

Sumter City-County Planning Commission

August 26, 2015

HCPD-15-20, 852 W. Liberty St. (City)

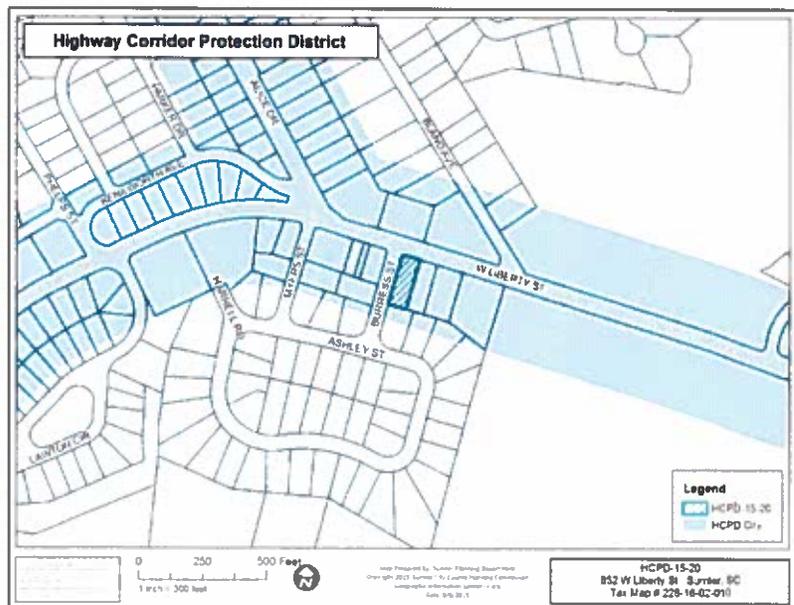
I. THE REQUEST

Applicant:	Jason Hardee, JJ Hardee Const. & Design
Status of the Applicant:	Project Builder
Request:	Highway Corridor Protection District Design Review approval for the construction of a 3795sqft commercial Dental Office.
Location:	852 W. Liberty St.
Size of Property:	+/- 0.66 acres
Present Use:	Vacant parcel (Previous dental office burned down)
Zoning:	Professional Office (PO)
Proposed Use:	Sumter Family Dental
Tax Map Reference:	228-16-02-010 & 038

II. BACKGROUND

The Applicant is requesting Highway Corridor Protection District Design Review Approval to construct a 3795 sq. ft. Dental Office Building at 852 W. Liberty St.

The proposed site is shown in the location map to the right. Highway Corridor Overlay shown in blue shaded area.





Project Site shown above.

Although this project is a Minor Site Plan by definition, the proposed structure does not meet City 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.t.4 of the Sumter City – Zoning & Development Standards Ordinance.

3.t.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. Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;

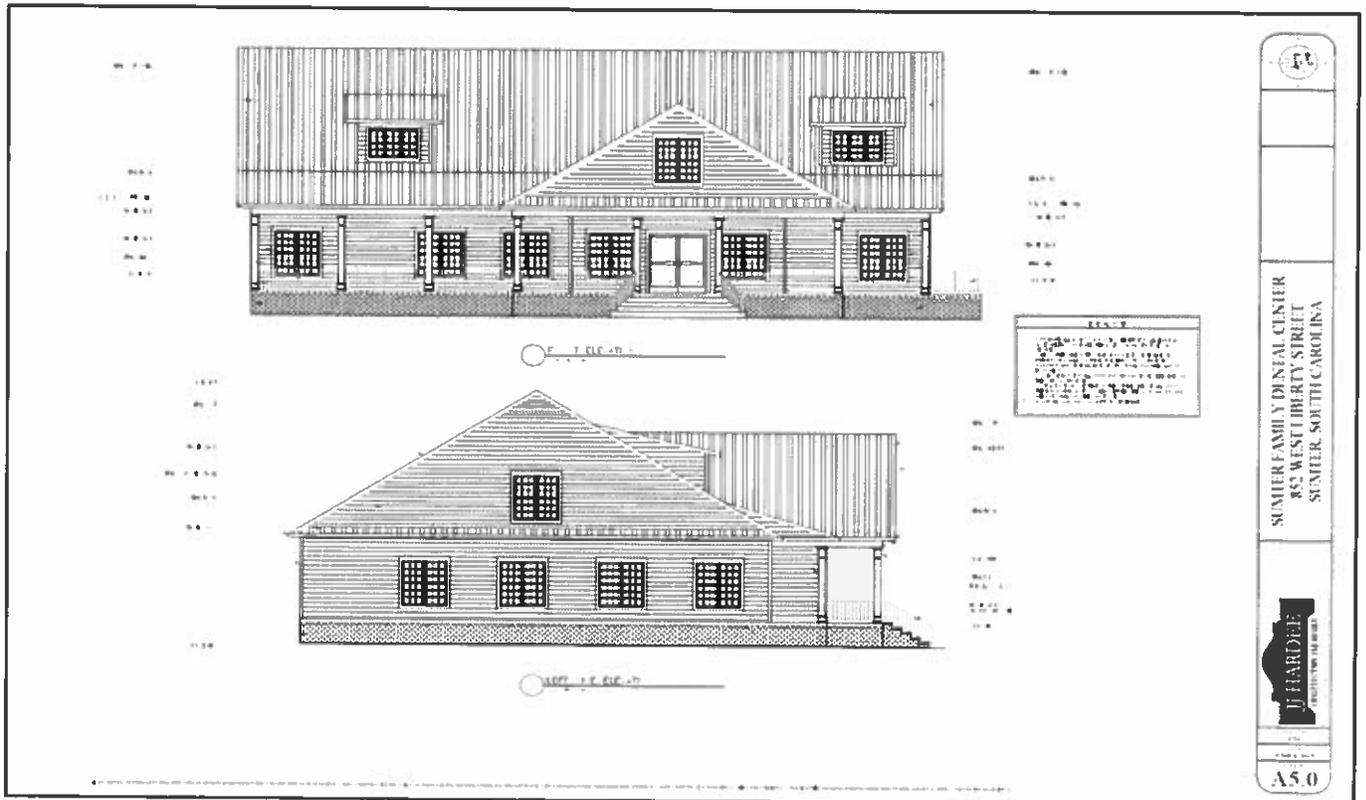
This project is new construction, 3.t.4.b does not apply.

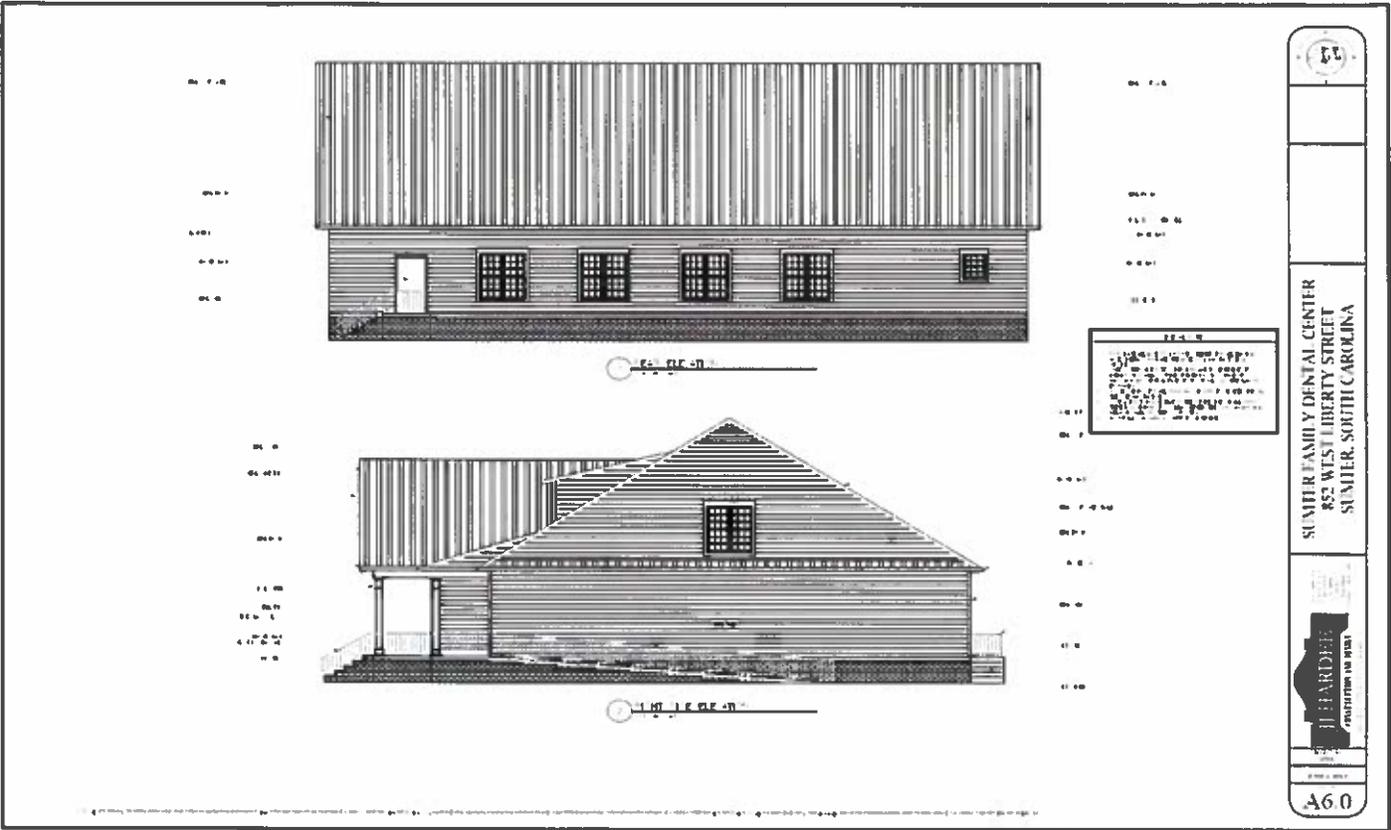
- c. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Roof pitch should be compatible with the building structures in the surrounding neighborhood.

. The structure is to be constructed of brick veneer, hardie plank (Iron Grey Color) white metal trim, fascia and metal roof (Silver Color) with gable vent, vinyl soffits, aluminum handrails, metal railings, fiberglass columns and aluminum windows with grills.

The proposed roof pitch is complementary and compatible with the existing commercial structures in this area.

The elevations shown below depict the actual new building

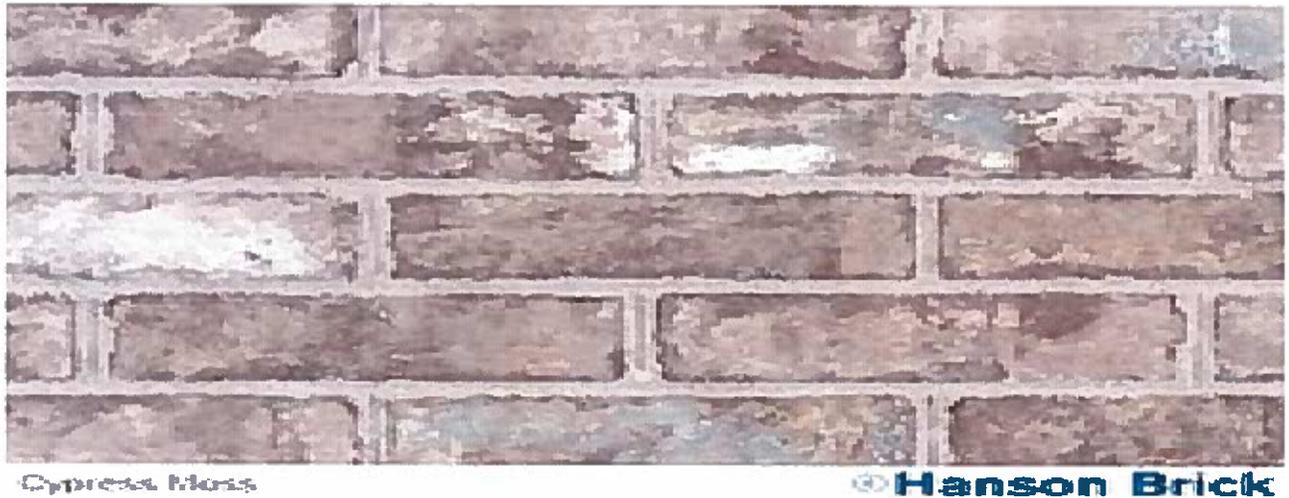




Colors for New Construction



Cypress Moss Brick from Hanson



IV. STAFF RECOMMENDATION

Planning staff has visited the site, reviewed the application and recommends approval. The requests meets the intent of the Highway Corridor and the exterior materials and colors are compatible with the adjacent properties.

V. PLANNING COMMISSION – AUGUST 26, 2015

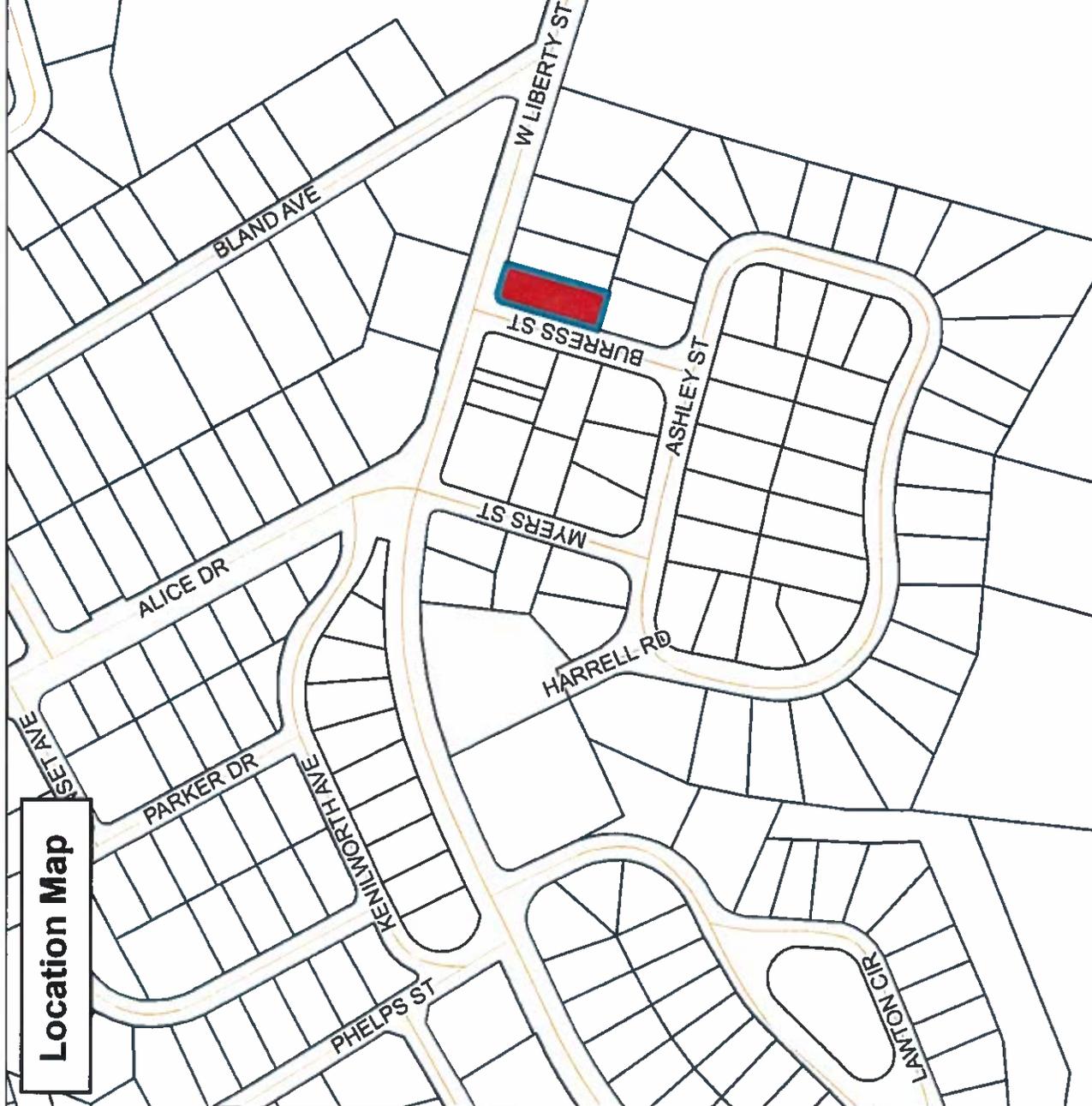
Location Map



Legend



HCPD-15-20

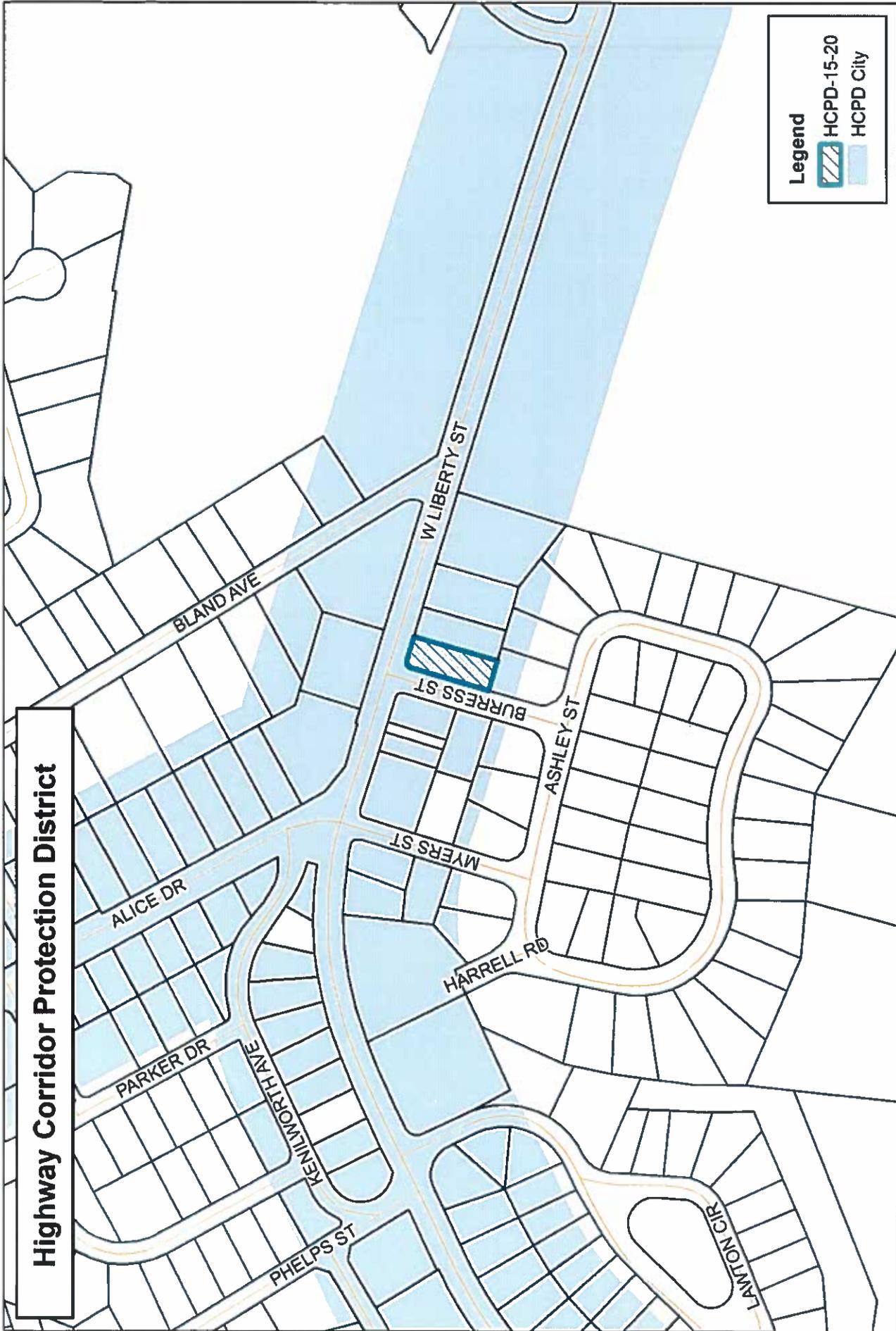


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 Geographic Information Systems (GIS)
 Date: 8/6/2015

HCPD-15-20
 852 W Liberty St., Sumter, SC
 Tax Map # 228-16-02-010

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Highway Corridor Protection District



Legend

-  HCPD-15-20
-  HCPD City

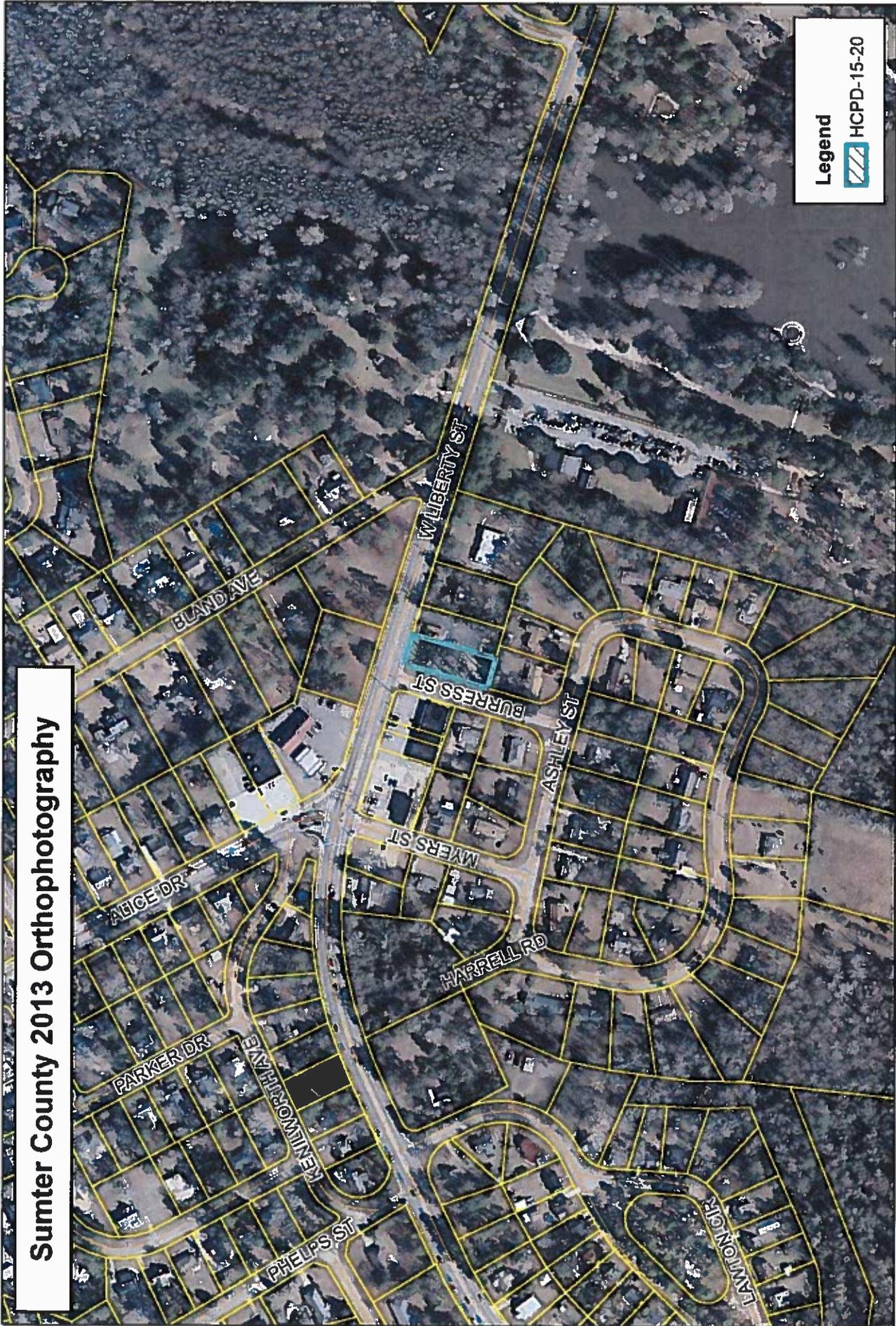


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Sumter County 2013 Orthophotography



Legend
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