

Sumter City-County Planning Commission

JULY 23, 2013

MSP-14-29/HCPD-14-21, New Beginnings Outreach Ministry – 4660 Thomas Sumter Hwy. (County)

I. THE REQUEST

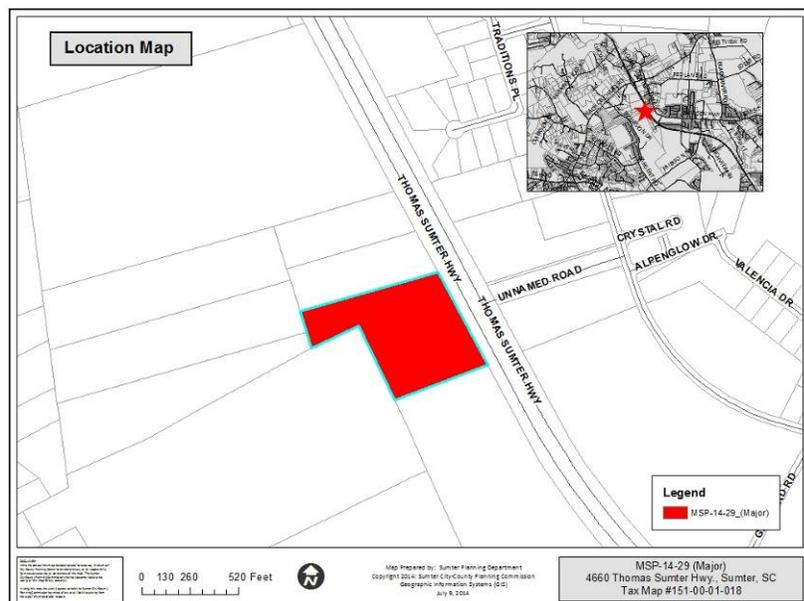
Applicant:	Pastor Ricky Mickens
Status of the Applicant:	Pastor
Request:	Major site plan and highway corridor approval for construction of a church.
Location:	4660 Thomas Sumter Hwy.
Size of Property:	+/- 8.46 acres
Present Use:	1 single-family dwelling/predominantly undeveloped
Zoning:	General Commercial (GC) & Agricultural Conservation (AC)
Proposed Use:	Church Sanctuary
Tax Map Reference:	151-00-01-018

II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct a new church sanctuary for New Beginnings Outreach Ministry. This is a brand new location for the congregation and the site received preliminary Conditional Use approval in October 2012 (CU-12-05).

As shown in the graphic to the right, the project area is a +/- 8.46 acre parcel adjacent to the

intersection of Thomas Sumter Hwy. and un-named road that connects Camden Hwy. and



Thomas Sumter Hwy. The applicant proposes construction of a 5391 sq. ft. church; including sanctuary and related facilities. Primary access to the site is via the south bound lane of Thomas Sumter Hwy.

This was previously used as a residential parcel. The overall tract was previously wooded. In 2012, the applicant had site clearing work undertaken. The site photos below show current site conditions.





III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Civil plans and landscaping titled, “New Church New Beginnings Outreach & Ministry Sumter County South Carolina,” prepared by HB Engineering Site Development Consultants, dated 6/10/2014.

And building elevations titled, “New Beginnings Church Sumter, South Carolina,” prepared by Craig A. Otto Architect, dated April 23, 2014, drawing No. A 2.1.

Submitted plans include the following sheets:

- Site Plan (Sheet C1 of 5)
- Existing Conditions Plan (Sheet C2 of 5)
- Grading, Drainage, & Erosion Control Plan (Sheet C3 of 5)
- Drainage & Erosion Control Notes and Details (Sheet C4 of 5)
- Water Service & Septic System Plans (Sheet C5 of 5)
- Landscape Plan (Sheet L1 of 1)

The following plans have been attached to this report:

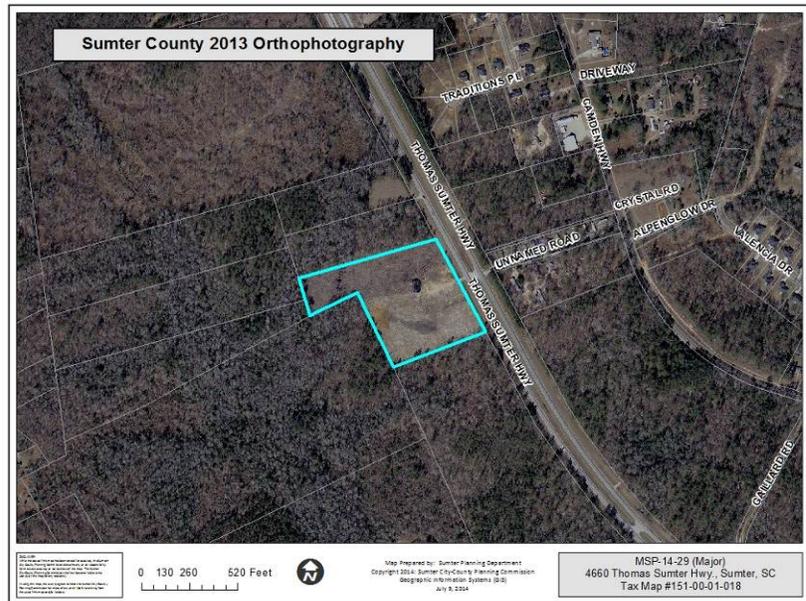
- Site Plan
- Grading and Erosion Plan
- Landscaping Plan

Setbacks & Bufferyards:

The property is split zoned General Commercial (GC) and Agricultural Conservation (AC). Thomas Sumter Hwy is a major arterial road. The submitted development plan meets the following minimum setback standards:

Front – 20’ when parking is located to the side or rear of the building with 10’ landscape buffer yard
Sides – 50’ with minimum 10’ buffer yard
Rear – 50’ with minimum 10’ buffer yard

As shown in the 2013 Orthophotography to the right, and panoramas on previous pages, this site has had previous land disturbing activity to clear the site for the church, associated parking and open space for congregational use.



Based on submitted plans and site visit, front bufferyard and landscaping are provided. 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 landscaping plan is proposed that addresses the street frontage and parking lot area. Parking lot plantings include canopy trees and shrubbery. The Plan is attached.

Parking Plan:

Parking is required at a rate of .3 per sanctuary seat (200); the applicant is providing 60 parking spaces to include 3 handicap spaces. This meets the required parking threshold. The parking lot is laid out and engineering has been calculated as if the parking lot is to be paved with concrete curb and gutter. The congregation is still determining whether the parking lot will be paved, gravel or an unimproved, grass surface. Regardless of the ultimate surface of the parking lot, all handicap spaces and the transitional drive from Thomas Sumter Hwy. onto the site shall be constructed of concrete or asphalt.

Traffic Impact Analysis and Access Management Review:

No traffic study is required. The 200 seat new church is located on the west side of the southbound lane of Thomas Sumter Hwy. (Hwy. 521). The church is estimated to generate 65 peak hour trips during the Sunday services.

The access point on Hwy. 521 must be constructed to meet the SCDOT standard for sight distance. In addition, Staff recommends installation of a deceleration lane for the entrance point to the site. This recommendation is based on the road configuration and posted 60 mph speed limit on 521.

Final access approval must be granted by SCDOT, the applicant has applied for encroachment permits and is awaiting comment. Staff has discussed the turn lane issue with the applicant representative and they are aware of Planning Staff's position.

Stormwater Management:

The applicant has submitted plans to the Sumter County Stormwater Utility and plans are currently under review.

Fire Protection:

Based on site and plans review by the Sumter Fire Inspector, this site will be required to install a new fire hydrant to meet fire code standards. A hydrant must be provided prior to issuance of the Certificate of Occupancy.

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 public views and vistas, indications as the construction materials, photographs or perspective drawings indicating visual 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 façade facing a street may be glass or reflective materials;*
- b. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or any material approved by the Sumter City-County Planning Commission. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

The Church exterior is proposed to be entirely brick veneer with stucco gable ends and 30 year architectural shingles.

V. STAFF RECOMMENDATION

Staff recommends approval of the request contingent upon installation of a deceleration lane at the site access.

VI. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-14-29/HCPD-14-21, 4660 Thomas Sumter Hwy. (County) subject to the submitted civil plans and landscaping titled, "New Church New Beginnings Outreach & Ministry Sumter County South Carolina," prepared by HB Engineering Site Development Consultants, dated 6/10/2014, and contingent upon installation of a deceleration lane at the site access.

VII. PLANNING COMMISSION – JULY 23, 2014

The Sumter City – County Planning Commission at its meeting on Wednesday, July 23, 2014, voted to approve this request for major site plan and highway corridor approval for the construction of a church on property located at 4660 Thomas Sumter Hwy. subject to the submitted civil plans and landscaping titled, "New Church New Beginnings Outreach & Ministry Sumter County South Carolina," prepared by HB Engineering Site Development Consultants, dated 6/10/2014, and contingent upon installation of a left turn/deceleration lane northbound in the median of Hwy. 521 at the site entrance prior to Certificate of Occupancy for the building. A right turn/deceleration lane southbound on Hwy. 521 shall be required at time of future expansion of the sanctuary to a size of 8,293 sq. ft. or more to a size that generates 100 or more peak hour trips.