

Sumter City-County Planning Commission

November 19, 2014

MSP-14-47/HCPD-14-32, Harrell Durant – 4166& 4176 Broad Street (County)

I. THE REQUEST

Applicant: Harrell E. Durant

Status of the Applicant: Business Owner

Request: Major site plan and highway corridor approval for truck rental business (SIC 7513)

Location: 4166 & 4176 Broad Street

Size of Property: +/- 1.06 acres

Present Use: Mobile Home Sales Office & Auto Sales Office

Zoning: General Commercial (GC)

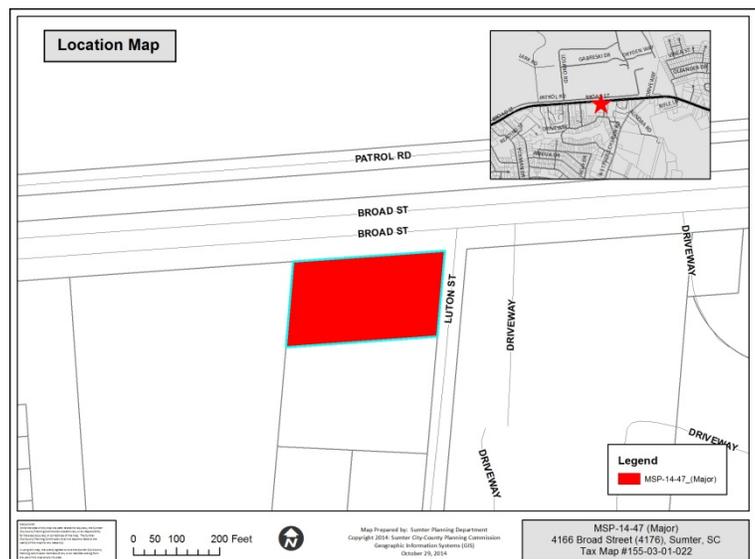
Proposed Use: Adding Truck Rental Business Office to property

Tax Map Reference: 155-03-01-022

II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to place a modular structure on the property in order to move his truck rental business to this property with his auto sales business. This use is a permitted use in the General Commercial Zoning District (GC).

As shown on the location map to the right, the project area is a +/- 1.06 acres parcel at the intersection of Broad St. and Luton St. The applicant



has already placed the modular building (14ft by 46ft) on the property without the proper permits and approval. He has stopped all work on the structure since he was notified of his violation. Primary access to the site is two existing driveways off Broad Street.

The site photos below show current structures.

Auto Sales Office



Mobile Home Sales Office



Below: Rear area to be gravel base for rental truck parking





Pictures of the Modular Structure



III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Site plan, aerial site plan with landscaping drawn by Nesbitt Surveying Co, Inc. dated 11/05/2014.

The following plans have been attached to this report:

- Site Plan with Landscaping
- Aerial Site Plan with Landscaping

Setbacks & Bufferyards:

The property is zoned General Commercial (GC). Broad Street is a major arterial road. The submitted site plan meets the following minimum setback standards:

- Front** – 45' when parking is located in front of the building
- Exterior Side** – 17.5' (Luton St.)
- Rear** – 20'

Site as shown in the 2013 Orthophotography to the right.

Based on submitted plans and site visit, the site appears to meet overall standards as required by the Zoning & Development Standards Ordinance. This is an existing nonconforming lot as far

as parking and landscaping. Since this site is still active with two businesses, the applicant is not required to bring the entire site up to current development standards. He only has to meet the requirements for the new structure and use he is adding to this property.

Landscaping & Tree Protection Plan:

There are no trees being removed for this project. Applicant is going to plant two canopy trees along the front property line on each side of the driveway. The Plan is attached.



Parking Plan:

Parking is required at a rate of one (1) space for 350 square feet of gross floor area. The applicant is providing three (3) parking spaces to include 1 handicap space. This meets the required parking threshold. The parking will be constructed of concrete surface.

Traffic Impact Analysis and Access Management Review:

There will be minimal impact with adding this small business to the property.

Stormwater Management:

The Sumter County Stormwater Utility Department has approved the stormwater.

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 an 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 modular structure as seen in the photos has a light tan or beige colored vinyl siding with a natural wood colored deck. Applicant plans to under skirt the mobile home with a little darker mingled shades of brown and tan wood board material. (Sample will be available at meeting) The deck will be under skirted with a natural colored lattice material to match the deck.

These materials are not approved materials in the Ordinance as mentioned above, so therefore the applicant is requesting Highway Corridor approval from Planning Commission.

V. STAFF RECOMMENDATION

Staff recommends approval of the request. Site Plan meets all development standards as set forth in the Zoning Ordinance. Exterior materials are compatible with the materials of the existing two buildings on site. The modular structure is behind an existing structure and the proposed trees at the street will serve to mitigate for the approved materials and screen structure from the street.

VI. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-14-47/HCPD-14-32, 4166 & 4176 Broad Street (County) subject to the submitted site plan drawn by Nesbitt Surveying dated 11/05/14.

VII. PLANNING COMMISSION – November 19, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, November 19, 2014 approved this request for major site plan and highway corridor review approval subject to the submitted site plan drawn by Nesbitt Surveying dated 11/05/14.