

Sumter City-County Planning Commission

June 22, 2011

OA-11-05, Planning Staff (City)

I. THE REQUEST

Applicant: Planning Staff

Request: A request to amend **Article 1, Section O: 1.o.5 General Certification of Appropriateness** for awnings in the Central Business District

II. BACKGROUND

In the past, the Historic Preservation Board has established various processes to expedite the review time on simple requests in an effort to be more responsive to citizens' needs. Recently a General Certificate of Appropriateness for Residential Paint Colors was approved by City Council. At the April meeting, the Board requested that Staff prepare language for its review to send a recommendation to the Planning Commission in favor of granting Staff the ability to review and approve a General Certificate of Appropriateness for Awnings in the Central Business District.

Awnings are addressed in the currently adopted Historic Preservation Design Review Guidelines and contain clear language as to type, style, and placement. Recommendations for color and scale are also presented. The Zoning Administrator is confident that in most cases, awnings may be selected and proposed by an applicant that are approvable in-house according to the Guidelines. In cases where there are possible conflicts with a proposed awning color, placement, scale, or design that is not approvable by Staff in accordance with what is stated in the Guidelines, the review shall be forwarded to the HP Design Review Committee, who shall make a decision on the proposal.

The City Zoning Ordinance states:

1.o.5. General Certification of Appropriateness: A general certification for appropriateness for specific kinds of alterations may be issued by the Zoning Administrator if he/she finds that a particular material, paint color, design, architectural feature or style is generally acceptable and appropriate within the district(s). If the Zoning Administrator finds, upon examination of the application, that all aspects which would require Board approval are met through the general certificate of appropriateness process, he/she may proceed without referral to the Board. However, the authority to issue a general certification of appropriateness regarding particular materials, paint color etc., shall first be recommended by the Design Review Board and approved

by the Mayor and City Council. Only then may a general certification of appropriateness become established covering a particular material, paint color, design architectural feature, etc., which the Zoning Administrator may unilaterally decide upon. A General Certification for vinyl siding only was granted by City Council in 1998.

PROPOSED ORDINANCE AMMENDMENT

Amend Article 1, Section 1.o.5. to reflect the following:

1.o.5. General Certification of Appropriateness: A general certification for appropriateness for specific kinds of alterations may be issued by the Zoning Administrator if he/she finds that a particular material, paint color, design, architectural feature or style is generally acceptable and appropriate within the district(s). If the Zoning Administrator finds, upon examination of the application, that all aspects which would require Board approval are met through the general certificate of appropriateness process, he/she may proceed without referral to the Board. However, the authority to issue a general certification of appropriateness regarding particular materials, paint color etc., shall first be recommended by the Design Review Board and approved by the Mayor and City Council. Only then may a general certification of appropriateness become established covering a particular material, paint color, design architectural feature, etc., which the Zoning Administrator may unilaterally decide upon.

The following General Certifications have been approved by City Council:

1. Vinyl siding in Hampton Park Historic District – 1998
2. Vinyl replacement windows in Hampton Park Historic District – 2007
3. Paint Colors for residential structures in Hampton Park Historic District – 2010;
 - a. Sherwin Williams- Classical/Colonial 1800’s
 - b. Sherwin Williams-Victorian 1900’s
 - c. Sherwin Williams-Suburban Modern 1950’s
 - d. Sherwin Williams- Arts & Crafts 1900’s
4. *Awnings for buildings in the Central Business District that conform to the Design Review Guidelines. In cases where there are possible conflicts with a proposed awning color, placement, scale, or design that is not approvable by Staff in accordance with what is stated in the Guidelines, the review shall be forwarded to the Historic Preservation Design Review Committee, who shall make a decision on the proposal.*

IV. STAFF RECOMMENDATION

Staff recommends approval of this request.

V. HISTORIC PRESERVATION DESIGN REVIEW COMMITTEE – MAY 26, 2011

The Historic Preservation Design Review Committee at its meeting on Thursday, May 26, 2011, recommended that the Planning Commission forward a positive recommendation be forwarded to City Council granting Planning Staff the authority to approve replacement of existing awnings in the same or similar style and color, not to exceed a 10% change.

VI. DRAFT MOTION

I move that the Planning Commission approve OA-11-05 as presented.

VII. PLANNING COMMISSION – JUNE 22, 2011

The Sumter City-County Planning Commission at its meeting on Wednesday, June 22, 2011, voted to recommend approval for this request.

VIII. CITY COUNCIL – JULY 19, 2011 – FIRST READING/PUBLIC HEARING