

Sumter City-County Planning Commission

October 24, 2012

MSP-12-44/HCPD-12-34, Hwy. 521 South – Temporary Concrete Plant (County)

I. THE REQUEST

Applicant: Gene Weston

Status of the Applicant: Lessee

Request: Major site plan and highway corridor approval for construction of a temporary concrete batch plant to serve the Continental Tire construction site.

Location: Hwy. 521 South

Size of Property: +/- 3.0 acre portion of a 320 acre tract

Present Use: Undeveloped

Zoning: Heavy Industrial (HI)

Proposed Use: Temporary Concrete Batch Plant only to serve the Continental Tire Construction Site

Tax Map Reference: 253-00-02-016 (Part)

II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct and operate a temporary concrete batch plant adjacent to the Continental Tires industrial site to serve the ongoing construction of the new manufacturing plant.



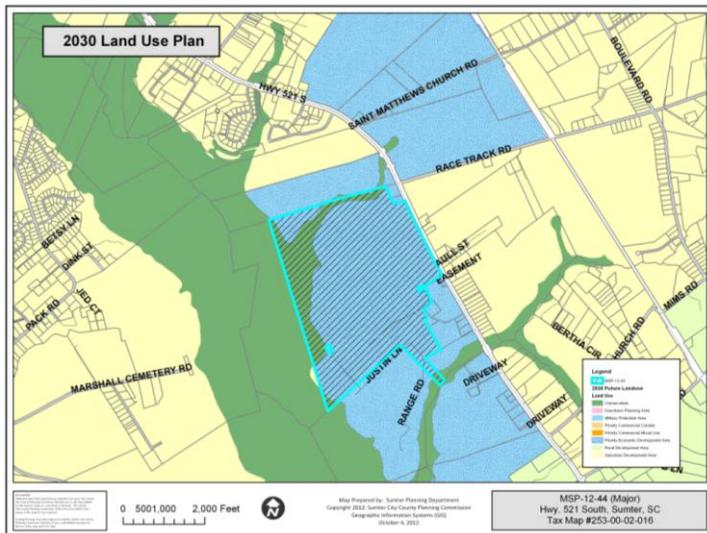
As shown in the graphic above to the right, the project area is a +/-3.0 acre portion of a 320 acre tract owned by the City of Sumter. Burgess Brogdon has contracted with the City of Sumter to lease the property for the period of one (1) year to serve the concrete needs of the adjacent construction site. As per the submitted site plan application, the site will be returned to

preconstruction condition after use. As such, the applicant is asking the Planning Commission to waive certain site development and highway corridor requirements in order to accommodate this temporary situation. The following photographs show the current site entrance and area to be developed.



Site development standards that are requested to be waived are landscaping, paved parking, and highway corridor standards for on-site structures.

Land Use & Zoning Compatibility:



As shown in the 2030 Land Use Plan map to the left, the property is influenced by the Priority Economic Development Planning Area. This designation offers protection to existing industrial parks and identifies additional locations suitable for industrial and manufacturing development. In addition, the property is currently zoned Heavy Industrial (HI).

The intent of the HI district is to concentrate heavy industrial uses in areas where they will flourish without adversely affecting adjacent less

intensive uses, and to preserve prime industrial lands for future industrial development.

Based on the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, this use is compatible with the plan.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Civil plans titled, “Burgess Brogdon Temporary Concrete Batch Plant,” prepared by Jones & VanPatten, LLC dated 08-15-2012; sheets C1 of 3 through C3 of 3.

Submitted plans include the following sheets:

- Site Plan (C1 of 3)
- Erosion Control Plan (C2 of 3)
- Notes and Details (C3 of 3)

The following sheet has been attached to this report: C1 of 3.

Setbacks & Bufferyards:

- Hwy. 521 South – 100’ with 10’ minimum landscape buffer at street front
- Sides – 15’ with a minimum 5’ landscape buffer
- Rear - 25’ with 5’ minimum landscape buffer

Maximum Building Height: 120’

Maximum Impervious Surface Ratio for the HI zoning district is 80%

Based on review of the submitted civil plans, the site appears to meet overall setback standards as required by the Zoning & Development Standards Ordinance.

Landscaping & Tree Protection Plan:

No additional landscaping is proposed however all existing trees on-site are to remain undisturbed. All construction activity is to take place in an existing clear area between the two established natural buffer areas.

Parking Plan:

The submitted plans make accommodation for 4 parking spaces to serve the modular office building to be located on-site. The parking surface is to be pervious stone and shall not be paved with asphalt or concrete. The number of proposed spaces is sufficient to accommodate on-site parking needs based on a 1500 sq. ft. office.

Traffic Impact Analysis and Access Management Review:

The section of Hwy. 521 South where the project is to be located is a 55 mph. five-lane roadway with two northbound travel lanes and two south bound travel lanes divided by a center turn lane. This roadway is operating at a Level of Service (LOS) ‘A’ with a 2011 traffic count of 8700 AADT. The encroachment for the project site is pre-established with no anticipated changes to the site access drives.

SCDOT has reviewed the proposed project. Because the encroachment is pre-existing and not proposed to be changed, it has been determined that there is not a need for an encroachment permit for this location. Any damage within the SCDOT right of way created by trucks entering and leaving the driveway will be required to be repaired by the applicant. In addition, any concrete spilled on SCDOT right of way will also be cleaned up by Burgess Brogdon.

Stormwater Management:

Stormwater plans are currently under review with the Sumter County Stormwater Utility. Final approval of the proposed plan is pending from the Stormwater Utility.

IV. HIGHWAY CORRIDOR PROTECTION DISTRICT

Proposed designs must conform to Section 3.v.4 of the Sumter County – Zoning & Development Standards Ordinance.

3.v.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 an reports the Sumter City-County Planning Commission may require. In addition, all commercial projects shall meet the following standards:

- a. If a new commercial building is proposed, not more than sixty percent (60%) of the façade facing a street may be glass or reflective materials;*
- b. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or any material approved by the Sumter City-County Planning Commission. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

Due to the temporary nature of this proposal (1 year), the applicant requests a waiver from meeting highway corridor construction requirements in order to place the concrete batch plant with a modular office building on-site.

V. STAFF RECOMMENDATION

Due to the temporary status of this request as a support facility for the construction of the Continental Tire Plant, Staff recommends approval for MSP-12-44 and HCPD-12-34 contingent upon the following:

- Approval is for one-year only and shall expire October 24, 2013. If the plant is required to operate beyond this date, the request must come before the Planning Commission again prior to expiration.
- The site shall be returned to pre-development condition by January 1, 2014 unless a time extension is granted by Planning Commission.

VI. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-12-44/HCPD-12-34, Hwy. 521 South – Temporary Concrete Batch Plant (County) subject to the submitted Civil plans titled, “Burgess Brogdon Temporary Concrete Batch Plant,” prepared by Jones & VanPatten, LLC dated 08-15-2012; sheets C1 of 3 through C3 of 3.

VII. PLANNING COMMISSION – OCTOBER 24, 2012

The Sumter City – County Planning Commission at its meeting on Wednesday, October 24, 2012, voted to approve this request subject to the submitted Civil plans titled, “Burgess Brogdon Temporary Concrete Batch Plant,” prepared by Jones & VanPatten, LLC dated 08-15-2012; sheets C1 of 3 through C3 of 3 and contingent upon the following conditions:

- Approval is for one-year only and shall expire October 24, 2013. If the plant is required to operate beyond this date, the request must come before the Planning Commission again prior to expiration.
- The site shall be returned to pre-development condition by January 1, 2014 unless a time extension is granted by Planning Commission.