

# Sumter City-County Planning Commission

June 26, 2013

## MSP-13-23, Shubach Deliverance Outreach Ministry – 975 Eagle Rd. (County)

### I. THE REQUEST

**Applicant:** J J Hardee Construction & Design

**Status of the Applicant:** Project Builder

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

**Location:** 975 Eagle Rd.

**Size of Property:** +/- 5.0 acres

**Present Use:** Undeveloped

**Zoning:** General Residential (GR)

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

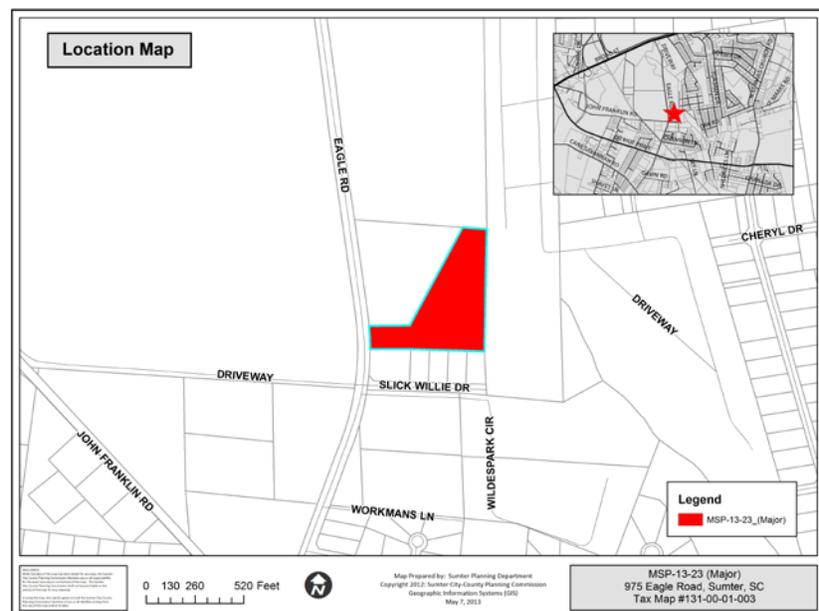
**Tax Map Reference:** 131-00-01-003

### II. BACKGROUND

The Applicant is requesting Major Site Plan approval to construct a new church sanctuary for Shubach Deliverance Outreach Ministries. This is a brand new location for the congregation and the site received preliminary Conditional Use approval in January 2007 (CU-07-01).

As shown in the graphic to the right, the project area is a +/-5 acre parcel on the east side of Eagle Rd. just north of Slick Willie Dr.

The applicant proposes construction of a 7,400 sq. ft. church; including sanctuary and related facilities. There will be one access point to the site on Eagle Rd with parking to the front



and rear of the structure. Parking areas will be a combination of grass, gravel, and asphalt, as permitted under the zoning ordinance.

This is a greenfield site that was previously wooded. The applicant has recently had site clearing work undertaken in the vicinity of the proposed church site and parking. The site photos below show current site conditions.



### **III. SITE PLAN REVIEW**

#### ***Site Layout:***

The applicant has submitted the following plans:

Civil plans titled, “Shubach Deliverance Outreach Ministry 975 Eagle Road, Sumter SC,” prepared by Jones and VanPatten, LLC, dated April 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 GR (General Residential Zoning District) along a collector road. The submitted development plan meets the following minimum setback standards:

- Front*** – 25’ with 10’ landscape buffer yard
- Sides*** – 25’ with minimum 10’ buffer yard
- Rear*** – 50’ with minimum 10’ buffer yard

Based on submitted plans and site visit, front bufferyard and landscaping are provided in addition to the retained trees on the periphery and rear of the parcel. The landscape plan also addresses foundation plantings along the sides of the building. Impervious surface will be added

for parking adjacent to the structure and for the handicap parking. All additional required parking will be gravel or grass.

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 shrubbery planted as screening between the trees on the side property lines. Currently, there are no proposed trees in the front parking or between the sanctuary and the parcel frontage. The applicant’s client would like to keep this area open for youth activities that require an open field. Should the church undertake paving of this area, trees will be required. The Landscape Plan is attached.

***Parking Plan:***

Parking is required at a rate of .3 per sanctuary seat (297); the applicant is providing a total of 91 parking spaces, 4 of these spaces are handicap spaces. This meets the required parking threshold. A majority of these spaces are provided on an unimproved, grass surface with the exception of the handicap spaces and the parking adjacent to the sanctuary building, these spaces are proposed to be constructed of asphalt.

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

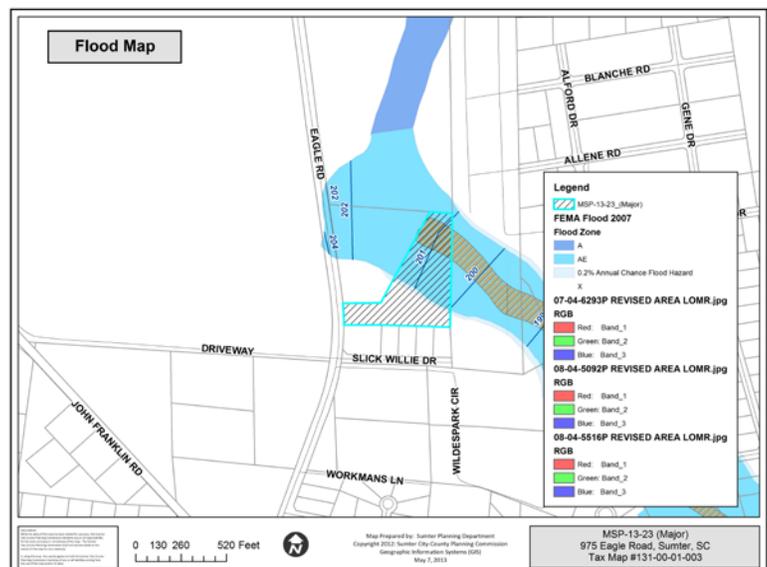
Under current regulation, a traffic study is not required. The 297 seat new church is located on the east side of Eagle Rd. just north of Slick Willie Dr. The church is estimated to generate 181 vehicle trips during the Sunday services. Based on the 2011 SCDOT traffic count data, this portion of Eagle Rd. has AADT of 1,050. The site will not have a significant impact on traffic volume during the peak hours on Sunday. 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 has submitted stormwater management plans to the Sumter County Stormwater Utility for review. Proposed plans are utilizing grassed swales in addition to a dry pond to the rear of the parcel for stormwater management.

***Floodplain:***

This 5 acre tract has a significant area of floodplain to the rear of the parcel. As shown on the floodplain map to the right. All development including stormwater management is located



outside of the designated floodplain.

***Fire Protection:***

Based on site plan review and a site visit 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. STAFF RECOMMENDATION**

Staff recommends approval of the request.

**V. DRAFT MOTION**

*Motion #1:*

I move that the Sumter City-County Planning Commission approve MSP-13-23, 975 Eagle Road subject to the submitted Civil plans titled, “Shubach Deliverance Outreach Ministry 975 Eagle Road, Sumter SC,” prepared by Jones and VanPatten, LLC, dated April 25, 2013.

**VI. PLANNING COMMISSION – JUNE 26, 2013**

The Sumter City-County Planning Commission at its meeting on June 26, 2013, approved this request subject to the submitted Civil plans titled, “Shubach Deliverance Outreach Ministry 975 Eagle Road, Sumter SC,” prepared by Jones and VanPatten, LLC, dated April 25, 2013.