

Sumter City-County Planning Commission

March 28, 2012

HCPD-12-05, 1025 Oswego Hwy. – Salterstown Community Center (County)

I. THE REQUEST

Applicant: Robert E. Galloway

Status of the Applicant: Representing Project Owner

Request: Highway Corridor Protection District Design Review approval for construction of a new 4,298 sq. ft. community center with associated parking and landscaping.

Location: 1025 Oswego Hwy.

Size of Property: +/- 2.03 acres

Present Use: Community Center Building/Play ground & picnic area

Zoning: General Residential (GR)

Proposed Use: Community Center/Play ground & picnic area

Tax Map Reference: 248-05-02-002

II. BACKGROUND

The Applicant is requesting Highway Corridor Protection District Design Review Approval to demolish the existing community center building in order to construct a new 4,298 sq. ft. community center building with associated parking lot and landscaping. As shown in the 2011 Orthophoto to the right, the existing site does not have paved parking; there is limited landscaping, and the current access point off of Oswego Hwy. does not meet current safety standards. The site is non-conforming.



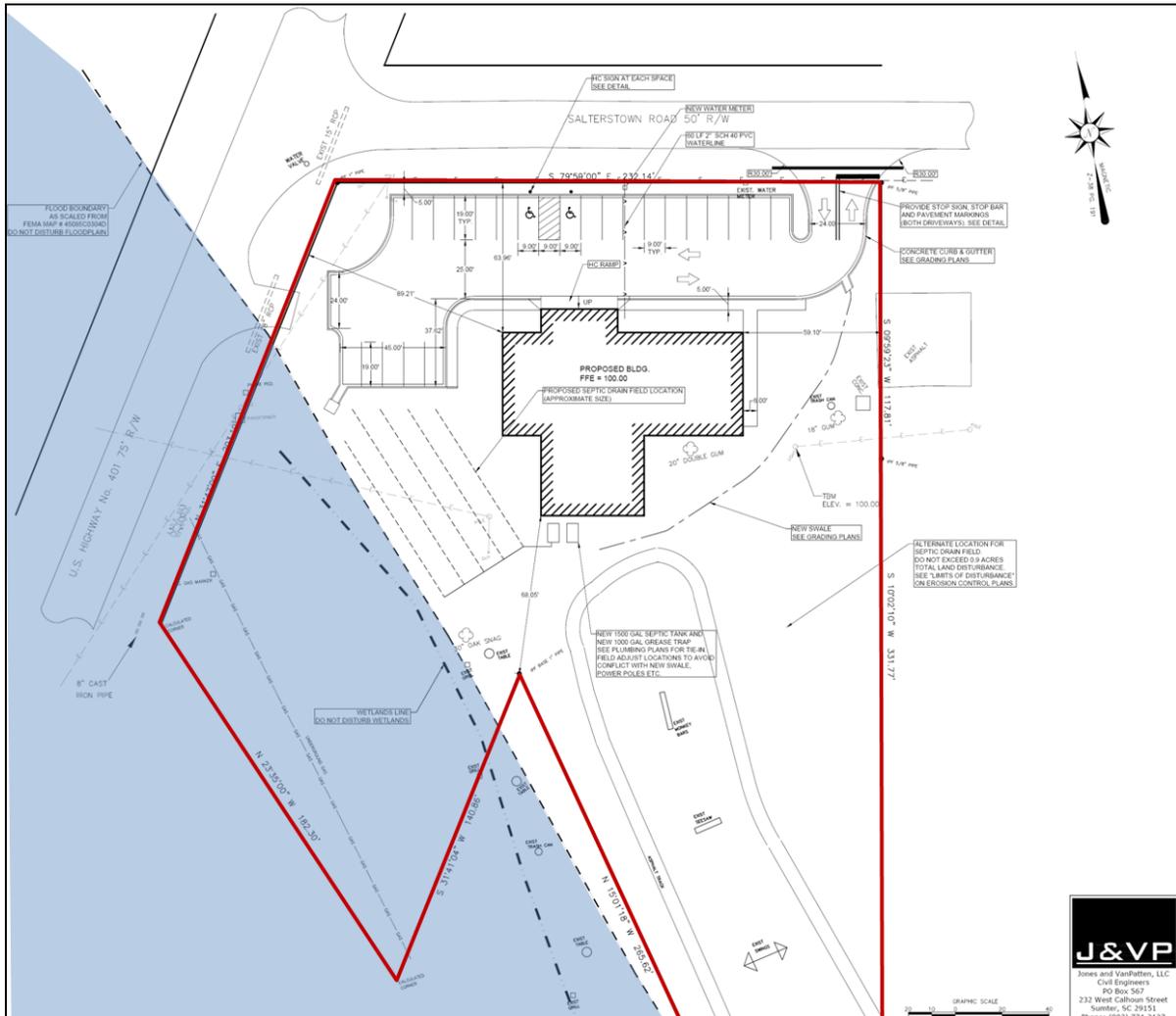
The +/-2.03 acre parcel has an irregular shape and has approximately 196 ft. of frontage along Oswego Hwy. and approximately 237 ft. of frontage on Salterstown Rd.

The site was originally developed in 1980 and currently hosts a 1900 sq. ft. concrete block building as well as an array of playground equipment, a picnic area and walking trail. Although this project is considered to be a Minor Site Plan that can be approved at the staff level, because of the proposed materials for the structure, the Planning Commission must review and approve this request in accordance with Section 3.v.4 of the Ordinance.

The Project:

Architectural, site plans and landscape plans were submitted for review titled, “Salterstown Community Center 1025 Highway 401 Sumter County, South Carolina,” prepared by Jackson & Sims Architects and Jones & VanPatten, LLC Civil Engineers dated December 2011, revised March 15, 2012; sheets C1 through C-6; A2.1 through A2.4, and the landscape plan.

The parcel is zoned GR (General Residential). Community centers are a conditional use in this district, and public parks/playgrounds are permitted. The use is previously established and the proposed development plan will bring the site into compliance with development regulations as shown in the site plan graphic below.



Shown Above: The proposed site plan for Salterstown Community Center – site access will move from Oswego Hwy. to Salterstown Rd. with the building oriented towards Salterstown Rd. due to environmental constraints from the floodplain & wetlands on the southwest of the parcel.

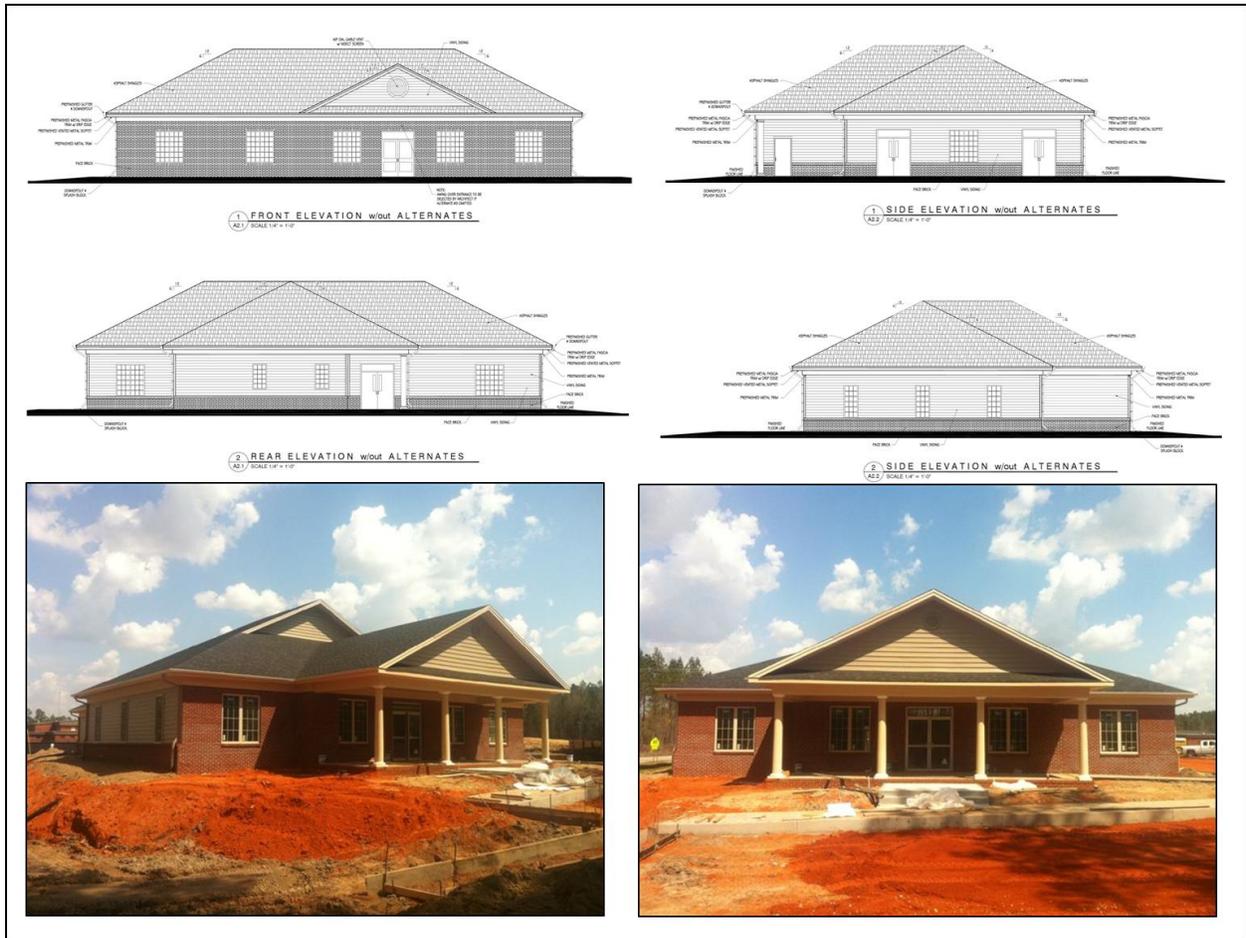
GR (General Residential) Development Standards for non-residential development are as follows:

Setbacks:

- Oswego Hwy. – 22.5 ft.
- Salterstown Rd. – 25 ft.
- Interior Side – 25 ft.
- Rear – 50 ft.

Maximum Impervious Surface Ratio: 45%

Maximum Height – 45 ft.



Shown Above: Proposed building elevations with photographs of the R.E. Davis Community Center at the corner of E. Brewington Rd. & Eastern School Rd. The Salterstown Community center will be constructed in the same design and with the same building materials as shown above to include brick and vinyl siding.

III. HIGHWAY CORRIDOR PROTECTION DISTRICT

Proposed designs must conform to Article 3, Section V: Highway Corridor Protection District, sections 3.v.3 and 3.v.4 of the Sumter County Zoning & Development Standards Ordinance.

3.v.3. General Standards: *Persons wishing to develop residential subdivisions, commercial or industrial projects within the Highway Corridor District shall comply with the standards as follows:*

- a. *Development and dimensional standards of the primary zoning district shall be applicable;*
- b. *The siting and orientation of commercial and industrial buildings and structure on a lot should front and be parallel to the street or highway providing primary accesses thereto, existing lot configuration notwithstanding;*
- c. *Where feasible, off-street parking should be located in the rear yard area of commercial or industrial projects, or screened by vegetation or berms, if located in the front or side yard area in addition to any other requirements in 8.j.3.k;*
- d. *Outdoor sales lots and open storage areas of commercial or industrial projects shall not be permitted, unless adequately screened or removed from public view; Car dealerships and mobile home sales lots are expressly excluded from this provision, but nevertheless shall meet all requirements for landscaping and buffering as set forth in Article 8, Section D.*
- e. *Curb cuts should be not less than 1,000 foot intervals, where feasible*

As shown on the previous page, the proposed development complies with the dimensional standards of the primary zoning district. Additionally, the building has been oriented towards Salterstown Rd. due to environmental constraints. Because of existing development on the site and because this project is a rebuild of an existing site where elements such as existing playground equipment are to remain undisturbed, parking has been placed between the building and the Salterstown Rd. street frontage. The landscape plan has been developed to provide the required evergreen shrubbery and canopy trees around the proposed parking lot in addition to foundation plantings along the front and exterior sides of the building.

The existing curb cut along the highway corridor frontage – Oswego Hwy. – is being abandoned and closed so that primary access to the parking lot will only be from Salterstown Rd. at a location that meets S.C. DOT Arms Manual Standards.

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 (sic) 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.*
- 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.*

As shown in the graphic on page 3 of this report, not more than 60% of the structures façade facing the street will be of glass or reflective material. Although less than 80% of the structure is comprised of approved materials, the Planning Commission may approve an alternate material. The proposed structure is to be constructed of a combination of brick with vinyl siding and architectural shingles. The proposed roof pitch is in keeping with the more traditional residential

patterns of development in this area and does not give the appearance of a more contemporary commercial structure. The proposed materials are as follows:

- Brick – Palmetto Brick Company – Cardinal Vertex Modular
- Vinyl Siding – Charleston Beaded Collection by Majestic Home Exteriors – main siding to be Pebblestone Clay with accent colors around the doors and windows to be Sandstone.
- Columns – Pebblestone Clay to match the main exterior siding
- Exterior Doors – Sandstone to match the trim color around the windows
- Windows to give the appearance of double-hung 9 over 9 light sash configuration

IV. STAFF RECOMMENDATION

Based on meeting the minimum development standards in conjunction with landscape plan and existing pattern/style of development in proximity to the site, Staff recommends approval for HCPD-12-05.

V. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve HCPD-12-05, 1025 Oswego Hwy. – Salterstown Community Center (County) subject to staff's recommendation and the submitted civil plans, landscape plans and building elevations titled, "Salterstown Community Center 1025 Highway 401 Sumter County, South Carolina," prepared by Jackson & Sims Architects and Jones & VanPatten, LLC Civil Engineers dated December 2011, revised March 15, 2012; sheets C1 through C-6; A2.1 through A2.4, and the landscape plan.

VI. PLANNING COMMISSION – MARCH 28, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, March 28, 2012, approved this request subject to staff's recommendation and the submitted civil plans, landscape plans and building elevations titled, "Salterstown Community Center 1025 Highway 401 Sumter County, South Carolina," prepared by Jackson & Sims Architects and Jones & VanPatten, LLC Civil Engineers dated December 2011, revised March 15, 2012; sheets C1 through C-6; A2.1 through A2.4, and the landscape plan.