

# Sumter City-County Planning Commission

December 18, 2013

## MSP-13-56, 90 Callen Dr. – Saint Matthews Church (County)

### I. THE REQUEST

**Applicant:** John Jackson, Jackson & Sims

**Status of the Applicant:** Project Architect

**Request:** Conditional use and major site plan approval for the construction of a 4400 sq. ft. church with associated parking and landscaping.

**Location:** 90 Callen Dr. at the intersection of S. Guignard Pkwy. & Callen Dr.

**Size of Property:** +/- 1.51 acres

**Present Use:** Undeveloped parcel

**Zoning:** Agricultural Conservation (AC)

**Proposed Use:** Church

**Tax Map Reference:** 225-00-03-038 & 225-00-03-054

### II. BACKGROUND

The Applicant is requesting Conditional Use approval and Major Site Plan to construct a new sanctuary for the Saint Matthews Church congregation which is relocating from its original site on Hwy. 521 adjacent to the Continental Tire Plant.

Conditional use approval is a staff level review, however; site plan review plays a vital role in use approval. The proposed facility location is shown in the area indicated in red in the 2011 Pictometry to the right.



The development area is comprised of two parcels, both under the ownership of St. Matthews Baptist Church. The easternmost parcel is the former site of a private road called Tiller Circle. The property owners have abandoned this roadway and will be incorporating the 50 ft. right of

way into the overall tract to create a +/-1.51 acre tract. The property will accommodate a 4,400 sq. ft., 164 seat church sanctuary with associated parking area and street front landscaping. Religious uses are a conditional use in the AC district—conditional uses are reviewed in accordance with **Article 5, Section B, 5.b.1.a.** through **5.b.1.f.** as follows:

- a. *That ingress and egress to the proposed use be provided with reference to automotive and pedestrian safety and convenience, traffic generation flow and control, and access in case of fire or catastrophe, such as not to be detrimental to existing or anticipated uses, either adjacent to or in the vicinity of the proposed use;*
- b. *The off-street parking and loading areas, where required or proposed by the applicant, be designed and provided in harmony with adjacent properties;*
- c. *That refuse and service areas be adequately screened so as not to be visible from adjacent property or public rights-of-way and shall be located in such a way as not to create a nuisance to adjacent properties;*
- d. *That screening, buffering or separation of any nuisance or hazardous feature be provided with reference to type, dimensions and character, and be fully and clearly represented on the submitted plans, to protect adjacent properties;*
- e. *That proposed signs and exterior lighting be provided so as not to create glare, impair traffic safety, or be incompatible with adjacent properties;*
- f. *That the affected site shall be suitable in terms of size, shape and topographic conditions to accommodate the proposed use, building or project and to insure compatibility and the safety and welfare of area residents.*

Based on submitted plans, Planning Staff finds that the submitted plans adequately address all conditional use review criteria as outlined above.

**Land Use & Zoning Compatibility:**

As shown in the 2030 Land Use Plan map to the right, the property is influenced by the Suburban Development (SD) land use areas. Currently, the property is zoned Agricultural Conservation (AC).

The primary objective of the Suburban Development designation is to scrutinize and manage the existing development patterns, foster intentional mixed-use development and identify new



commercial and industrial locations where form and design are a focus, all in a more efficient manner.

The intent of the Agricultural Conservation (AC) district is to protect and preserve areas of the county which are presently rural or agricultural in character and use, and are uniquely suited to agricultural use. Where urban development is permitted within the district, strict quality standards should be required. Churches and religious organizations are a conditional use in the AC district.

The following table details the adjacent properties zoning and land use designations, as well as their compatibility to the proposed project.

	Zoning	2030 Land Use Designation	Type of Uses	Compatible w/ proposed use
North	AC	SD	Callen Dr. & Residential	Yes
South	AC	SD	S. Guignard Pkwy./Residential/Undeveloped	Yes
East	AC	SD	Undeveloped	Yes
West	AC	SD	Intersection of Callen Dr. & S. Guignard Pkwy./Residential	Yes

\*AC = Agricultural Conservation, SD = Suburban Development

Based on the established pattern of development in relation to the existing development, with implementation of the proposed site development plans, Staff finds that this project will not have a negative impact on the adjacent uses.

### III. SITE PLAN REVIEW

#### *Site Layout:*

The applicant has submitted the following plans:

Plans titled, “New Sanctuary for St. Matthews Baptist Church Sumter County, South Carolina,” prepared by Jackson & Sims Architects; dated October 2013, Revised December 10, 2013; sheets A1.2, A2.1-A2.4, C1.0-C1.1 and L1.0.

#### *Plans Include the Following:*

- Dimension Plan (A1.2)
- Elevation (A2.1-A2.4)
- Existing Site Plan (C1.0)
- Grading Plan (C1.1)
- Landscape Plan (L1.0)

Sheets C1.1 and L1.0 have been attached to this report.

#### *Setbacks & Bufferyards:*

- S. Guignard Pkwy. – 45’ with 10’ landscape buffer at street front
- Interior Side – 50’ with 10’ landscape buffer

- Callen Dr. – 50’ with 10’ landscape buffer

Maximum Building Height: 35’ excluding the steeple

Maximum Impervious Surface Ratio in the AC zoning district is 80%

Floor Area Ratio (Non-residential) is 15%

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

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

The applicant has submitted a landscape plan that addresses landscaping around the building and along the S. Guignard Pkwy. and Callen Dr. frontages. A copy of the plan has been attached to this report.

The overall landscape plan calls for the following plants and quantities:

- Willow Oak – 2” caliper minimum – qty. 14
- Crepe Myrtle – 1.5” caliper minimum – qty. 13
- Combination of Dwarf Youpon Holly, Boxwood & Yew – 3 gal. min – qty.71
- Grass seed

It should be noted that the parking lot has no internal landscaping at this time as the lot is not proposed to be paved but is to remain grass. Should the parking be paved in the future, installation of landscaping may be required.

***Parking Plan:***

Places of Worship with SIC Code 866 allow church parking lots to be alternate materials other than concrete or asphalt as outlined in Section 8.j.3.b.4. Section 8.j.3.b.4. states:

*Places of Worship (SIC 866): The required parking spaces for a church do not have to be paved and concrete curb and gutter is not required unless doing activities that require a Business License and are beyond religious activities. However, handicap parking shall be provided in all parking lots in accordance with Section 8.j.3.j. Regardless of parking lot surface materials, required handicap spaces shall be paved with concrete or asphalt and have an accessible route to the main entrance of the establishment in accordance with the adopted building codes. Regardless of parking surface a site plan must be submitted for review showing sufficient space to accommodate the required number of parking spaces in accordance with Exhibit 23.*

In accordance with Exhibit 23, Religious Organizations are required to have 0.3 parking spaces per seat in the main seating area. Based on the submitted seating plan, the sanctuary has the capacity to seat 164 individuals which requires 50 parking spaces, two of which must be handicap accessible. The submitted plans make accommodation for 52 parking spaces, three (3) of which have been designated Handicap Accessible.

At this time, the parking lot is planned to be an undisturbed grass area however the applicant has submitted a drawing that shows the parking lot layout should the congregation choose to pave the lot at some point in the future. The proposed layout depicts 90° parking spaces with 25 ft. drive aisles. The 25 ft. aisle widths meet the minimum requirement of the Ordinance. Based on the proposed parking lot layout, the depicted drive aisles should be sufficient for safe vehicle maneuvering.

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

This project does not meet the threshold requirements for a formal traffic study. The proposed site is a corner lot located on the east side of the intersection of Callen Dr. and S. Guignard Pkwy. The project site is located on SWRTA Bus Route #5. The 4,400 sq. ft. church (ITE LUC 560) is projected to generate 4 vehicle trips during weekday AM peak hour and 4 trips during weekday PM peak hour. It is not anticipated that this additional traffic will negatively impact the S. Guignard Pkwy. corridor.

Planning Staff has reviewed the proposed access plan and finds that the proposed full access point on Callen Dr. is acceptable and does not conflict with other access points in the vicinity.

***Stormwater Management:***

Stormwater management plans are pending review by the Sumter County Stormwater Utility. As currently designed, there are no proposed retention or detention areas as the bulk of the 1.51 acres is to remain pervious grass surface.

***Utilities:***

***Fire:*** There are two (2) Fire Hydrants already located within 500 ft. of all sides of the building. A Knox-Box is required for this project.

***Water & Sewer:*** Public water is available. Sewage will be handled with an on-site treatment system.

**V. TECHNICAL REVIEW MEETING – DECEMBER 3, 2013**

There are no outstanding issues from Technical Review.

**VI. STAFF RECOMMENDATION**

Staff recommends approval for MSP-13-56.

**VII. DRAFT MOTION**

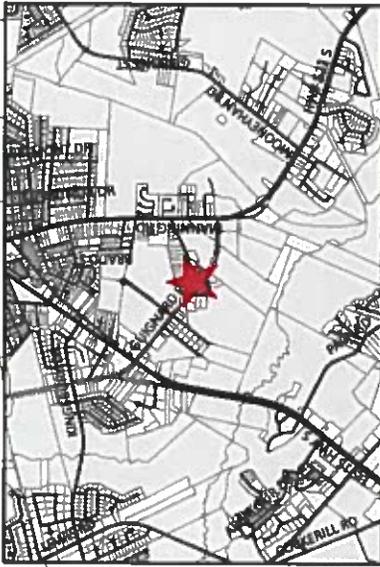
***Motion #1:***

I move that the Sumter City-County Planning Commission approve MSP-13-56, 90 Callen Dr. – St. Matthews Church (County) subject to staff's recommendation and the submitted plans titled, "New Sanctuary for St. Matthews Baptist Church Sumter County, South Carolina," prepared by Jackson & Sims Architects; dated October 2013, Revised December 10, 2013; sheets A1.2, A2.1-A2.4, C1.0-C1.1 and L1.0.

**VIII. PLANNING COMMISSION – DECEMBER 18, 2013**



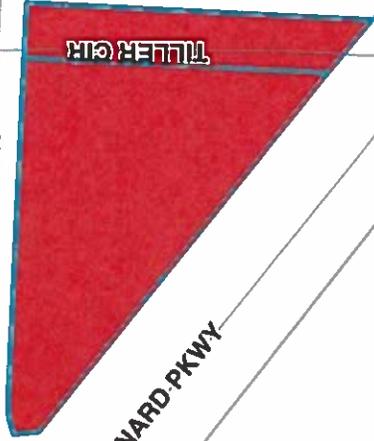




**Location Map**

CalLEN DR

S GUIGNARD PKWY



**Legend**



MSP-13-56\_ (Major)

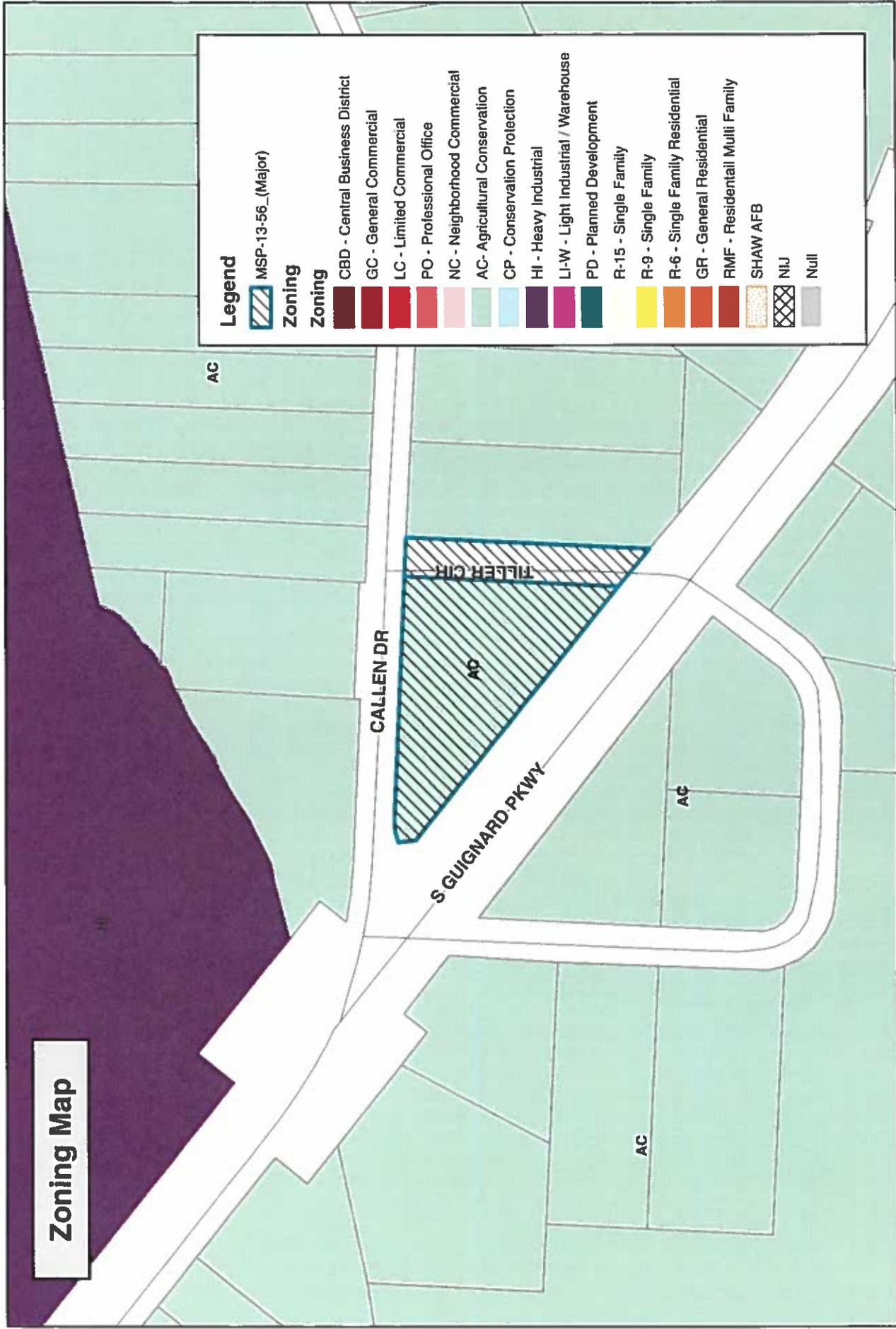
**MSP-13-56 (Major)**  
**1715 S. Guignard/90 Callen Dr., Sumter, SC**  
**Tax Map #225-00-03-038 & 225-00-03-054**

Map Prepared by: Sumter Planning Department  
 Copyright 2013: Sumter City-County Planning Commission  
 Geographic Information Systems (GIS)  
 November 22, 2013



DISCLAIMER: The City of Sumter and Sumter County, South Carolina, are not responsible for any errors or omissions in this map. The City of Sumter and Sumter County, South Carolina, are not responsible for any errors or omissions in this map. The City of Sumter and Sumter County, South Carolina, are not responsible for any errors or omissions in this map.

# Zoning Map



**Legend**

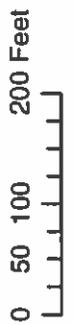
MSP-13-56\_ (Major)

**Zoning**

- CBD - Central Business District
- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- AC - Agricultural Conservation
- CP - Conservation Protection
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residential Multi Family
- SHAW AFB
- NIJ
- Null

**MSP-13-56 (Major)**  
 1715 S. Guignard/90 Callen Dr., Sumter, SC  
 Tax Map #225-00-03-038 & 225-00-03-054

Map Prepared by: Sumter Planning Department  
 Copyright 2013: Sumter City-County Planning Commission  
 Geographic Information Systems (GIS)  
 November 22, 2013



THE CITY OF SUMTER AND THE COUNTY OF SUMTER, SOUTH CAROLINA, ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS ZONING MAP. THE ZONING MAP IS A REPRESENTATION OF THE ZONING REGULATIONS AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN THEREON. THE ZONING MAP IS PROVIDED AS A SERVICE TO THE PUBLIC AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ZONING MAP IS SUBJECT TO CHANGE WITHOUT NOTICE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

# 2030 Land Use Plan



MSP-13-56 (Major)  
 1715 S. Guignard/90 Callen Dr., Sumter, SC  
 Tax Map #225-00-03-038 & 225-00-03-054

Map Prepared by: Sumter Planning Department  
 Copyright 2013: Sumter City-County Planning Commission  
 Geographic Information Systems (GIS)  
 November 22, 2013



This map is a representation of the information provided to the Sumter City-County Planning Commission. It is not a contract. The Sumter City-County Planning Commission is not responsible for any errors or omissions on this map. The Sumter City-County Planning Commission is not responsible for any actions taken based on this map. The Sumter City-County Planning Commission is not responsible for any actions taken based on this map. The Sumter City-County Planning Commission is not responsible for any actions taken based on this map.

# Sumter County 2013 Orthophotography



MSP-13-56 (Major)  
1715 S. Guignard/90 Callen Dr., Sumter, SC  
Tax Map #225-00-03-038 & 225-00-03-054

Map Prepared by: Sumter Planning Department  
Copyright 2013: Sumter City-County Planning Commission  
Geographic Information Systems (GIS)  
November 22, 2013



© 2013 ESRI. All rights reserved. This software is the property of ESRI. All other marks contained herein are the property of their respective owners. The names of the cities, counties, and states are used for identification purposes only. The names of the cities, counties, and states are used for identification purposes only. The names of the cities, counties, and states are used for identification purposes only.