

Sumter City-County Planning Commission

May 28, 2014

HCPD-14-13, 1004 Pocalla Rd. (County)

I. THE REQUEST

Applicant: Larry Timmons

Status of the Applicant: Project Builder

Request: Highway Corridor Protection District Design Review approval for the construction of a 16 ft. x 40 ft. commercial structure for an automotive sales lot.

Location: 1004 Pocalla Rd.

Size of Property: +/- 0.31 acres

Present Use: Undeveloped parcel.

Zoning: General Commercial (GC)

Proposed Use: Used Car Sales

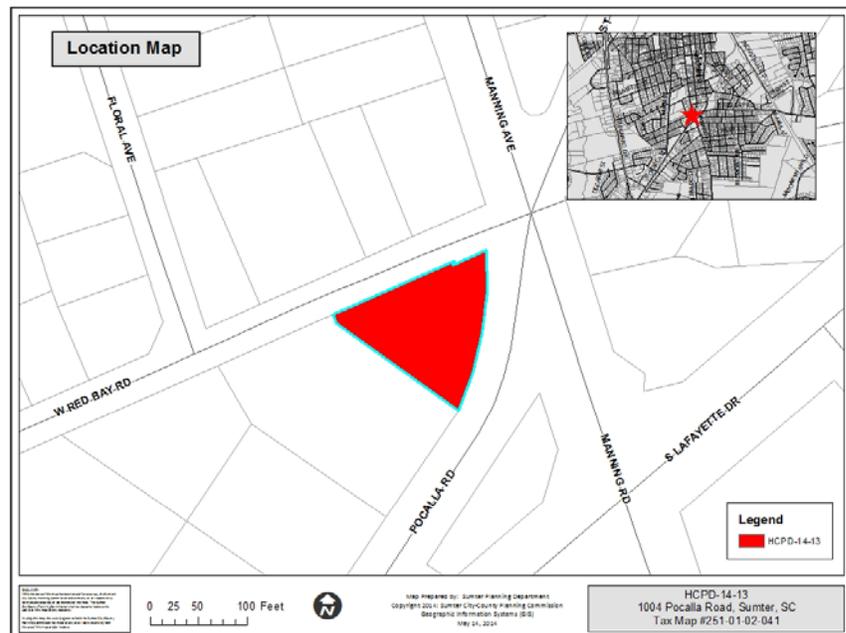
Tax Map Reference: 251-01-02-041

II. BACKGROUND

The Applicant is requesting Highway Corridor Protection District Design Review Approval to place a 640 sq. ft. Graceland Building at 1004 Pocalla Rd.

This business is relocating as a result of the Gateway Project being undertaken by the City of Sumter. The proposed location is shown in the location map to the right.

Although this project is a Minor Site Plan by definition, the proposed structure does not



meet County Highway Corridor Standards, therefore alternate materials must be approved by the Planning Commission.

III. 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:

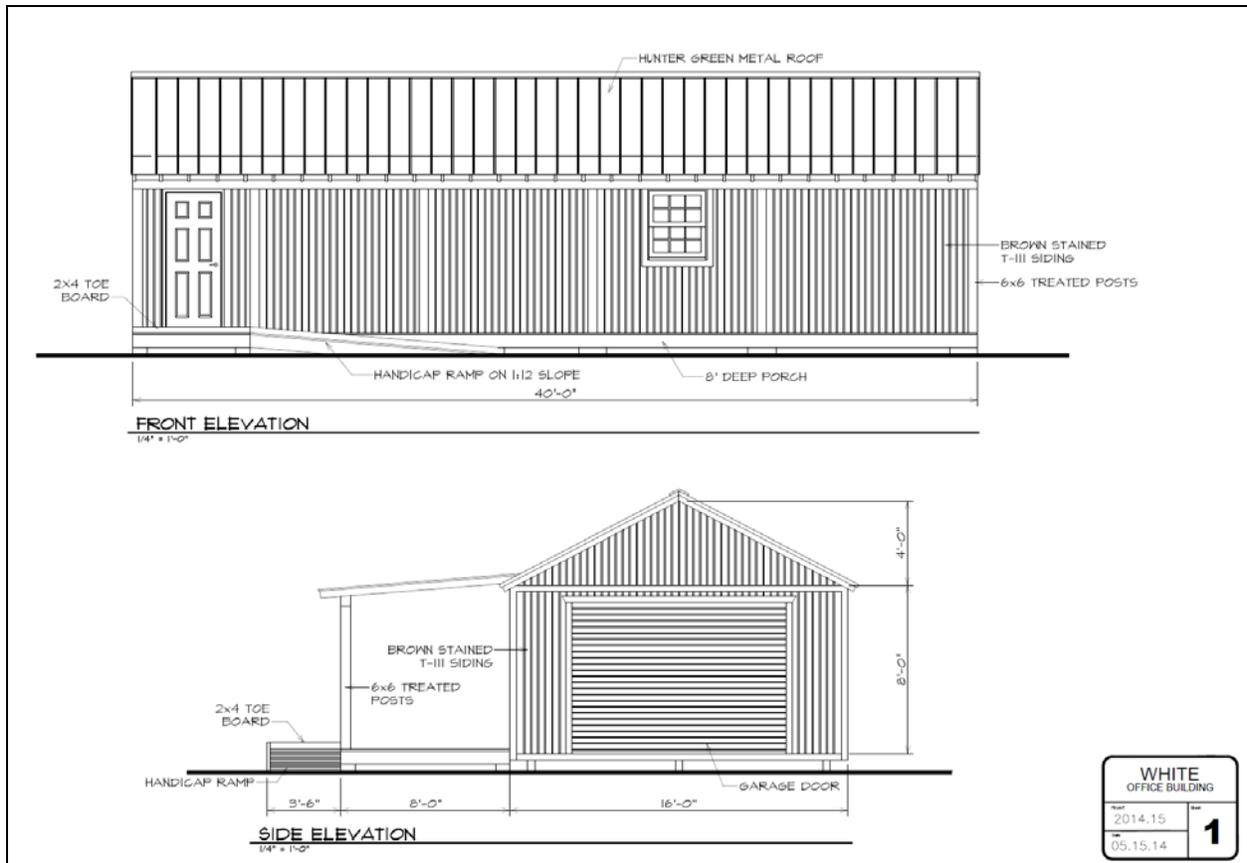
- a. If a new commercial building is proposed, not more than sixty percent (60%) of the facade facing a street may be glass or reflective materials;*

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.*



The photograph above shows a similar style of structure that is being proposed for the site. The elevations on the following page depict the actual building. The structure is planned to be constructed of T-111 vertical siding that is stained and will have a green metal roof.



IV. STAFF RECOMMENDATION

This business is being relocated as a result of the Gateway Project and the applicant has worked extensively with the City to relocate to this site. Ordinarily Staff would not be supportive of placing a structure such as this within the Highway Corridor overlay, however; we consider this to be an extraordinary situation worthy of consideration. In addition, the site will be landscaped along the Manning Ave. frontage to be compatible with the Gateway project. For these reasons Staff recommends approval of this request.

V. PLANNING COMMISSION – MAY 28, 2014

The Sumter City – County Planning Commission at its meeting on Wednesday, May 28, 2014, voted to approve this request as presented.