

Sumter City-County Planning Commission

June 26, 2024

PD-00-08 (Revision 26), Constitution Dr. – Additional Townhouse Units (City)

I. THE REQUEST

Applicant: Arian Ray

Status of the Applicant: Property Owner

Request: Request to increase the number of units allowed within the Townhouse Development on Brushwood and Constitution Drives from 52 to 56 in accordance with a site-specific development plan. This represents an additional 0.93 acres proposed for residential units within the commercial portion of Sumter West Planned Development.

Location: 585 and 605 Constitution Dr.

Present Use/Zoning: Undeveloped Commercial Area / Planned Development (PD)

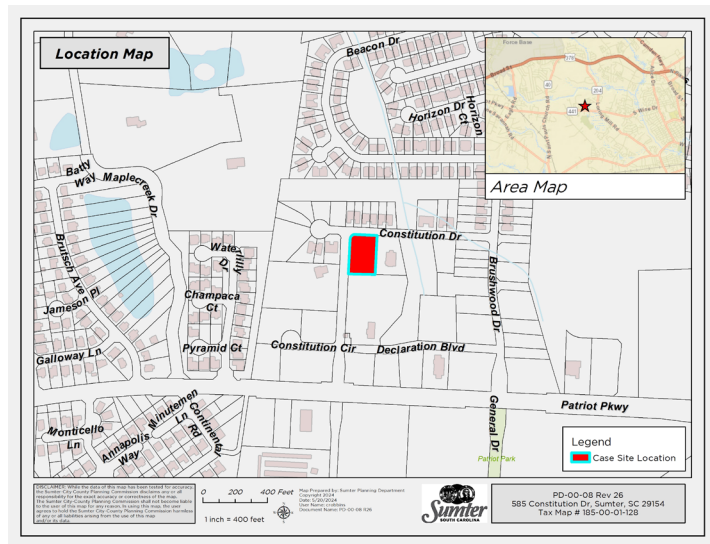
Tax Map Number: 185-00-01-128

Adjacent Property Land Use and Zoning:
North – Residential / Planned Development (PD)
South – Commercial / Planned Development (PD)
East – Commercial / Planned Development (PD)PD
West – Residential / Planned Development (PD)

II. BACKGROUND

The applicant is requesting an amendment to the Sumter West Planned Development (PD) to permit an increase in the total number of units and structures in the duplex-townhouse development on Brushwood and Constitution Drives, bringing the total number of units from 52 to 56.

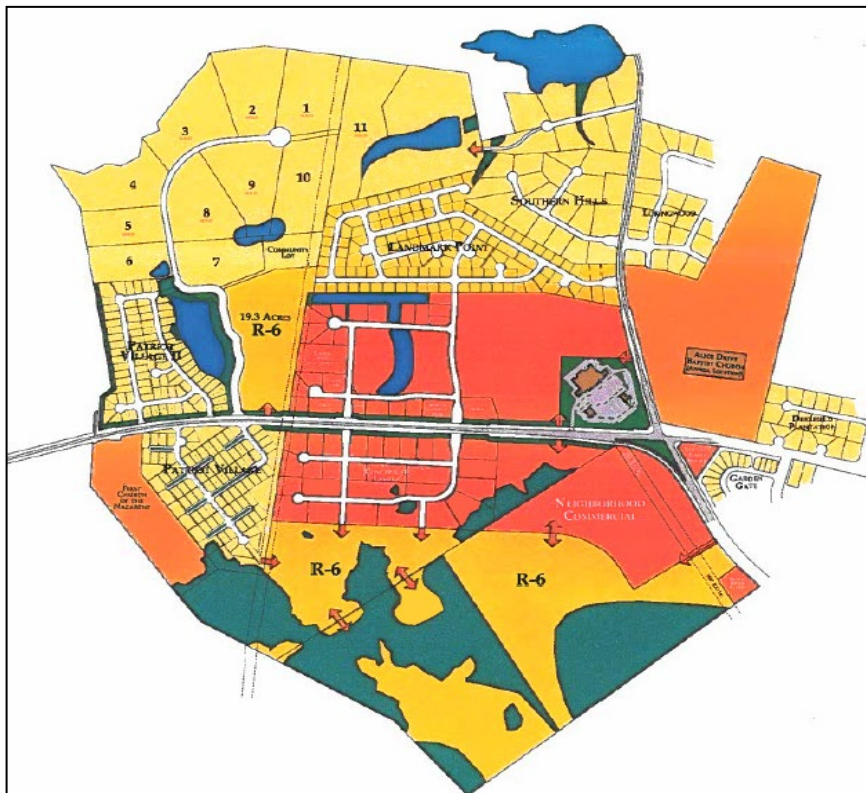
The current areas of approved development are highlighted on the map on page 4 of this report. The townhouse units on Brushwood and Constitution were approved initially under PD-00-08



(Revision 21) in August 2019, revised under PD-00-08 (Revision 23) in November 2020 and revised under PD-00-08 (Revision 25) in April 2023. The current approval permits construction of 52 units of single-family attached (previously referenced as “duplex-townhouse”) development within the commercial portion of Sumter West on the north side of Patriot Parkway. This request is being made to add 4 additional units to the overall number of units.

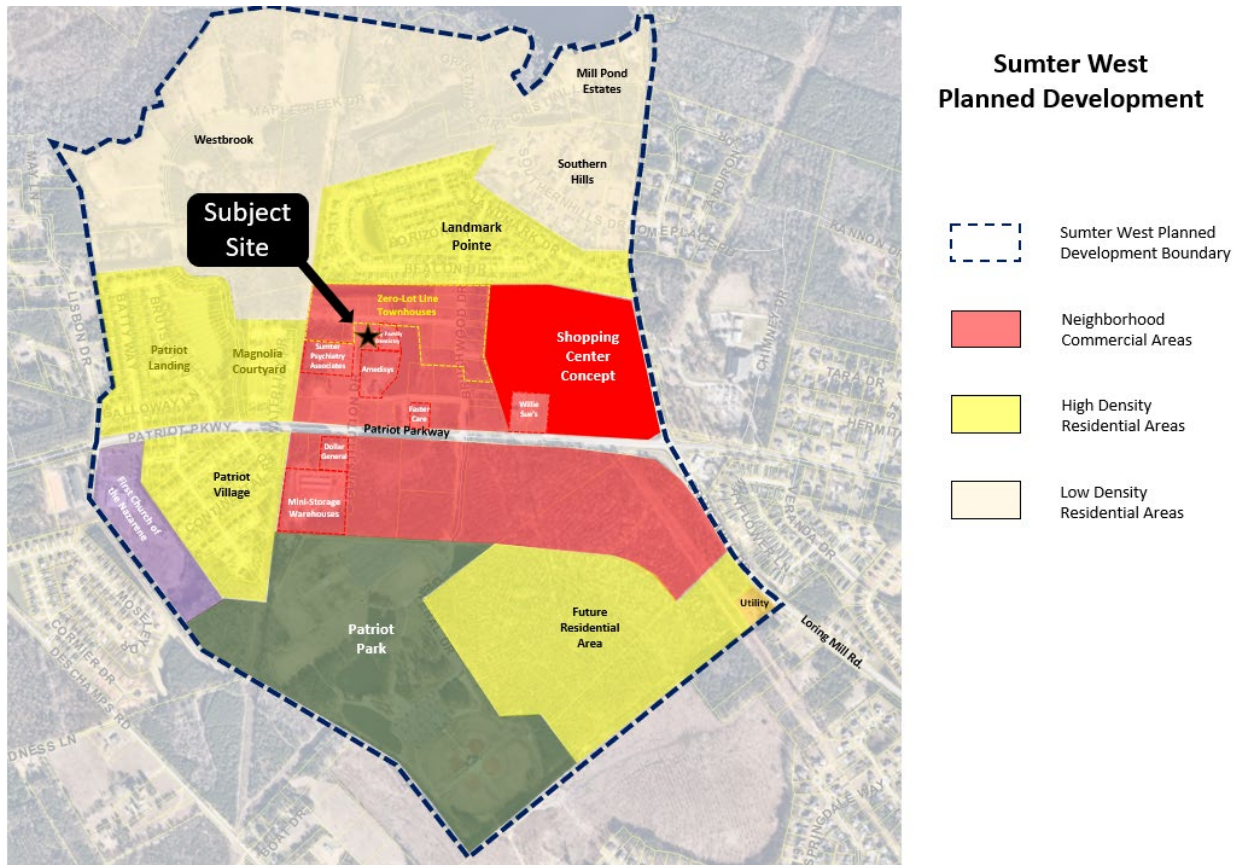
Sumter West

Sumter West is a mixed use planned development that encompasses over 700 acres of land on the west side of Loring Mill Rd. The PD was approved in the early 2000s. The graphic to the right is the conceptual plan developed for the Sumter West PD in 2004. The 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.

The areas designated for commercial development that front on Brushwood Dr., Constitution Dr., and Declaration Blvd. under the original concept plan account for 58.21 acres of developable land, excluding roadways. The approvals granted in 2019, 2020, and 2023 to develop 52 townhouse units within this area this removed 14.07 acres, or 24%, of that commercial enclave from commercial use and effectively converted those area to residential use. This latest request is to add an additional 0.93 acres to residential development, which increases the total land converted from neighborhood commercial development to residential development to 25%.

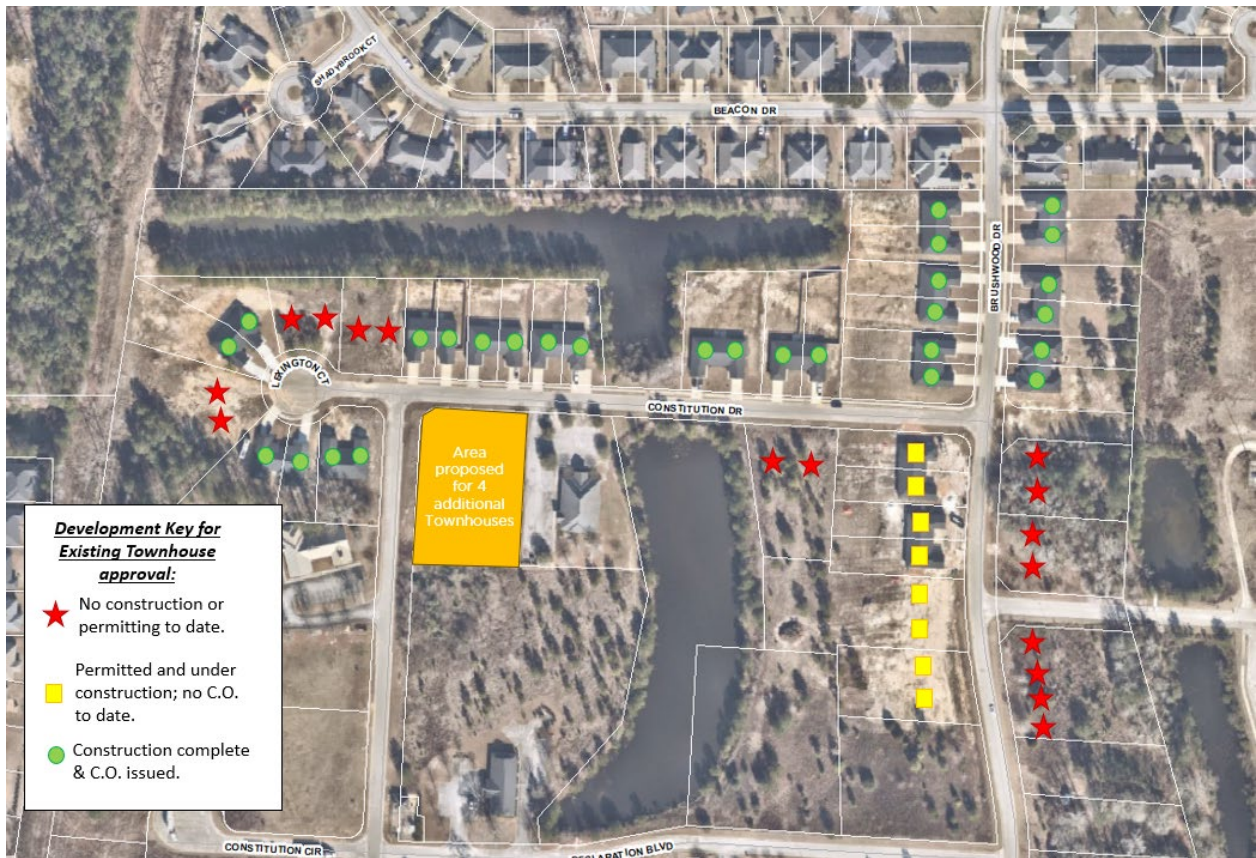


Above: Sumter West PD Conceptual Plan Graphic

Sumter West’s commercially designated areas allow for a variety of limited commercial uses, but also allow for select residential uses, including the applicant’s proposed townhouse use. While townhouse uses are a by-right permitted use within Sumter West’s commercial areas, all residential developments in the planned development must be approved by Sumter City Council.

Townhouse Development

As shown in the graphic on the following page, since initial approval for the residential development in 2019, 28 of the approved units have been granted a Certificate of Occupancy (C.O.). Of the remaining approved units, 8 are permitted and under construction, and 16 units have yet to be permitted or constructed.



If approved, this action would convert parcels suitable for commercial development to large lot single-family attached residential (previously referenced as “townhouse” units).

This request calls for converting additional commercially designated lots into an additional 4 units (2 structures) of townhouse development. Each structure is proposed to have two attached townhouse units as shown in the graphic below.



III. COMPATIBILITY WITH 2040 COMPREHENSIVE PLAN

The Sumter West PD is influenced by the Suburban Development (SD) Future Land Use 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.

III. STAFF ANALYSIS/RECOMMENDATION

30% of the existing 52 units already approved for development have not been constructed to date. Because there are no infrastructure costs associated with this request, approval of this request by Planning Commission and Council would allow approval of a subdivision plat to create the proposed lots without a preliminary plat going back to the Planning Commission.

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 commercial development to the area has historically proved difficult. However, this landscape may be changing. The COVID-19 Pandemic had unexpected positive impacts on house prices and the residential market, which will impact the statistical tools used by national retailers and other commercial entities to assess the viability of the Sumter market, particularly within this sub area of the community. Staff acknowledges that the availability of housing stock in the community has not kept pace with demand, however; the price point of available and planned dwelling units in this area may not actually meet the financially driven housing needs of Sumter’s critical workforce.

The presence of Shaw AFB is a driving factor in the residential real estate market, particularly as it relates to new construction. The local development community has a long history of building to attract and retain military members within the Sumter market. A significant factor in how a service member chooses their living accommodations is their Basic Allowance for Housing (BAH), the government housing stipend that is calculated for a given geographic area and based on the service member’s rank and number of legal dependents. For Sumter, the BAH by rank is shown below.

Shaw AFB 2024 BAH Rates (source: ShawHousing.com/bah-rates)		
Grade (Air Force/Army)	With Dependents	Without Dependents
E-1 (Airman Basic/Private)	\$1,293	\$969
E-2 (Airman/Private 2 nd Class)	\$1,293	\$969
E-3 (Airman 1 st Class/Private 1 st Class)	\$1,293	\$969
E-4 (Senior Airman/Corporal)	\$1,293	\$969
E-5 (NCO – Staff Sergeant/Sergeant)	\$1,395	\$1,071
E-6 (NCO – Technical Sergeant/Staff Sergeant)	\$1,821	\$1,365
E-7 (SNCO – Master Sergeant/ Sergeant 1 st Class)	\$1,851	\$1,389
E-8 (SNCO – Chief Master Sergeant/Sergeant Major)	\$1,884	\$1,485
E-9 (SNCO – Chief Master Sergeant/Sergeant Major)	\$1,989	\$1,608

W-1 (NA/Warrant Officer 1)	\$1,842	\$1,383
W-2 (NA/Chief Warrant Officer 2)	\$1,869	\$1,482
W-3 (NA/Chief Warrant Officer 3)	\$1,911	\$1,623
W-4 (NA/Chief Warrant Officer 4)	\$2,025	\$1,827
W-5 (NA/Chief Warrant Officer 5)	\$2,169	\$1,827
O-1E (2 nd Lieutenant, Prior Enlisted)	\$1,854	\$1,395
O-2E (1 st Lieutenant, Prior Enlisted)	\$1,899	\$1,581
O-3E (Captain, Prior Enlisted)	\$2,043	\$1,815
O-1 (2 nd Lieutenant)	\$1,452	\$1,188
O-2 (1 st Lieutenant)	\$1,818	\$1,392
O-3 (Captain)	\$1,908	\$1,665
O-4 (Major)	\$2,217	\$1,845
O-5 (Lieutenant Colonel)	\$2,439	\$1,860
O-6 (Colonel)	\$2,454	\$1,884
O-7 (Brigadier General)	\$2,472	\$1,914

BAH is designed to cover, on average, 95% of housing costs for active-duty service members. The Department of Defense (DoD) anticipates that remaining out-of-pocket housing costs would range between \$85 and \$194 per month. Based upon a general review, according to rent.com, a real estate marketing and rental website, median rents as of June 11, 2024 in the Sumter market are as follows:

Sumter, SC Median Rents as of June 11, 2024			
Studio	1 Bedroom	2 Bedroom	3 Bedroom
\$695	\$990	\$1,042	\$1,110

Source: Rent.com

Current units under construction along Brushwood Dr. and Constitution Dr. are 1,500-1,600 sq. ft., with 3 bedrooms, 2 bathrooms, and 2-car attached garages. These units are listed for sale between \$240,000 and \$250,000. \$1,667 is the projected approximate monthly mortgage payment with escrow for a 30-year fixed rate VA mortgage for a \$250,000 house.

The most recent revision of the PD Ordinance includes a clause that no additional townhomes are to be permitted within the neighborhood commercial area of the Sumter West PD except on the +/- 23.69-acre tract of land (TMS# 185-00-01-038) shown on the graphic below.



IV. DRAFT MOTIONS

1. I move that the Sumter City-County Planning Commission recommend approval of PD-00-08 (Revision 26) to allow additional townhome development as shown on the attached site plan.
2. I move that the Sumter City-County Planning Commission recommend denial of PD-00-08 (Revision 26).
3. I move an alternate motion.

V. PLANNING COMMISSION – JUNE 26, 2024

ORDINANCE NO.
PD-00-08 (REVISION 26)

TO AMEND THE ZONING MAP
OF THE CITY OF SUMTER, SOUTH CAROLINA
BY REZONING 700+/- ACRES ADJACENT TO LORING MILL RD AND PATRIOT
PARKWAY OWNED BY SUMTER WEST, LLC FROM PLANNED DEVELOPMENT
(PD) TO PLANNED DEVELOPMENT (PD)

WHEREAS, *Article 1.t*, entitled “Amendment Authorization and Procedure” of the City of Sumter Zoning and Development Standards Ordinance adopted December 7, 1999, provides a procedure for amending the Official Zoning Map of the City of Sumter, and

WHEREAS, said procedure has been followed, and the Sumter City-County Planning Commission has reviewed and hereby recommends favorably the following amendments to the Official City of Sumter Zoning Map.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED BY THE AUTHORITY THEREOF, THAT:

- I. The property identified by the following tax map numbers (TMS): **The below referenced TMS are hereby rezoned from Planned Development (Revision 25) to Planned Development (Revision 26),**

185-00-01-085	185-00-01-073	185-07-01-010	185-00-01-102
185-00-01-053	185-06-07-001	185-07-01-006	185-00-01-082
185-06-05-001	185-00-01-071	185-00-01-077	185-00-01-078
185-00-01-053	185-00-01-069	185-00-01-072	185-00-01-055
185-06-05-008	185-00-01-083	185-00-01-091	185-00-01-099
185-06-07-002	185-00-01-059	185-07-01-055	184-00-02-018
185-00-01-300	185-00-01-057	185-00-01-095	185-00-01-023
185-07-01-007	185-00-01-092	185-16-03-005	185-00-01-034
185-07-01-004	185-00-01-054	185-16-03-019	185-16-03-059
185-00-01-040	185-00-01-084	185-00-01-048	186-16-03-068
185-07-05-022	184-00-02-028	185-16-03-040	185-00-01-127
185-00-01-051	185-00-01-056	185-16-03-064	185-00-01-138
185-16-03-015	185-16-01-008	184-00-02-034	185-00-01-144
185-00-01-049	185-06-03-052	185-00-01-053	185-00-01-145
185-16-02-003	185-00-01-101	185-00-01-037	185-00-01-146
185-16-03-060	185-00-01-068	185-00-01-065	185-00-01-087
185-00-01-056	185-00-01-088	185-00-01-063	185-00-01-093
185-00-01-074	185-06-05-002	185-00-01-018	185-00-01-094
185-00-01-067	185-00-01-050	185-00-01-058	185-00-01-110
185-00-01-066	185-06-06-001	185-00-01-070	185-00-01-112
185-00-01-064	185-08-02-011	185-00-01-038	185-00-01-121

185-00-01-122
185-00-01-095

185-00-01-097
185-00-01-175

185-00-01-174
185-00-01-128

I. The Planned Development rezoning shall be with the following conditions:

A. Conditions (Overall)

- i. A dedicated parkway extension/buffer for 50 feet outside the Patriot Parkway right-of-way on both Loring Mill Road and Patriot Parkway with existing protected trees to remain. A landscape and maintenance plan will be submitted and approved by the Mayor and City Council.
- ii. Curb cuts/access limited to number shown on attached site plan labeled PD-00-08 Revision 4 and “The Patriot Centre” dated July 12, 2007.
- iii. Wetlands to be fully delineated and used as open space and drainage areas (no development).
- iv. No commercial development west of the power line right-of-way.
- v. Internal development by Neighborhood Commercial (NC), Residential-15 (R-15), Residential-6 (R-6), and Residential Multi-Family (RMF) standards and procedures established in the City of Sumter Zoning & Development Standards Ordinance.
- vi. All commercial acreage and buildings will have Planning Commission Highway Corridor Protection District Design Review and Site Plan Review.
- vii. No off-premises advertising signs allowed.
- viii. All residential development will require a full site plan to be approved by Sumter City Council as an amendment to this Ordinance.
- ix. The City of Sumter Zoning & Development Standards Ordinance criteria for NC, R-15, R-6, and RMF will be used for development with *Article 3.p.7.* limits applied.
- x. All provisions and requirements of *Article 3.p.* of the City of Sumter Zoning & Development Standards Ordinance will be adhered to and not suspended by any provisions of this Ordinance.

B. Conditions (Commercial Areas)

- i. Three (3) curb cuts on the north side and two (2) curb cuts on the south side of Patriot Parkway, two (2) on Loring Mill Road., lots and access roads for land to the south of Patriot Parkway as shown on the site plan labeled PD-00-08 Revision 4. Lots and access roads for TM#185-00-01-038 and 185-00-01-105 as shown on “The Patriot Centre” site plan dated July 12, 2007.
- ii. Setbacks and development standards for all commercial properties:
 1. Front – 35 ft.
 2. Sides – 5 ft.
 3. Rear – 25 ft.
 4. Maximum Height – 35 ft.
 5. Maximum Impervious Surface Ratio (ISR) – NTE 75%

- iii. Parking: paved with curb and gutter; number of spaces determined according to use.
- iv. Sidewalks: Sidewalks as shown on the plan titled, "Sidewalk Development Plan for Commercial & Residential Development on Constitution & Brushwood Drives on the North Side of Patriot Parkway," prepared by the Sumter City-County Planning Department and dated July 22, 2019.
 - 1. Sidewalks shall be installed prior to certificate of occupancy for any commercial property required to provide a sidewalk as shown on the plan.
 - 2. Extension of the sidewalk on the unconstructed eastern portion of Constitution Drive extending into the Patriot Centre shall be constructed at time of roadway installation for the Constitution Drive extension.
 - 3. Sidewalks shall be a minimum 4 ½ ft. wide and ADA compliant.
 - 4. Corner lots shall installed ADA compliant street crossings prior to issuance of Certificate of Occupancy.
- v. Buildings constructed in commercial areas shall comply with the architectural standards as specified for the Highway Corridor Protection District as follows;
 - 1. Not more than 60% of any wall facing a street may be glass or reflective materials.
 - 2. A minimum of 80% of the surface materials, excluding doors and windows, shall be brick, stucco, stone masonry, or alternate exterior material approved by City Council.
 - 3. Roof pitch should be compatible with surrounding structures in commercial areas.
 - 4. All proposed new buildings in the commercial areas shall apply through the Planning Commission Staff for Highway Corridor Protection District Review.
 - 5. No off-premises or outdoor advertising (billboards).
- vi. Conditions - General Merchandise Store (SIC Code 53) within the Commercial Area (TMS# 185-00-01-138 & 185-00-01-144)
 - 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 ft.
 - iv. Rear – 25 ft.
 - b. Maximum Building Height – 35 ft.
 - c. Maximum Impervious Surface Ratio - 0.75

2. Building design shall be in substantial conformance with submitted building elevation renderings approved under PD-00-08 (Rev 24) and titled “Dollar General Proposed Exterior Elevations, dated 5-3-21.
 - a. Architectural Standards:
 - i. Primary exterior wall materials shall be fiber cement board siding (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 and grey 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 N of this Ordinance. No other freestanding 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.
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# 185-00-01-01-138 & 185-00-01-144 shall be combined into one parcel prior to land disturbance or building permit approval.

vii. Townhouse Development within the Commercial Area (Brushwood & Constitution Drives) – **A maximum of 56 units in 28 structures.**

- a. Setbacks:
 - i. Front – 25 ft.
 - ii. Sides – 8 ft. with an option of 5 ft. on side of choice. If the townhouse structure is deeded separately a 0 ft. setbacks line shall be allowed on the shared interior property line.
 - iii. Rear – 20 ft.
- b. Maximum Height – 35 ft.
- 2. Architectural Standards – structures shall be developed in substantial conformance with the architectural renderings titled, “Proposed Duplex/Townhouse Design for PD-00-08 (Revision 21) Constitution & Brushwood Drives Residential Development,” dated July 22, 2019.
 - a. Exterior building material shall be brick to match the existing Landmark Point Development to the north.
- 3. Sidewalks: Sidewalks as shown on the plan titled, “Sidewalk Development Plan for Commercial & Residential Development on Constitution & Brushwood Drives on the North Side of Patriot Parkway,” prepared by the Sumter City-County Planning Department and dated July 22, 2019.
 - a. Sidewalks abutting common open space areas, to include stormwater management areas, shall be installed by the developer prior to final plat approval for any duplex/townhouse lot.
 - b. Sidewalks shall be installed prior to certificate of occupancy for each residential unit as shown on the plan.
 - c. Sidewalks shall be a minimum 4 ½ ft. wide and ADA compliant.
 - d. Corner lots shall installed ADA compliant street crossings prior to issuance of Certificate of Occupancy.
- 4. Driveways: All residential driveways shall be ADA compliant with depressed curb at the street.
- 5. Landscaping: Each residential unit shall have a sodded front yard and one (1) two-inch (2”) caliper canopy tree planted in the front yard prior to issuance of Certificate of Occupancy.

C. Conditions (Southern Hills & Landmark Point)

- i. Southern Hills: 18 R-15 type lots as shown on the site plan with a single entrance from Loring Mill Road.
 - 1. Setbacks:
 - a. Front – 35 ft.
 - b. Sides – 12 ft.
 - c. Rear – 25 ft.
- ii. Landmark Point: 139 lots for duplexes/townhouses as shown on the site plan with a single entrance from Loring Mill Road and an access to the commercial area.

1. Setbacks:
 - a. Front – 25 ft.
 - b. Sides – 8 ft. with an option of 5 ft. on side of choice. Also, if townhouse units are deeded separately a 0 ft. setback line would be allowed on the shared property line.
 - c. Rear – 20 ft.
- iii. All utilities will be installed underground.
- iv. Sidewalks will be installed on both sides for all streets, the location to be shown on the final plat.

D. Conditions (Westbrook)

- i. Private roadway – 50 ft. right of way with a 16 ft. paved surface, 20 ft. horse trail, and 14 ft. utility easement.
- ii. Horses are the only large animals permitted.
- iii. R-15 development standards and setbacks as follows:
 1. Front – 35 ft.
 2. Sides – 12 ft.
 3. Rear – 25 ft.
 4. Maximum Building Height – 35 ft.
 5. Maximum Impervious Surface Ratio (ISR) – NTE 40%
- iv. Ten (10) residential lots as shown on the site plan. No additional subdivision of properties permitted. (Note: Lot 11 as shown on the site plan is accessible by an agreed upon right-of-way with the Westbrook Subdivision Homeowner's Association.)
- v. One (1) 3.1 acre lot for equestrian use only.
- vi. No residential use of 3.1 acre lot.
- vii. Southern easement to 3.1 acre lot to be developed to at least Rural Community Development Standards.
- viii. The 3.1 acre lot shall be owned by the Homeowners Association or developers.

E. Conditions (Patriot Village I)

- i. 84 residential lots for single family detached homes as shown on the site plan.
- ii. 30 ft. landscape buffer on eastern side of development.
- iii. Two (2) curb cuts from original plan.
- iv. One (1) additional road access (fire) to Patriot Parkway (at power line right of way).
- v. Three (3) lots that change the 50 ft. landscape buffer by using brick walls and other dedicated green/open space.
- vi. Street trees on all rights-of-way to meet required 25% open space.
- vii. Setbacks:
 1. Interior Lots:
 - a. Front – 20 ft.
 - b. Sides – 5 ft.
 - c. Rear – 25 ft.

2. Corner Lots:
 - a. Front – 20 ft.
 - b. Side (Interior) – 5 ft.
 - c. Side (Exterior) – 10 ft.
 - d. Rear – 25 ft.
 - viii. Maximum Impervious Surface Ratio (ISR) – NTE 40%
- F. Conditions (TM# 184-00-02-018 (part))
- i. R-6 development standards as pertains to non-residential use only as follows:
 1. Setbacks:
 - a. Front – 25 ft.
 - b. Sides – 25 ft.
 - c. Rear – 50 ft.
 - d. Maximum distance between buildings – 30 ft.
 2. Maximum height – 45 ft.
 3. Maximum Impervious Surface Ratio (ISR) – NTE 45%
- G. Conditions (Patriot Landing)
- i. A dedicated parkway extension/buffer for 50 feet outside the Patriot Parkway right-of-way with existing trees to remain.
 - ii. Curb cuts limited to the number as shown on the sketch plan entitled, “Patriot Village II”
 - iii. Wetlands will be fully delineated.
 1. This wetland is non-jurisdictional and is to be impacted as shown on the Patriot Village II sketch plan by lots 20-22, 26-27, and emergency access.
 2. Passive recreation will be allowed within this non-jurisdictional wetland.
 3. Wetland will also be impacted by installation of public water and sewer.
 4. No other development to occur within this isolated wetland except for drainage uses.
 - iv. Lots will be structured according to the sketch plan of Patriot Village II. Some lots run less than 9,000 sq. ft.
 - v. Setbacks:
 1. Interior Lots:
 - a. Front – 25 ft.
 - b. Sides – 5 ft.
 - c. Rear – 20 ft.
 2. Corner Lots:
 - a. Front – 25 ft.
 - b. Side (Interior) – 5 ft.
 - c. Side (Exterior) – 12.5 ft.
 - d. Rear – 20 ft.

- vi. Landscaping, bufferyard, tree protection, and open space requirements with each dwelling to follow guidelines as directed in the City of Sumter Zoning & Development Standards Ordinance.
- vii. Streets will have rolled curb and gutters.
- viii. Sidewalks:
 - 1. Sidewalks shall be installed in the locations indicated on the attached plan titled, "Patriot Landing Subdivision Required Sidewalk Locations." Dated May 28, 2009.
 - 2. All sidewalks shall be installed by June 30, 2011.
 - 3. All sidewalks shall measure four and one-half feet (4 ½ ft.) in width; any sidewalks previously installed that do not the 4 ½ ft. width shall be reconstructed to meet this requirement.
 - 4. All sidewalks must be compliant with ADA (Americans with Disabilities Act) standards in accordance with ANSI 117.1.
- ix. No off-premise advertising allowed.

H. Conditions (Magnolia Courtyard)

- i. 30 lots as shown on the attached site plan.
- ii. Development standards and setbacks as follows:
 - 1. Setbacks:
 - a. Front – 20 ft.
 - b. Sides – 3 ft. and 8 ft.
 - c. Rear – 3 ft.
 - 2. Maximum Height – 35 ft.
 - 3. Maximum Impervious Surface Ratio (ISR) – NTE 45%
- iii. Entrance to be landscaped and may include monument entrance sign NTE 60 sq. ft. with 10 ft. front and side setbacks.
- iv. Single Stormwater drainage plan consistent with overall PD Plan.

I. Conditions (Multi-family Apartments-TMS# 185-00-01-127)

- 1. Minimum Site Area 2 acres
- 2. Minimum Lot Width 200 ft.
- 3. Maximum Density (units per gross acre) 16 units
- 4. Minimum Setbacks
 - i. Front 50 ft.
 - ii. Sides 50 ft.
 - iii. Rear 50 ft.
- 5. Maximum Building Height 45 ft.
- 6. Minimum Distance between Buildings 30 ft.
- 7. Maximum Impervious Surface Ratio 65%
- 8. Common Open Space Ratio 25%

(Note: Community open space shall include active as well as passive recreation areas which may include such options as a tot lot/playground, community pool, open recreation area or a combination thereof.)

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 Ordinance, including Article 4.n.1, Mini-warehouses, with the following exceptions:

1. The total site may not exceed 7.9 acres.
2. Two commercial driveway access points allowed as shown on MSP-18-13 and HCPD-18-11, "Constitution Drive Mini-warehouse Storage Facility" prepared by Jones and VanPatten, dated March 6, 2017, and updated through April 12, 2018. Additionally, exterior architectural elevations of the office, as well as picture representing the ministorage warehouse building as submitted in staff report.
3. Site development will adhere to the PD-00-08 standards:

Setbacks:

- Front – 35 ft.
- Side – 5 ft.
- Rear – 25 ft.
- Maximum Building Height – 45 ft.
- Maximum Impervious Surface – 75%
- 39% of the 7.9 acre site shall be open space and landscaped areas.

Parking Plan:

- 53 regular parking spaces are provided throughout the site, with 9 of those spaces being developed specifically for the office area. 2 handicapped parking spaces are included.
- Other parking areas are spread throughout the site parallel to each individual storage unit so that patrons may park close to their rented unit while loading and unloading the unit.
- There is no outside storage of vehicles proposed for this site.
- No traffic impact analysis is required at this time.

Highway Corridor Protection District Design Review:

- The exterior of the office is predominantly brick, with a wide faced vinyl siding product on a portion of the front and side elevations. The brick is a reddish-brown color, and the roof is a black asphalt architectural shingle. The vinyl siding is linen white color. Utilizing split-faced brick on the end caps of each storage building, with the remainder of the building being smooth faced metal products as shown in the pictures below. The split faced block on the end caps are a sandstone beige color. The metal portion of the building is beige, with evergreen colored roll up doors for each rental unit.

- Roof pitch for the office is considered to be compatible with construction of similar type within the City of Sumter. The roof design of the storage buildings is typical to any ministorage warehouse development.

Signage:

- A wall mount sign for the office building is proposed and will adhere to the signage regulations within PD-00-08 and the City of Sumter Zoning and Development Standards Ordinance.
- A single freestanding monument sign has been proposed for this development, as well as the four lots to the north. (See PD-00-08 Revision #20).

K. 9.0 acre tract adjacent to Patriot Village I, south of Patriot Parkway owned by First Church of the Nazarene.

- i. Two curb cuts as shown on the site plan.
- ii. Wetlands to serve as open space and will not be developed.
- iii. Traffic Study required prior to approval by City Council.
- iv. Crush and run gravel driveway.
- v. Parking permitted on grass areas; however, based on 180 planned spaces, six (6) handicapped parking spaces two (2) of which must be van accessible will be required and must be paved with curb and gutter.
- vi. Single Stormwater plan required.
- vii. Single 60 ft. monument sign, two sided with 10 ft. front and side setbacks and landscaping. Sign permit must be applied for separately.
- viii. Robust landscaping plan to be approved by Planning Staff to replace trees lost during land clearing; 25 ft. buffer zone as shown on site plan on both sides reserved for landscaping.
- ix. Development standards and setbacks as follows:
 1. Setbacks:
 - a. Front – 45 ft.
 - b. Sides – 50 ft.
 - c. Rear – 50 ft.
 2. Maximum Impervious Surface Ratio (ISR) – NTE 92%
 3. Maximum Height – 60 ft.
- x. Traditional southern motif for church building exteriors composed of Hardi-Plank sidings, traditional double-hung windows with Charleston Green shutters, and standing seam metal roof.

L. Conditions (Sumter County Athletic Facility TM# 185-00-01-101)

- i. All lighting to be contained within property boundaries.
- ii. 900+ parking spaces.
- iii. One (1) entrance from Patriot Parkway through commercial area and one entrance from Deschamps Road if access granted by property owners.

- iv. All parking and roads to remain County property for maintenance and upkeep.
- v. Wetlands protected in accordance with overall Stormwater management plan for the Planned Development, i.e. a single Stormwater management plan for the entire site. One $\frac{3}{4}$ acre of wetlands to be removed. Remaining wetlands left as is or as approved by NCRS, Army Corps of Engineers and/or DHEC for changes (ponds) with one passive recreation trail and two crossings. DHEC permits required.
- vi. One monument sign at Patriot Parkway entrance not to NTE 60 sq. ft.
- vii. Sign and gate at park entrance.
- viii. Directional signs as required by not to exceed 2 sq. ft. each.
- ix. Buildings to be built of split faced block with standing seam metal roofs.
- x. Traffic study requirements will be waived.
- xi. Development standards and setbacks as follows:
 - 1. Setbacks:
 - a. Front – 45 ft.
 - b. Sides – 50 ft.
 - c. Rear – 50 ft.
- xii. 200 ft. monopole communications tower developed in conformance with Article 5.b.4.d and 5.b.4.e of the City of Sumter Zoning & Development Standards Ordinance and located in accordance with the submitted location plan titled, “FTC Site: 436-021, 100% Fall Zone,” prepared by Michael C. Turbeville, III – Stateburg Land Surveying, LLC; dated April 27, 2017; Project 2017119. (Revision 19)

M. Conditions (The Patriot Centre, TM# 185-00-01-038 & 185-00-01-105)

- i. Overall – Patriot Centre shall be developed in conformance with the concept plan dated July 12, 2007.
 - 1. Landscaping and buffering to be provided in accordance with *Article 8.d.* of the City of Sumter Zoning & Development Standards Ordinance and requirements stipulated in Section II.A of this Planned Development Ordinance.
 - a. Landscaping plans will include all parking areas, pedestrian access areas, common areas, and Stormwater management facilities.
 - b. All landscaping plans to include canopy trees and under-story trees.
 - c. All landscaping to have irrigation systems in accordance with *Article 8.b.* and *Article 8.d.*
 - d. Landscaped berm as shown on “The Patriot Centre” site plan dated July 12, 2007 between Landmark Point and the Townhouse Development in place prior to first occupancy permit.
 - e. Landscape buffer between Townhouse development and shopping center to be reviewed and approved at major site plan application.

- f. Stormwater retention/detention ponds to be landscaped and buffered where appropriate with integrated pedestrian trails to serve as part of the site's 25% required open space.
2. Inter-site pedestrian access will be required as part of site plan review and approval for each phase of development to include commercial out-parcels and the townhouse development.
3. Pedestrian access from the townhouse development to the commercial area as shown on the site plan.
4. Unified Stormwater management facilities for the entire 41 acre site to be approved by all necessary regulatory agencies to include the Soil & Water Conservation District, and DHEC.
5. Vehicular site access as shown on the plan:
 - a. Three (3) full access drives
 - i. Patriot Parkway (Driveway #1)
 - ii. Loring Mill Road (Driveway #4)
 - iii. Intersection of Constitution Drive and Brushwood Drive (Driveway #5)
 - b. One (1) Right-in/Right-out access drive
 - i. Loring Mill Road (Driveway #3)
 - c. One (1) Right-in Only access drive
 - i. Patriot Parkway (Driveway #2)
 - d. All commercial out-parcels to be accessed by interior drives.
 - e. The addition of acceleration, deceleration, and turn lanes on Patriot Parkway and Loring Mill Road shall be addressed at major site plan approval.
6. Parking for all commercial and residential areas to be provided in accordance with *Article 8.j.* of the Ordinance.
7. No parking to be sited between proposed commercial buildings and Patriot Parkway or Loring Mill Road on all commercial out-parcels.
8. Signage:
 - a. Three (3) monument style free-standing signs to serve the entire site with one (1) placed at the intersection of Patriot Parkway and Loring Mill Road to serve as a "Patriot Centre" identifier. Remaining two (2) freestanding signs to be multi-tenant signs places at developer's discretion at the entries to the site.
 - b. 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.
9. The exterior of all commercial buildings, signage, and landscaping shall meet Highway Corridor Protection District Design Review Criteria in accordance with *Article 3.t.* of the City of Sumter Zoning & Development Standards Ordinance. An application for

formal approval with all required documentation shall be submitted to the Sumter City-County Planning Commission.

- N. Conditions for consolidated freestanding signage to allow one freestanding monument sign to be erected on TMS 185-00-01-138, to serve as the freestanding signage for all of the following TMS: 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127, with the following conditions:
1. Sign to be erected on TMS 185-00-01-138, to serve as the freestanding signage for all of the following TMS: 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127.
 2. Utilizes brick/masonry materials.
 3. Overall sign height not to exceed 12-feet.
 4. Total sq. ft. of sign area not to exceed 200 sq. ft.
 5. Sign lighting includes uplit and backlit sources.
 6. Sign shall comply with all other applicable standards of the City of Sumter Zoning and Development Standards Ordinance, including setbacks and landscaping.
- ii. Townhouse Development
1. Residential units to be situated to the rear of the property with primary access from Brushwood Drive.
 2. Townhouses to be developed using R-6 standards as follows:
 - a. Minimum Lot Width – 16 ft.
 - b. Setbacks
 - i. Front – 15 ft.
 - ii. Side – 0 ft. / 20 ft. (Zero feet (0 ft.) between units, twenty feet (20 ft.) between end structure and side property line)
 - iii. Rear – 20 ft.
 - c. Maximum Height – 35 ft.
 3. A thirty foot (30 ft.) landscaped berm between Landmark Point Subdivision and the townhouse development as shown on “The Patriot Centre” site plan dated July 12, 2007.
 - a. Earthen berm with an average height of four feet (4 ft.) with 3:1 slope and an average width of thirty feet (30 ft.).
 - b. Faster growing deciduous-type trees with a minimum height of thirty feet (30 ft.) at maturity.
 - c. Evergreen trees such as Leland Cypress or Cedar trees with a minimum height of twenty-five feet (25 ft.) at maturity.
 - d. Shrubbery to be used as visual screening at average height site line.
 - e. Landscape buffer to be constructed prior to issuance of first occupancy permit for any townhouse.

- f. An irrigation system is required as part of the landscape berm in accordance with *Article 8.b and 8.d.* of the City of Sumter Zoning & Development Standards Ordinance.
- 4. Off-street parking in accordance with *Article 8.j.* of the City of Sumter Zoning & Development Standards Ordinance.
- 5. Sidewalks to be provided on at least one side of the residential street creating a pedestrian connection to the shopping center.

iii. Commercial Areas

- 1. 85,000 sq. ft. retail anchor building
 - a. Building will house a grocery store and several retail tenant spaces.
 - b. Located between the townhouse development and the front of the project site.
 - c. Parking to be situated to the front of the building and will comply with II.K.i.6 of this ordinance.
 - d. Overall landscaping to comply with II.K.i.1 of this ordinance.
 - i. Buffer/planting details for the landscaped buffer shown on the site plan placed between the townhouse development and retail anchor building to be reviewed and approved at major site plan application.
 - e. Signage to comply with II.K.i.8 of this ordinance.
 - f. Site access to comply with II.K.i.5 of this ordinance.
 - g. To comply with Highway Corridor Protection District Design Review Criteria as stated in II.K.i.9 of this ordinance.
- 2. Six (6) commercial out-parcels
 - a. Designed to accommodate 5,000 to 7,000 sq. ft. retail buildings.
 - b. Each out parcel to have self-contained parking and comply with II.K.i.6 and II.K.i.7 of this ordinance.
 - c. Landscaping to comply with II.K.i.1.
 - d. Signage to comply with II.K.i.8 of this ordinance.
 - e. Site access to comply with II.K.i.5.
 - f. Pedestrian access will be required in accordance with II.K.i.2.
 - g. To comply with Highway Corridor Protection District Design Review Criteria as stated in II.K.i.9 of this ordinance. (REVISION)

II. The Planned Development zoning shall include the following permitted uses and no others unless further reviewed and recommended by the Sumter City-County Planning Commission and specifically approved by the Mayor and City Council of Sumter, South Carolina.

- A. Uses:
 - i. Commercial Areas – See Attachment I
 - ii. Southern Hills:
 - 1. Single-family, detached dwellings excluding mobile and manufactured homes.
 - 2. Residential accessory uses including home occupations except home daycare.
 - iii. Landmark Point:
 - 1. Duplexes, townhouses, and associated accessory structures with the option to have separate ownership of each dwelling unit and its associated property.
 - iv. Westbrook:
 - 1. Single-family detached dwellings, excluding manufactured homes.
 - 2. Horse barns (maximum 3,000 sq. ft.) and corrals.
 - 3. Residential accessory structures and home occupations except home daycare.
 - 4. Equestrian uses and accessory uses only on 3.1 acre lot.
 - v. TMS # 184-00-01-018 (part)
 - 1. Electric substation, SIC Code 49
 - 2. One curb cut allowed on Loring Mill Rd. with limited use access.
 - vi. Patriot Village II:
 - 1. Single-family detached dwellings, excluding mobile or manufactured homes.
 - 2. Residential accessory uses including home occupations except home daycare.
 - vii. Multi-family Apartments (south side of Patriot Parkway only)
 - 1. Multi-family apartments (REVISION 16)
 - viii. Mini-storage Warehouses (south side of Patriot Parkway only)
 - 1. Mini-storage Warehouses
 - ix. First Church of the Nazarene:
 - 1. Religious organizations, (SIC 866)
 - 2. Recreational fields
 - x. Sumter County Athletic Facility:
 - 1. Athletic fields and passive recreation area
 - 2. Environmental Center
 - 3. One (1) 200 ft. monopole communications tower (Revision 19)
- III. Said property being officially rezoned to the classification Planned Development (PD), the official zoning map of the City of Sumter is so amended to reflect said change.
- IV. This ordinance shall become effective immediately upon its adoption on Second Reading.

DONE RATIFIED AND ADOPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2023.

CITY OF SUMTER, SOUTH CAROLINA

ATTEST:

Linda Hammett, City Clerk

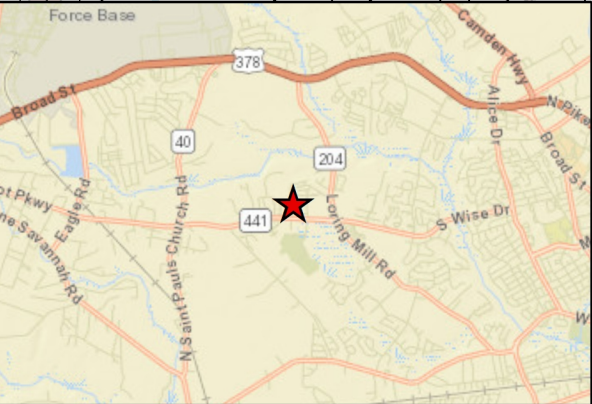
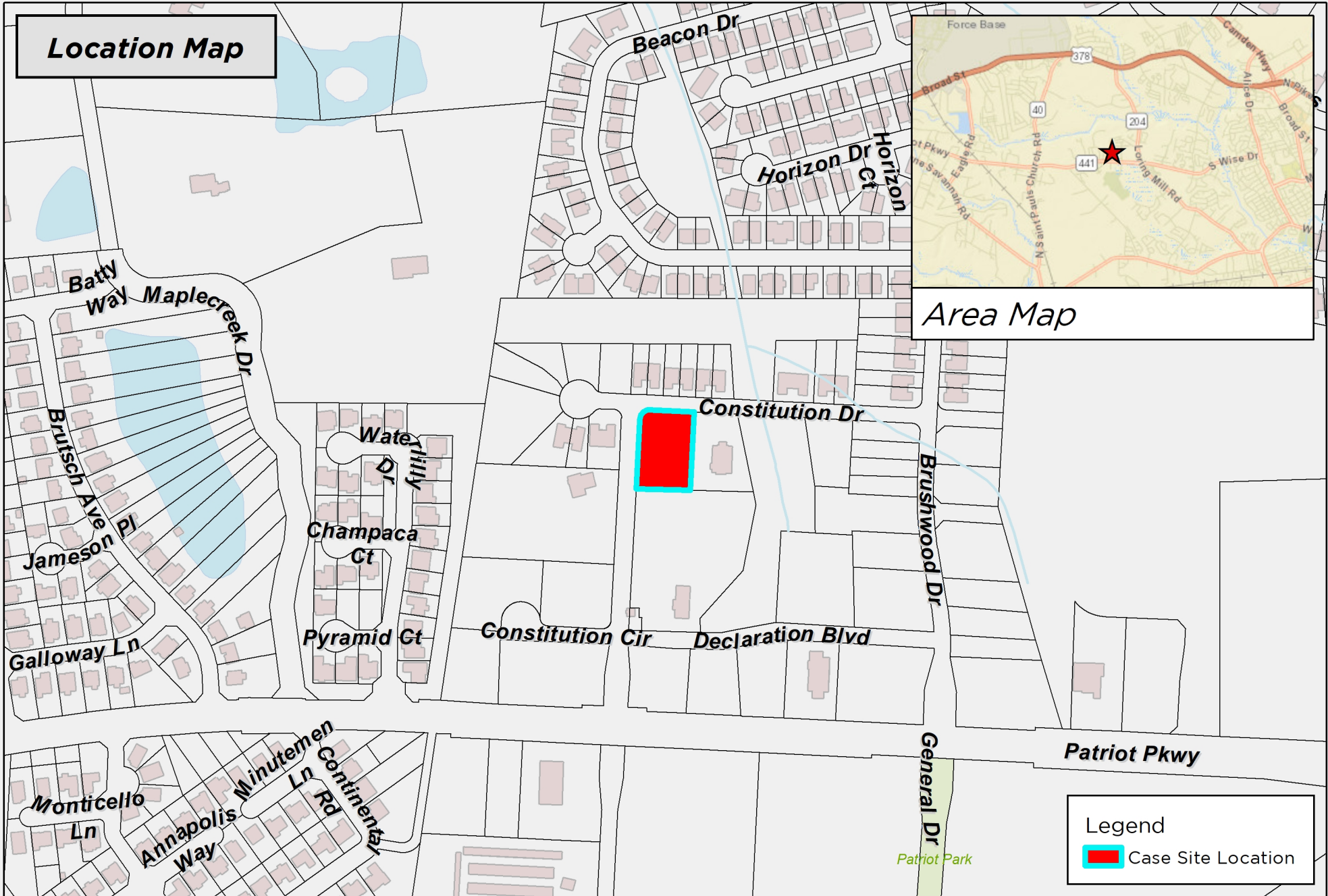
Attachment I

Permitted Uses: The commercial areas of PD-00-08 shall be used only for the following purposes:

- a. United States Post Office facilities, with SIC Code 43;
- b. Water supply facilities, with SIC Code 494;
- c. Hardware stores, with SIC Code 525;
- d. General merchandise stores, with SIC Code 53 on TMS#s 185-00-01-138 & 185-00-01-144 only;
- e. Grocery stores, with SIC Code 54;
- f. Convenience stores, with SIC Code 541;
- g. Gasoline filling stations, with SIC code 5541;
- h. Apparel and accessory stores, with SIC Code 56;
- i. Home furniture, furnishing, & equipment stores, with SIC Code 57;
- j. Eating places (SIC Code 5812 only);
- k. Drug stores, with SIC Code 591;
- l. Specialty retail stores such as bicycle and sporting goods, books, stationary, jewelry, toy, photography, gift, luggage, sewing, catalog, etc., with SIC Codes 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, and 5961;
- m. Personal service stores such as florist, optical goods, art supplies, telephone stores, pet stores, with SIC Codes 5992, 5993, 5995, and 5999;
- n. Banks and lending institutions, with SIC Codes 60 and 61;
- o. Security and commodity brokers, with SIC Code 62;
- p. Insurance carriers, brokers, and agents, with SIC Codes 63 and 64;
- q. Real estate agents and offices, with SIC Code 65;
- r. Dry cleaners and laundry services, with SIC Codes 7212, 7213, and 7215;
- s. Photographic studios, beauty shops, barber shops, with SIC Codes 722, 723, and 724;
- t. Shoe repair, shoe shine, and hat cleaning, with SIC Code 725;
- u. Business Services, with SIC Code 73;
- v. Car washes, with SIC Code 7542;
- w. Video tape rental, SIC Code 784;
- x. Movie theaters, SIC Code 7832;
- y. Dance studios and physical fitness centers, with SIC Codes 791 and 7991;
- z. Health care providers, with SIC Codes 801, 802, 803, and 804;
- aa. Nursing and personal care facilities, child daycare, and residential care, with SIC Codes 805, 835, and 836;
- bb. Home health care, with SIC Code 808;
- cc. Legal services, with SIC Code 81;
- dd. Libraries, with SIC Code 823;
- ee. Churches and religious organizations, with SIC Code 866;
- ff. Professional offices for engineering, accounting, research, etc., with SIC Codes 87 and 89;
- gg. Administrative offices with SIC Auxiliary Code 1;
- hh. Research and development labs, with SIC Auxiliary Code 2;

- ii. Judicial facilities, police and fire protection facilities, with SIC Codes 92 and 9224;
- jj. Parks and playgrounds.
- kk. Townhouses; Single-Family Attached, within the neighborhood commercial development on the north side of Patriot Parkway west of Patriot Centre and east of Magnolia Courtyard on (Constitution & Brushwood Dr.) to be capped at a **maximum of 56 units in 28 structures (Revision 26)**
- ll. Townhouses (Patriot Centre) to be developed in accordance with standards outlined in the Planed Development Ordinance for townhouse unit development between Landmark Point and the Patriot Centre Shopping Center Anchor development.
- mm. Multi-family apartments (on the south side of Patriot Parkway only). (REVISION 16)
- nn. Mini-storage Warehouses (on the south side of Patriot Parkway only). (REVISION 18)
- oo. 200 ft. monopole communications tower on TMS # 185-00-01-101 (Revision 19)

Location Map

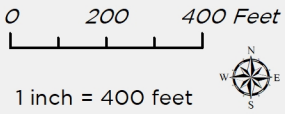


Area Map

Legend

 Case Site Location

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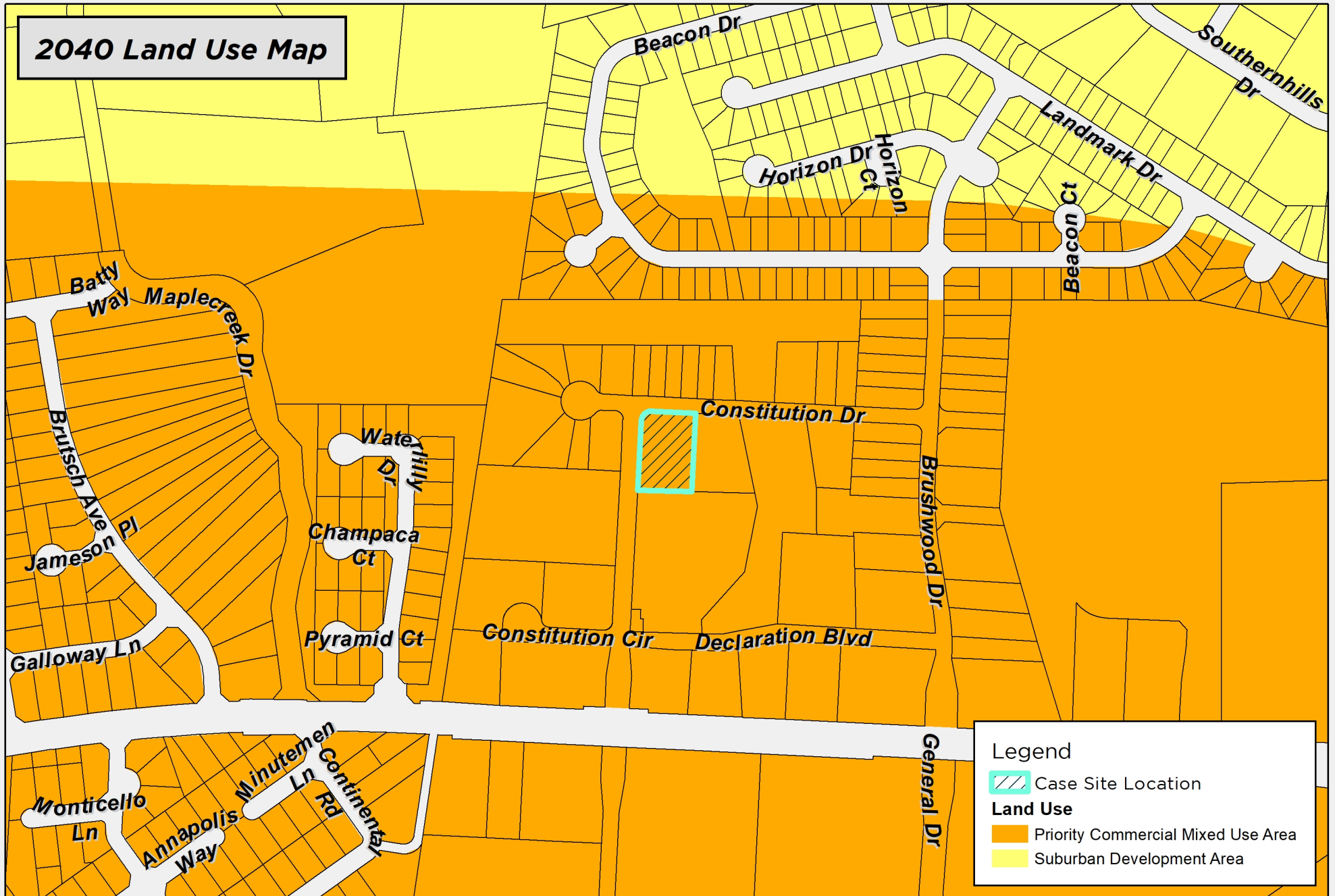


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PD-00-08 Rev 26
585 Constitution Dr, Sumter, SC 29154
Tax Map # 185-00-01-128

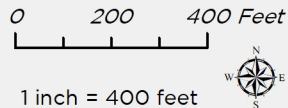
2040 Land Use Map



Legend

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

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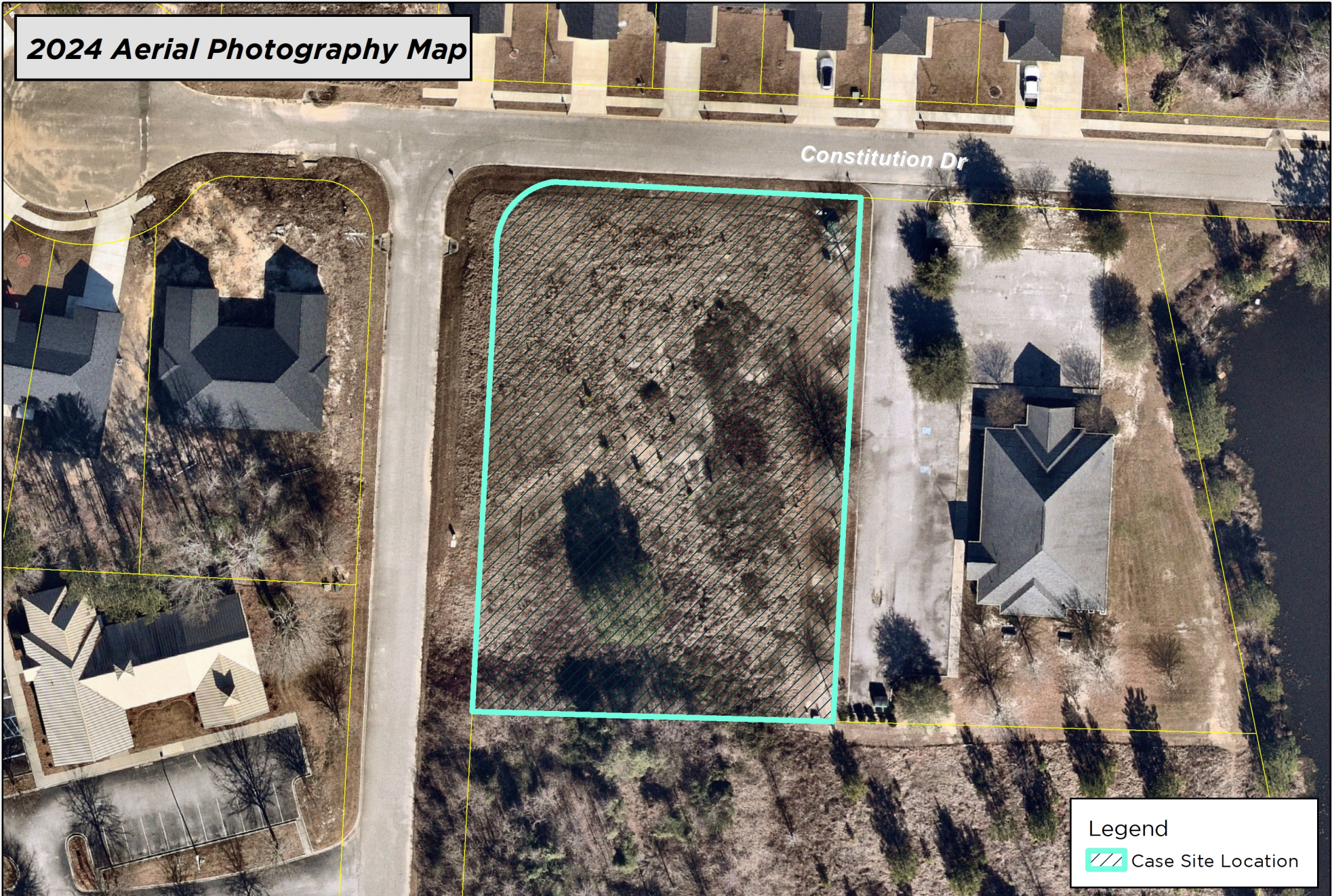


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


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Tax Map # 185-00-01-128

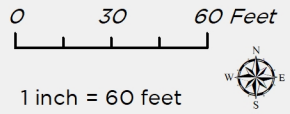
2024 Aerial Photography Map



Constitution Dr

Legend
 Case Site Location

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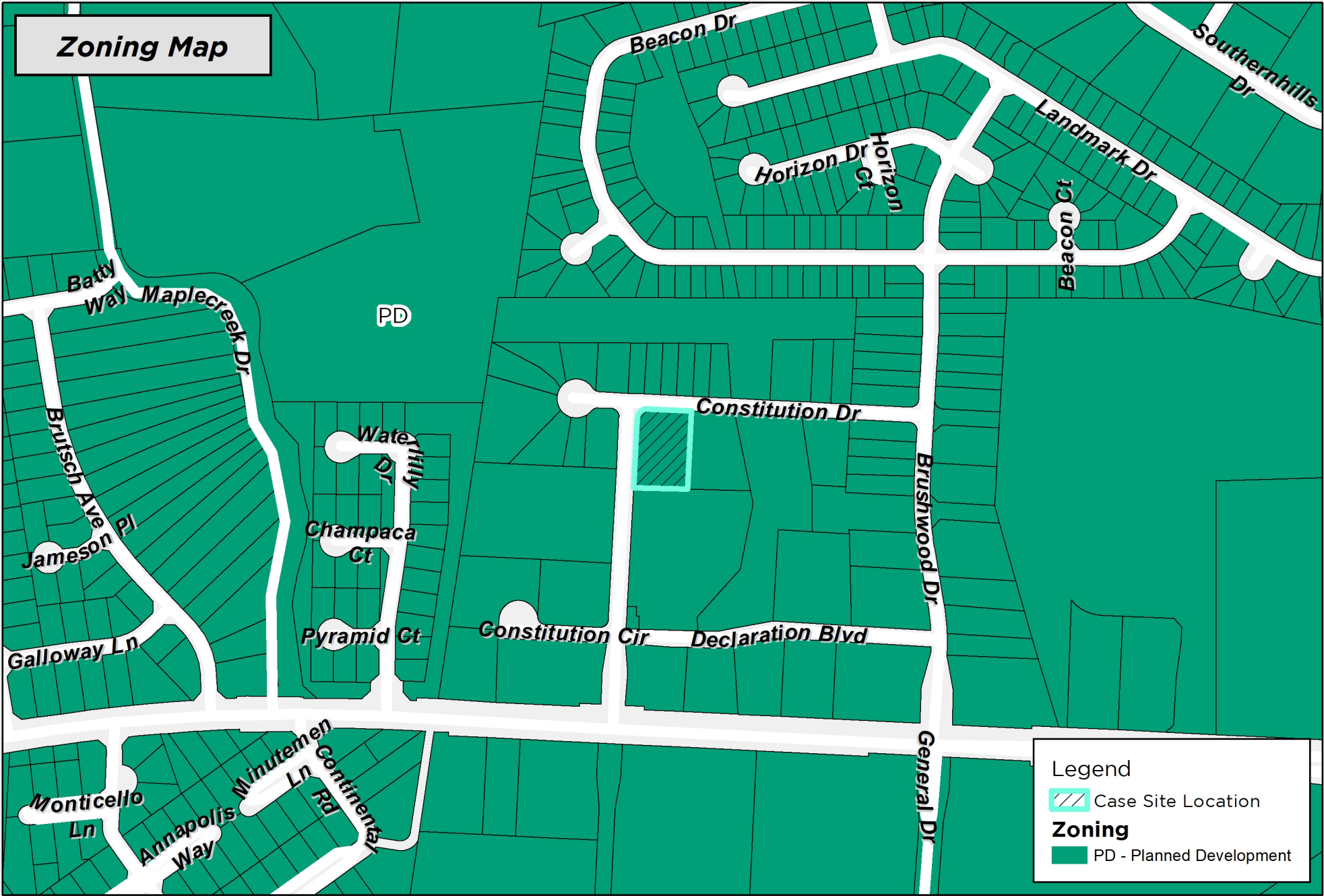


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Zoning Map



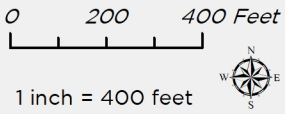
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 Case Site Location

Zoning

 PD - Planned Development

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