

Sumter City-County Planning Commission

Staff Report

April 22, 2015

MSP-15-18/HCPD-15-09, City Water Treatment Plant #6 – Hwy. 521 South (County)

I. THE REQUEST

Applicant: Michael Geddings

Status of the Applicant: City of Sumter

Request: Major site plan and highway corridor approval for construction of a new water treatment plant for the City of Sumter.

Location: Justin Ln. off of Hwy. 521 South adjacent to the Wastewater Treatment Plant

Size of Property: +/- 11.11 acre portion of a +/-320 acre tract

Present Use: Undeveloped

Zoning: Heavy Industrial (HI)

Proposed Use: Water Treatment Plant

Tax Map Reference: 253-00-02-016

II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct a new water treatment plant for the City of Sumter. The proposed plan includes the construction of a filter building, pump control building, electrical building, clearwell storage tank, sludge/backwash tanks, production well, pumps, piping, site amenities, parking and access drives.

As shown in the graphic to the right, the project area is a +/-11.1



acre area adjacent to the existing wastewater treatment plant.

Primary access to the site is via Justin Ln. a private paved road that has direct access to Hwy. 521 South. It should be noted that the development area is an 11 acre portion of a larger 320 acre tract and does not front on a public street. In accordance with *Article 8, Section 8.e.13*, should the applicant wish to pursue subdividing the development area from the larger acreage tract, appropriate steps would have to be taken to make Justin Ln. a public street.

The property is zoned Heavy Industrial (HI) and designated as a Priority Economic Development Area in the 2030 Comprehensive Land Use Plan. Use of this location for water treatment plant is supported by both the zoning district and the 2030 Plan.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Full development plans titled, “City of Sumter Water Treatment Plant No. 6 Sumter, S.C.,” prepared by Davis & Floyd, dated February, 2015.

Submitted plans include the following sheets:

- Cover Sheet (T00-00)
- Existing Site, Soil Boring & Demolition Plan (C01-01)
- Site Plan (C02-01)
- Yard Piping Plan (C02-02)
- Layout Plan Yard Piping Pocotaligo WWTP (C02-03)
- Layout Plan Road & Structures (C02-04)
- Layout Plan Yard Piping (C02-05)
- Grading & Drainage Plan (C02-06)
- Potable Water, Service Water & Fire Protection Yard Piping Plan (C02-07)
- Phased Sediment & Erosion Control Plan (Phase 1) (C02-08)
- Phased Sediment & Erosion Control Plan (Phase 2) (C02-09)
- Landscape Plan (L02-01)
- Exterior Elevations (A04-05 through A04-06)
- Pump Control Building Floor Plan, Building Section and Elevations (A06-01)
- Electrical Building Floor Plan, Building Section and Elevations (A08-01)

The following plans have been attached to this report:

- Existing Site, Soil Boring & Demolition Plan
- Site Plan
- Grading & Drainage Plan
- Landscaping Plan

Setbacks & Bufferyards:

The property is zoned Heavy Industrial (HI). Justin Ln. is a local/collector street. The submitted development plan meets the following minimum setback standards:

Front – 35’ with 10’ landscape buffer yard

Exterior Side – 17.5’ with minimum 10’ buffer yard

Interior Side – 15’ with minimum 5’ buffer yard

Rear – 25’ with minimum 5’ buffer yard

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 understory trees around the parking lot with foundation plantings around the building. The street trees along Justin Ln. are proposed to stay in place. The Plan is attached.

Parking Plan:

As per Exhibit 23 of the Ordinance, the parking requirements for sanitary services such as a water treatment plant are 1 space for every 500 sq. ft. of gross floor area. The combined building square footage is 12,500 sq. ft. on site. Based on this building size, a minimum of 25 parking spaces must be provided. The proposed parking lot is asphalt with concrete curb and gutter and makes accommodation for 25 regular parking spaces and two (2) handicap van accessible spaces. This exceeds the minimum number of required parking spaces.

Traffic Impact Analysis and Access Management Review:

No traffic study is required. Main access to the site is from Justin Ln. which is accessed off of Hwy. 521 South. No traffic data is available for Justin Ln. This section of Hwy. 521 South had a 2013 AADT of 9300 vehicles per day operating at a level of service ‘A’. The access point on Hwy. 521 South to Justin Ln. is established and operates under a stop control. The proposed treatment plant will have a negligible impact on the street network. No mitigation measures are recommended at this time.

Stormwater Management:

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

Fire Protection:

Based on site plans reviewed by the Sumter Fire Inspector, this site meets minimum fire code standards as proposed.

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 proposed structures will exceed the 80% threshold requirements. The building elevations have been attached to the report for reference.

V. STAFF RECOMMENDATION

Staff recommends approval of this request.

VI. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-15-18/HCPD-15-09, 521 South – City Water Treatment Plan 6 (County) subject to the submitted full development plans titled, “City of Sumter Water Treatment Plant No. 6 Sumter, S.C.,” prepared by Davis & Floyd, dated February, 2015.

VII. 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.