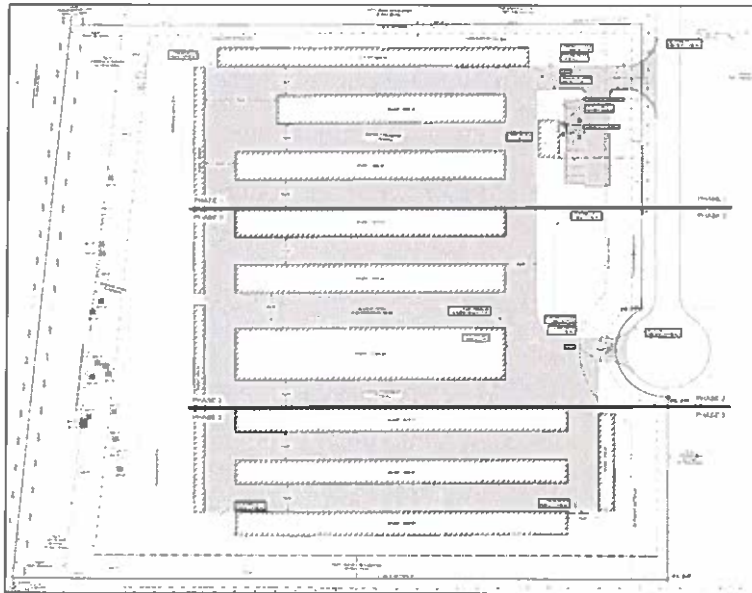
*Staff analysis: The proposed development conforms to these requirements.*

*e. Landscaping and screening: Mini-warehouses shall meet all requirements set forth in Article Nine of the Ordinance.*

*Staff analysis: The proposed development meets and exceeds landscaping requirements.*

Therefore, amendment to Section J.i. of PD-00-08 (Revision 20) requests a total site acreage of 7.9 acres and access via two commercial driveways onto Constitution Drive.

**We note that although the applicant states that there was always an intention to develop the entire 7.9 acres for the ministorage use, our records indicate that Staff, in correspondence as early as June 2016, had identified the ordinance limitation of four (4) acres.**



**Amendment to add Section N**

The applicant requests to add *Section N* to PD-00-08, to permit one freestanding monument sign to be erected on Tax Map Number 185-00-01-138, to serve as the freestanding signage for all of the following Tax Map Numbers: 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127.

These lots include the mini-warehouse storage facility as well as the four adjoining lots to the north, all of which front on Patriot Parkway.

The applicant proposes a freestanding monument sign with the following conditions:



- Sign to be erected on Tax Map Number 185-00-01-138, to serve as the freestanding signage for all of the following Tax Map Numbers: 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127.
- Utilizes brick/masonry materials.
- Overall sign height not to exceed 12-feet.
- Total sq. ft. of sign area not to exceed 200 sq. ft.
- Sign lighting includes uplit and backlit sources.
- Sign shall comply with all other applicable standards of the City of Sumter Zoning and Development Standards Ordinance, including setbacks and landscaping.

### III. ORDINANCE AMENDMENT

1. Amend *Section J.i* to allow a ministorage warehouse site of 7.9 acres with two commercial driveway entrances providing access to Constitution Drive.
2. Add *Section N* to PD-00-08, to permit one freestanding monument sign to be erected on Tax Map Number 185-00-01-138, to serve as the freestanding signage for all of the following Tax Map Numbers: 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127.

### IV. STAFF RECOMMENDATION

#### *Section J.i amendment*

As Staff stated in the initial PD amendment introducing this use to City Council in the fall of 2016, Ministorage warehousing introduces an industrial element to the Sumter West Planned Development. Placing development limitations on ministorage warehouse development is critical to ensuring that this type of industrial use is integrated into the urban fabric of the community and is more compatible with existing and future surrounding uses. Since October of 2000, both the City and County of Sumter Zoning and Development Standards Ordinance have limited the size of ministorage warehouse sites to a total of 4 acres.

This site is nearly double the current ordinance requirement at 7.9 acres, and has two access points to Constitution Drive. Therefore, the proposed site does not meet the existing development standards. Because the development is a bona fide PD, City Council may choose to alter the strict requirements of the zoning ordinance.

#### *Section N Amendment*

Staff supports the consolidated freestanding signage request to allow one freestanding monument sign to be erected on Tax Map Number 185-00-01-138, to serve as the freestanding signage for all of the following Tax Map Numbers: 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127, with conditions as noted in the staff report and draft ordinance.

### V. DRAFT MOTIONS

#### *Motion #1:*

I move that the Sumter City Council approve PD-00-08 (Revision 20), specific to parcel 185-00-01-127, to amend *Section J.i* to allow the proposed development to be 7.9 acres in size with two commercial access points onto Constitution Drive as shown in MSP-18-13; to approve the addition of *Section N*, the consolidated freestanding signage request to allow one freestanding monument sign to be erected on Tax Map Number 185-00-01-138, to serve as the freestanding signage for all of the following Tax Map Numbers: 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127, and; to approve site plan and design elements contained in MSP 18-13/HCPD 18-11, with conditions as noted in the staff report and draft ordinance.

*Motion #3:*

I move that the Sumter City Council approve an alternate motion for PD-00-08 (Revision 20).

**VI. PLANNING COMMISSION – APRIL 25, 2018**

The Sumter City-County Planning Commission at its meeting on Wednesday, April 25, 2018 recommended approval of this request.

**VII. CITY COUNCIL – MAY 15, 2018 – FIRST READING/PUBLIC HEARING**





# Location Map



Patriot Pkwy

General Dr

## Legend



PD-00-08 Rev 20  
 430 Constitution Dr, Sumter, SC 29154  
 Tax Map # 185-00-01-127

Map Prepared by: Sumter Planning Department  
 Copyright 2018, Sumter City-County Planning Commission  
 Geographic Information Systems (GIS)  
 Date: 4/10/2018, User Name: crobbins  
 Document Name: PD-00-08 Rev20



0 100 200 Feet

1 inch = 200 feet

Communication  
Cell Tower

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