

Sumter City-County Planning Commission

June 25, 2014

PD-07-02 (Revision 1), 1665 Stamey Livestock Rd. (City)

I. THE REQUEST

Applicant:	Willimon Holdings & Lynam Construction Company
Status of the Applicant:	Owner and Project Builder
Request:	Amend PD-07-02 to add an additional 50,000 sq. ft. building to the site.
Location:	1665 Stamey Livestock Rd. – Near intersection of Stamey Livestock and Broad St.
Size of Property:	5.17 acres
Present Use/Zoning:	Fire Truck Manufacturing Facility/PD & GC
Proposed Use of Property:	Fire Truck Manufacturing
Tax Map Reference:	187-00-02-019
Adjacent Property Land Use and Zoning:	North – Vacant/GC South – Gas Station /GC East – Stormwater Retention area and Home/ GC West – Stamey Livestock Rd.

II. BACKGROUND

In March 2007, City Council approved PD-07-02 to allow a fire truck manufacturing facility to open at 1665 Stamey Livestock Rd. As a condition of the approved Planned Development, all site plan changes must be reviewed and approved by City Council.

The manufacturing business was recently acquired by a new owner. The owner's plans for the property include construction of an additional 50,000 sq. ft. structure that will be used for finishing work and as a customer receiving and display area. The existing buildings and a paved parking lot are not proposed to change. The applicant is requesting conceptual site plan layout to be approved by City Council with final civil and landscape plan approval to be reviewed as a

Major Site Plan by the Sumter City-County Planning Commission. The proposed building location is highlighted in the Pictometry below.



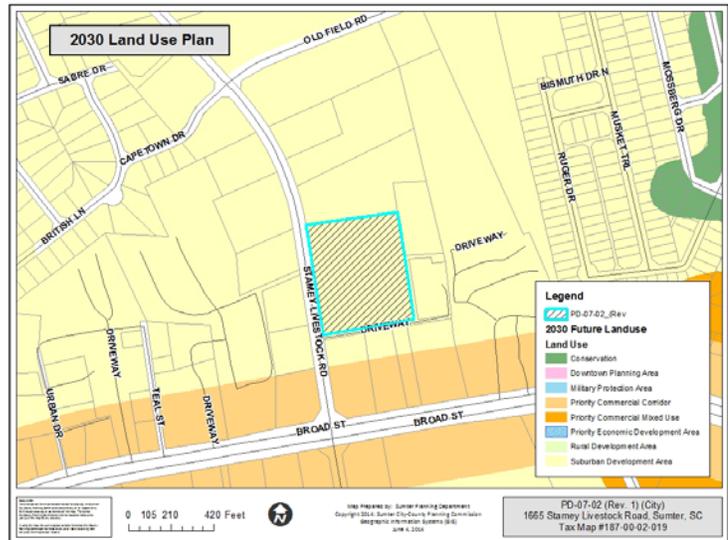
The proposed 50,000 sq. ft. structure will replace the existing open shed shown in the photograph below.



The applicant has submitted a conceptual layout titled, “Planned Development Safe 1665 Stamey Livestock Road” prepared by Black River Land Surveying, LLC dated 5/30/2014. A copy of the plan has been attached to this report. The plan shows where the proposed structure would be located in addition to proposed new landscaping based on the requirements outlined in Article 9 of the City of Sumter – Zoning & Development Standards Ordinance. The plan as drawn is developed in compliance with General Commercial (GC) development standards.

Land Use & Zoning Compatibility

This property is influenced by the Suburban Development (SD) Planning Area. The primary objective of the SD designation is to scrutinize and manage 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. Infill and redevelopment in areas already suited with roads and infrastructure are more strongly encouraged.



Amending this planned development to include a new structure to accommodate the increase in on-site business is compatible with the Plan objectives.

III. TRAFFIC REVIEW:

Main access to the site is not proposed to change. An additional connection to the internal commercial drive is proposed, but no new additional access points are proposed for Stamey Livestock Rd. It is not anticipated that there will be an increase in traffic from this request.

IV. WATER AND SEWER AVAILABILITY

High Hills provides water. The site is currently served by City sewer.

V. TECHNICAL REVIEW – JUNE 10, 2014

There are no outstanding issues from technical review. It is anticipated that the site will be able to accommodate all necessary development requirements.

VI. STAFF RECOMMENDATION

The Planning Staff has reviewed the request, visited the site, and recommends approval of this request. The addition of the proposed structure and implementation of the landscaping will effectively build-out the site while allowing an established business to remain at its current location.

VII. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve PD-07-02 (Revision 1) subject to the conceptual layout titled, "Panned Development Safe 1665 Stamey Livestock Road" prepared by Black River Land Surveying, LLC dated 5/30/2014.

VIII. PLANNING COMMISSION – JUNE 25, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, June 25, 2014, voted to recommend approval for this request.

IX. CITY COUNCIL – JULY 15, 2014 – FIRST READING / PUBLIC HEARING