

# Sumter City-County Planning Commission

March 28, 2012

## MSP-12-08/HCPD-12-06, N. Pike West & Farmers Telephone Rd. – SCE&G Gas Operations Center (City)

### I. THE REQUEST

**Applicant:** Keith Clarke, AIA

**Status of the Applicant:** Project Architect for SCE& G

**Request:** Major site plan approval and Highway Corridor Protection District Design Review approval for construction of a 15,831 sq. ft. SCE&G gas operations facility with parking, stormwater management, and associated landscaping to be located at the corner of N. Pike West and Farmers Telephone Rd.

**Location:** N. Pike West & Farmers Telephone Rd.

**Size of Property:** +/- 5.31 acres

**Present Use:** Undeveloped

**Zoning:** Light Industrial-Warehouse (LI-W)

**Proposed Use:** SCE&G Gas Operations Center

**Tax Map Reference:** 230-00-01-077

### II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct a 15,834 sq. ft. office/warehouse/maintenance facility in order to relocate the gas operations facility in Sumter. The proposed building will serve as an office building for the SCE&G gas crew, warehouse for gas line construction and covered parking area for working on trucks and equipment.

The +/-5.31 acre parcel is irregularly shaped with approximately 155 ft. of





### **III. SITE PLAN REVIEW**

#### ***Site Layout:***

The applicant has submitted civil, landscape and architectural plans titled, “SCE&G Gas Operations Facility (SGO) Sumter, South Carolina,” prepared by MCA Architecture and Heritage Engineering, dated 2/14/12, sheets C-1 through C-4 and AS-101, AS-102, AS-501, AL-101, AL-102, A-101, A-201, and A-202.

Submitted plans include the following sheets:

- Site Survey
- Existing Site and Demo Plan (C-1)
- Layout Plan (C-2)
- Grading & Drainage Plan (C-3)
- Utility Plan (C-4)
- Architectural Site Plan (AS-101)
- Dumpster Screen Wall Plans (AS-201)
- Dumpster Screen Wall Elevations and Details (AS-501)
- Landscape Plan (AL-101)
- Tree Protection Plan (AL-102)
- Floor Plans (A-101)
- Exterior Elevations (A-201 & A-202)

The following sheets have been attached to this report: C-1, C-2, and AL-101.

#### ***Setbacks & Bufferyards:***

- N. Pike West – 100’ with 10’ landscape buffer at street front
- Farmers Telephone Rd. – 17.5’ with 10’ landscape buffer at street front
- Interior Side – 15’
- Rear – 25’

Maximum Building Height: 60’

Maximum Impervious Surface Ratio for the LI-W zoning district is 80%

Based on review of the submitted civil plans, the site meets overall development standards as required by the Zoning & Development Standards Ordinance.

#### ***Landscaping & Tree Protection Plan:***

A tree protection plan and landscape plan has been submitted. The applicant has submitted a landscape plan that addresses landscaping for the new parking area, foundation plantings, tree preservation, as well as street front buffering and fence screening.



**Shown Above:** the black dotted line surrounding the landscaping on Farmers Telephone Rd. and N. Pike West is a simulated wrought iron fence.

The overall plan calls for the following:

- Willow Oak – 2” Caliper Minimum – Qty. 20
- October Glory Maples – 2” Minimum Caliper – Qty. 14
- Bald Cypress – 10’-12’ in Height – Qty. 8
- Crepe Myrtle Watermelon – Multi-stem 10’12’ in Height – Qty. 14
- Mondo Grass – 4” pot – Qty. 300
- Carissa Holly – 3 Gallon – Qty. 16
- Knockout Roses – 3 Gallon – Qty. 50
- D. Burford Holly – 3 gallon – Qty. 30
- Ligustrum Recurve – 3 Gallon – Qty. 6
- Cleyera – 10 Gallon – Qty. 16
- Bermuda Sod
- Hydroseeding
- Mulch in planting beds

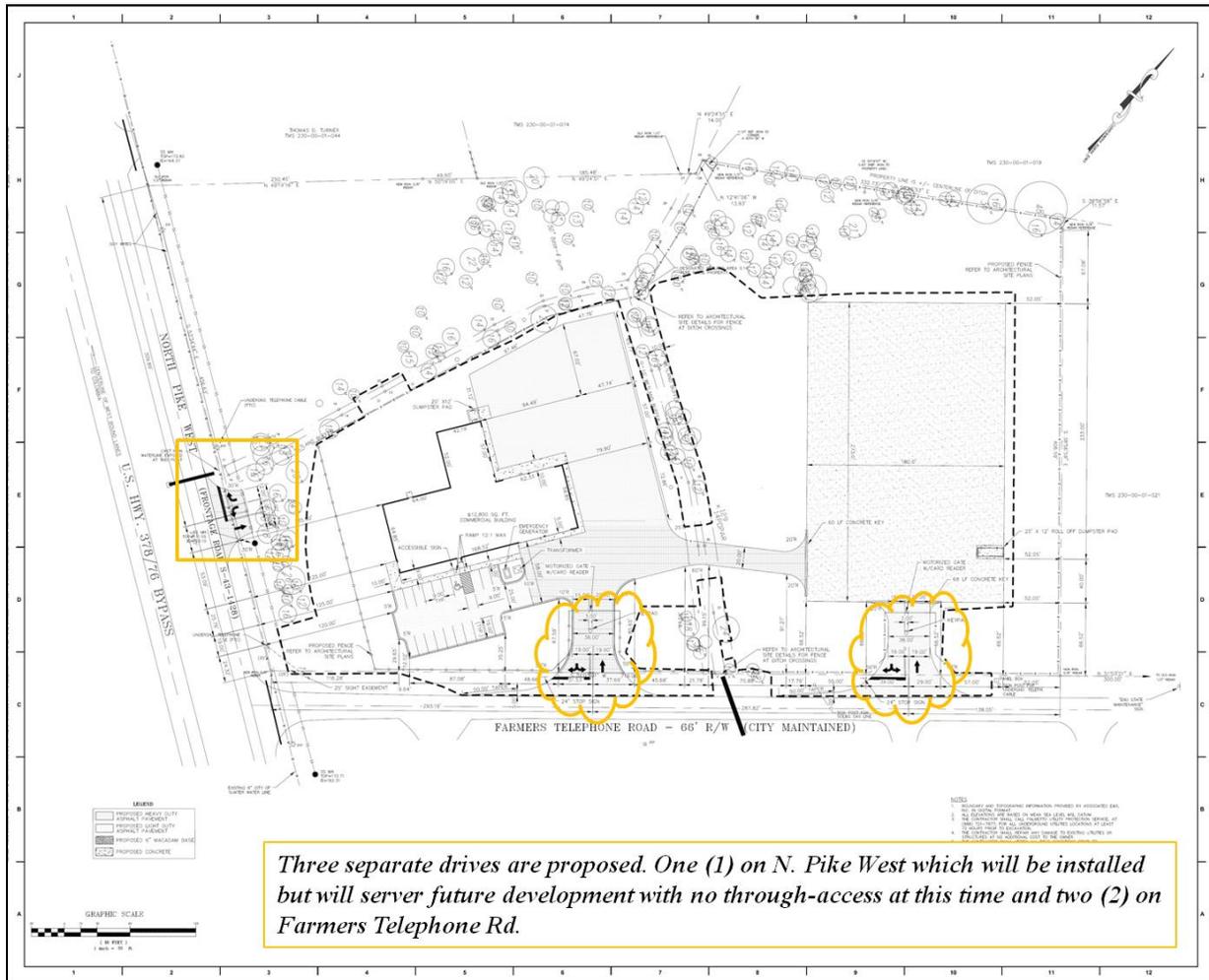
All trees including the Crepe Myrtle and Bald Cypress must have a minimum 2” caliper at time of planting.

**Parking Plan:**

As per the requirements found in Article 8, Exhibit 23, the parking requirement for this use is 1 space for every 500 sq. ft. of gross floor area. Based upon the amount of office space, warehouse space and garage area, a total of 15 parking spaces are required. The submitted plans make accommodation for 19 regular parking spaces and one (1) handicap van accessible space. The proposed parking plan meets ordinance standards.

**Traffic Impact Analysis and Access Management Review:**

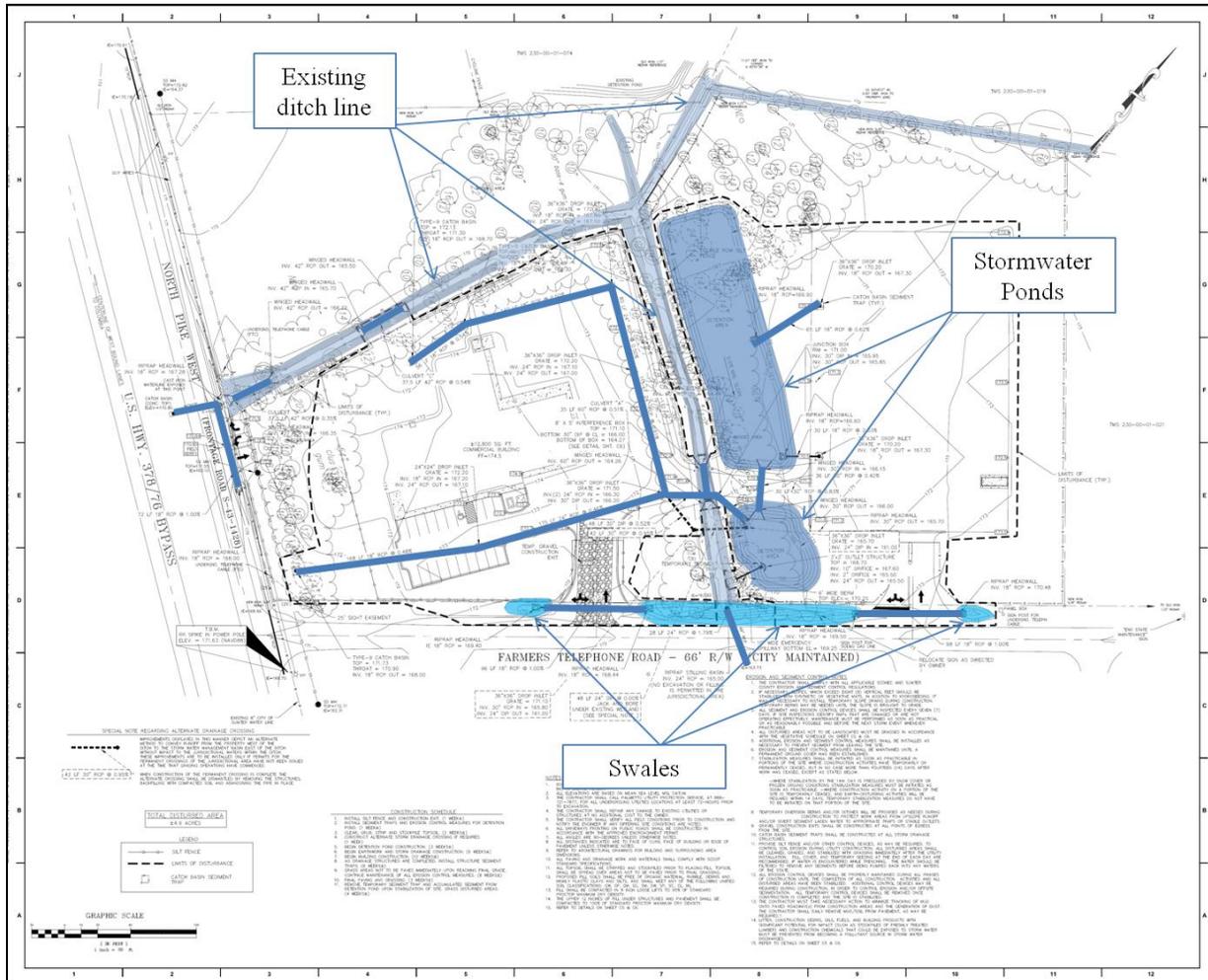
This project does not meet the threshold requirements for a formal traffic study. Three access drives are proposed for the site as shown in the graphic below.



Based on review by the Senior Transportation Planner and City Engineering, the access meets standards for spacing, throat length, width and turning radii. In addition, the drives meet corner clearance in accordance with the SC DOT ARMS Manual. The proposed development will not adversely impact the level of service on N. Pike West or Farmers Telephone Rd.

## Stormwater Management:

The site currently has two ditch lines as well as wetlands. The proposed stormwater management plan, as shown below, has been designed to utilize the natural features on-site in addition to two retention areas, swales along Farmers Telephone Rd. adjacent to the access drives and piping.



Currently stormwater plans are under review and will be subject to a wetlands jurisdictional determination by the US Army Corps of Engineers (USACE)—SCE&G's Environmental Department is working with the USACE to obtain jurisdictional determination. Site work cannot commence until USACE and Stormwater approval are granted.

## Utilities:

**Fire:** A fire hydrant is in proximity to the site.

**Water & Sewer:** This will be served by City Sewer and Water.

#### IV. HIGHWAY CORRIDOR PROTECTION DISTRICT

Proposed designs must conform to Section 3.t.4 of the 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 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.

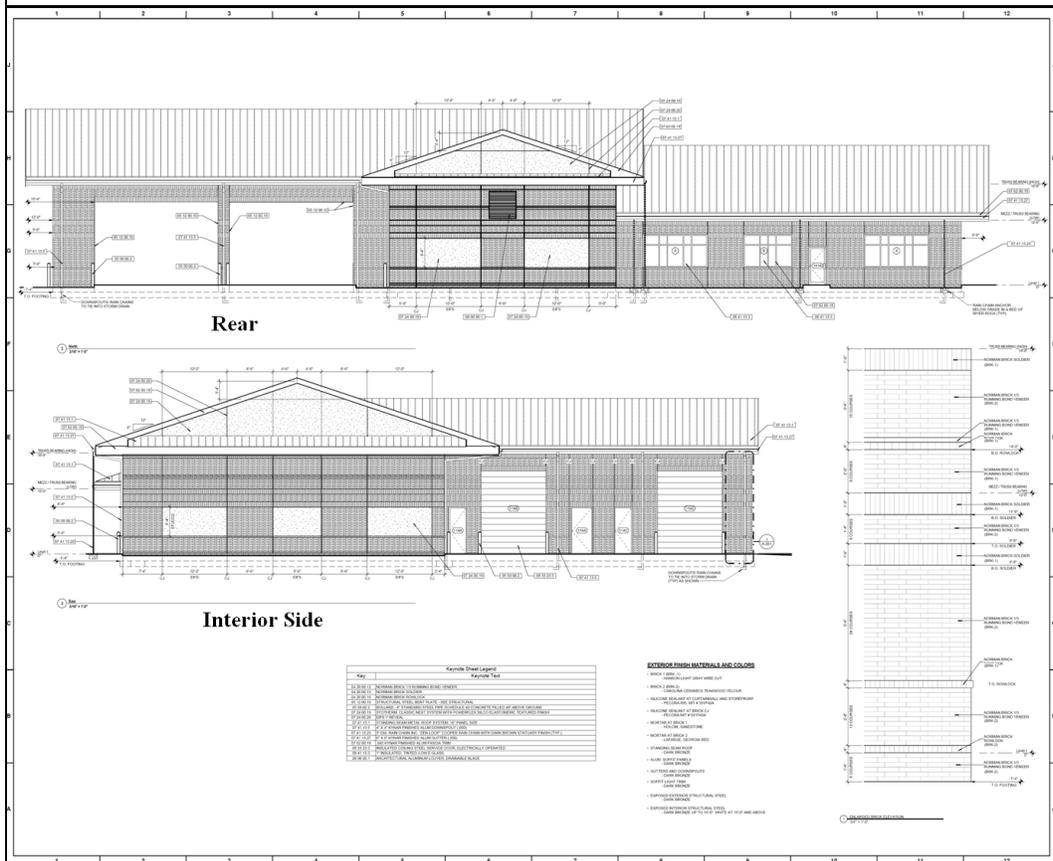
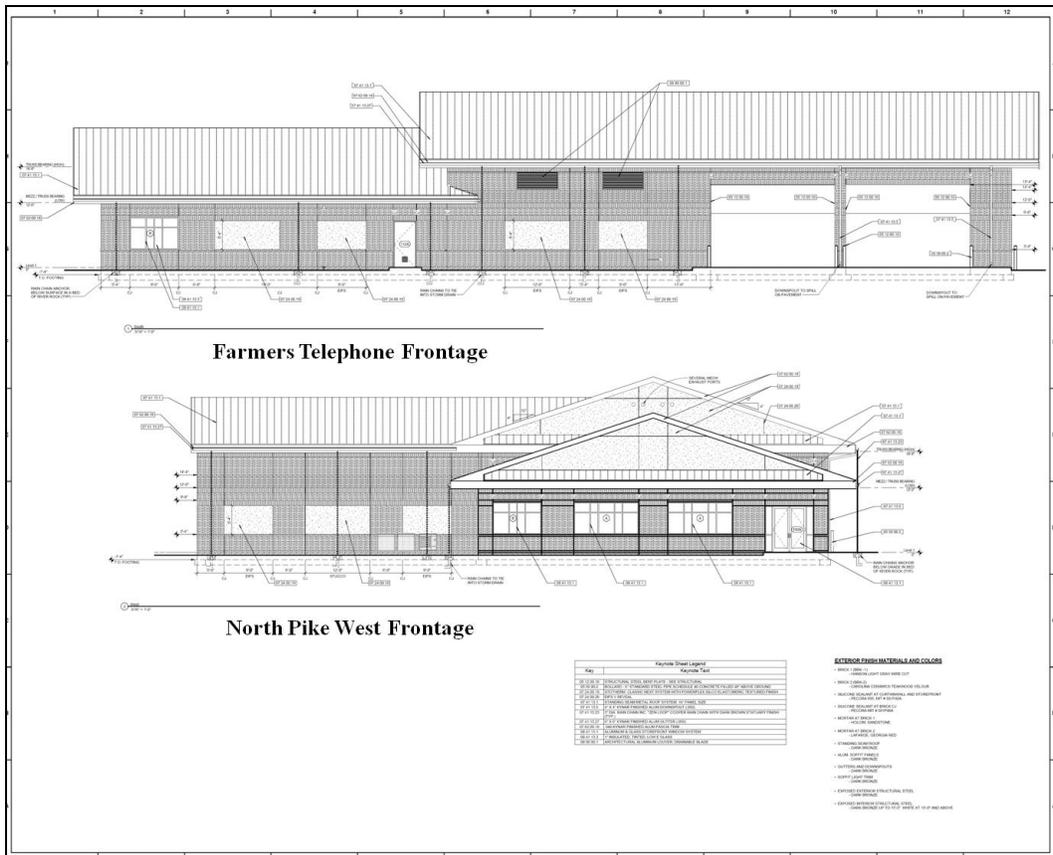
- b. *Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;*

This is new construction.

- 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. Building sides clearly visible from street or public view shall be constructed of above mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

The proposed structure is to be constructed of the following:

- Brick 1 - Hanson Light Gray Wire Cut Brick
- Brick 2 – Carolina Ceramics Teakwood Velour
- Silicone sealant at curtainwall and storefront – Pecora 895, MIT #591P40A
- Silicone sealant at brick CJ – Pecora MIT # 591P40A
- Mortar at Brick 1 – Holcim, Sandstone
- Mortar at Brick 2 – Lafarfe, Georgia Red
- Standing Seam Roof – Dark Bronze
- Aluminum Soffit Panels – Dark Bronze
- Gutters and Downspouts – Dark Bronze
- Soffit Light Trim – Dark Bronze
- Exposed Exterior Structural Steel – Dark Bronze
- Exposed Interior Structural Steel – Dark Bronze up to 15’-0”. White at 15’-0” and above.





- d. Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.);

No signage has been indicated at this time. Freestanding signage must conform to LI-W standards and must be reviewed under separate application.

- e. The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.

A landscape plan has been submitted that addresses canopy trees, understory trees and evergreen shrubbery and buffering.

- f. All proposed fences and / or walls proposed for the front and / or side yards shall be reviewed as part of the Highway Corridor Design Approval Request.

Street front fencing on N. Pike West and along Farmers Telephone Rd. in the vicinity of the main building is to be constructed of simulated wrought iron as depicted in the rendering above. All additional fencing that is not constructed of brick will be traditional chain link security fencing and will not be visible from the N. Pike West frontage or is screened by vegetation as shown on the landscape plan.

**V. TECHNICAL REVIEW MEETING – March 13, 2012**

There are no outstanding issues from Technical Review.

**VI. STAFF RECOMMENDATION**

Staff recommends approval for MSP-12-08 and HCPD-12-06 as submitted.

**VII. DRAFT MOTION**

*Motion #1:*

I move that the Sumter City-County Planning Commission approve MSP-12-08/HCPD-12-06 based on the submitted civil, landscape and architectural plans titled, “SCE&G Gas Operations Facility (SGO) Sumter, South Carolina,” prepared by MCA Architecture and Heritage Engineering, dated 2/14/12, sheets C-1 through C-4 and AS-101, AS-102, AS-501, AL-101, AL-102, A-101, A-201, and A-202.

**VIII. PLANNING COMMISSION – MARCH 28, 2012**

The Sumter City-County Planning Commission at its meeting on Wednesday, March 28, 2012, voted to approve MSP-12-08/HCPD-12-06 based on the submitted civil, landscape and architectural plans titled, “SCE&G Gas Operations Facility (SGO) Sumter, South Carolina,” prepared by MCA Architecture and Heritage Engineering, dated 2/14/12, sheets C-1 through C-4 and AS-101, AS-102, AS-501, AL-101, AL-102, A-101, A-201, and A-202.