

Sumter City-County Planning Commission

January 27, 2016

HCPD-16-01, Promiseland Ministries (County)

I. THE REQUEST

Applicant: Promiseland Ministries

Status of the Applicant: Property Owner

Request: A request for Highway Corridor Protection District Design Review for new building adjacent to the existing church for a fellowship hall and classrooms.

Location: 1880 Myrtle Beach Hwy. – Church

Present Use/Zoning: Church/Highway Corridor Protection District Overlay with underlying zoning of Agricultural Conservation (AC)

Tax Map Reference: 267-00-03-038

Adjacent Property Land Use and Zoning: North – Myrtle Beach Hwy.
South – Undeveloped/AC
East – Undeveloped/AC
West – Undeveloped/AC

II. BACKGROUND

The applicant is requesting Highway Corridor Protection District Design Review for a project located at 1880 Myrtle Beach Hwy. The proposed project is to construct a new building on the existing church campus to house a new fellowship hall and classrooms.

In the Sumter County Zoning & Development Standards Ordinance, commercial projects in the Highway Corridor must comply with the architectural standards presented in Section 3.u.4.

Section 3.u.4 states the following:

3.u.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 buildings with important relationships to public views and vistas, indications as to 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 material.

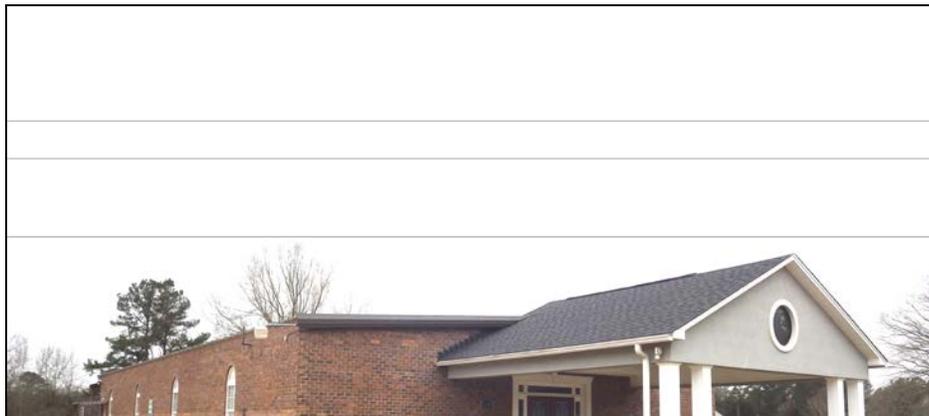
The proposed addition does not exceed the 60% threshold.

- 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 below shows the area of the existing church campus where the proposed structure will be added. According to the site plan approved back in October 2015, the new building will be in line with the existing building's main front brick wall not the front porch section.



The proposed front façade of the new building will be designed to match the existing sanctuary in both materials and style (See photo **below**) except there will not be a porch area on the new structure, nor any doors or windows, just a brick wall.



However, the applicant proposes that the sides and rear of the proposed building will be constructed of grey metal panels, rather than all brick to match the main structure. The submitted plans do not meet the 80% brick, stucco, or masonry requirement for all sides of the structure with important relationships to the road. The proposed brick masonry work is proposed to be applied to the front of the building facing Myrtle Beach Hwy. while not addressing the exposed sides and rear of the building.



Above: Graphic showing proposed structure with metal side finish.

III. STAFF RECOMMENDATION

The staff has reviewed the request, visited the site and recommends that the structure is constructed with both sides and rear to match the brick front façade. Staff will continue to work with the applicant to achieve a front façade design that is interesting and adds character to the site.

IV. PLANNING COMMISSION – JANUARY 27, 2016

The Sumter City – County Planning Commission at its meeting on Wednesday, January 27, 2016, approved this request for Highway Corridor Protection District Design Review for the front wall materials of a new fellowship hall and classrooms adjacent to the existing church located at 1880 Myrtle Beach Hwy. The approval is for the second elevation submittal which included front windows, and raised design of a cross on a brick front wall. The applicant is to submit an appropriate landscaping plan to screen metal sides of the building