

Sumter City-County Planning Commission

March 28, 2012

MSP-12-09/HCPD-12-07, 2542 Broad St. – Scott Will Toyota (City)

I. THE REQUEST

Applicant: Meredith Drakeford, Drakeford Architects

Status of the Applicant: Project Architect

Request: Major site plan approval for the renovation/additions to the existing Toyota Dealership building resulting in a 27,000 sq. ft. structure. Plans include additional paved parking, retrofitting street front buffer landscaping, and closing an existing drive on Wilson Hall Rd.

Location: 2542 Broad St.

Size of Property: +/- 8.07 acres

Present Use: Car Dealership with Body Shop & Auto Service Center

Zoning: General Commercial (GC)

Proposed Use: Car Dealership with Body Shop & Auto Service Center

Tax Map Reference: 203-08-01-007 & 203-08-01-008

II. BACKGROUND

The Applicant is requesting Major Site Plan approval and Highway Corridor Protection District Design Review Approval to create a 27,000 sq. ft. Toyota Dealership building with service center in the area indicated in the graphic to the right.

The +/-8.07 acre tract is comprised of two separate parcels. The regularly shaped tract has approximately 500 ft. of frontage along Broad St. and approximately 600 ft. of frontage on Wilson Hall Rd. The site was originally developed in the 1960s with major improvements throughout the 1980s. As currently configured, the property is host to four separate structures with about 49,375 sq. ft. of gross floor area—the proposed addition/renovation will result in a total floor area of



of 27,000 sq. ft. of gross floor area.

around 57,425 sq. ft. of combined floor area spread out across two dealerships and a collision repair center. The site is non-conforming with respect to landscaping and buffering. The proposed addition will result in site upgrade requirements including implementation of street front buffering/landscaping along Broad St. and Wilson Hall Rd.



Land Use & Zoning Compatibility:

As shown in the 2030 Land Use Plan map to the left, the property is influenced by the Suburban Development (SD) and Priority Commercial Corridor land use areas. Currently the property is zoned General Commercial (GC)

The intent of the General Commercial zoning district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the

environment from potentially objectionable uses.

Priority Commercial Corridors focus on existing corridors across the community. Priority Corridor locations are designated for protection against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. Design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.

The following table details the adjacent properties zoning and land use designations, as well as their compatibility to the proposed project.

	Zoning	2030 Land Use Designation	Type of Uses	Compatible w/ proposed use
North	GC	SD/PCC	Broad St./Retail Strip Center & Hotel	Yes
South	GC	SD	Plumbing Supply Business	Yes
East	GC/R-15	SD/PCC	Wilson Hall Rd./Hotel & School District offices	Yes
West	GC	SD/PCC	Automotive Dealership	Yes

*GC = General Commercial, R-15 = Residential-15; SD = Suburban Development; PCC = Priority Commercial Corridor

Based on the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, with implementation of proposed site upgrades, this use is compatible with the plan.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted the following plans:

Civil plans titled, “Scott Will Toyota of Sumter 2542 Broad Street,” Sheet 1 of 3 through 3 of 3, dated March 6, 2012; prepared by BurnsRobinson Civil Engineering.

Building elevations titled, “Scott Will Toyota of Sumter,” Sheet A05.00, dated March 2, 2012; prepared by Gensler Toyota Image USA II.

Submitted plans include the following sheets:

- Existing conditions (1 of 3)
- Proposed Site Plan (2 of 3)
- Proposed Landscape Plan (3 of 3)
- Exterior Elevations (A05.00)
- Exterior color rendering

The following sheets have been attached to this report: 2 of 3 and 3 of 3.

Setbacks & Bufferyards:

- Broad St. – 45’ with retrofitting with 5’ landscape buffer at street front
- Wilson Hall Rd. – established and retrofitting with landscaping at entrances
- Interior Side – 0’
- Rear 20’

Maximum Building Height: 60’

Maximum Impervious Surface Ratio for the GC zoning district is 92%

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

Landscaping & Tree Protection Plan:

There are no trees or existing landscaping currently on site. The applicant has submitted a landscape plan that addresses landscaping for the new parking area as well as street front buffering.

The overall plan calls for the following:

- Willow Oak – 2” Caliper Minimum – Qty. 17
- Yaupon Holly – 3 gallon minimum – Qty. 107
- Parsonia Juniper – 3 Gallon Minimum – Qty. 20
- Ligustrum – 3 Gallon Minimum – Qty. 19
- Centipede Sod



The Landscape plan depicted above shows the areas proposed for planting. The red dotted line indicates proposed/existing chain link security fencing for the Collision Shop/towing holding areas while the orange dotted line indicates the traditional 3 1/2ft. tall white pipe fencing commonly seen around car display areas at dealerships.

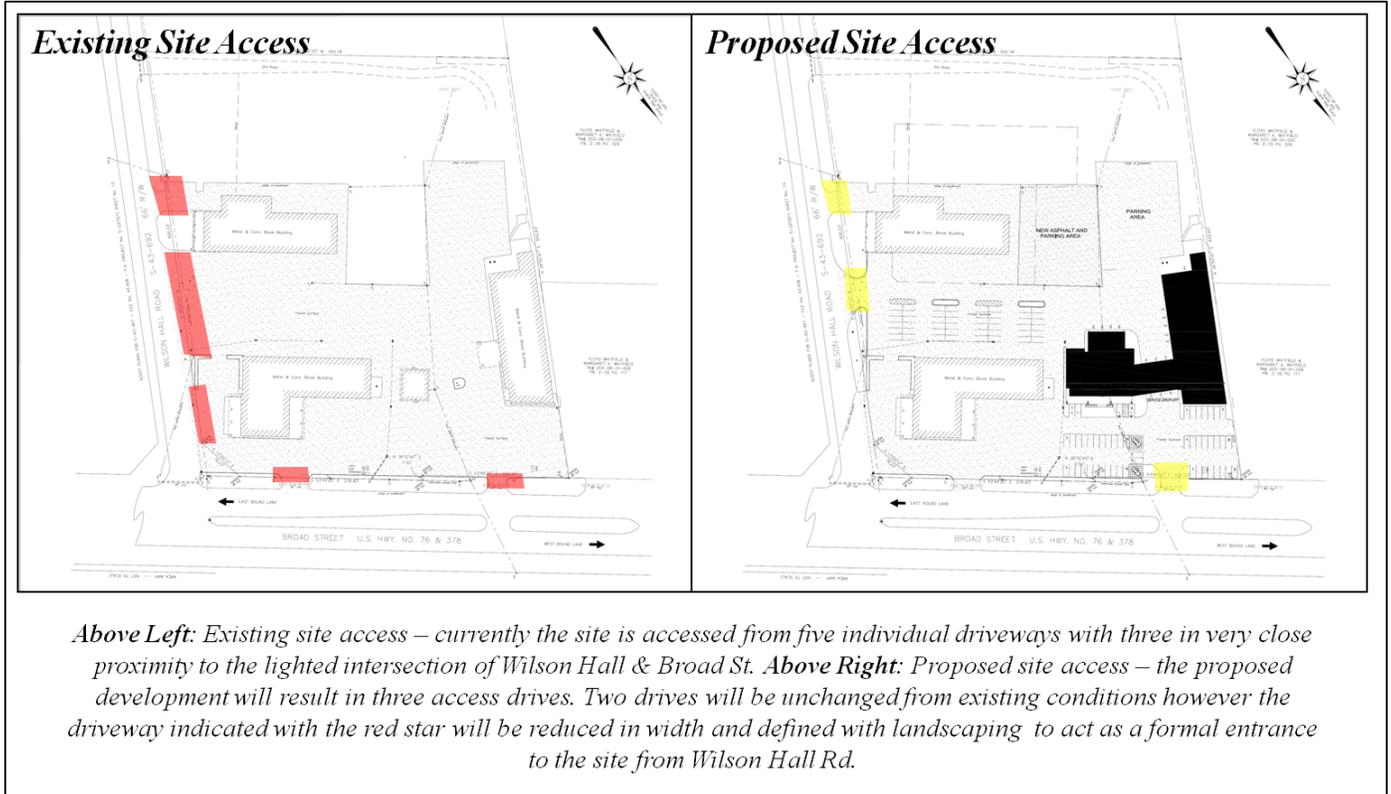
Parking Plan:

As per the requirements found in Article 8, Exhibit 23, the parking requirement for auto dealers are 1 space for every 350 sq. ft. of gross floor area. Based on a combined gross floor area of 57,425 sq. ft. the development would be required to have 165 parking spaces. However, because the site is non-conforming with respect to the number of parking spaces and has not been subject to discontinuance as stipulated in Article 6 of the Ordinance, only the required number of spaces based on the size of the newly renovated building will be provided, bringing the site into proportional compliance.

The submitted plans make accommodation for 59 additional parking spaces beyond the existing customer parking.

Traffic Impact Analysis and Access Management Review:

This project does not meet the threshold requirements for a formal traffic study. Access to the site is pre-established, however one access on Wilson Hall Rd. and one access drive on Broad St. will be closed for safety purposes as indicated in the graphic below.



Stormwater Management:

Existing stormwater management will be unchanged from the current conditions. This project did not meet threshold requirements to implement new stormwater management facilities and none are proposed as part of the development plan.

Utilities:

Fire: A fire hydrant will be required to be added to the site per the Sumter Fire Inspector..

Water & Sewer: This site is already 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 a proposed major renovation that will completely alter the exterior appearance and materials of the existing structures.

- 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.*

This project is a major renovation and addition to an established site that was initially developed prior to the enactment of the Highway Corridor Protection District. As shown in rendering to the right, the new building façade will be the standard Toyota dealership imaging currently employed by Toyota USA. Although the proposed new structure is not constructed of brick, stone masonry or stucco, it is compatible with the district and not dissimilar from other new/renovated structures in the vicinity.



- 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 additional freestanding signage has been proposed for this project. All building signage must receive separate permits and meet the size standards for the General Commercial (GC) district.

- 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 in the areas designated for retrofitting with street front 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.*

Chain link fence already exists on site. The landscape plan has been designed to obscure the fencing along the Wilson Hall Rd. frontage. No chain link fencing will be visible from the Broad St. frontage.

V. TECHNICAL REVIEW MEETING – March 13, 2012

There are no outstanding issues from Technical Review.

VI. STAFF RECOMMENDATION

Staff recommends approval for MSP-12-09 and HCPD-12-07. Steps have been taken to retrofit the site with necessary landscaping while bringing the project into compliance with highway corridor standards where possible.

VII. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-12-09/HCPD-12-07, 2542 Broad St. – Scott Will Toyota (City) subject to staff’s recommendation and the submitted civil and landscape plans titled, “Scott Will Toyota of Sumter 2542 Broad Street,” Sheet 1 of 3 through 3 of 3, dated March 6, 2012; prepared by BurnsRobinson Civil Engineering. And building elevations titled, “Scott Will Toyota of Sumter,” Sheet A05.00, dated March 2, 2012; prepared by Gensler Toyota Image USA II.

VIII. PLANNING COMMISSION – MARCH 28, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, March 28, 2012, voted to approve MSP-12-09/HCPD-12-07, 2542 Broad St. – Scott Will Toyota (City) subject to staff’s recommendation and the submitted civil and landscape plans titled, “Scott Will Toyota of Sumter 2542 Broad Street,” Sheet 1 of 3 through 3 of 3, dated March 6, 2012; prepared by BurnsRobinson Civil Engineering. And building elevations titled, “Scott Will Toyota of Sumter,” Sheet A05.00, dated March 2, 2012; prepared by Gensler Toyota Image USA II. It was clarified at the meeting that the applicant plans to use all 5 existing driveways.