

Sumter City-County Planning Commission

January 27, 2016

MSP-15-66/HCPD-16-02 - 320 Loring Mill Road. – Christ Community Church (County)

I. THE REQUEST

Applicant: Scott Bell of RS Bell Architects

Status of the Applicant: Architect for Property Owner, Christ Community Church

Request: Request for Major Site Plan approval and Highway Corridor Protection District Design Review approval for a single story 23,000 sq. ft. 500 seat church.

Location: 230 Loring Mill Road

Size of Development: +/- 13.6 acre portion of a 75.82 acre tract

Present Use/Zoning: Existing church offices and youth building
Zoning: Residential – 15 (R-15) with Highway Corridor Protection District Overlay.

Proposed Use of Property: Church and Sunday School facility

Tax Map Reference: 205-00-02-002

II. BACKGROUND

The applicant is requesting major site plan and Highway Corridor Protection District Design Review approval in order to construct a 23,000 sq. ft. church and Sunday school facility with a total of 168 paved parking spaces (162 standard and 6 handicap accessible parking spaces), along with associated buffering and landscaping on +/-13.6 acres of property at 320 Loring Mill Road. The extent of the development area is indicated in the graphic to the right.



The tract has approximately 956 linear feet of frontage on Keels Road and approximately 1,583 linear feet of frontage on Loring Mill Road. Access to the property is via Loring Mill Road.

Two existing structures on the property were recently remodeled and converted into Church offices and a youth building.

Sumter 2030 Comprehensive Plan & Zoning Compatibility:

The Sumter 2030 Comprehensive Plan designates this area for Suburban Development. Suburban Development is intended to encourage a variety of uses in close proximity to one another. This mixed use approach is supported when high quality design, architecture, landscaping and other elements help complement residential and commercial uses.

Religious Organizations with SIC classification 866 are permitted as conditional uses in the R-15 zoning district.

Based on the goals, policies and objectives set forth in the Sumter 2030 Comprehensive Plan and R-15 zoning designation, implementation of the proposed development is compatible with the plan and surrounding uses.

Environmental:

No portion of the property is located within a regulatory floodplain. Existing tree line/vegetation on this site will remain undisturbed. The National Wetlands Inventory indicates that there are no wetlands in the project extents or within 100 feet of the project extents.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a set of civil plans including a landscape plan titled, “Proposed Facilities for Christ Community Church Sumter, SC 29150” prepared by RS Bell Architects, dated 10/31/2015, with revisions 01/13/2016. Additionally, color exterior architectural elevations have been submitted for review.

Copies of the Site Plan (C4), Site Diagram (SA 1.1), Building Elevations (A.4.1 - 4.3), Landscape Plan (L 1.1 - 1.2), and color exterior architectural elevations have been included in this packet for review.

Site development will adhere to the Residential – 15 (R-15) standards. Based upon staff review, it meets the following minimum standards and development criteria:

- Setbacks:
 - Loring Mill Road. – 45 ft.
 - Keels Road (side) –50 ft.
 - Interior Side. – 50 ft.
 - Rear – 50 ft.
- Maximum Building Height – 45 ft.

- Maximum Impervious Surface – 40%
- Floor Area Ratio – N/A

Based upon the submitted plans the proposed development meets each of these standards.

Parking Plan:

Based upon the criteria found in Article 8 Exhibit 23 of the Sumter County Zoning and Development Standards Ordinance, religious organizations must provide a minimum of 0.3 parking spaces per seat in main seating area. Based on a 500 seat facility, the minimum number of required parking spaces is 150. Of those 150 spaces a minimum of 5 spaces must be designated as handicap.

Submitted parking plans show the following:

- 162 regular 9 ft. x 19 ft. parking spaces;
- 6 handicap parking spaces

The proposed parking lot plan exceeds the minimum number of parking spaces required by Ordinance. The parking lot is proposed to be asphalt, with curb and gutter.

Landscape & Tree Protection Plan:

A portion of the center area of the tract is wooded. Because of the size and scope of this project, the developer has requested a waiver from the requirement to submit a tree survey and tree protection plan. In lieu of submitting the tree survey/tree protection plan, the applicant proposes to identify the existing wooded areas as being “undisturbed.” Staff finds this to be a reasonable alternative.

The submitted landscape plan is based upon the requirements of Article 8, Section D and makes accommodation for irrigated landscaping at both entrances to Loring Mill Road, trees along interior circulation drives, parking lot landscape islands, trees within the perimeter buffer of the parking lot, and significant landscaping along the front elevation of the proposed structure.

The landscape plan has been attached to this report for reference. The table on the following page details the species, number, and minimum planting size for all proposed plantings.

Although the placement of street trees along Loring Mill Road and additional interior site landscaping was discussed with the applicant, the Church prefers to achieve a more open uninhibited street view of the property and front elevation of the facility as evidenced by the expansive amount of grassed areas proposed within the landscape design. Additionally, as discussed below in the *Stormwater Management* section of the staff report, the proposed low impact stormwater management design limits the ability to provide additional landscaping. Staff finds this to be a reasonable proposal.

PLANTING SCHEDULE				
ITEM	COMMON NAME	SIZE	HEIGHT	QUANTITY
1	DWARF YAUPON HOLLY	3 GALLON	MIN. 15"	19
2	CARRISSA HOLLY	3 GALLON	MIN. 15"	24
3	OAK LEAF HOLLY	15 GALLON	8' MIN.	12
4	TEA OLIVE	3 GALLON	MIN. 24"	8
5	PURPLE PIXIE LOROPETALUM	3 GALLON	MIN. 12"	32
6	LITTLE GEM MAGNOLIA	2" CALIPER - MIN.	10' MIN.	2
7	JAPANESE YEW	3 GALLON	MIN. 24"	2
8	WINTERGREEN BOXWOOD	3 GALLON	MIN. 15"	12
9	MIN-NO-YUKI SASANQUA	3 GALLON	MIN. 12"	16
10	EVERGREEN GIANT LIRIOPE	1 GALLON	MIN. 12"	42
11	FROST PROOF GARDENIA	3 GALLON	MIN. 18"	6
12	JAPANESE ZELKOVA	2" CALIPER - MIN.	APPROX. 8'-10'	2
13	LIVE OAK	2" CALIPER - MIN.	APPROX. 8'-10'	14
14	RED SUNSET MAPLE	2" CALIPER - MIN.	APPROX. 8'-10'	6
15	NUTALL OAK	2" CALIPER - MIN.	APPROX. 8'-10'	3
16	WILLOW OAK	2" CALIPER - MIN.	APPROX. 8'-10'	19
17	SING. STEM NAT. CRAPE MYRTLE	2" CALIPER - MIN.	APPROX. 8'-10'	6
18	EDWARD GOUCHER AZALEA	3 GALLON	MIN. 15"	42
19	MULTI STEM NAT. CRAPE MYRTLE	2" CALIPER TOTAL FOR MULTI STEM	APPROX. 8'-10'	12
20	PARSONI JUNIPER	3 GALLON	MIN. 15" SPEAD	60
21	KNOCK OUT ROSES	3 GALLON	MIN. 18"	32
22	ANNUAL / PERENIAL BED			6 BEDS

Traffic Impact Analysis & Access Management:

This project exceeded the threshold requirement for submission of a Traffic Impact Study (TIS) consistent with *Article 7, Section 7.d.10*. The applicant submitted a study titled, "Traffic Access Study, Christ Community Church," prepared by SRS Engineering dated November 10, 2015.

The Study cites that access to and from the Church will be provided via two full movement driveways along Loring Mill Road, separated by 360-feet. This mitigation measure will allow

the Church to distribute traffic at two locations during concentrated peak flows. Left turns into the site will occur via the exiting center left-turn lane. The Study states that good operations are expected for both site access drives during peak Sunday time period when the site will be at its greatest demand.

Dedicated right-turn lanes entering the site are not recommended by the Study based on through traffic volumes along Loring Mill Road and projections for Sunday peak hour right-turn movements. Each access drive will operate acceptably with one entering lane and one exiting lane placed under STOP sign control.

SC DOT issued a review letter on January 11, 2016 outlining comments to be addressed by the applicant. These comments do not state an objection to the proposed site access design. SC DOT is not requiring any further traffic analysis. The applicant is actively working with SC DOT to address the remaining comments.

An analysis of the November 10, 2015 Traffic Access Study was reviewed by the Senior Transportation Planner within the Planning Department. Comments expressed include:

- Due to the potential for conflicting movements between vehicles, pedestrians, and bicycles at each of the two access points, a suggestion was made to consolidate the two full access points into one full access driveway. This driveway would be designed with two lanes in, and two lanes out, with a raised divider.
- The possibility of traffic light timing issues at the signalized intersection of Keels Road and Loring Mill Road which is located approximately one-third of a mile west of the site. A full Level of Service (LOS) analysis on all turning movements at this intersection was suggested.

Balancing these concerns with the SC DOT review, data within the Traffic Access Study, and the site design preferences expressed by the applicant, staff concludes that the existing plan for two access points is the most favorable and reasonable access for this site. This plan will provide for adequate operations of external traffic flow at peak times as stated in the Study, as well as maintaining adequate traffic circulation entering and exiting the site, and within the site. Additionally, given that this site will only operate on certain days/hours of each week and will produce limited durations of peak traffic flows, staff concurs with SC DOT that additional traffic analysis and mitigation measures are not necessary.

Stormwater Management:

Stormwater management is proposed to be address through a combination of grassed swales, direct piping under the interior access drives, and sheet flow. Stormwater is proposed to be directed to an existing SC DOT stormwater management pond adjacent to Loring Mill Road on the western side of the subject property.

Stormwater plans are under review by the Stormwater Utility. Preliminary comments indicate that the overall design is acceptable.

Stormwater plans are also under review by SC DOT. Preliminary comments issued on January 11, 2016 do not object to the stormwater design, but requests submission of signed and sealed drainage calculations for review.

Utilities:

Fire: The proposed structure will require a fire suppression system. The placement of a new hydrant within 100 ft. of where the Fire Department Connection (FDC) is to be located is required. The Fire Department is aware of this project and has reviewed the plans.

Sewer & Water: The City of Sumter is providing sewer and water service. Utility plans have been submitted and reviewed by the Utility Department. Annexation of the property is required. Given that the property is not immediately contiguous to existing city limits, if annexation is not currently feasible, the Church will have to sign an agreement to annex in the future at the City's direction.

Highway Corridor Protection District Design Review:

Proposed designs must conform to Section 3.v.1 of the 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 and reports the Sumter City-County Planning Commission may require. Applicant shall also submit a landscaping plan and signage plan for the project site. 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.*

Brick veneer, with brick row accents, is the predominant material utilized, alternating between three colors of shadow gray, crimson, and burgundy. The right side portion of the front elevation also consists of western red cedar siding. The front elevation also features a significant amount of windows, a portion of which have window awnings. The proposed elevations are included at the conclusion of this report.

The proposed roof pitch is generally complementary to and compatible with the existing similar development in this area of Sumter.

Dumpster Pad: The proposed dumpster screening is to be constructed of materials compatible with the main structure.

Signage: According to the applicant's representative present at the Technical Review meeting, no freestanding signage is proposed at this time. Proposed signage only includes a wall sign as shown on Sheet A 4.2. Wall signage is subject to regulations per Article 8.i.5 of the Sumter County Zoning and Development Standards Ordinance. A separate sign permit is required for all wall signage prior to installation.

IV. TECHNICAL REVIEW

There are no outstanding issues from Technical Review.

V. STAFF RECOMMENDATION

Staff has visited the site, reviewed the highway corridor application submission, met with the technical committee and recommends approval contingent upon the following:

- Final approval and issuance of all appropriate encroachment permits from SCDOT prior to issuance of construction permits.
- Final approval and issuance of Stormwater Management Plan.
- Annexation of the property. If annexation is not currently feasible, the Church must execute an agreement to annex in the future at the City's direction. The annexation agreement must be executed prior to issuance of Land Disturbance and Building Permits.

VI. DRAFT MOTION

Motion #1:

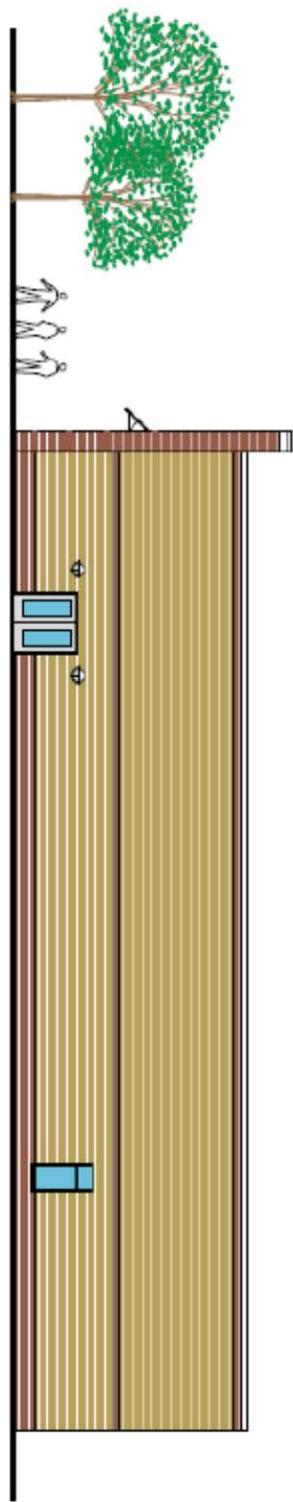
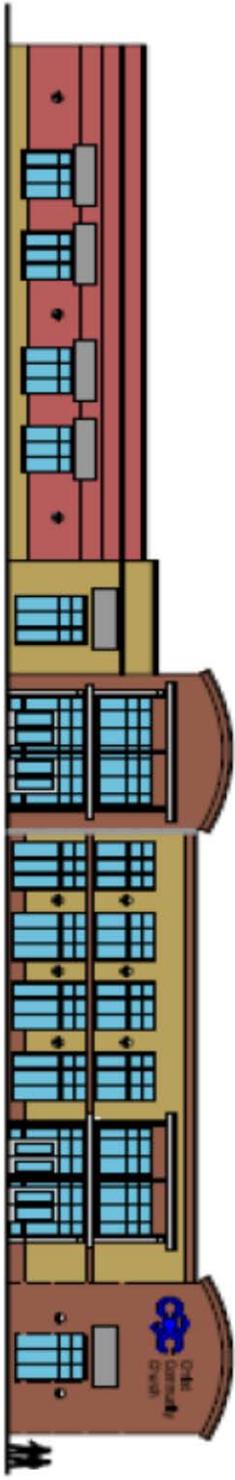
I move that the Sumter City-County Planning Commission approve MSP-15-66 & HCPD-16-02, Christ Community Church (County) subject to staff's recommendations and the submitted civil plans titled, "Proposed Facilities for Christ Community Church Sumter, SC 29150" prepared by RS Bell Architects, dated 10/31/2015, with revisions 01/13/2016, as well as the color exterior architectural elevations that have been submitted for review.

VII. PLANNING COMMISSION – JANUARY 27, 2016

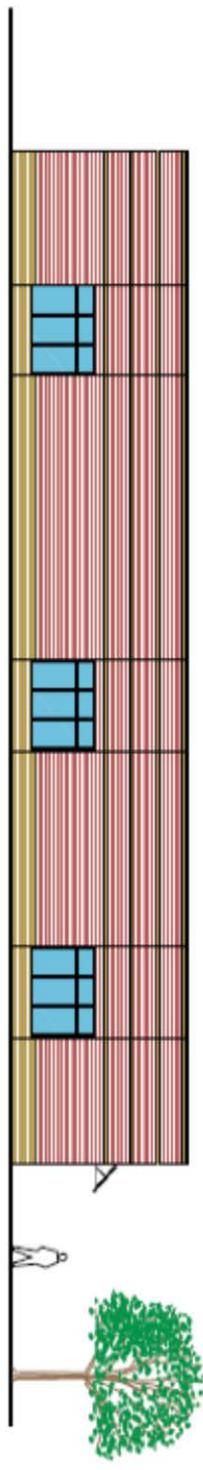
The Sumter City – County Planning Commission at its meeting on Wednesday, January 27, 2016, approved this request for Major Site Plan and Highway Corridor approval for the construction of a 23,000 sq. ft. single story 500 seat church on property located at 302 Loring Mill Rd. subject to the following:

- Final approval and issuance of all appropriate encroachment permits from SCDOT prior to issuance of construction permits;
- Final approval and issuance of Stormwater Management Plan;

- Annexation of the property or an agreement with the City to annex in the future; and
- The submitted civil plans titled, “Proposed Facilities for Christ Community Church Sumter, SC 29150” prepared by RS Bell Architects, dated 10/31/2015, with revisions 01/13/2016, as well as the color exterior architectural elevations that have been submitted for review.



Right Side Elevation



Left Side Elevation