

Sumter City-County Planning Commission

February 24, 2021

MSP-18-02 (REV 3) /HCPD-21-05 – 3290 Broad Street – The Retreat at Sumter Apartment Complex, Phase 3 (City)

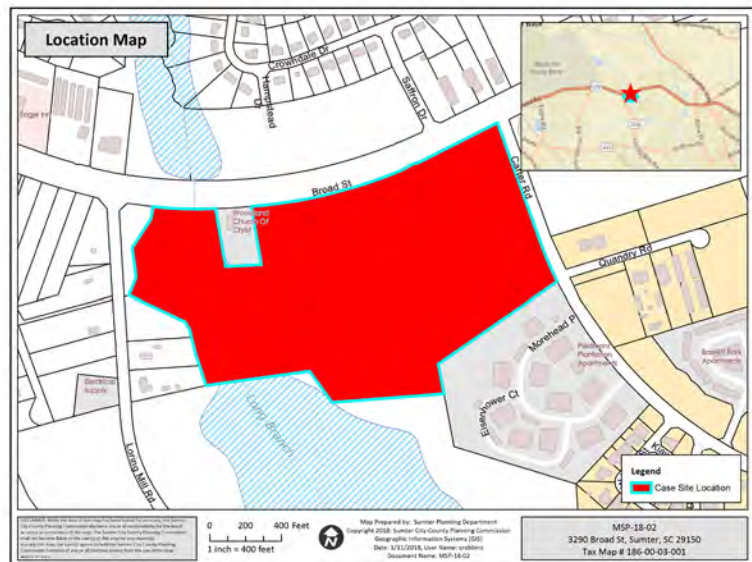
I. THE REQUEST

- Applicant:** Berkley Hall Construction, LLC
- Status of the Applicant:** Developer / Property Owner
- Request:** Request for Major Site Plan and Highway Corridor Protection District Design Review approval for a 96-unit addition to an existing multi-family apartment development containing 4 three-story buildings totaling 41,332 sf. Including the previously approved phases, the complex will contain 480 units in 20 three-story buildings totaling 215,351 sf.
- Location:** 3290 Broad Street
- Size of Development:** 45.43 acres
- Present Use/Zoning:** Vacant. Zoning: General Commercial (GC) with Highway Corridor Protection District (HCPD) Overlay.
- Proposed Use of Property:** Suburban multi-family apartment development.
- Tax Map Reference:** 186-00-03-001; 186-00-03-030

II. BACKGROUND

The Applicant, Berkley Hall Construction, LLC, proposes to construct a 96-unit expansion to the previously approved and developed multi-family residential apartment project at 3290 Broad Street (The Retreat at Sumter). The site of the proposed expansion is on Carter Rd south of the intersection of Carter Rd and Broad St.

The specific portion of the site proposed for this phase of development is 4.9 acres in size, undeveloped, and zoned General Commercial (GC).



Located to the west of the subject parcel is the existing “Retreat at Sumter” multifamily housing development. To the south is Piedmont Plantation Apartments, to the east is Carter Rd, and to the north is an undeveloped General Commercial (GC) parcel.

The proposed 96-unit expansion of the apartment development will consist of 4 separate apartment buildings providing a mix of 42 1-BR and 48 2-BR units. Additionally, there are 2 separate garage buildings proposed which will provide 12 total garage spaces. On-site amenities that are part of the existing development include a community clubhouse with a fitness center, business center, game room, club, room, offices, mail receptacles, and a covered porch. Other site amenities include two pools, a volleyball court, a playground, and a sports court. Exterior to the buildings are grassed open space areas as well as an internal network of sidewalks providing residents with interconnected access throughout the site.

Suburban multifamily apartments are identified as a conditional use within the *City of Sumter Zoning and Development Standards Ordinance*. A staff level conditional use approval (CU-17-38) was issued on December 13, 2017 covering the original phase of development. However, a new conditional use application is required for this proposed expansion and will be a condition of this site plan approval.

Comprehensive Plan & Zoning Compatibility:

The Sumter 2040 Comprehensive Plan designates this parcel as being within the Suburban Development area. The Comprehensive Plan encourages a mix of residential types and densities, including multi-family projects at a desired density of 12-18 units per acre. The plan also recommends incorporation of passive and active open space developed through the conservation design process, pedestrian connectivity with sidewalks and trails, and integration of non-residential components such as institutional, employment, and commercial along with residential in larger projects.

The proposed apartment development is classified as suburban multi-family apartments within the *City of Sumter Zoning and Development Standards Ordinance*. Because this project is part of a larger development containing a total of 480 units across 45.43 acres, the entire development’s density was evaluated for the purpose of comprehensive plan consistency. That overall density is 10.5 units per acre.

Based on the goals, policies and objectives set forth in the Sumter 2040 Comprehensive Plan and General Commercial (GC) zoning designation, implementation of the proposed development is compatible with the plan and surrounding uses.

Environmental:

A portion of the site is influenced by the AE floodplain as shown on FEMA FIRM Panel 45085C0283D with an Effective Date of February 16, 2007. Jurisdictional wetlands are also present within a portion of the site. However, all development is occurring outside the limits of floodplain and jurisdictional wetlands.

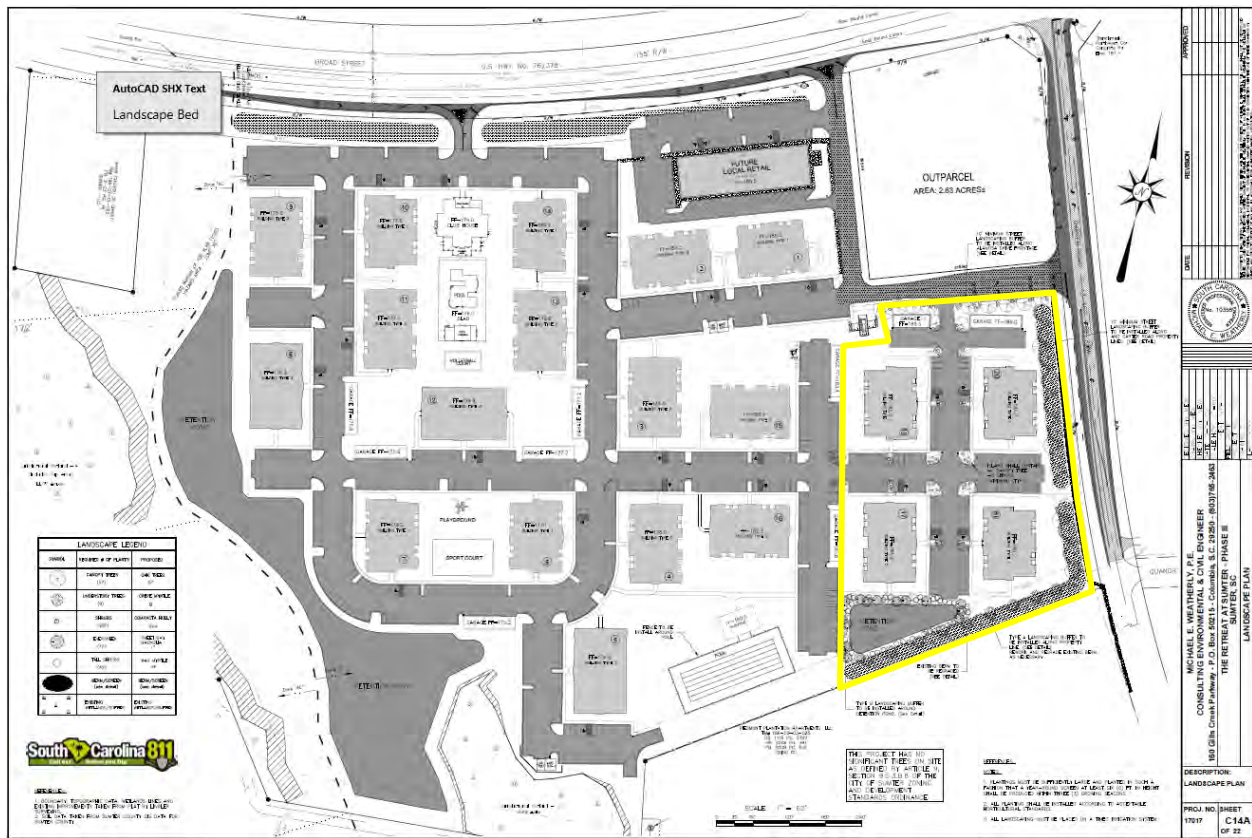
III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a set of civil and landscape plans titled, “The Retreat at Sumter – Phase III, Sumter, SC” prepared by Consulting Environmental & Civil Engineer, Michael E. Weatherly, P.E., dated December 4, 2017 and updated February 15, 2021. Additionally, typical

elevations prepared by Planworx Collaborative, PLLC, dated January 10, 2018, have been submitted for review.

**Retreat at Sumter, Full Site Plan, including Phases 1-3,
with Proposed Phase 3 Highlighted in Yellow**



Copies of the Site Plan (C3A), Landscape Plan (C14A), and Elevation Renderings have been included in this packet for review.

Site development will adhere to the General Commercial (GC) zoning district standards, subject to the specific conditional use review criteria outlined in *Article 5, Section 5.b.1 of the City of Sumter Zoning and Development Standards Ordinance* and the development standards found in *Exhibit 3-6 Development Standards for Residential Uses in Commercial Districts*. Based upon staff review, the proposed development meets the following minimum standards and development criteria:

- Setbacks:
 - Front, from all streets – 50 ft.
 - Side – 50 ft.
 - Rear – 50 ft.
- Maximum Building Height – 45 ft.
- Maximum Impervious Surface – 92%
- Maximum Density (units per gross acre): 16
- Open Space – 25% of project area

Retreat at Sumter, Phase 3 Area of Disturbance



Open Space / Recreation / Amenities:

Much of the site is preserved as open space area. An internal network of sidewalks and connection to sidewalks installed on Carter Rd. provide residents with access to green spaces and the development's recreation and leisure amenities mentioned previously in this staff report.

Parking Plan:

Based upon the criteria found in *Article 8, Section 8.i.3.n of the Sumter City Zoning and Development Standards Ordinance*, suburban multi-family apartments must provide a minimum of 1.5 spaces per 1 BR unit, and 2 parking spaces per 2+ BR units. A minimum of 2% of the total parking spaces must also be designated as ADA-compliant. All parking will be located interior to the site. The parking areas are proposed to be asphalt, with curb and gutter.

Submitted parking plans for Phase 3 show the following (Full Site parking in parentheses):

- 106 regular 9 ft. x 19 ft. parking spaces (831)
- 12 garage parking spaces (61)
- 5 ADA parking spaces (22)








A minimum of 885 total spaces are required. The applicant proposes 914 total spaces. The proposed parking lot plan exceeds the minimum number of parking spaces required by Ordinance, and complies with minimum ADA-compliant space requirements.

Landscape & Tree Protection Plan:

The submitted landscape plan is based upon the requirements of *Article 9* and makes accommodation for irrigated and mulched landscaping. Landscaping along the perimeter of the property, landscaping around the stormwater management pond, and landscaping within internal site and parking areas meet minimum standards. A sloped landscaped berm 4-feet in height will be utilized along the Carter Rd. frontage of the site along with required landscaping plants.

The portion of the site to be developed is an unmanaged open field, with no mature trees. The landscape plan indicates that there are no significant or historic trees on the site, as defined by the Ordinance.

The landscape plan is attached to this report for reference. The table to the right details the species, number, and minimum planting size for all proposed plantings.

LANDSCAPE LEGEND		
SYMBOL	REQUIRED # OF PLANTS	PROPOSED
	CANOPY TREES (57)	OAK TREES 57
	UNDERSTORY TREES (9)	CREPE MYRTLE 9
	SHRUBS (290)	COMPACTA HOLLY 294
	EVERGREEN (17)	SWEET BAY MAGNOLIA 17
	TALL SHRUBS (42)	WAX MYRTLE 44
	BERM/SCREEN (see detail)	BERM/SCREEN (see detail)
	EXISTING WETLANDS/BUFFER	EXISTING WETLANDS/BUFFER

Traffic Impact Analysis & Access Management:

The site for Phase 3 has approximately 500 linear feet of frontage along Carter Road. This portion of Carter Road is classified as a major collector and has a 2019 AADT of 4,400, based on count station #577.

The original Traffic Impact Analysis (TIS) studied a full build out scenario for the entire site of 336 apartments, as well as future development that included 15,000 sq. ft. of retail, a 16-position gas/convenience store, and a 60,000 sq. ft. medical office building. The revised site plan includes 480 housing units, and no longer contemplates a medical office building.

The entire site (apartments and future commercial development) is served by one full access private road (Alamosa Dr.) intersecting with Carter Road, and two right-in-right out driveways along Broad Street. No changes to the site access are proposed by this phase of development. The new units proposed for Phase 3 will be connected to the existing development in two locations, one on the parking lot to the south and the second to Alamosa Drive approximately 180 LF west of the intersection of Alamosa Dr. and Carter Rd.

Staff concludes that the proposed site access plan is the most favorable and reasonable access for this site.

Stormwater Management:

This project will construct a primarily dry stormwater detention pond on the southwestern corner of the Phase 3 development site. The stormwater facility is proposed to be fully landscaped with a Type B buffer to the north, east, and west, and a proposed Type A buffer for the site's southern property line incorporated to the south.

Stormwater plans are under review by the City Stormwater Utility. No significant issues are anticipated.

Utilities:

Fire: The proposed structure will require a fire suppression system. Placement of fire hydrants and Fire Department Connections (FDC) are in compliance with regulatory standards. There are no outstanding issues.

Sewer & Water: The City of Sumter is providing sewer and water service. Utility plans have been submitted and reviewed by the Utility Department and conversations with the applicant are on-going. However, there are no outstanding issues that will prevent the City from providing water and sewer services to this site.

Highway Corridor Protection District Design Review:

Proposed designs must conform to Section 3.t.1 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:

- 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. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

The applicant is requesting approval to utilize brick and stone veneer on 60% of the exterior façade, with the remaining building material being HardiBoard fiber cement siding. The roof materials are a mixture of black/gray asphalt architectural shingles and gray metal roofing. A complimentary color scheme of brown, beige, black, gray, and blue is being proposed as shown in the Exterior Material Legend. The existing apartment units, clubhouse, garages, pool house, and maintenance building all utilize similar materials, colors, and architectural design.



The proposed roof pitch is considered complementary and compatible with newer construction of similar type within the City of Sumter. The roof design also has several breaks in the horizontal roofline that enhance the overall visual character of the building.

Apartment Buildings (4 new apartment buildings proposed)



Garages (2 new garage buildings proposed)



Dumpster: A previously approved and constructed trash compactor with enclosure is located behind Building #5, and will serve the additional units in Phase 3.

Signage: No new signs are proposed for this phase of the development.

Mailbox Placement: All mailboxes serving the addresses within the entire Retreat at Sumter development will be placed in the clubhouse building.

IV. TECHNICAL REVIEW

There are no outstanding issues from Technical Review.

V. STAFF RECOMMENDATION

Staff has reviewed the major site plan and recommends approval subject to the stated Conditions of Approval outlined in Exhibit 1.

VI. DRAFT MOTIONS

1. I move that the Sumter City-County Planning Commission approve MSP-18-02 (REV 3) subject to staff's recommendations and proposed conditions of approval, as well as the

preliminary site plans titled, “The Retreat at Sumter – Phase III, Sumter, SC” prepared by Consulting Environmental & Civil Engineer, Michael E. Weatherly, P.E., dated December 4, 2017 and updated February 15, 2021, and typical building elevation renderings titled prepared by Planworx Collaborative, PLLC, dated January 10, 2018.

2. I move that the Sumter City-County Planning Commission deny MSP-18-02 (REV 3).
3. I move that the Sumter City-County Planning Commission enter an alternate motion.

VII. PLANNING COMMISSION – FEBRUARY 24, 2021

Exhibit 1

MSP-18-02 (REV 3)– 3290 Broad Street

Proposed Conditions of Approval

1. **Substantial Conformance** - The property shall be developed in substantial conformance with the preliminary site plan titled, “The Retreat at Sumter – Phase III, Sumter, SC” prepared by Consulting Environmental & Civil Engineer, Michael E. Weatherly, P.E., dated December 4, 2017 and updated February 15, 2021, and typical building elevation renderings titled prepared by Planworx Collaborative, PLLC, dated January 10, 2018.
2. **Final Plans** - Submittal of three (3) full-sized hard copies of final approved plans (with revision dates noted) shall be required prior to issuance of any land disturbance or building permits. Plans must include civil engineered utility plans, grading plans, stormwater plans, and right-of-way encroachment plans.
3. **Recorded Property Combination Plat** – A recorded survey plat showing combination of TMS #186-00-03-001 and 186-00-03-030 shall be provided to the Sumter City-County Planning Department prior to issuance of Land Disturbance permit.
4. **Conditional Use Approval** - A new conditional use approval is required for this project that reflects the current development plans. The conditional use application shall be submitted and approved prior to issuance of Land Disturbance permit.
5. **Stormwater Permits** - City stormwater and NPDES permit approvals shall be obtained prior to issuance of land disturbance permits.
6. **Landscaping Schedule** – All required bufferyard landscaping shall be installed prior to zoning final approval of the first apartment building within Phase 3. Parking lot landscaping shall be installed for each building prior to zoning final approval for the specific building, respectively. All approved landscaping shall be installed prior to zoning final approval for the last apartment building within Phase 4.

Applicant Signature

Date

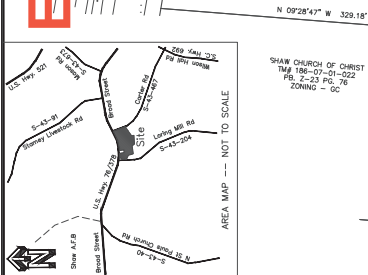
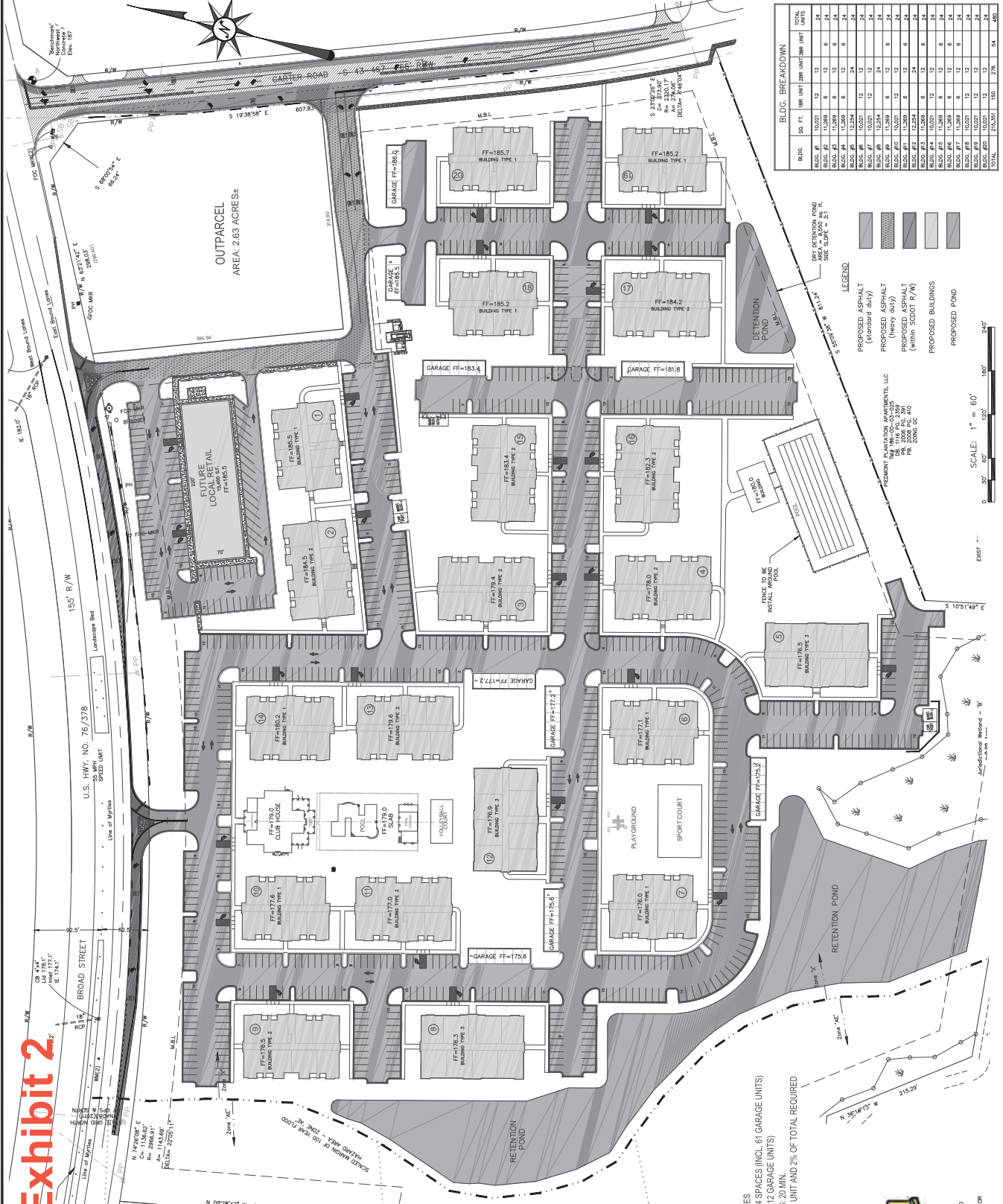


Exhibit 2



BUILDING	SQ. FT.	NO. UNITS	TOTAL UNITS
BUILDING #1	11,289	12	12
BUILDING #2	11,289	12	24
BUILDING #3	11,289	12	36
BUILDING #4	11,289	12	48
BUILDING #5	11,289	12	60
BUILDING #6	11,289	12	72
BUILDING #7	11,289	12	84
BUILDING #8	11,289	12	96
BUILDING #9	11,289	12	108
BUILDING #10	11,289	12	120
BUILDING #11	11,289	12	132
BUILDING #12	11,289	12	144
BUILDING #13	11,289	12	156
BUILDING #14	11,289	12	168
BUILDING #15	11,289	12	180
BUILDING #16	11,289	12	192
BUILDING #17	11,289	12	204
BUILDING #18	11,289	12	216
BUILDING #19	11,289	12	228
BUILDING #20	11,289	12	240
BUILDING #21	11,289	12	252
BUILDING #22	11,289	12	264
BUILDING #23	11,289	12	276
BUILDING #24	11,289	12	288
BUILDING #25	11,289	12	300
BUILDING #26	11,289	12	312
BUILDING #27	11,289	12	324
BUILDING #28	11,289	12	336
BUILDING #29	11,289	12	348
BUILDING #30	11,289	12	360
BUILDING #31	11,289	12	372
BUILDING #32	11,289	12	384
BUILDING #33	11,289	12	396
BUILDING #34	11,289	12	408
BUILDING #35	11,289	12	420
BUILDING #36	11,289	12	432
BUILDING #37	11,289	12	444
BUILDING #38	11,289	12	456
BUILDING #39	11,289	12	468
BUILDING #40	11,289	12	480
BUILDING #41	11,289	12	492
BUILDING #42	11,289	12	504
BUILDING #43	11,289	12	516
BUILDING #44	11,289	12	528
BUILDING #45	11,289	12	540
BUILDING #46	11,289	12	552
BUILDING #47	11,289	12	564
BUILDING #48	11,289	12	576
BUILDING #49	11,289	12	588
BUILDING #50	11,289	12	600

LEGEND

- PROPOSED ASPHALT (standard only)
- PROPOSED ASPHALT (within SCOOT R/W)
- PROPOSED BUILDINGS
- PROPOSED POND

SCALE: 1" = 60'

EXIST ...

SITE INFORMATION

- NO. OF UNITS SHOWN: 60 (PHASE III: 60)
- NO. OF GARAGE SPACES: 128 (PHASE III: 4)
- NO. OF GARAGE BUILDINGS: 9 (PHASE III: 2)
- NO. OF MAINT BUILDINGS: 2
- PARKING PROVIDED FOR APARTMENTS: 885 SPACES
- TOTAL PARKING PROVIDED FOR APARTMENTS: 914 SPACES (INCL. 61 GARAGE UNITS)
- PHASE III PARKING PROVIDED: 128 SPACES (INCL. 12 GARAGE UNITS)
- HANDICAP PARKING PROVIDED FOR APARTMENTS: 20 MIN.
- HANDICAP PARKING REQUIREMENT: 1 SPACE PER UNIT AND 2% OF TOTAL REQUIRED

South Carolina 811

REFERENCES:
 1. BOUNDARY, TOPOGRAPHIC DATA, WETLANDS LINES AND EXISTING IMPROVEMENTS TAKEN FROM PLAT BY UNDERLYING PROJECT.
 2. SOIL DATA TAKEN FROM SUMNER COUNTY GIS DATA FOR SUMNER COUNTY.

Exhibit 3



SYMBOL	REQUIRED # OF PLANTS	PROPOSED
(Symbol: Tree)	CANOPY TREES (57)	OAK TREES 57
(Symbol: Tree)	UNDERSTORY TREES (9)	CROCK HARTLE 9
(Symbol: Tree)	SHRUBS (262)	COMPACTA ITALY 264 MUSCULY 17
(Symbol: Tree)	EVERGREEN (107)	WAX BERTILE 44 BURN/SCHEN (see detail) 44
(Symbol: Tree)	TALL SHRUBS (40)	WAX BERTILE 44
(Symbol: Tree)	BURN/SCHEN (see detail)	BURN/SCHEN (see detail)
(Symbol: Tree)	EXISTING METLANDS/WATER	EXISTING METLANDS/WATER

1. BOUNDARY, TOPOGRAPHIC DATA, METLANDS LINES AND EXISTING IMPROVEMENTS TAKEN FROM PLAT BY UNDERLYING JURISDICTION.
 2. SOIL DATA TAKEN FROM SUMTER COUNTY GIS DATA.
 3. SURVEY DATA.

SEESONES:
 NOTES:
 1. PLANTINGS MUST BE SUFFICIENTLY LARGE AND PLANTED IN SUCH A MANNER THAT A YEAR-ROUND SCREEN AT LEAST SIX (6) FT. IN HEIGHT SHALL BE PROVIDED WITHIN THREE (3) GROWING SEASONS.
 2. PLANTINGS MUST BE INSTALLED ACCORDING TO ACCEPTABLE HORTICULTURAL STANDARDS.
 3. ALL LANDSCAPING MUST BE PLACED ON A TIED IRRIGATION SYSTEM.

THIS PROJECT HAS NO SIGNIFICANT TREES ON SITE AS DEFINED BY ARTICLE 9, SECTION 913.8 OF THE SUDAS ORDINANCE AND DEVELOPMENT STANDARDS ORDINANCE.

SEESONES:
 NOTES:
 1. ALL LANDSCAPING BUFFER TO BE INSTALLED AROUND DETENTION POND (SEE DETAIL).
 2. ALL LANDSCAPING BUFFER TO BE INSTALLED AROUND RETENTION POND (SEE DETAIL).

SEESONES:
 NOTES:
 1. ALL LANDSCAPING BUFFER TO BE INSTALLED AROUND DETENTION POND (SEE DETAIL).
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 2. ALL LANDSCAPING BUFFER TO BE INSTALLED AROUND RETENTION POND (SEE DETAIL).

DESCRIPTION:
 LANDSCAPE PLAN
 PROJ. NO. SHEET C14A
 17017 OF 22

MICHAEL E. WEATHERLY, P.E.
 CONSULTING ENVIRONMENTAL & CIVIL ENGINEER
 THE RETREAT AT SUMTER - PHASE III
 100 Gills Creek Parkway - P.O. Box 50215 - Columbia, S.C. 29250 - (803)765-2463

DESIGNED BY: MEW
 CHECKED BY: MEW
 SCALE: HORIZONTAL: 1" = 60'
 VERTICAL: 1" = 20'
 PROJECT NO.: 17017
 FIELD BOOK:
 PLANS/XXX/

APPROVED: _____ REASON: _____ DATE: _____

U.S. HWY. NO. 76/278
 BROAD STREET
 155' R/W
 SHERMAN STREET
 45' R/W
 QUANDR
 WEST BOARD LANE
 EAST BOARD LANE
 10' AMERICAN STREET LANDSCAPING BUFFER ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE (SEE DETAIL)

OUTPARCEL AREA: 2.63 ACRES±
 FIRE LOCAL RETAIL 10-16-95 FF=186.5 BUILDING TYPE 1
 FF=184.5 BUILDING TYPE 2
 FF=185.5 BUILDING TYPE 1
 FF=185.7 BUILDING TYPE 1
 FF=185.2 BUILDING TYPE 1
 FF=184.2 BUILDING TYPE 2 3-6/10/10
 FF=184.2 BUILDING TYPE 2
 FF=183.4 BUILDING TYPE 2
 FF=178.4 BUILDING TYPE 2
 FF=183.3 BUILDING TYPE 2
 FF=182.2 BUILDING TYPE 3
 CLUB HOUSE 10-16-95 FF=179.0 BUILDING TYPE 1
 FF=179.0 BUILDING TYPE 2
 FF=177.6 BUILDING TYPE 2
 FF=177.0 BUILDING TYPE 2
 FF=176.3 BUILDING TYPE 3
 SPORT COURT
 FF=178.0 BUILDING TYPE 1
 FF=177.1 BUILDING TYPE 1
 RETENTION POND
 GARAGE FF=185.4
 GARAGE FF=181.8
 GARAGE FF=183.4
 GARAGE FF=181.8
 GARAGE FF=177.2
 GARAGE FF=177.2
 GARAGE FF=175.6
 GARAGE FF=175.6
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 GARAGE FF=175.6
 GARAGE FF=175.6

SHAW CHURCH OF CHRIST 10-16-95 FF=186.5 FF=184.5 FF=185.5 BUILDING TYPE 1 BUILDING TYPE 2 BUILDING TYPE 1

155' R/W
 U.S. HWY. NO. 76/278
 BROAD STREET
 10' AMERICAN STREET LANDSCAPING BUFFER ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE (SEE DETAIL)

155' R/W
 U.S. HWY. NO. 76/278
 BROAD STREET
 10' AMERICAN STREET LANDSCAPING BUFFER ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE (SEE DETAIL)

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155' R/W
 U.S. HWY. NO. 76/278
 BROAD STREET
 10' AMERICAN STREET LANDSCAPING BUFFER ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE (SEE DETAIL)

155' R/W
 U.S. HWY. NO. 76/278
 BROAD STREET
 10' AMERICAN STREET LANDSCAPING BUFFER ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE AND ALONG CARTRIDGE DRIVE (SEE DETAIL)

Exhibit 4



Exterior Material Legend

- Generic Architectural Shingles
- Hardiplank Lap Siding
Mindful Gray SW 7016
- Handpainted Vertical Siding
Favorite Jeans SW 9147
- Clubbhouse
Mindful Gray SW 7016
- Tennessee Ledge Stone
- Generic gray Brick



Exhibit 4 (Cont.)



Exterior Material Legend

- Generic Architectural Shingles
- Handpainted Lap Siding
Mindful Gray SW 7016
- Handpainted Vertical Siding
Favorite Jeans SW 9147
- Generic Metal Roofing
- Tennessee Ledge Stone
- Generic gray Brick
- Clubbhouse
Mindful Gray SW 7016

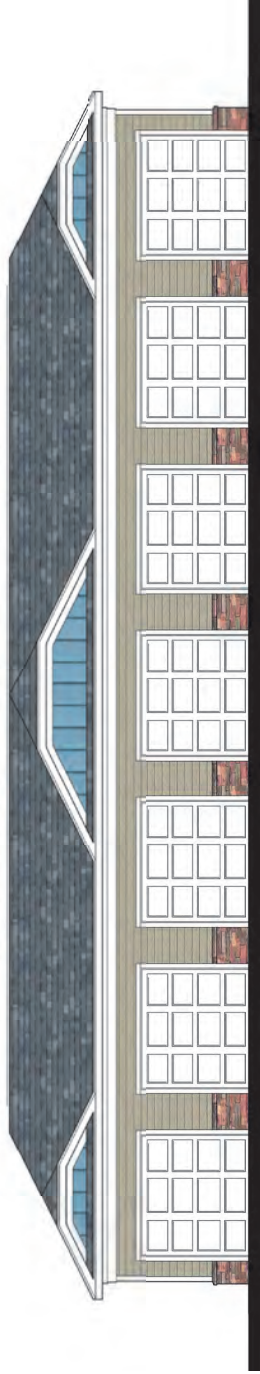
Exhibit 4 (Cont.)

1/10/18

Conceptual Elevation Renderings - Garage Bldg Type 1

Retrofit at Sumter

Sheet
05

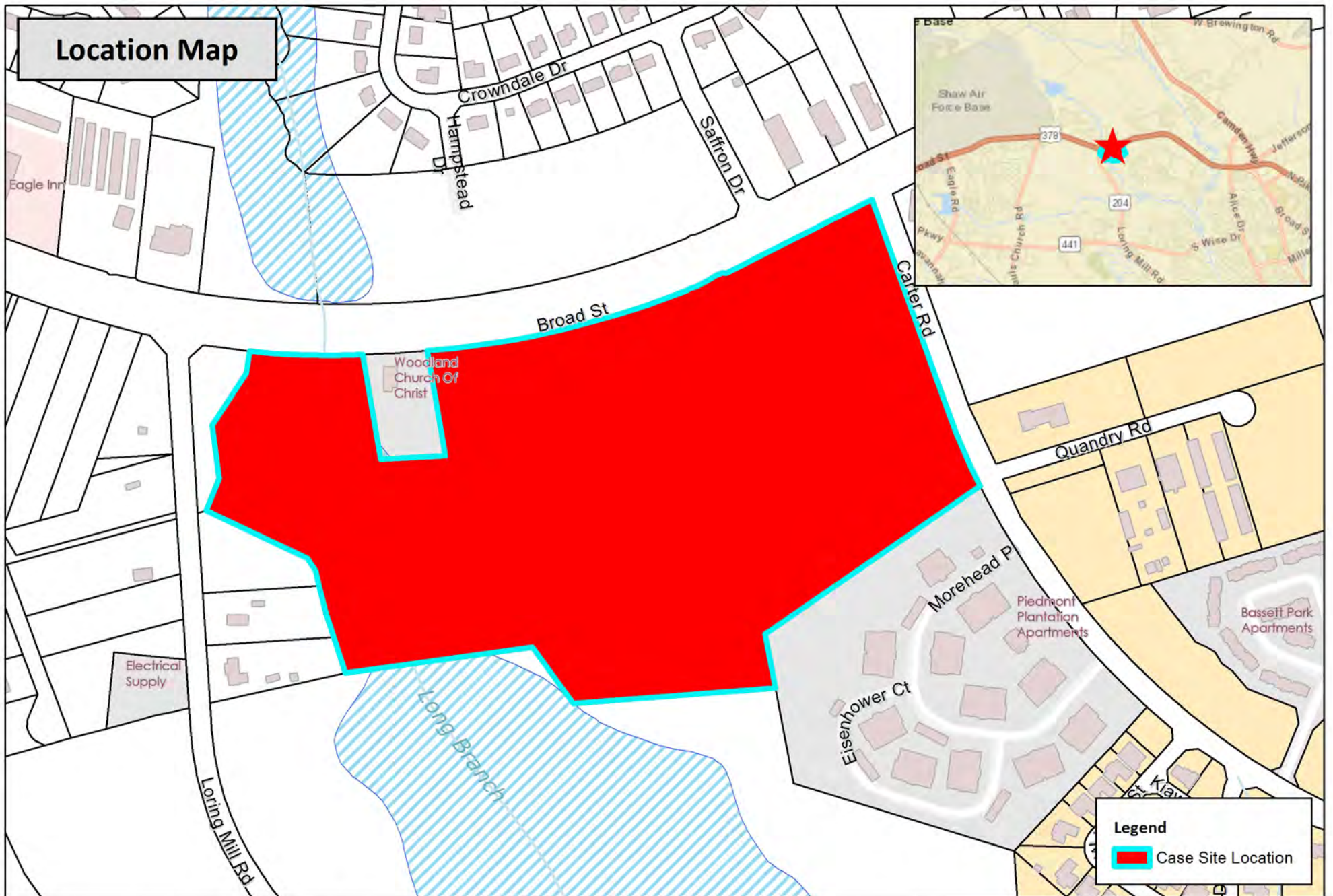


Exterior Material Legend

- Generic Architectural Shingles
- Handpenned Vertical Siding
Mindful Gray SW 7016
- Handpenned Vertical Siding
Favorite Jeans SW 9147
- Clitbourne
Mindful Gray SW 7016
- Tennessee Ledge Stone
- Generic gray Brick
- Gray Metal Roofing

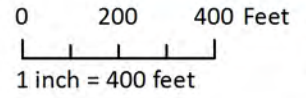


Location Map



Legend
 Case Site Location

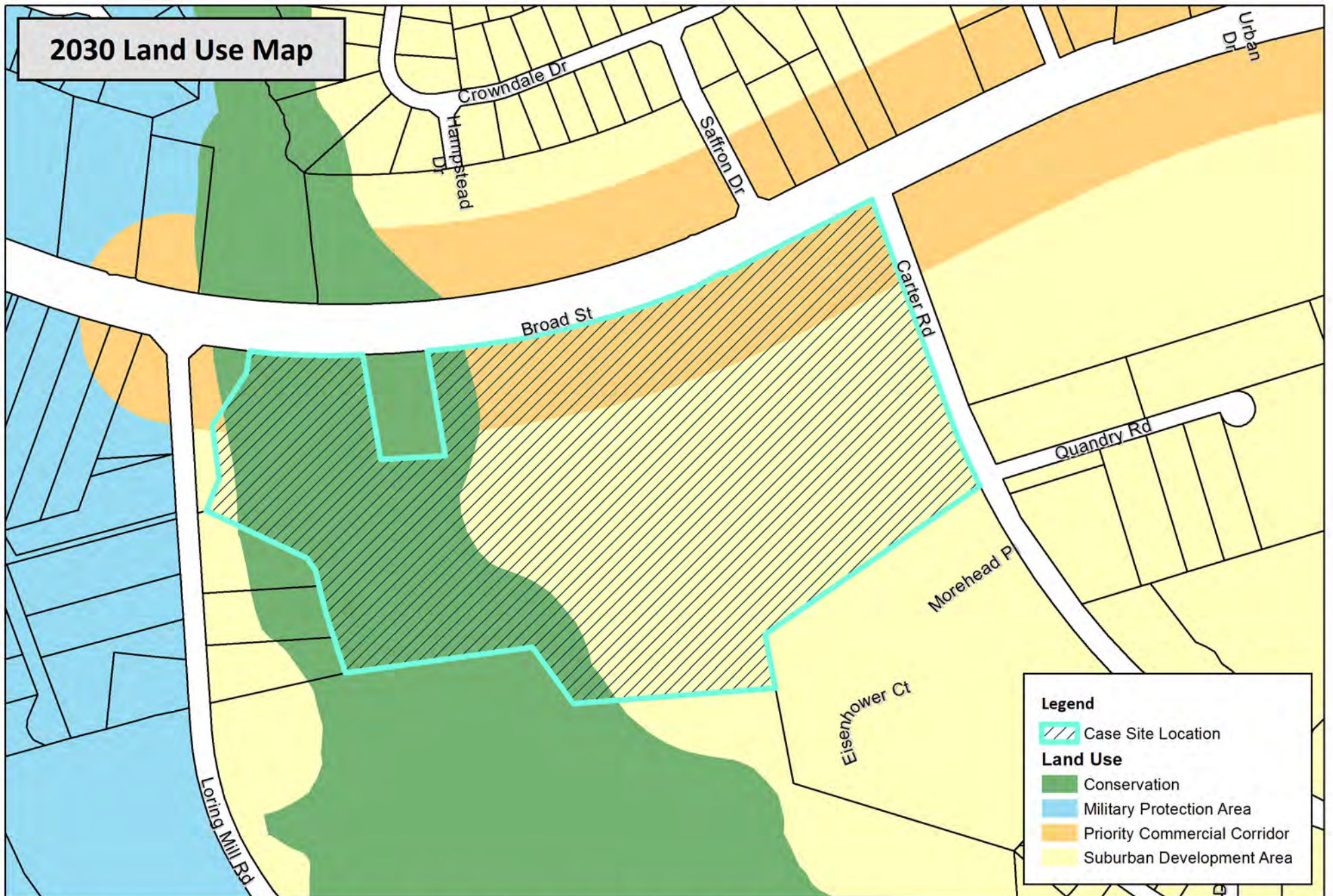
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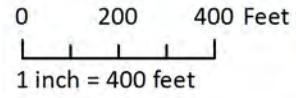
2030 Land Use Map



Legend

- Case Site Location
- Land Use**
- Conservation
- Military Protection Area
- Priority Commercial Corridor
- Suburban Development Area

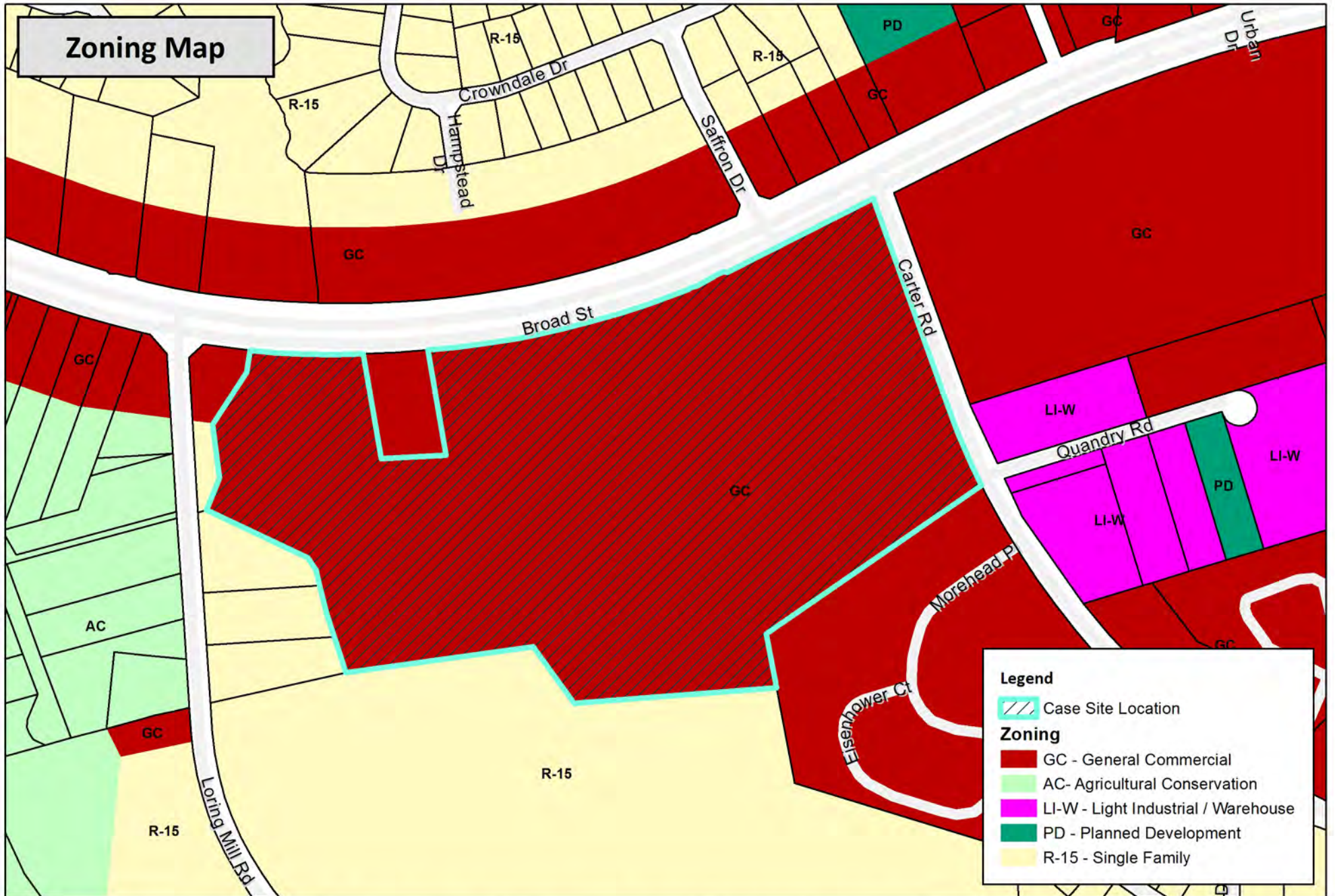
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Zoning Map



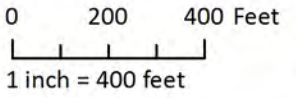
Legend

- Case Site Location

Zoning

- GC - General Commercial
- AC - Agricultural Conservation
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-15 - Single Family

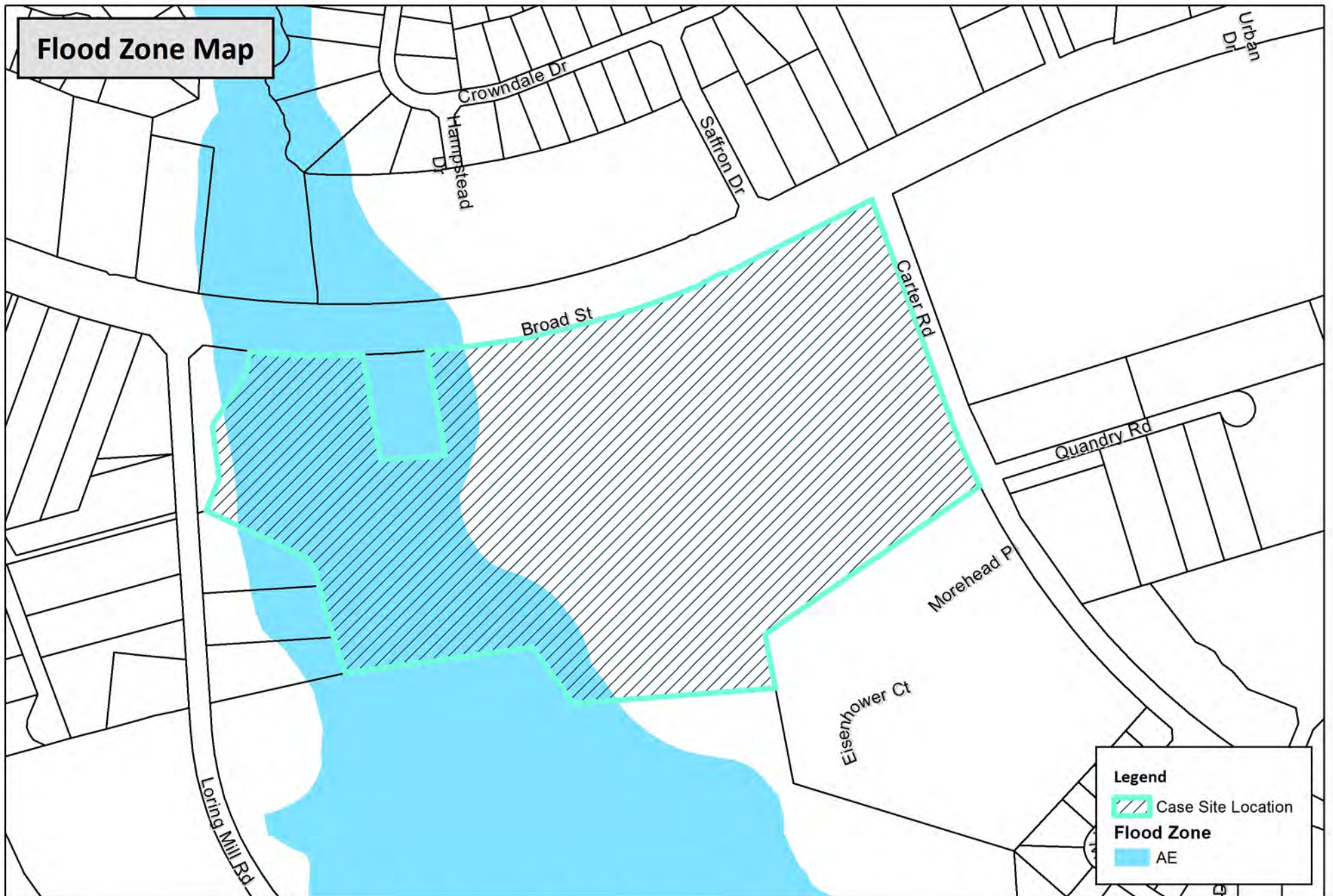
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Flood Zone Map



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0 200 400 Feet
1 inch = 400 feet



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