

Sumter City-County Planning Commission

February 27, 2013

MSP-13-08/HCPD-13-03, Bethel AME Church-219 E. Calhoun (City)

I. THE REQUEST

Applicant: Jacob Nesmith

Status of the Applicant: Contractor

Request: Major site plan and highway corridor approval for construction of a church, sanctuary and fellowship hall.

Location: 219 E. Calhoun Street

Size of Property: +/- .98 acres

Present Use: Undeveloped

Zoning: General Residential (GR)

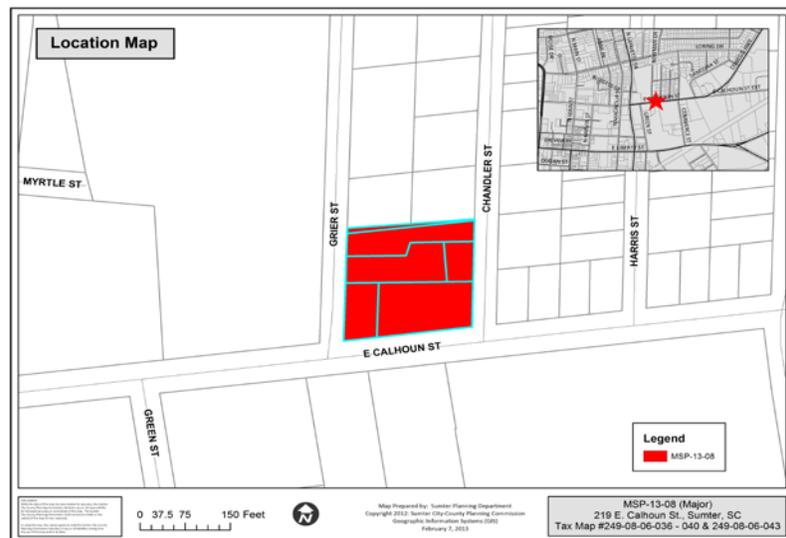
Proposed Use: Church, Sanctuary, & Fellowship Hall

Tax Map Reference: 249-08-06-036 thru 040 & 249-08-06-043

II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct a new Bethel AME Church. The previous, longstanding structure suffered a partial collapse in the spring of 2010.

As shown in the graphic above to the right, the project area is a +/-98 acre parcel (recently combined into one) at the corner of E. Calhoun and Chandler Street.



The applicant proposes construction of a 4,038 sq.ft. Church; including sanctuary and related facilities. Primary access to the site is via Chandler St. Parking will be provided on grass, as permitted under the zoning ordinance.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Civil plans titled, “New Sanctuary for Bethel AME,” prepared by Robert Davis Engineering, LLC, dated January 25, 2013.

Submitted plans attached include the following sheets:

- Site Plan
- Landscaping Plan
- Grading and Utility Plan (shows 24” storm pipe issue)

Setbacks & Bufferyards:

The original church was located very nearly *in* E. Calhoun Street. The structure was legally nonconforming. The new facility, although not meeting the new front setback requirement of 45’, greatly decreases the previous nonconformity and will be located approximately 20 feet from E. Calhoun St. This is permissible under the ordinance, without need for a variance.



Church location prior to 2010 Demolition; the front setback was ZERO!

Bufferyard and landscaping are provided and no new impervious surface will be added except for the required parking for ADA reasons.

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

Landscaping & Tree Protection Plan:

A full landscaping plan is proposed, with tree coverage planned for all three street frontages. This is a fine improvement over previous conditions. The Plan is attached.

Parking Plan:

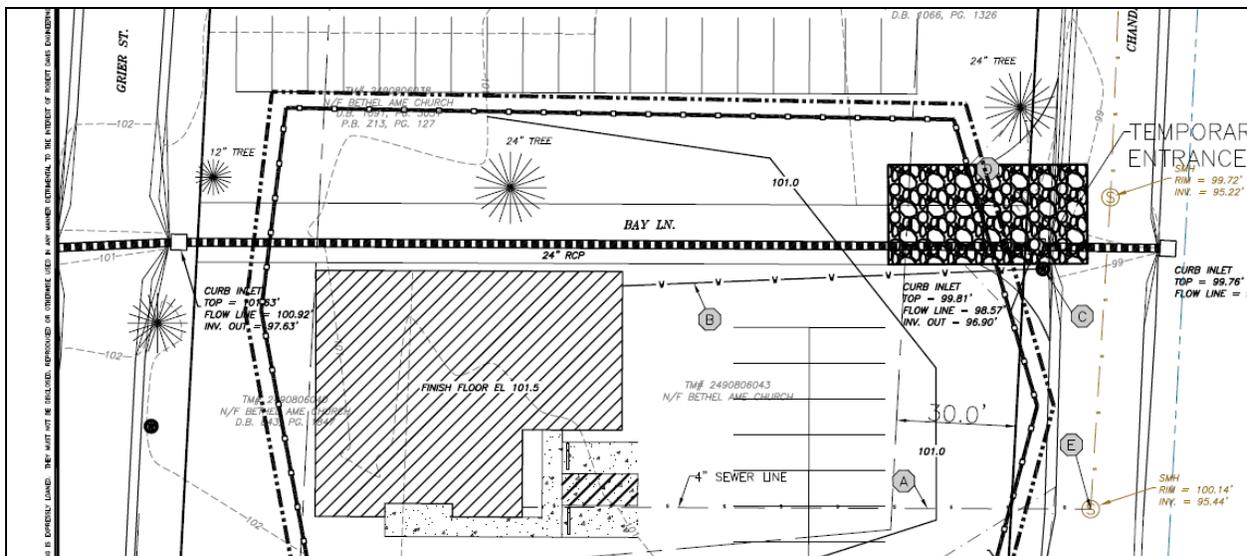
Parking is required at a rate of .3 per sanctuary seat (161); the applicant provides 52 total spaces, meeting this threshold. These spaces are provided on an unimproved, grass surface.

Traffic Impact Analysis and Access Management Review:

No traffic study is required. New constructed access is provided on Chandler Street. As Sunday and Wednesday services are anticipated, we expect no additional impacts above the previous Church facility. SCDOT encroachment approval will be necessary.

Stormwater Management:

The applicant shows a 24” Stormwater pipe located approximately 6 feet from the church foundation. The City requests a 30’ easement (15 feet each side of the pipe). Staff is working with the Applicant to resolve this issue. It may require moving the church forward 8 to 10 feet.



This issue is outstanding.

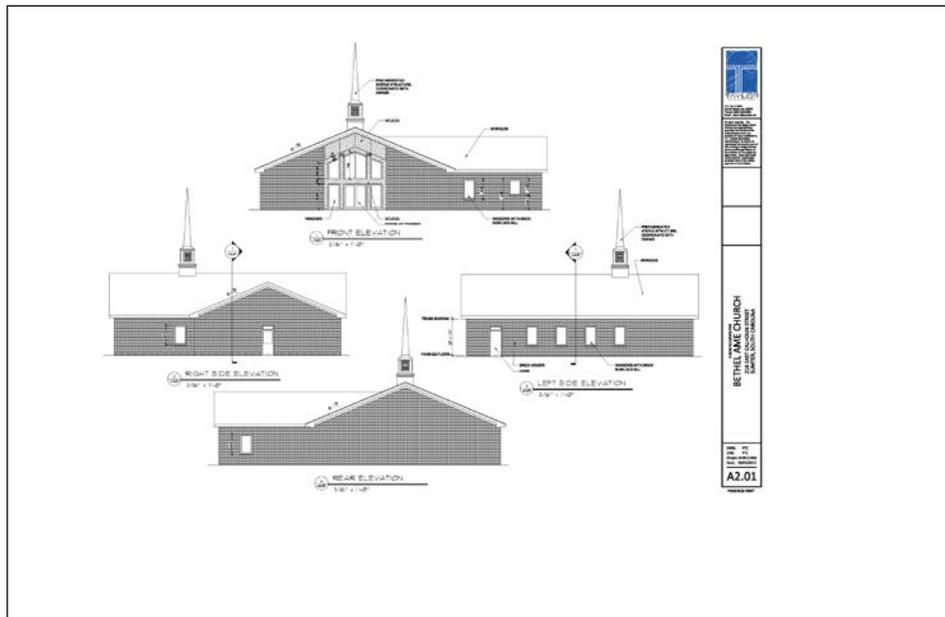
IV. HIGHWAY CORRIDOR PROTECTION DISTRICT

Proposed designs must conform to Section 3.v.4 of the Sumter City – 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.*

The Church architecture includes brick, shingle, steeple, and decorative architectural glass, and small stucco elements, the elevations are included in this report. The proposed design meets substantially highway corridor expectations.



V. STAFF RECOMMENDATION

Staff recommends approval of the request, upon resolution of the storm drain easement issue.

VI. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-13-08/HCPD-13-03, Bethel AME Church subject to the submitted Civil plans titled, "New Sanctuary for Bethel AME," prepared by Robert Davis Engineering, LLC dated January 25, 2013 and subject to the following condition:

1. The Applicant shall provide a storm drainage easement, acceptable to the City of Sumter.

VII. PLANNING COMMISSION – FEBRUARY 27, 2013

The Sumter City-County Planning Commission at its meeting on Wednesday, February 27, 2013, approved this request subject to the submitted Civil plans titled, "New Sanctuary for Bethel AME," prepared by Robert Davis Engineering, LLC dated January 25, 2013 and subject to the following condition:

1. The Applicant shall provide a storm drainage easement, acceptable to the City of Sumter.