

# Sumter City-County Planning Commission

March 27, 2013

## MSP-13-09/HCPD-13-04, Anointed Word Christian Worship Center – 5500 Thomas Sumter Hwy. (County)

### I. THE REQUEST

**Applicant:** Pastor Marie Sanders

**Status of the Applicant:** Pastor

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

**Location:** 5500 Thomas Sumter Hwy.

**Size of Property:** +/- 3.45 acres

**Present Use:** Undeveloped

**Zoning:** Agricultural Conservation (AC)

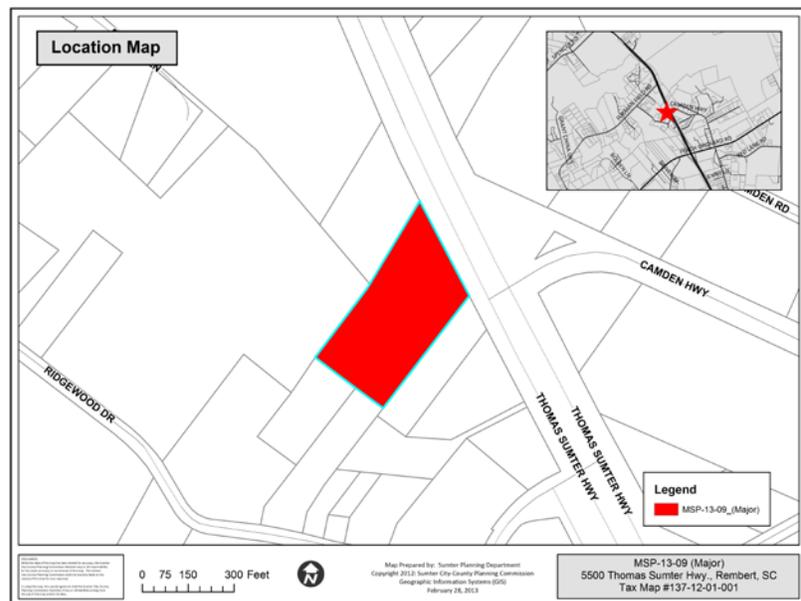
**Proposed Use:** Church Sanctuary & Fellowship Hall

**Tax Map Reference:** 137-12-01-001

### II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct a new church sanctuary for Anointed Word Christian Worship Center. This is a brand new location for the congregation and the site received preliminary Conditional Use approval in September 2010 (CU-10-18).

As shown in the graphic to the right, the project area is a +/- 3.45 acre parcel adjacent to the northernmost intersection of Camden Hwy. and Thomas Sumter Hwy. The applicant proposes construction of a 6,000 sq. ft. church; including sanctuary and



related facilities. Primary access to the site is via the south bound lane of Thomas Sumter Hwy. Parking will be provided on grass, as permitted under the zoning ordinance.

This is a greenfield site that was previously wooded. In 2011, the applicant had site clearing work undertaken in the vicinity of the proposed church site. The site photos below show current site conditions.





### III. SITE PLAN REVIEW

#### *Site Layout:*

The applicant has submitted the following plans:

Civil plans titled, “Anointed Word Christian Worship Center,” prepared by D H Haging & Associates, LLC, dated February 25, 2013.

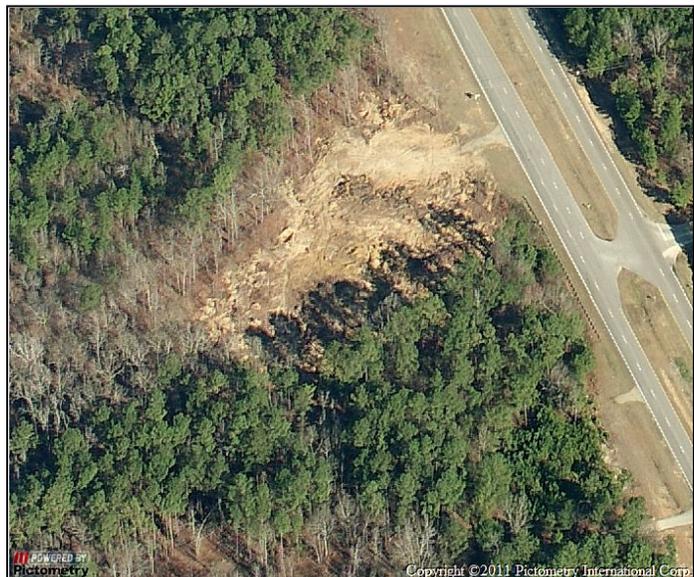
Submitted plans attached include the following sheets:

- Site Plan
- Grading and Erosion Plan
- Landscaping Plan

#### *Setbacks & Bufferyards:*

The property is located in the AC (Agricultural Conservation Zoning District) along an arterial road. The submitted development plan meets the following minimum setback standards:

- Front** – 45’ with 10’ landscape buffer yard  
**Sides** – 50’ with minimum 10’ buffer yard  
**Rear** – 50’ with minimum 10’ buffer yard



As shown in the 2011 Pictometry to the right, and panoramas above, this site has had previous land disturbing activity to clear development area for the church and associated parking. Only

the area necessary for the church and required parking area were cleared with several hardwood trees over 6" caliper being retained on the periphery of the site.

Based on submitted plans and site visit, front bufferyard and landscaping are provided in addition to the retained trees. The landscape plan also addresses foundation plantings along the sides of the building. No new impervious surface will be added except for the required parking for ADA reasons and the transitional driveway area.

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

***Landscaping & Tree Protection Plan:***

A full landscaping plan is proposed, with additional tree plantings provided within the parking area. There is a 20' change of grade from the road level to the parking area and church location, because of the significant difference in grade the landscape plan proposes to plant Crepe Myrtles in addition to retained trees at the street front. The Plan is attached.

***Parking Plan:***

Parking is required at a rate of .3 per sanctuary seat (186); the applicant is providing 56 regular and 3 handicap spaces for a total of 59 total spaces. This meets the required parking threshold. These spaces are provided on an unimproved, grass surface with the exception of the handicap spaces and a transitional drive from Thomas Sumter Hwy. onto the site constructed of concrete or asphalt.

***Traffic Impact Analysis and Access Management Review:***

No traffic study is required. The 186 seat new church is located on the west side of the southbound lane of Thomas Sumter Hwy.(Hwy. 521). The church is estimated to generate 113 vehicle trips (58 enter and 55 exit) during the Sunday services. Based on the 2011 SCDOT traffic count data, this portion of Thomas Sumter Hwy. has AADT of 8,100. The site will not have a significant impact on traffic volume during the peak hours on Sunday. The access point is a right in right out 25' driveway with 80' apron width. The SCDOT has the following stipulations for the access point:

- A centerline markings and a stop bar on the driveway per the SCDOT Access and Roadside Management Standards (ARMS)
- A "No Left Turn" sign is needed under the stop sign
- Minimum of 40 feet radii is needed due to the speed limit along US 521
- The speed limit and available sight distance needs to be shown on the plans to ensure that sight distance requirements are met.

Final SCDOT encroachment approval will be necessary prior to construction. The applicant is working with SCDOT on final encroachment permit approval.

***Stormwater Management:***

The applicant is working with the Sumter County Stormwater Utility to develop final stormwater plans. These plans are being designed to accommodate future site paving. Formal application and approval are pending.

***Fire Protection:***

Based on site and plans review by the Sumter Fire Inspector, this site will require installation of a new fire hydrant to meet fire code standards. A hydrant must be provided prior to issuance of the Certificate of Occupancy.

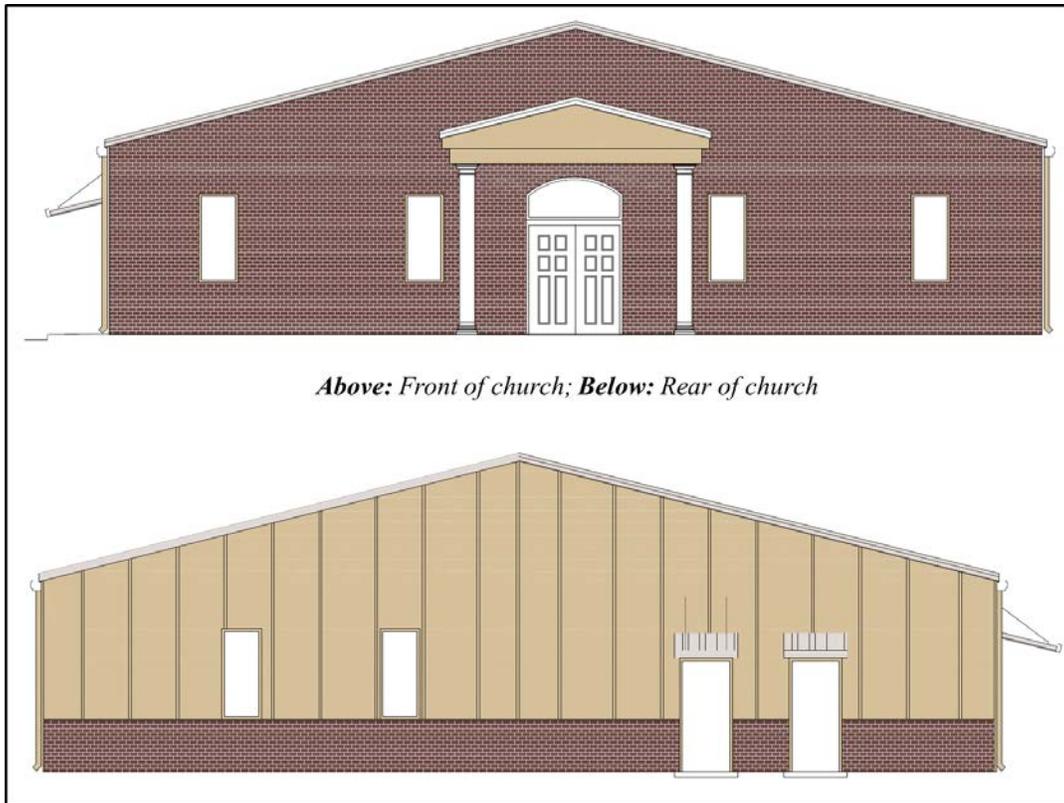
**IV. HIGHWAY CORRIDOR PROTECTION DISTRICT**

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

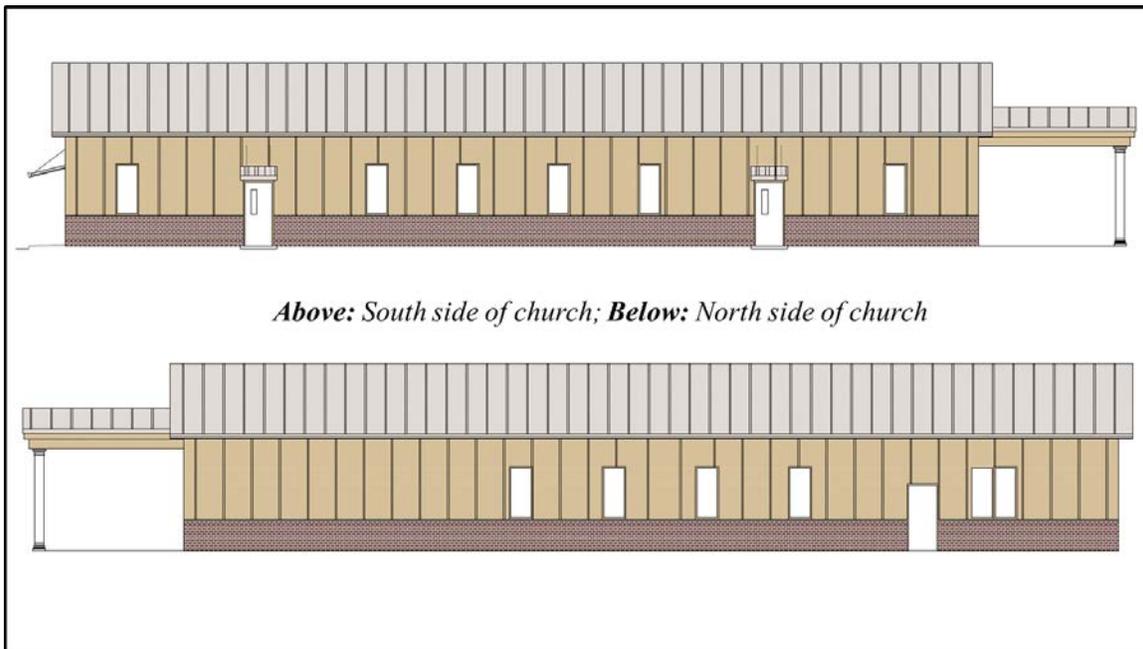
*3.v.4. Architectural Standards: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications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

The Church architecture includes brick front with a 3'-4" brick base wrapping around the sides and rear of the building. The front entrance will also have stucco elements on the entrance canopy. As shown in the elevations, the sides and rear are proposed to be tan metal mitigated with a blending of Crepe Myrtles and Compacta Holly on the north and south elevations (see landscape plan).



*Above: Front of church; Below: Rear of church*



*Above: South side of church; Below: North side of church*

With the addition of mitigating landscaping and the distance from the main road and 20' change of grade from Thomas Sumter Hwy., the proposed design meets substantially highway corridor expectations.

## **V. STAFF RECOMMENDATION**

Staff recommends approval of the request.

## **VI. DRAFT MOTION**

### *Motion #1:*

I move that the Sumter City-County Planning Commission approve MSP-13-09/HCPD-13-04, 5500 Thomas Sumter Hwy. subject to the submitted Civil plans titled, "Anointed Word Christian Worship Center," prepared by D H Hagins & Associates, LLC dated February 25, 2013, revised March 13, 2013.

## **VII. PLANNING COMMISSION – MARCH 27, 2013**

The Sumter City-County Planning Commission at its meeting on Wednesday, March 27, 2013, voted to approve this request subject to the submitted Civil plans titled, "Anointed Word Christian Worship Center," prepared by D H Hagins & Associates, LLC dated February 25, 2013, revised March 13, 2013.