

Sumter City-County Planning Commission

January 22, 2014

MSP-13-61/HCPD-13-34, 2910 Thomas Sumter Hwy. – Stonequarters (County)

I. THE REQUEST

Applicant: Scott Bell

Status of the Applicant: Project Architect

Request: Major site plan and highway corridor approval to construct an additional warehouse/workshop building at 2910 Thomas Sumter Hwy...

Location: 2910 Thomas Sumter Hwy.

Size of Property: +/- 2.73 acres

Present Use: Stonequarters Countertops, LLC

Zoning: General Commercial (GC)/Agricultural Conservation (AC)

Proposed Use: Specialty Contractor

Tax Map Reference: 188-00-01-141 (Part)

II. BACKGROUND



The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct a 6000 sq. ft. workshop/warehouse building to the rear of their existing facility located at 2910 Thomas Sumter Hwy. shown in the photograph above.

The +/-2.73 acre tract is split zoned General Commercial (GC) and Agricultural Conservation (AC). The property currently accommodates a 4500 sq. ft. office and 4000 sq. ft. storage building

with associated parking and landscaping. Primary access to the site is from a full access drive on the southbound side of Thomas Sumter Hwy.

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 area, adjacent to the Military Protection (MP) Area.



The primary objective of the Suburban Development area is to scrutinize and manage the existing development pattern, while the Military Protection Area is intended to protect Shaw Air Force

Base from encroachment of incompatible land uses and reduce accident and noise potential to citizens in areas adjacent to the installation. Military Protection Land Use Policy #1 specifically states, “The City and County support commercial, agricultural, and industrial development in this area of a type which significantly limits the concentration of people.” (LU 17).

The intent of the General Commercial zoning district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses—specialty contractors are a permitted use in the GC district in the County.

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	GC/AC	SD/MP	Undeveloped & Residential/W. Brewington Rd.	Yes
South	GC/AC	SD	Residential/Undeveloped	Yes
East	GC	SD/CP	Thomas Sumter Hwy./Undeveloped	Yes
West	AC	SD/MP	Undeveloped	Yes

*GC = General Commercial, AC = Agricultural Conservation. SD = Suburban Development, MP = Military Protection, CP = Conservation Preservation

With the site location at the perimeter of the MP planning area, based on the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, with implementation of proposed site development plans, this use is compatible with the plan.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Site Plan and Architectural Elevations titled, “Proposed Structure for: Stonequarters Countertops, LLC 2910 Thom. Sumter Hwy. Sumter, South Carolina,” prepared by RS Bell Architects, LLC; dated December 12, 2013; sheets, S-1 of 2, S-2 of 2, and A-4 of 6.

Landscape Plan titled, “Proposed Structure for: Stonequarters Countertops, LLC 2910 Thom. Sumter Hwy. Sumter, South Carolina,” prepared by RS Bell Architects, LLC; dated January 9, 2014; sheet L-1 of 1.

Plans Include the Following:

- Existing Site Plan (S-1 of 2)
- Proposed Site Plan (S-2 of 2)
- Building Elevations Building Section (A-4 of 6)
- Proposed Landscape Plan (L-1 of 1)

Sheets S-2 and L-1 have been attached to this report.

Setbacks & Bufferyards:

- Thomas Sumter Hwy. – 45’ with 10’ landscape buffer at street front
- Sides – 50’ with 10’ landscape buffer
- Rear – 50’ with 10’ landscape buffer

Maximum Building Height: 35’

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 implements additional landscaping along the north and south sides of the property in order to mitigate the existing and proposed metal building sides. A copy of the landscape plan has been attached to this report.

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

- 20 – Savannah Holly – minimum 3 gallon size, 12”-24” at time of planting.

Parking Plan:

Parking on-site is previously established and will not be impacted by the additional building square footage. No changes are proposed at this time.

Traffic Impact Analysis and Access Management Review:

The site location is on Thomas Sumter Hwy. — a four-lane divided highway. Site access is pre-established and not proposed to relocate or change. Currently this section of Thomas Sumter Hwy. operates at a LOS ‘A’ with 13,100 AADT. The addition of a 6000 sq. ft. workshop on site should not create additional vehicle trips, because the new structure will be used to cut and fabricate stone countertops, i.e., work shop/space, for the existing business.

Stormwater Management:

No changes are proposed for the existing stormwater management facilities. The proposed structure is to be placed on a pre-existing impervious surface. In accordance with Alfred Conyers with Sumter County Stormwater Utility, this project will be reviewed as a less than 1 acre disturbance.

Utilities:

Fire: The site has been reviewed by the fire inspector. No additional accommodations are required beyond existing conditions.

Water & Sewer: Site is served by city water and a pre-existing septic system.

IV. HIGHWAY CORRIDOR PROTECTION DISTRICT

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

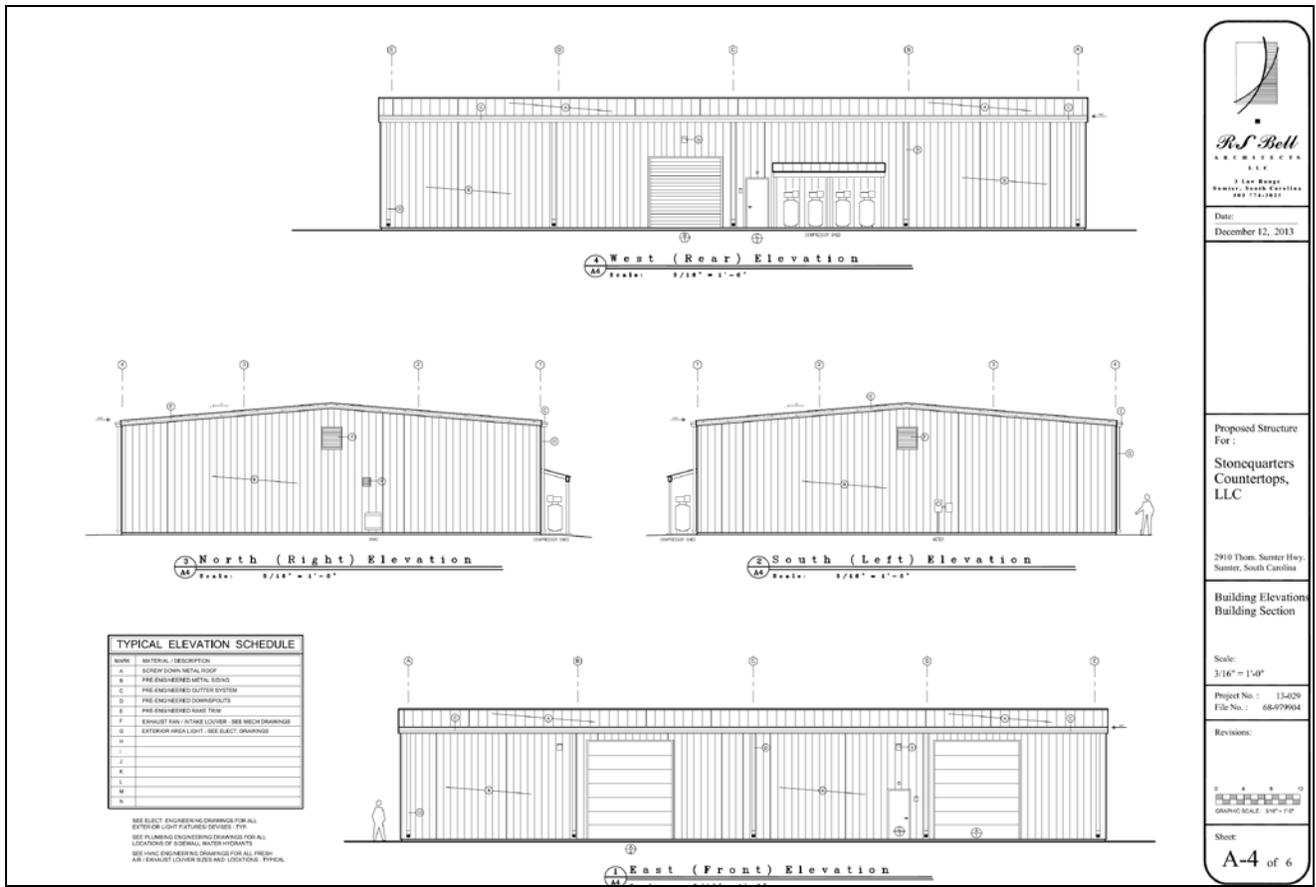
3.v.4. Architectural Standards: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and 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 facade facing a street may be glass or reflective materials;*

The proposed structure does not exceed the 60% threshold.

- b. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

As shown in the elevations on the following page, the structure is planned to be a tan metal building to match the existing structures on-site. Due to the location of the structure, the applicant has requested to mitigate the metal through additional landscaping.



V. TECHNICAL REVIEW MEETING – JANUARY 7, 2014

There are no outstanding issues from Technical Review.

VI. STAFF RECOMMENDATION

Staff recommends approval for MSP-13-61 and HCPD-13-34 as submitted.

VII. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-13-61/HCPD-13-34, 2910 Thomas Sumter Hwy. – Stonequarters Countertops (County) subject to staff’s recommendation and the submitted Site Plan and Architectural Elevations titled, “Proposed Structure for: Stonequarters Countertops, LLC 2910 Thom. Sumter Hwy. Sumter, South Carolina,” prepared by RS Bell Architects, LLC; dated December 12, 2013; sheets, S-1 of 2, S-2 of 2, and A-4 of 6. and Landscape Plan titled, “Proposed Structure for: Stonequarters Countertops, LLC 2910 Thom. Sumter Hwy. Sumter, South Carolina,” prepared by RS Bell Architects, LLC; dated January 9, 2014; sheet L-1 of 1.

VIII. PLANNING COMMISSION – JANUARY 22, 2014

The Sumter City – County Planning Commission at its meeting on Wednesday, January 22, 2014, voted to approve this request for major site plan and highway corridor approval for the construction of an additional warehouse/workshop building on property located at 2910 Thomas Sumter Hwy. subject to staff’s recommendation and the submitted Site Plan and Architectural Elevations titled, “Proposed Structure for: Stonequarters Countertops, LLC 2910 Thom. Sumter Hwy. Sumter, South Carolina,” prepared by RS Bell Architects, LLC; dated December 12, 2013; sheets, S-1 of 2, S-2 of 2, and A-4 of 6. and Landscape Plan titled, “Proposed Structure for: Stonequarters Countertops, LLC 2910 Thom. Sumter Hwy. Sumter, South Carolina,” prepared by RS Bell Architects, LLC; dated January 9, 2014; sheet L-1 of 1.