

Sumter City-County Planning Commission

Staff Report

April 22, 2015

HCPD-15-11, 4272 Broad St. (County)

I. THE REQUEST

Applicant: Charlene Avant

Status of the Applicant: Property Owner

Request: Highway Corridor Protection District Design Review approval for the relocation of a modular office building and sign for Real Estate Office

Location: 4272 Broad Street

Size of Property: +/- 0.57 acres

Present Use: Undeveloped parcel.

Zoning: General Commercial (GC)

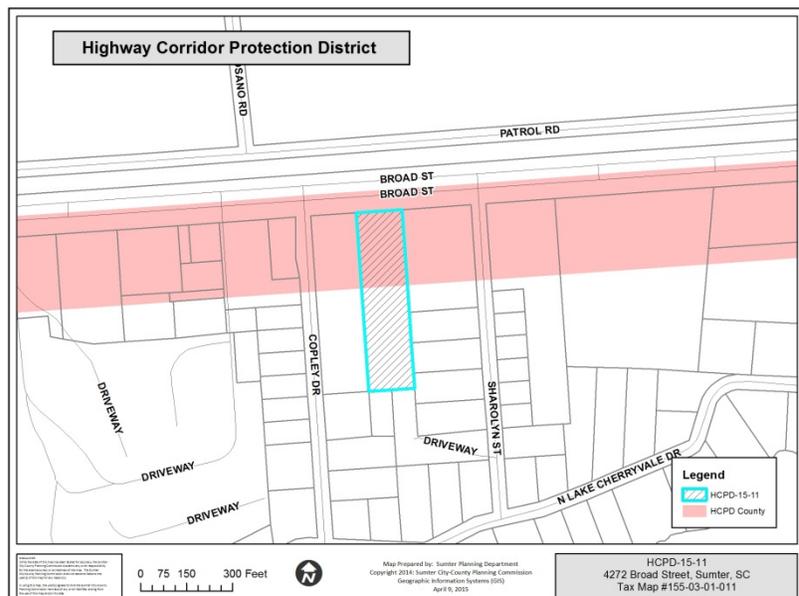
Proposed Use: Real Estate Office

Tax Map Reference: 155-03-01-011

II. BACKGROUND

The Applicant is requesting Highway Corridor Protection District Design Review approval to relocate an existing modular office building and sign. The structure is currently located on a leased parcel at the corner of Stamey Livestock Rd. and Broad St.

The applicant is purchasing 4272 Broad St., shown in the map to the right, and wishes to relocate the structure and sign



to a property under their ownership. 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 the modular structure to be relocated. The structure consists of white vinyl siding, shingled black roof and red mingled brick foundation. Vinyl siding is not an approved material listed in the Zoning Ordinance; therefore applicant must request approval of this alternate material.



Above: Sign to be relocated.

Below: 4272 Broad St.



IV. STAFF RECOMMENDATION

The roof pitch and brick foundation of this modular structure is complementary to and compatible with the existing smaller commercial buildings in this area. The primary building colors are earth tones. The sign is constructed of approved materials per the County Zoning Ordinance. Staff is supportive of relocating this structure and sign to the proposed site. These structures are already located within the Highway Corridor Overlay inside the City limits where a real estate business operates currently. In addition, the site will be landscaped with paved parking, concrete curb and guttering and meet all minor site plan requirements. For these reasons Staff recommends approval of this request.

V. PLANNING COMMISSION – APRIL 22, 2015

The Sumter City-County Planning Commission at its meeting on Wednesday, April 22, 2015, approved this request as presented by Staff.