

Sumter City-County Planning Commission

February 26, 2025

MSP-25-07/HCPD-25-02 – 215 N. Magnolia St. – Magnolia Arbor Apartments (City)

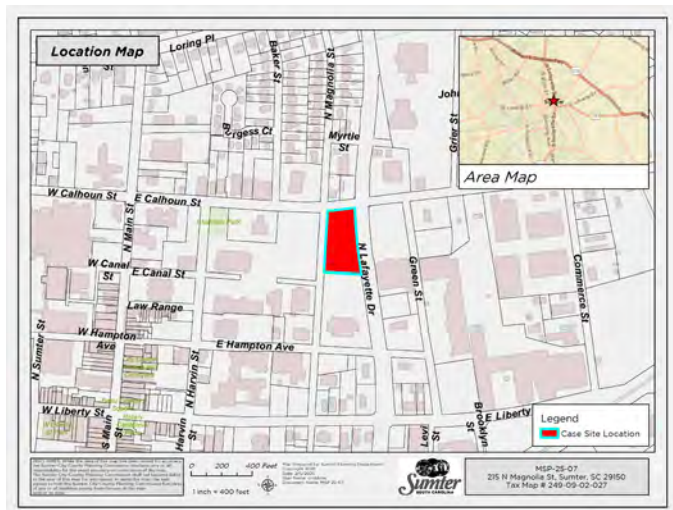
I. THE REQUEST

Applicant:	Magnolia Arbor LP
Status of the Applicant:	Developer
Request:	Request for Major Site Plan and Highway Corridor Protection District Design Review approval for 50-unit Apartment Building and associated site improvements.
Ward	Ward 4
Location:	215 N. Magnolia St.
Size of Development:	1.95 acres
Present Use/Zoning:	Vacant / General Commercial (GC) with Highway Corridor Protection District (HCPD) Overlay.
Proposed Use of Property:	Urban multi-family apartments– 50 units
Tax Map Reference:	249-09-02-027

II. BACKGROUND

The applicant, Connolly Builders, LLC, proposes to develop a 50-unit multi-family residential apartment complex at 215 N. Magnolia St. The property is bounded by E. Calhoun St. to the north, N. Lafayette Dr. to the east, and N. Magnolia St. to the west.

The subject property is 1.95 acres in size and is zoned General Commercial (GC). The site was formerly the home of the Santee-Wateree Mental Health Department. The existing building and site infrastructure are proposed to be demolished to make way for the new use. There are commercial developments to the north and east, and government offices to the west and south.



The proposed 50-unit development will have one 4-story building. Based on the applicant's proposal, there will be 6 one-bedroom units, 32 2-bedroom units, and 12 3-bedroom units in the development. Exterior amenities include a courtyard and playground area.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a set of architectural site plans, building plans, and architectural elevation renderings titled, "Magnolia Arbor Apartments, City of Sumter, South Carolina" prepared by HB Engineering Site Development Consultants, dated February 12, 2025.

Copies of the Site Plan (C-1), Landscape Plan (LA-1), and Building Exterior Elevations (A-9.00 and A-10.00) have been included in this packet for review as Exhibits 3, 4, 5, and 6 respectively.

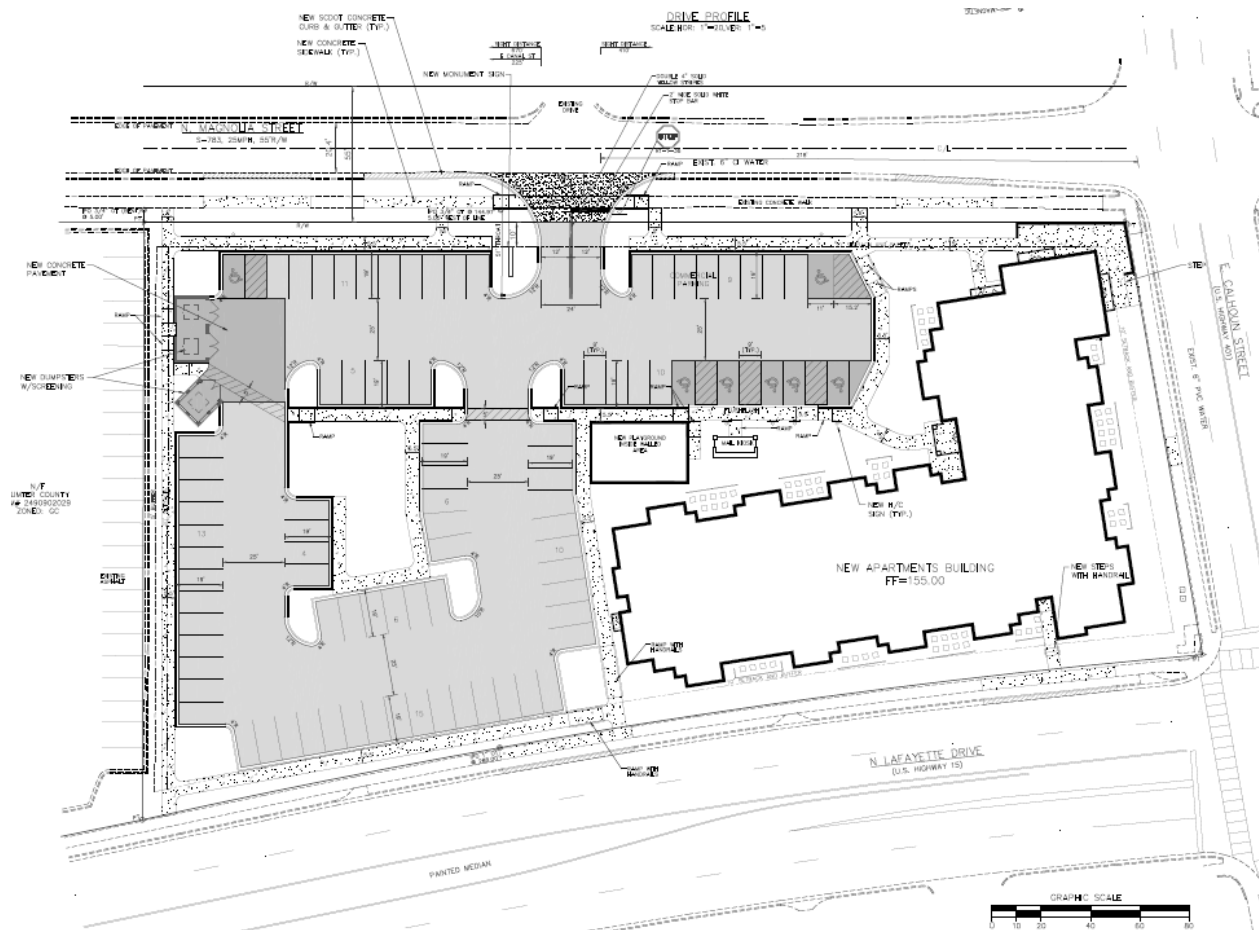


Figure 1 - Site Plan Layout (Sheet C1)

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

Development Standard	Minimum Ordinance Requirement	Proposed
Minimum Site Area	N/A	1.94 acres
Minimum Lot Width	N/A	+/- 400 ft.
Front Setback	10 ft	10 ft or greater
Side Setback	10 ft	10 ft or greater
Rear Setback	15 ft	+/- 190 ft. or greater
Maximum Impervious Surface	95%	73%
Common Open Space Ratio	N/A	N/A
Maximum Density (units per gross acre)	38	25.77
Maximum Building Height	60 ft	51.5 ft

Open Space / Recreation / Amenities:

27% of the site will be pervious (combination of grass, landscaping, and recreational space). An internal network of sidewalks provides residents with access to green spaces, as well as a playground and courtyard area located adjacent to the building.

Parking Plan:

Based upon the criteria found in *Article 8.i.3.n of the Ordinance*, urban multi-family apartments must provide a minimum of 1 space per unit. A minimum of 1 space per every 25 total spaces must also be designated as handicap. All parking will be located around the apartment building. The parking lot is proposed to be asphalt, with curb and gutter included.

The +/- 1,400 sq. ft. commercial space requires a minimum of 5 parking spaces, based on an assumed occupancy of a commercial use requiring 1 space per 300 sq. ft. of gross floor area.

Submitted parking plans show the following:

- 82 regular 9 ft. x 19 ft. parking spaces;
- 7 handicap parking spaces

The proposed parking lot plan exceeds the minimum number of parking spaces required by Ordinance and allow for the establishment of more parking intensive users of the commercial space.

Environmental:

The property is located in Zone X, which is not a special flood hazard area (SFHA), as shown on FEMA FIRM Panel: 45085C0312E, with an effective date of October 27, 2022.

Landscape & Tree Protection Plan:

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

As shown on the submitted tree survey, the development proposes removal of 7 ‘significant’ trees between 10” and 24” in diameter. The applicant has identified an additional 7 ‘significant’

trees considered unhealthy that are proposed for removal as well. Staff concurs with the applicant’s assessment of the unhealthy status of the 7 ‘significant’ trees so classified.

Article 9.c.2 of the *Ordinance* requires appropriate mitigation planting. The applicant has included proposed mitigation planting of 5 *Autumn Blaze Red Maple* and 3 *American hophornbeam* canopy trees at 3” caliper to mitigate removal of the 7 healthy ‘significant’ trees.

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

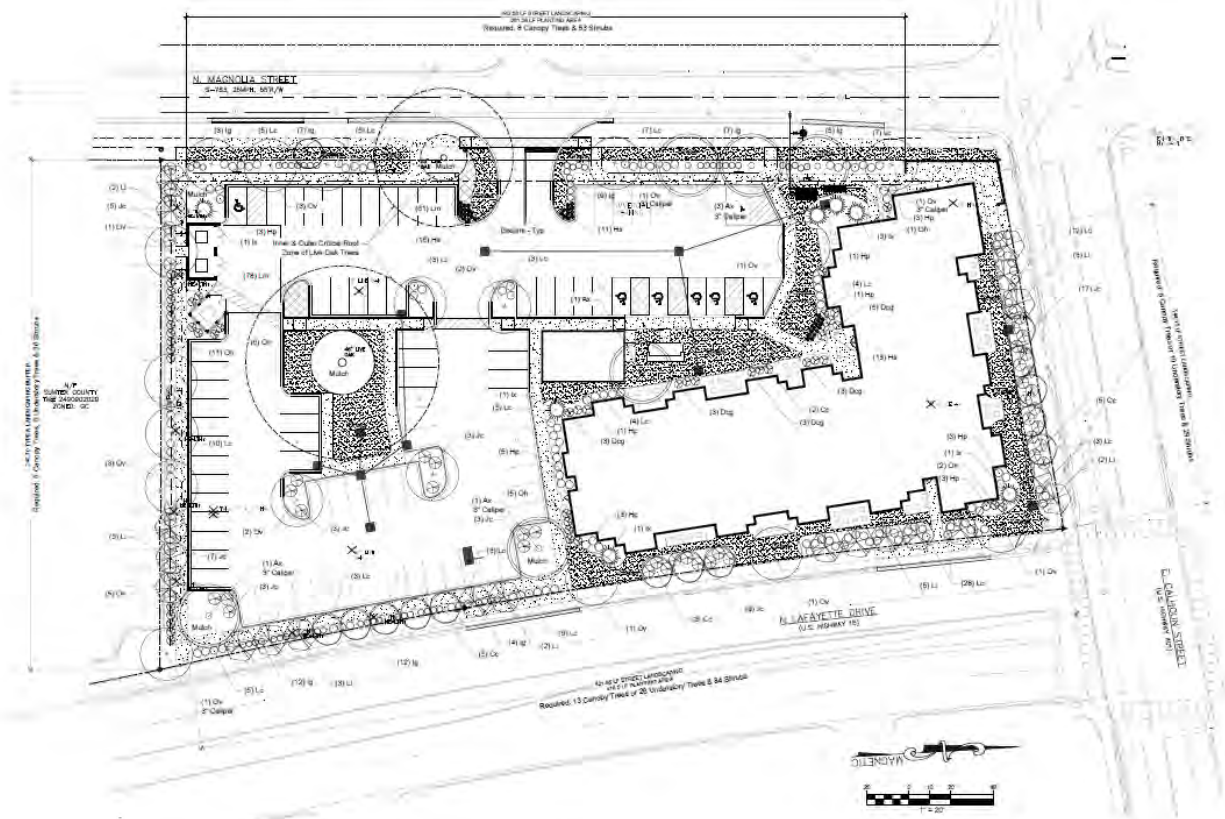


Figure 2 - Landscaping Plan (Sheet LA-1)

Transportation Review:

The tract has ~400 linear feet of frontage along N. Magnolia St. (S-783), ~430 linear feet of frontage along N. Lafayette Dr (US-15 North) and ~178 linear feet of frontage along E. Calhoun St. (US-401). In the area of the site, N. Magnolia is a 2-lane local access street with no measured AADT. E. Calhoun St. is a 4-lane Principal Arterial with a 2023 AADT of 6,900 and N. Lafayette Dr. is a 4-lane Principal Arterial with a 2023 AADT of 15,600.

The site will be served by one full access driveway accessing N. Magnolia St.

Based on the ITE Trip Generation Manual land use category 220 (low-rise multifamily housing), the highest projected peak hour traffic volume generated by the development is 56 trips per hour, which applies to the Weekday PM Peak Hour. This total does not trigger TIS requirements consistent with *Article 7.d.10*.

Multimodal Transportation Factors

- *Bicycle and Pedestrian:* Sidewalks currently exist on the site. There are existing sidewalk segments on N. Magnolia St., N. Lafayette St., and E. Calhoun St. that the applicant proposes to maintain, and in some areas, improve, by removing abandoned driveways and restoring cross slopes.
- *Transit:* Santee-Wateree Regional Transit Authority operates multiple fixed service transit routes in the vicinity of the site (Route #80 – North Main/Vocational Rehab and Route #40 – North Main/Pike Rd).
- *Rail:* The proposed project would not result in any utilization of or impact to rail lines.

Analysis of Applicable Zoning & Development Standards Ordinance Transportation Provisions

- *Visual Clearance at Intersections:* The proposed visual clearance at intersections conforms to Ordinance Requirements.
- *Traffic Impact Study Requirements:* Based on the proposed development scope and scale, no TIS is required.
- *Consideration of Existing Local and Regional Plans:* The Sumter 2050 Long Range Transportation Plan contains 3 proposed project that impacts the site. The first project, Intersection #IS-25, is a future intersection improvement focused on safety for the intersection of E. Calhoun St. and N. Lafayette Dr. The second project, Corridor #RF-6 is a future complete street retrofit project for E. Calhoun St. in the vicinity of the site, and the third, Corridor #S-12, is a future safety improvement for the N. Lafayette Drive corridor. The proposed development plan does not negatively impact any of the proposed projects.
- *Circulation System Design:* The circulation system conforms to Ordinance requirements.

Staff concludes that the existing plan for 1 full access driveway is reasonable for this site. Given that this site will produce limited durations of peak traffic flows, staff is of the opinion that additional traffic analysis and mitigation measures are not necessary, subject to SCDOT approval of encroachment permit(s).

Stormwater Management:

This project will construct underground stormwater detention below the proposed parking lot. As of publication of this report, City stormwater permits and NPDES coverage by the South Carolina Department of Health and Environmental Control (SCDHEC) for projects with more than 1 acre of land disturbance have not yet been obtained by the applicant.

Utilities:

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

Sewer & Water: The City of Sumter will provide sewer and water service. Coordination with the applicant is on-going. However, there are no significant issues that would prevent the City from providing water and sewer services to this site.

Solid Waste: The site is proposed to be served by the City of Sumter at a commercial dumpster area holding 3 dumpsters and located in the parking areas to the rear of the site. The dumpsters will be screened by an enclosure with materials consistent with the site buildings as well as trees/shrubs.

Highway Corridor Protection District Design Review:

Proposed designs must conform to *Article 3.t.* of the *City of Sumter Zoning & Development Standards Ordinance.*

3.t.4. Architectural Standards: *All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the Sumter City-County Planning Commission may require. Applicant shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:*

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

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



- c. A minimum of 80% of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

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

The roof is proposed to be a pitched asphalt product. The proposed roof pitch is considered to be complementary and compatible with newer construction of similar

type within the City of Sumter. The roof design also has varying heights and extensions that enhance the overall visual character of the building.

- d. *Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.).*

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

IV. TECHNICAL REVIEW

The technical review committee was given the opportunity to review and comment on the project. Several administrative notes were provided to the applicant for review and revision and are reflected in the enclosed plans.

V. STAFF RECOMMENDATION

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

VI. DRAFT MOTION

1. I move the Planning Commission **approve** MSP-25-07/HCPD-25-02 subject to conditions of approval outlined in Exhibit 1, and the site and landscaping plans titled, “*Magnolia Arbor Apartments, City of Sumter, South Carolina*” prepared by HB Engineering Site Development Consultants, dated February 12, 2025.
2. I move the Planning Commission **deny** MSP-25-07/HCPD-25-02.
3. I move an alternate motion.

VII. PLANNING COMMISSION – FEBRUARY 26, 2025

Exhibit 1:
MSP-25-07/HCPD-25-02, 215 N. Magnolia St.
Magnolia Arbor Apartments (City)
Proposed Conditions of Approval

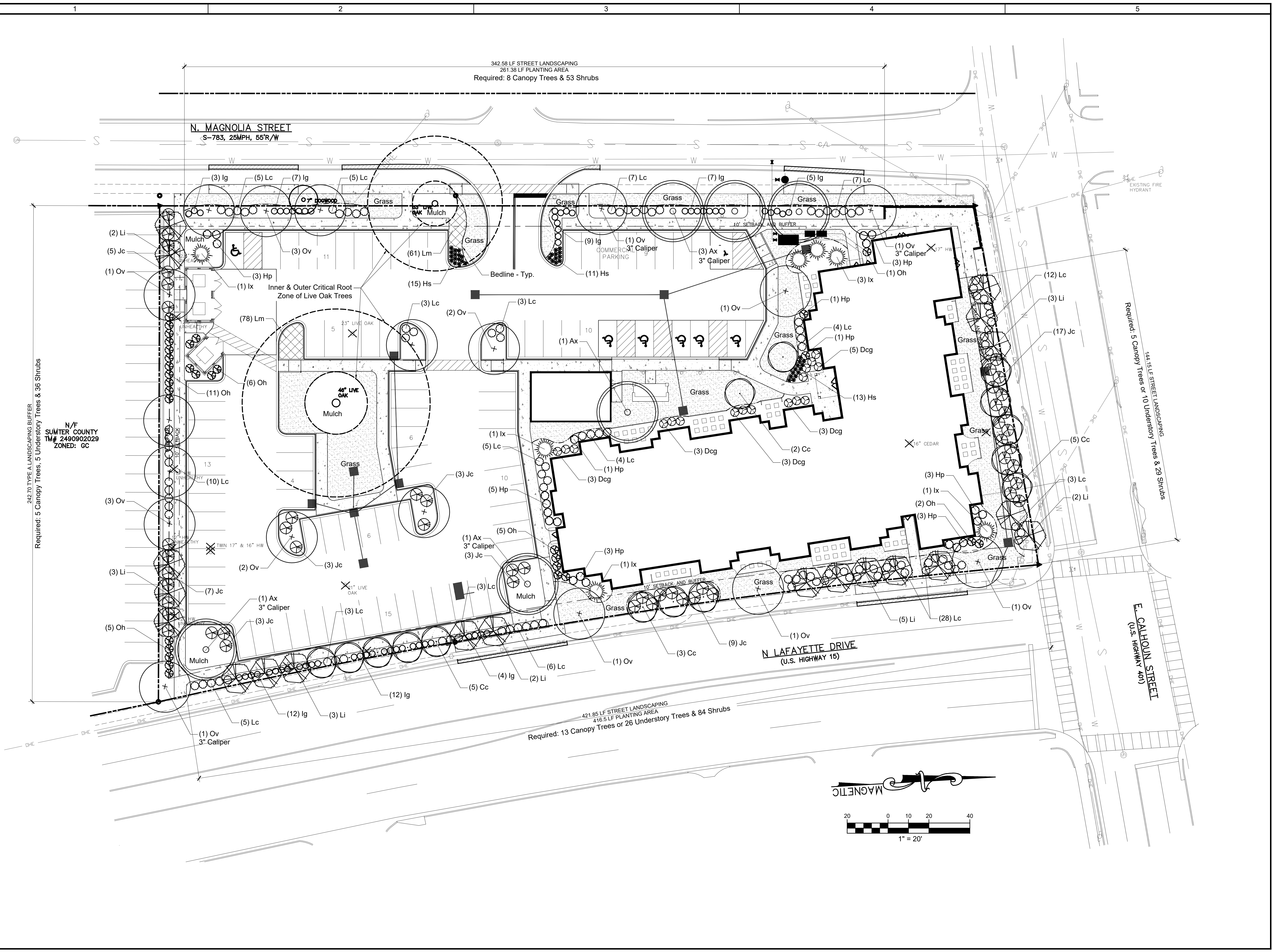
1. The project shall be developed in substantial conformance with the site and landscaping plans titled, architectural site plans, building plans, and architectural elevation renderings titled, “*Magnolia Arbor Apartments, City of Sumter, South Carolina*” prepared by HB Engineering Site Development Consultants, dated February 12, 2025, as revised to address outstanding technical review items.
2. The project shall be in substantial compliance with the building exterior material information submitted by the applicant and/or in substantial compliance with exterior materials ultimately approved by the Sumter City-County Planning Commission.
3. Prior to issuance of Land Disturbance permit and Building Permits, the following shall be received by the Sumter City-County Planning Department:
 - a. Submission of full final civil engineered plans. Said plans shall show the latest revision date reflecting revisions noted in the Technical Review Committee (TRC) Comments Memorandum and/or outstanding technical review items outlined in the project staff report.
 - b. Stormwater permit approval and DHEC HPDES concurrence letter from the City Stormwater Utility must be submitted to the Sumter City-County Planning Department.
4. Prior to zoning final inspection approval:
 - a. Completion of all site developments as depicted on final civil engineered plans.
 - b. Copy of SCDOT encroachment permit
5. Separate sign permits are required for all exterior signage. All signage must be in full compliance with *Article 8.i: Sign Regulations of the City of Sumter Zoning & Development Standards Ordinance* prior to permit approval, issuance, and installation.

Agreed:

Applicant Signature

Date

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No.	Date	Description
1.	3.30.25	
2.	12.25	Per City Comments

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Scale: AS NOTED

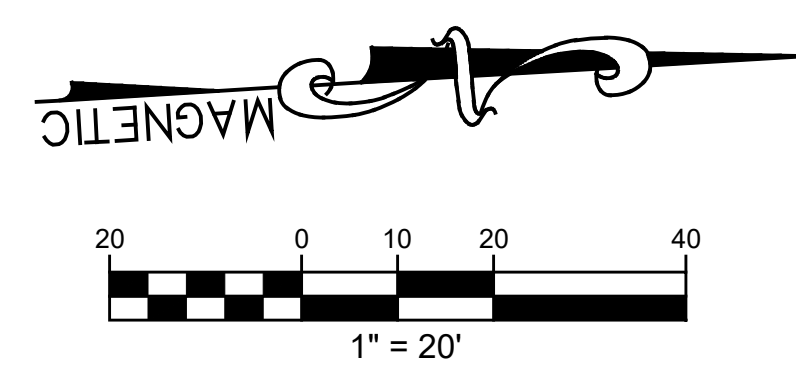


MAGNOLIA ARBOR
APARTMENTS
SUMTER, SOUTH CAROLINA

PARKS-PLAYER
ARCHITECTURE
& PLANNING, LLC
85 CLEVELAND STREET
GREENVILLE, SC 29601
(864) 382-5000

OVERALL
LANDSCAPE PLAN

Sheet Number:
LA-1



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1

2

3

4

5

A

B

C



1 N. LAFAYETTE DR ELEVATION
1/8" = 1'-0"



2 E. CALHOUN ST. ELEVATION
1/8" = 1'-0"

No.	Date	Description
1	1.30.25	

Job Number: 24-03
File Reference:

Scale:



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APARTMENTS
SUMTER, SOUTH CAROLINA

PARKS-PLAYER
ARCHITECTURE
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BUILDING
ELEVATIONS

Sheet Number:
A-9.00

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A



3 N. MAGNOLIA ST. ELEVATION
1/8" = 1'-0"

B



4 SOUTH ELEVATION
1/8" = 1'-0"

C

No.	Date	Description
1	1.30.25	

Job Number: 24-03

File Reference:

Scale:



SEAL

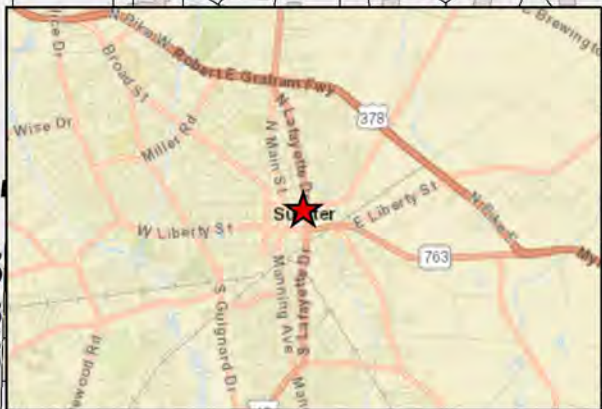
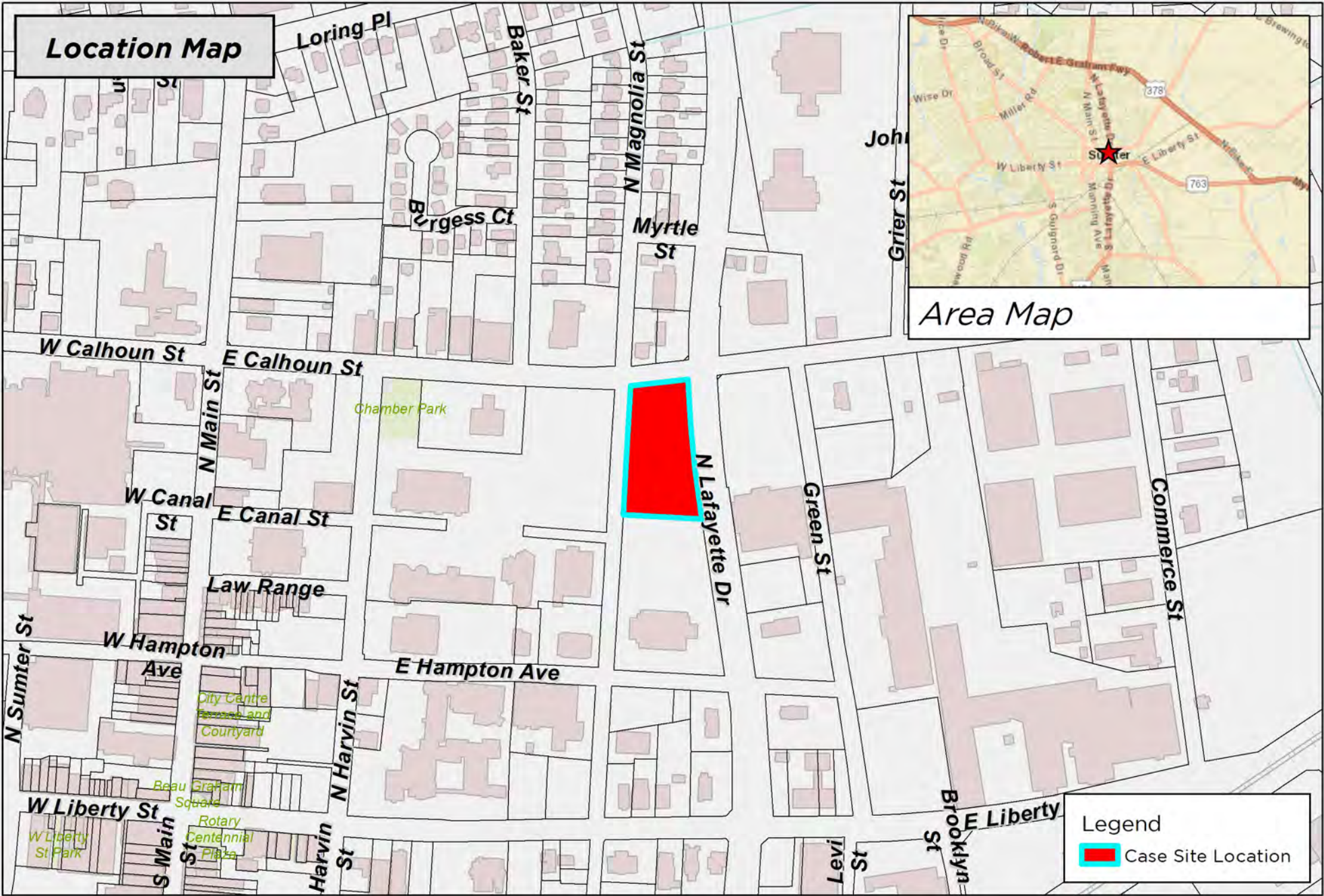
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BUILDING
ELEVATIONS

Sheet Number:
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Location Map

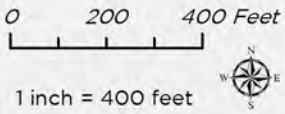


Area Map

Legend

 Case Site Location

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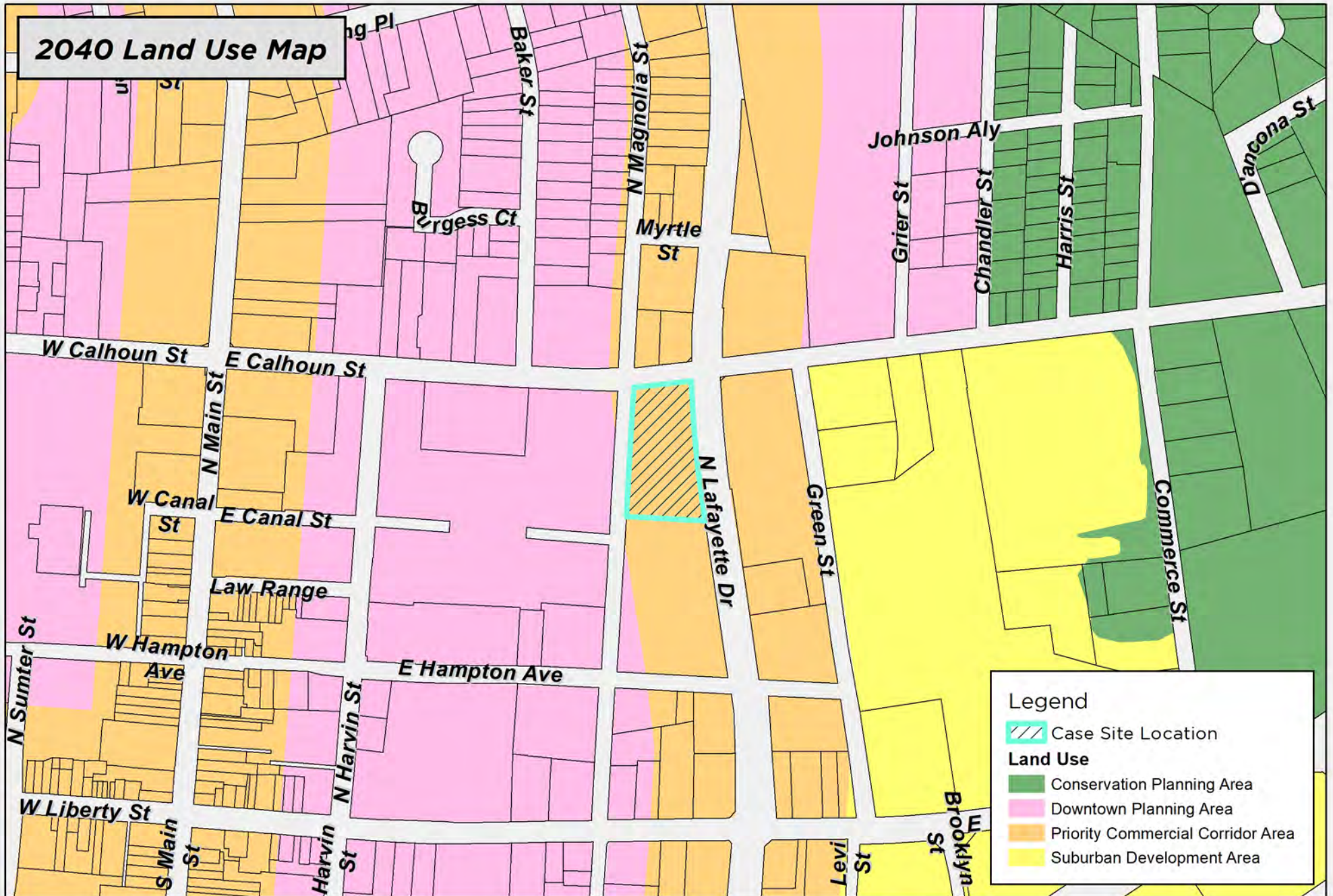


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MSP-25-07
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 Tax Map # 249-09-02-027

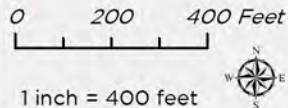
2040 Land Use Map



Legend

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

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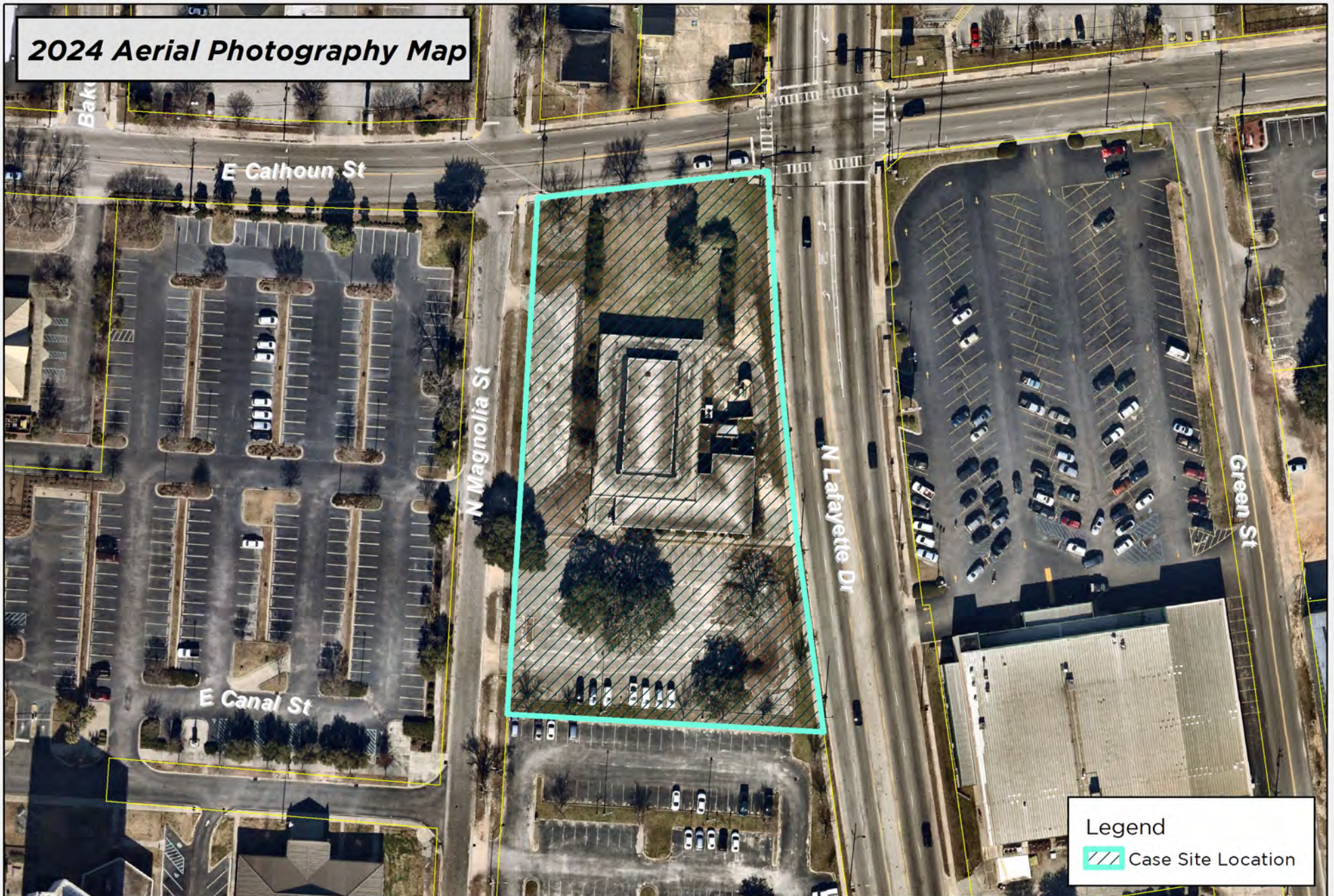



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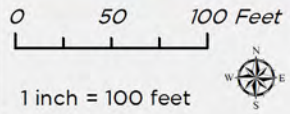
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2024 Aerial Photography Map



Legend
 Case Site Location

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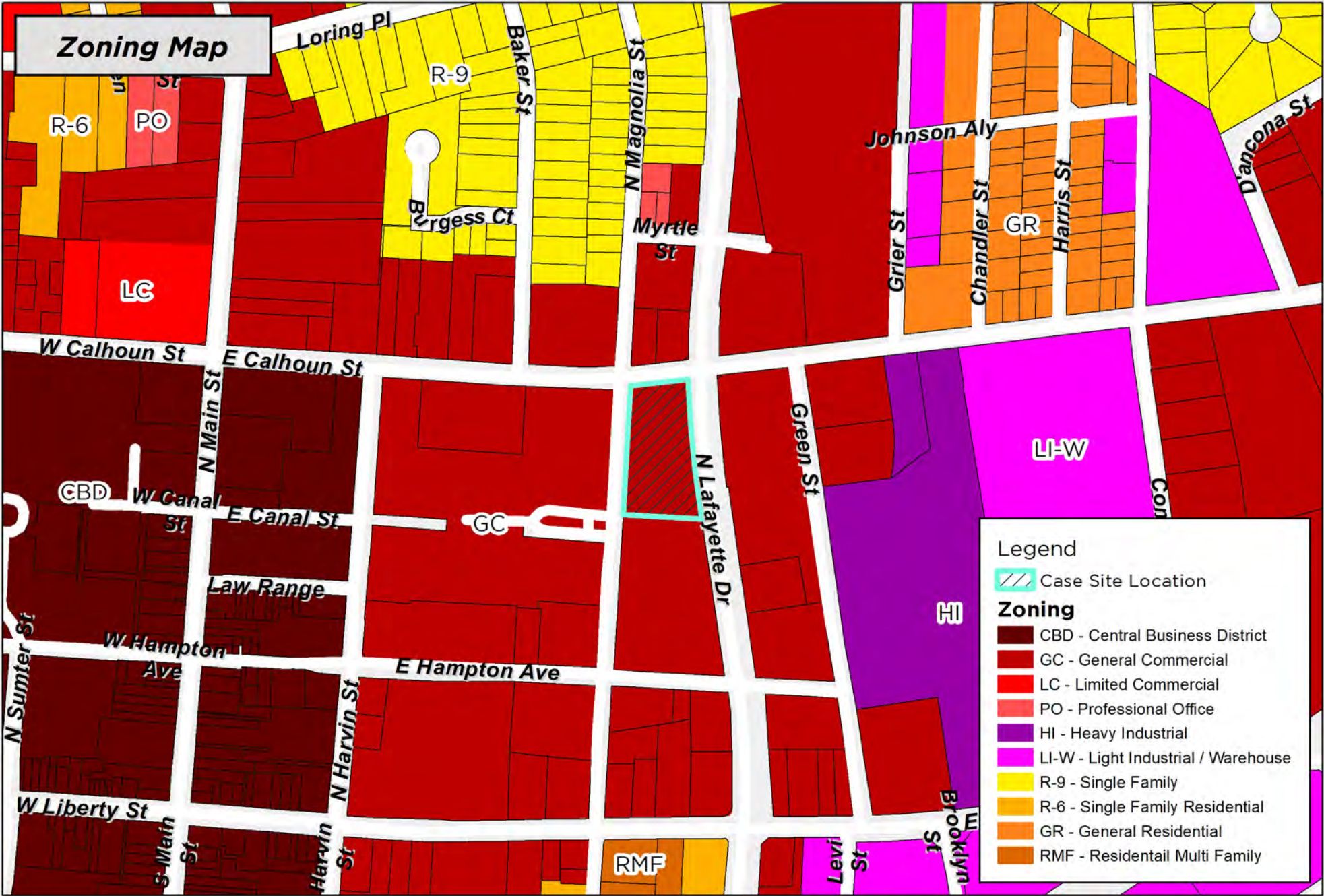


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Zoning Map



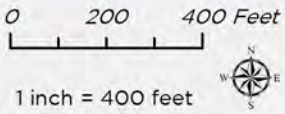
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Case Site Location

Zoning

- CBD - Central Business District
- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residentail Multi Family

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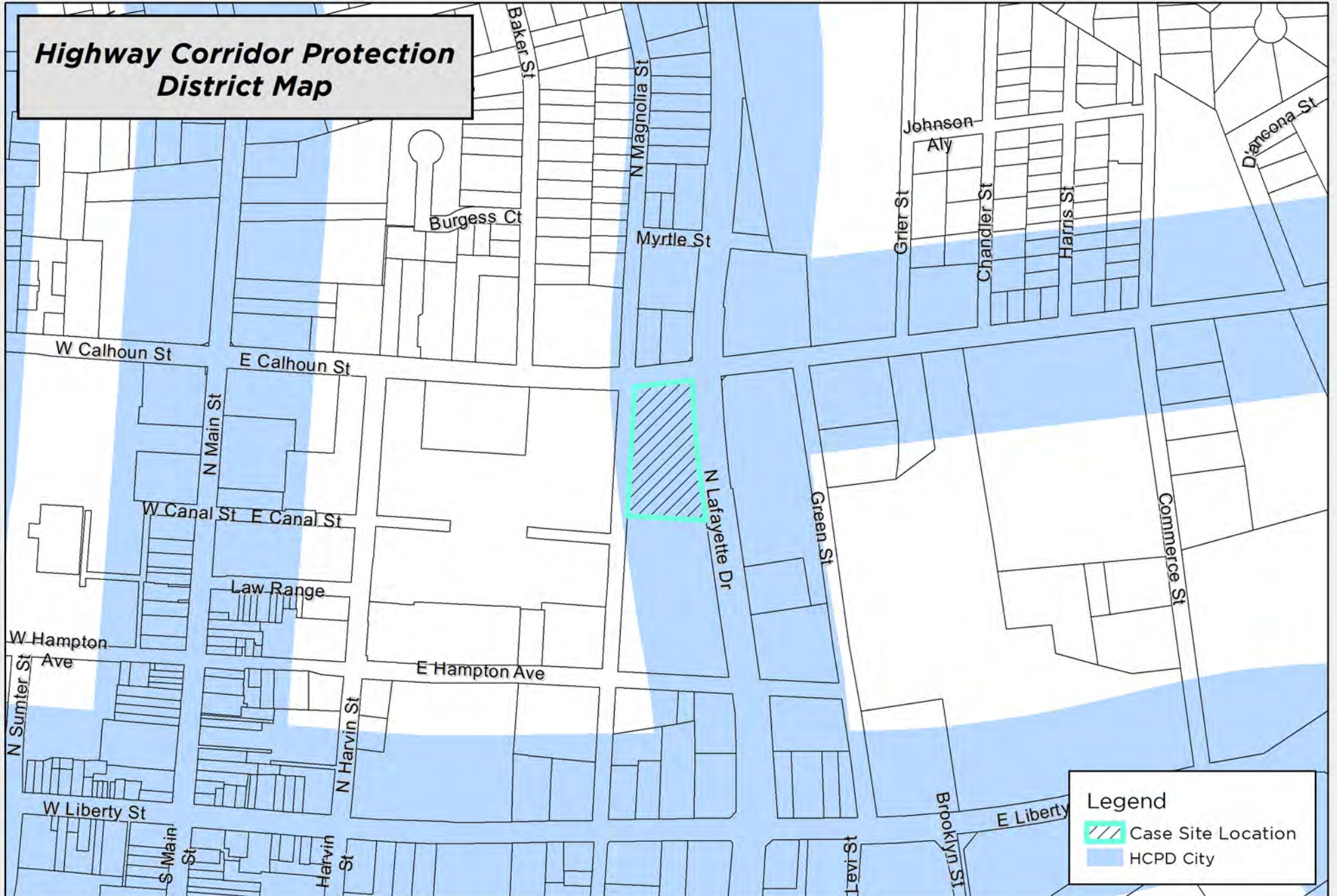


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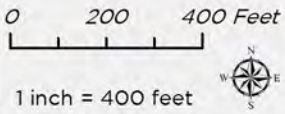
Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD City

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