Sumter City-County Planning Commission

November 28, 2012

MSP-12-51/HCPD-12-38, 6090 Myrtle Beach Hwy – Fire Station (County)

I. THE REQUEST

Applicant:	Bobby Galloway
Status of the Applicant:	Sumter County Purchasing Director
Request:	Major site plan and highway corridor approval for construction of a fire station and EMS Facility.
Location:	6090 Myrtle Beach Hwy.
Size of Property:	Proposed +/- 2.4 acre parcel created from two existing parcels recombined
Present Use:	Fire Station
Zoning:	Agricultural Conservation (AC)
Proposed Use:	Fire Station and EMS Service Facility
Tax Map Reference:	323-00-02-015 & 323-00-02-017(Part)

II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct a new Fire Station and convert the existing station to an EMS Facility.

Left: The proposed parcel will be +/-2.4 acres in size and located near Dabbs Crossroads, the intersection of Myrtle Beach Hwy. and Brick Church Rd. in Sumter County.

Below Left: The existing parcel that the current fire station is constructed on would be added to a portion of the adjacent wooded parcel to create the proposed area shown in orange.
Below Right: The site plan as laid out in the proposed area. Note the close proximity of the project to the adjacent residence to the East.

Above: Photos depicting the adjacent residential property and the area in between the existing fire station and this residence, which will require screening.

Above: Existing Fire Station. The intention is to eventually convert this building into an EMS Facility adjacent to the new fire station.

Below: Photos of Rear and Side Yards of existing fire station, showing residence to the East.

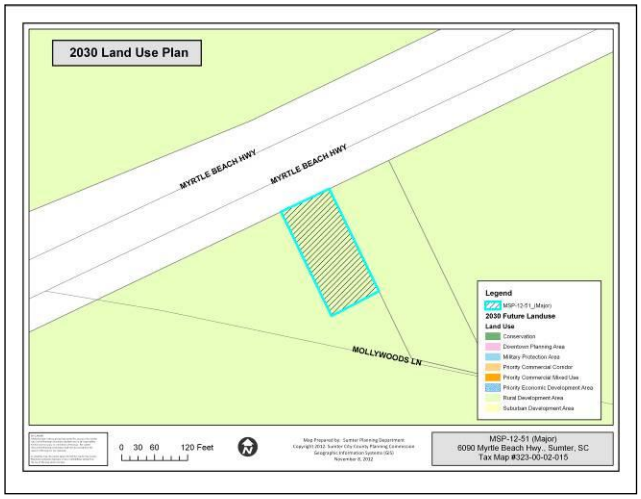
Above and Below: The natural wooded area around this project site is really beautiful and should be protected as much as possible during development.

Above: Dabbs Crossroad, the intersection of Myrtle Beach Hwy. and Brick Church Rd. This intersection is located +/- 600 feet from the corner of the proposed property where the project is located.

Below: Myrtle Beach Hwy. in front of the existing fire station. This median crossover will be eliminated and two new median crossovers will be added closer to the intersection, subject to SCDOT approval.

Land Use & Zoning Compatibility:

As shown in the 2030 Land Use Plan map to the right, the property is influenced by the Rural Development Planning Area. This designation specifically states that facilities such as fire stations should be located on arterial and major highways and at major intersections to better serve the community.



This proposal is for a fire station to be located near a major intersection of Myrtle Beach Hwy. and Brick Church Rd., and it is also approximately 3 miles from I-95, which will enable emergency service access for both the surrounding rural community and interstate traffic.

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:

Site plans titled, "Renovations to Dabbs Fire Station #19," prepared by RS Bell Architects, LLC dated 11-01-2012; sheets L-1, S-2, A-6.

Submitted plans include the following sheets:

- Proposed Site Plan (S-2)
- Landscape Plan (L-1)
- Building Elevations (A-6 of 10)

Setbacks & Bufferyards:

- Myrtle Beach Hwy. – 45' with 10' minimum landscape buffer at front
- Sides – 50' with a minimum 10' evergreen landscape screen on the East property line adjacent to residential use. No buffer required on west side property line if natural wooded area is preserved.
- Rear - 50'with no buffer required on south / rear property line if natural wooded area is preserved.

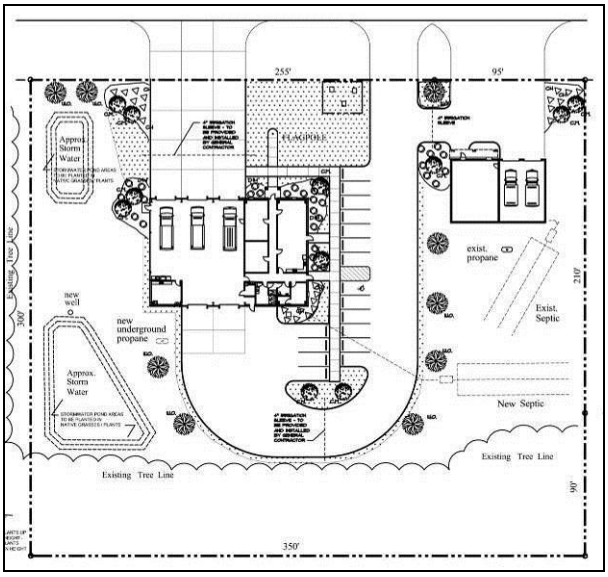
Maximum Building Height: 35'
Maximum Impervious Surface Ratio for the HI zoning district is 80%

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

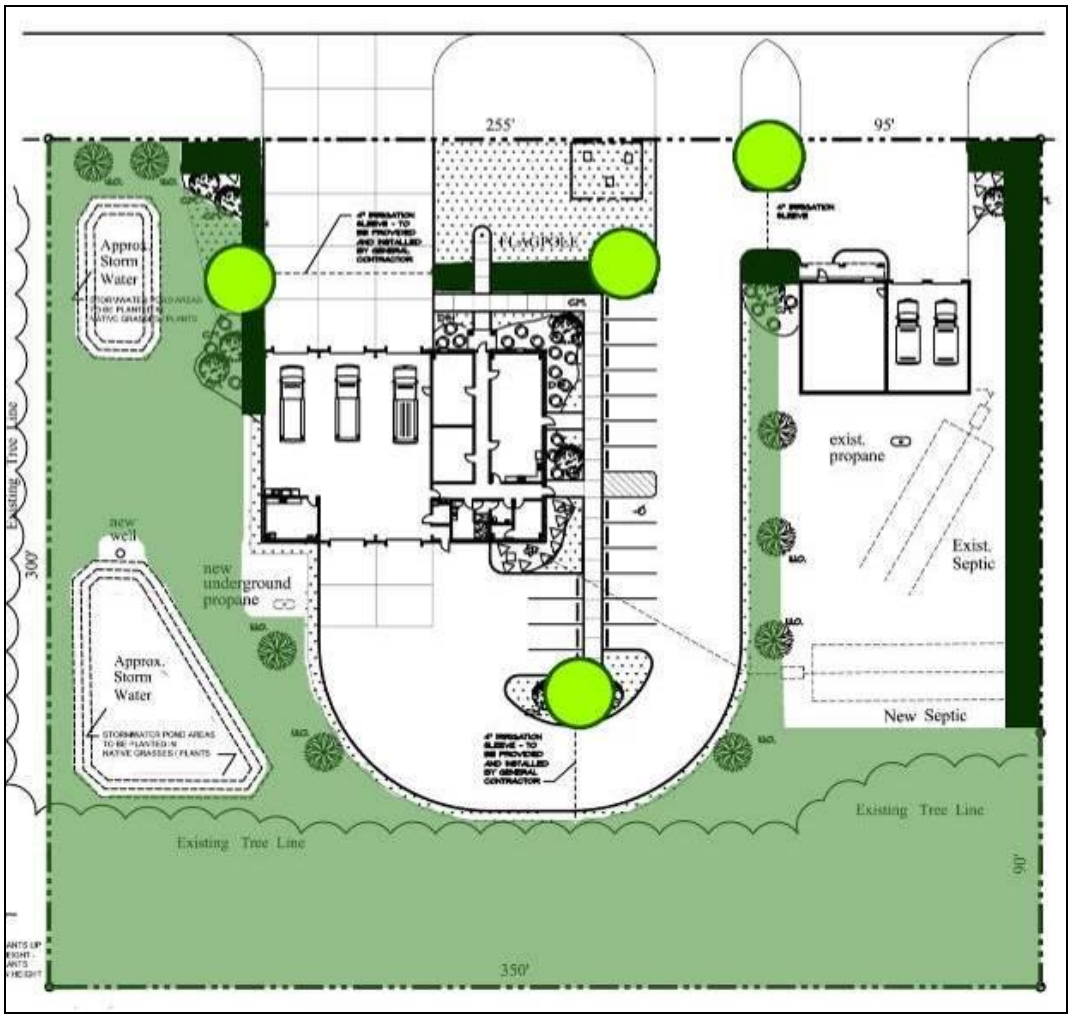
Landscaping & Tree Protection Plan:

Landscaping recommendations are as follows:

Below: A vast majority of this proposed site is natural forest. Staff recommends installing a protective barrier around the forested areas indicated in green during construction. The required landscaping for the site is reduced by protecting this natural feature. And, the woods will assist in screening the site and lessening its visual impact. This site is in the highway corridor.



Above: The landscaping plan submitted by the applicant shows 9 Canopy Trees, 11 Understory Trees, and 56 Evergreen Shrubs. However, this plan does not protect the existing woods on the sides of the property, and does not address the screening that is necessary between this use and the existing residence to the East.



Above: Recommended revisions to the landscape plan include:

- Protecting the area shown in green by erecting a barrier around the forest portions during construction, and taking great care not to damage the natural forest in the areas of the site not taken up by building footprint, parking and driveways, and other elements such as septic systems.
- Adding a 10' wide evergreen screen along the east property line to buffer this use from adjacent residence. The front of the property and west side of the driving area also require a 10' evergreen screen but this will not be necessary in those areas where the natural forest is preserved.
- Install 4 Canopy Trees as shown in light green, to provide shade around impervious surfaces on the site and to add one street tree.
- Proposed landscaping shown in the areas to be protected will not be required. Any wooded areas that are damaged or cleared during construction are subject to further landscaping requirements to mitigate removal of the natural woods. Trees larger than 30" DBH should be protected at all costs.

***Parking Plan**:*

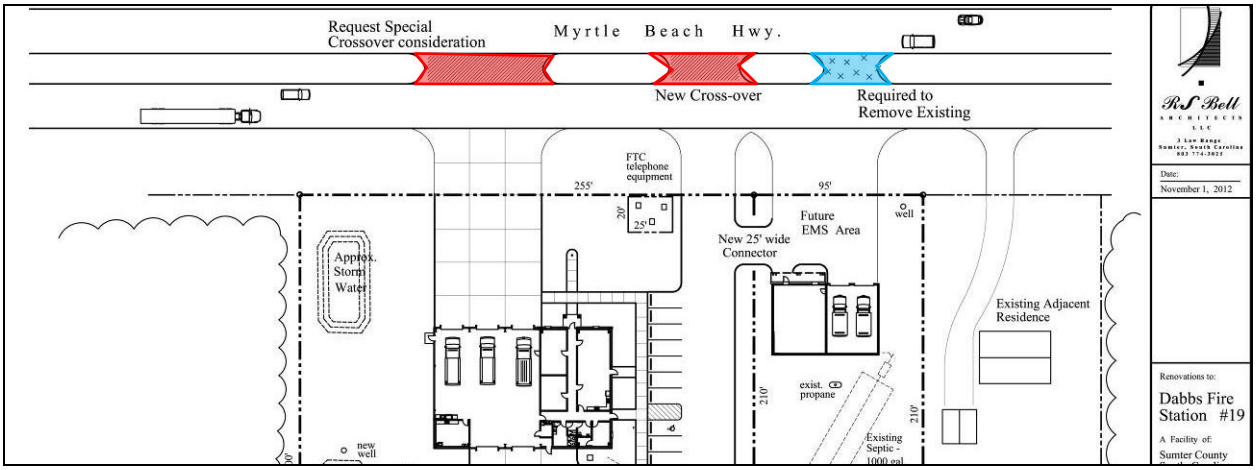
The submitted plans make accommodation for 17 parking spaces. The number of proposed spaces is sufficient to accommodate on-site parking needs based on both the proposed Fire Station and the existing building on site, which is to be converted to an EMS facility at a later date.

Traffic Impact Analysis and Access Management Review:

SCDOT stated in a correspondence that they recommended that the site layout be "flipped" so that two median crossovers would not be necessary for this project. However, this is not a feasible solution to the access issue because:

- There is an existing structure on the site which cannot be relocated to accommodate a different site layout
- There is an FTC Telephone Equipment Station located at the front of the property that is also not able to be relocated
- There is a residence directly to the east of this project that will already be impacted by the noise and other impacts of a new fire station. Flipping the site layout would locate this new fire facility much closer to the residence than the current layout, thereby negatively impacting the residence much more than at present.

The section of Myrtle Beach Hwy. where the project is to be located is a 55 mph. four-lane principal arterial roadway with two eastbound travel lanes and two westbound travel lanes divided by a center median. This roadway is operating at a Level of Service (LOS) 'A' with a 2011 traffic count of 6200 AADT. The encroachment permit with two new median crossover points (indicated in red below) has not yet been approved by SCDOT, and final site plan approval is contingent upon said approval The existing median crossover on the right (shown below in blue) is to be removed.



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

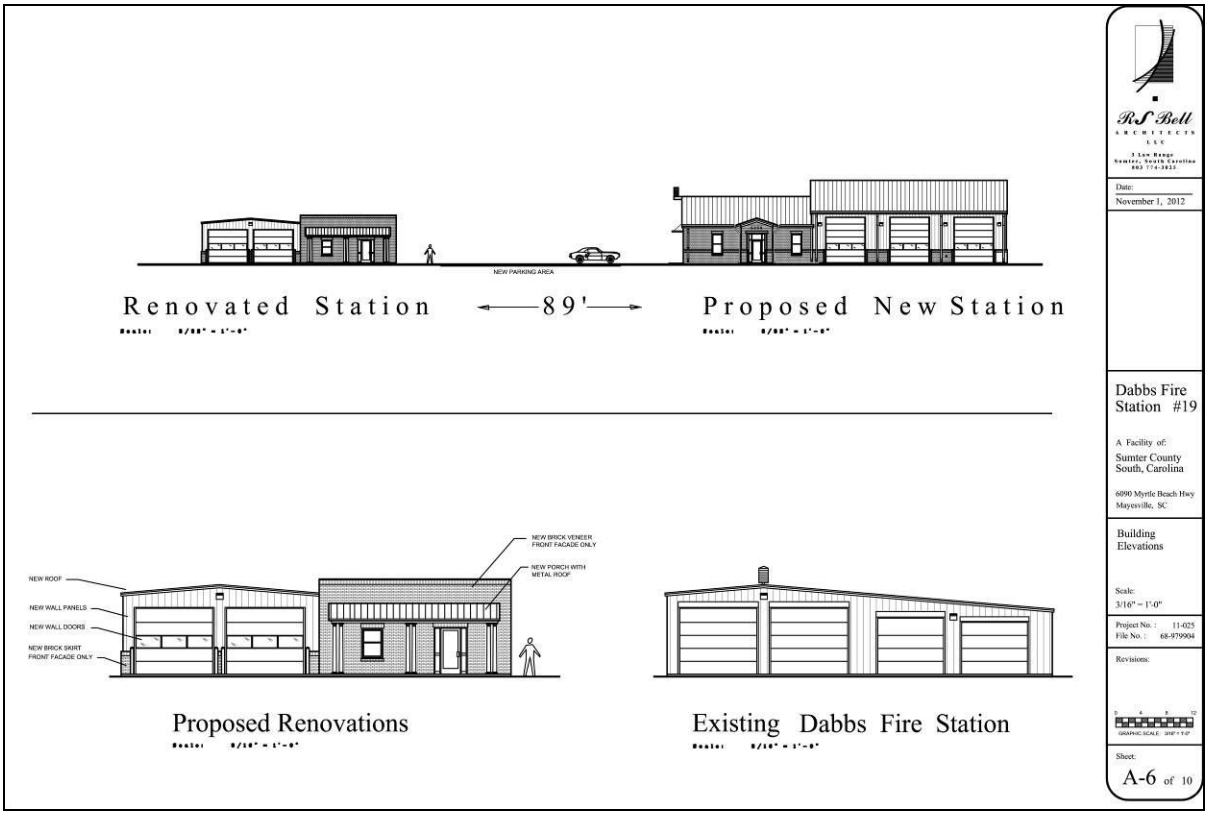
Proposed designs must conform to Section 3.v.4 of the Sumter County – Zoning & Development Standards Ordinance.

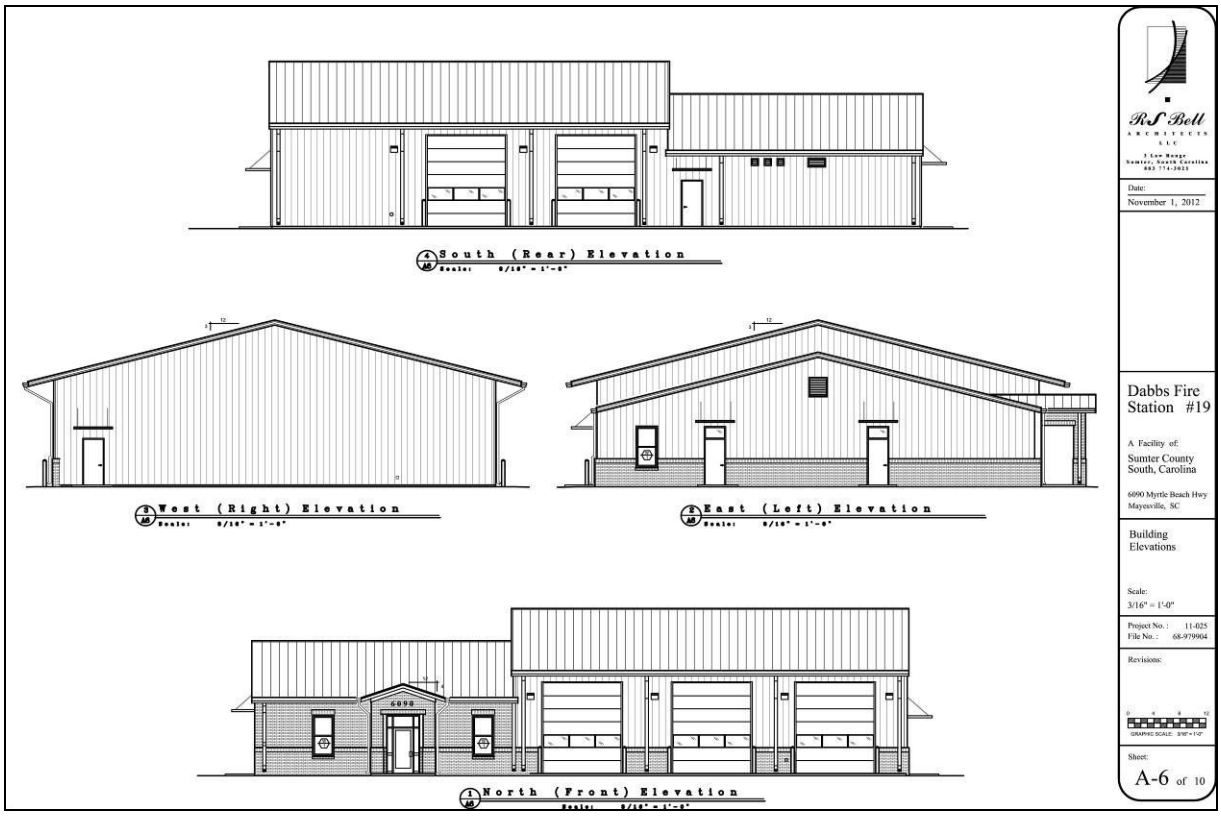
> *3.v.4.* ***Architectural Standards****: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications 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.

Submitted elevations for this project are shown below:





Below: A similar fire station to the one proposed. The front façade is a combination of brick and metal siding.

Left: Color samples submitted by the applicant for the brick and metal siding on the exterior of the proposed structure.

- Brick veneer - "Palmetto 0.75 Greystone"
- Metal roof, metal rakes and gutters - "Classic Green"
- Downspouts - "Taupe Sand"
- Metal Wall Panels - "Warm White"
- Roll-Up Doors - "White"

V. STAFF RECOMMENDATION

Staff recommends approval for MSP-12-51 and HCPD-12-38 contingent upon the following:

- All natural woods on site are to be preserved and protective barrier installed around perimeter except where building footprint, driveways, parking area and elements such as retention ponds, wells, septic system etc. are to be located.
- Although the exterior of the building does not meet the requirements of the highway corridor, the preservation of the wooded areas will buffer this site significantly and reduce the need for much of the landscaping that would be required if the entire site were to be cleared. Protection of the forested area is a significant trade-off environmentally and should be encouraged. Additionally, the forest areas will help screen the site from view and lessen the visual impact that materials such as metal siding may have.
- Landscaping plan is resubmitted showing changes recommended by staff.
- An approved Stormwater Plan
- SCDOT Encroachment Permit

VI. DRAFT MOTION

Motion #1:
I move that the Sumter City-County Planning Commission approve MSP-12-51/HCPD-12-38 6090 Myrtle Beach Hwy – Dabbs Crossroads Fire Station (County) subject to the submitted site plans titled, "Renovations to Dabbs Fire Station #19," prepared by RS Bell Architects LLC dated 11-01-2012; sheets L-1, S-2, A-6 and staff's recommendations.

VII. PLANNING COMMISSION – November 28, 2012

The Sumter City – County Planning Commission at its meeting on Wednesday, November 28, 2012, voted to approve the request referenced above) subject to the submitted site plans titled, "Renovations to Dabbs Fire Station #19," prepared by RS Bell Architects LLC dated 11-01-2012; sheets L-1, S-2, A-6 and the following staff recommendations:

- All natural woods on site are to be preserved and protective barrier installed around perimeter except where building footprint, driveways, parking area and elements such as retention ponds, wells, septic system etc. are to be located.
- Although the exterior of the building does not meet the requirements of the highway corridor, the preservation of the wooded areas will buffer this site significantly and reduce the need for much of the landscaping that would be required if the entire site were to be cleared. Protection of the forested area is a significant trade-off environmentally and should be encouraged. Additionally, the forest areas will help screen the site from view and lessen the visual impact that materials such as metal siding may have.
- Landscaping plan is resubmitted showing changes recommended by staff.
- An approved Stormwater Plan
- SCDOT Encroachment Permit