

Sumter City-County Planning Commission

June 26, 2024

MSP-24-37/HCPD-24-26, 1605 N Pike East (County)

I. THE REQUEST

Applicant:	Highland Capital Holdings
Status of the Applicant:	Property Owner
Request:	Request for Major Site Plan and Highway Corridor Protection District Approval for Conversion and Expansion of Existing Warehouse Facility, including 14 additional storage buildings, for a total of +/- 73,944 sq. ft. of storage
County Council District:	District 7
Location:	1605 N Pike East
Size of Development:	3.98 acres
Present Use/Zoning:	Warehouse Facility / Light Industrial-Warehouse (LI-W)
Proposed Use of Property:	Mini-Warehouse Facility
Tax Map Reference:	268-00-03-024

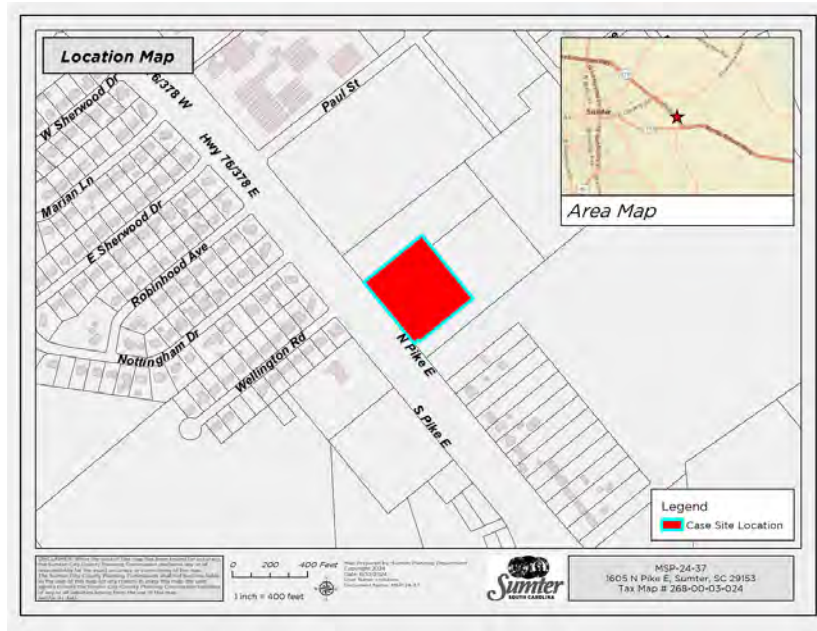
II. BACKGROUND

The applicant is requesting Major Site Plan and Highway Corridor Protection District approval to convert and expand an existing warehouse building for mini-warehouse use, and to add 14 additional storage buildings to the site located at 1605 N Pike East in Sumter, SC. The current development on the property consists of a +/- 21,583 sq. ft. warehouse building, and the proposed total square footage of the existing and new buildings is +/- 73,944 sq. ft.

As shown by the map on the following page, the subject site consists of 3.98 acres with road frontage on N. Pike East.

Zoning Compatibility:

The property is within the Light Industrial – Warehouse (LI-W) zoning district. The intent of this District is to accommodate wholesaling, distribution, storage, processing and light manufacturing in an environment suited to such uses and operations while promoting land use compatibility both within and beyond the boundaries of such districts. Mini warehouse uses under NAICS Code 53113 are a by-right use in this zoning district.



All mini-warehouse developments, regardless of zoning designation, must be developed in accordance with all applicable development standards and must meet the following supplemental standards outlined in *Article 4.n.* of the Sumter County Zoning & Development Standards Ordinance (the Ordinance):

- Size: mini-warehouse sites shall not exceed 4 acres.
 - **The subject site is 3.98 acres.**
- Lot coverage: coverage of all structure shall be limited to 50% of the total lot.
 - **Structure coverage represents 43% of the total lot.**
- In/Out: Vehicular ingress-egress shall be limited to 1 point for each side of the property abutting any street.
 - **1 driveway onto N Pike East is proposed.**
- Storage only: no business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on the premises with no outside storage.
 - **Only rental storage business is proposed for the site, and no unit is proposed to be larger than 500 sq. ft.**
- Landscaping and screening: Mini-warehouses shall meet all requirements set forth in *Article 9.*
 - **An ordinance-compliant landscaping plan has been submitted.**

Environmental

The subject property is in Zone X as shown on FEMA FIRM Panel 45085C0316E with an Effective Date of October 27, 2022. National Wetlands Inventory (NWI) data suggests that there are no wetlands present on the property.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a site plan titled, “*Construction Plans for 803 Storage Sumter in Sumter County*”, prepared by Chao & Associates, Inc. last revised June 14, 2024, and a

landscaping plan titled “1605 N Pike E Storage Facility”, prepared by Grimball Cotterill Landscape Architects and Land Planners, last revised June 13, 2024.

The submitted site plan and landscaping plan are attached to this report as *Exhibit 2* and *Exhibit 3*.



Above: Isometric rendering of proposed development.

Site development must adhere to the following minimum requirements:

- Setbacks:
 - Front – 35 ft.
 - Sides – 15 ft.
 - Rear – 25 ft.
 - Maximum Building Height – 60 ft.
- Maximum Impervious Surface – 80%

Based upon staff review, the proposed development meets these minimum standards and development criteria.

Multimodal Transportation Factors

Bicycle and Pedestrian: Sidewalks do not currently exist on the site's N. Pike East frontage. No sidewalk is identified in the SUATS MPO's long-range plans for the area of the site.

Transit: There are no fixed public transit routes which can serve the site.

Rail: The proposed project would not result in any utilization of or impact to rail lines.

Analysis of Applicable Zoning & Development Standards Ordinance Transportation Provisions

Visual Clearance at Intersections: The proposed visual clearance at intersections conforms to Ordinance Requirements.

Traffic Impact Study Requirements: Based on the proposed development scope and scale, no TIS is required.

Consideration of Existing Local and Regional Plans: The SUATS MPO 2050 LRTP contains no proposed projects in the area of the site.

Circulation System Design: The circulation system conforms to Ordinance requirements.

Stormwater Management:

Stormwater generated from the site will be collected via sheet flow and via inlet for collection in an on-site stormwater detention pond as well as in an underground storage system located on-site. As of publication of this report, County stormwater permits and NPDES coverage by the South Carolina Department of Health and Environmental Control (SCDHEC) for projects with more than 1 acre of land disturbance have not been secured by the applicant.

Utilities:

- *Fire:* Service is provided by Sumter County. There are no outstanding technical review issues.
- *Wastewater Service:* Wastewater service is provided via on-site septic system. There are no outstanding technical review issues.
- *Water Service:* Service is provided by the City of Sumter. There are no outstanding technical review issues.
- *Sanitation:* Service is provided by private vendor. There are no outstanding technical review issues.

Highway Corridor Protection District Design Review:

Proposed designs must conform to *Article 3.v.4: Architectural Standards* of the 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 of 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. Applicants 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 60% of the façade facing a street may be glass or reflective materials;*

Staff Review: The proposed structure does not exceed the 60% glass or reflective material threshold.

- b. *A minimum of 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 the 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.*

Staff Review: The primary exterior materials, excluding doors and windows, are proposed to be a combination of pre-engineered metal (PEMB) and EIFS panel material. The applicant is proposing to install a fine finish scored EIFS panel system on the new single-story building elevations facing the street, with the interior building shells finished with vertical ribbed metal.

The project does not meet the 80% brick, stone, or stucco threshold referenced above. The applicant is requesting approval from the Planning Commission for the use of pre-engineered metal siding for portions of the site.



Above: Street view of development with exterior materials shown.

Sumter County”, prepared by Chao & Associates, Inc. last revised June 14, 2024, and the landscaping plan titled “*1605 N Pike E Storage Facility*”, prepared by Grimball Cotterill Landscape Architects and Land Planners, last revised June 13, 2024.

2. I move that the Planning Commission ***deny*** MSP-24-37.
3. I move an alternate motion.

VII. PLANNING COMMISSION – June 26, 2024

Exhibit 1

MSP-24-37 –1605 N Pike East (County)

Proposed Conditions of Approval

1. The project shall be developed in substantial conformance with site plan titled, “*Construction Plans for 803 Storage Sumter in Sumter County*”, prepared by Chao & Associates, Inc. last revised June 14, 2024, and the landscaping plan titled “*1605 N Pike E Storage Facility*”, prepared by Grimball Cotterill Landscape Architects and Land Planners, last revised June 13, 2024.
2. Prior to issuance of any land disturbance permits/approvals the following shall be received by the Sumter City-County Planning Department:
 - a. Submission of final full civil engineered plan sets. Said plans shall show the latest revision date reflecting revisions.
 - b. County stormwater permit approval and DHEC NPDES concurrence letter.
 - c. Ordinance-compliant significant tree removal mitigation for significant trees proposed for removal.
3. Copies of any associated SCDOT permit approvals for this work must be submitted prior to zoning final inspection approval.
4. Separate sign permits are required for all exterior signage changes. All signage must be in full compliance with *Article 8.i.: Sign Regulations* of the *Sumter County Zoning & Development Standards Ordinance* prior to permit approval, issuance, and installation.

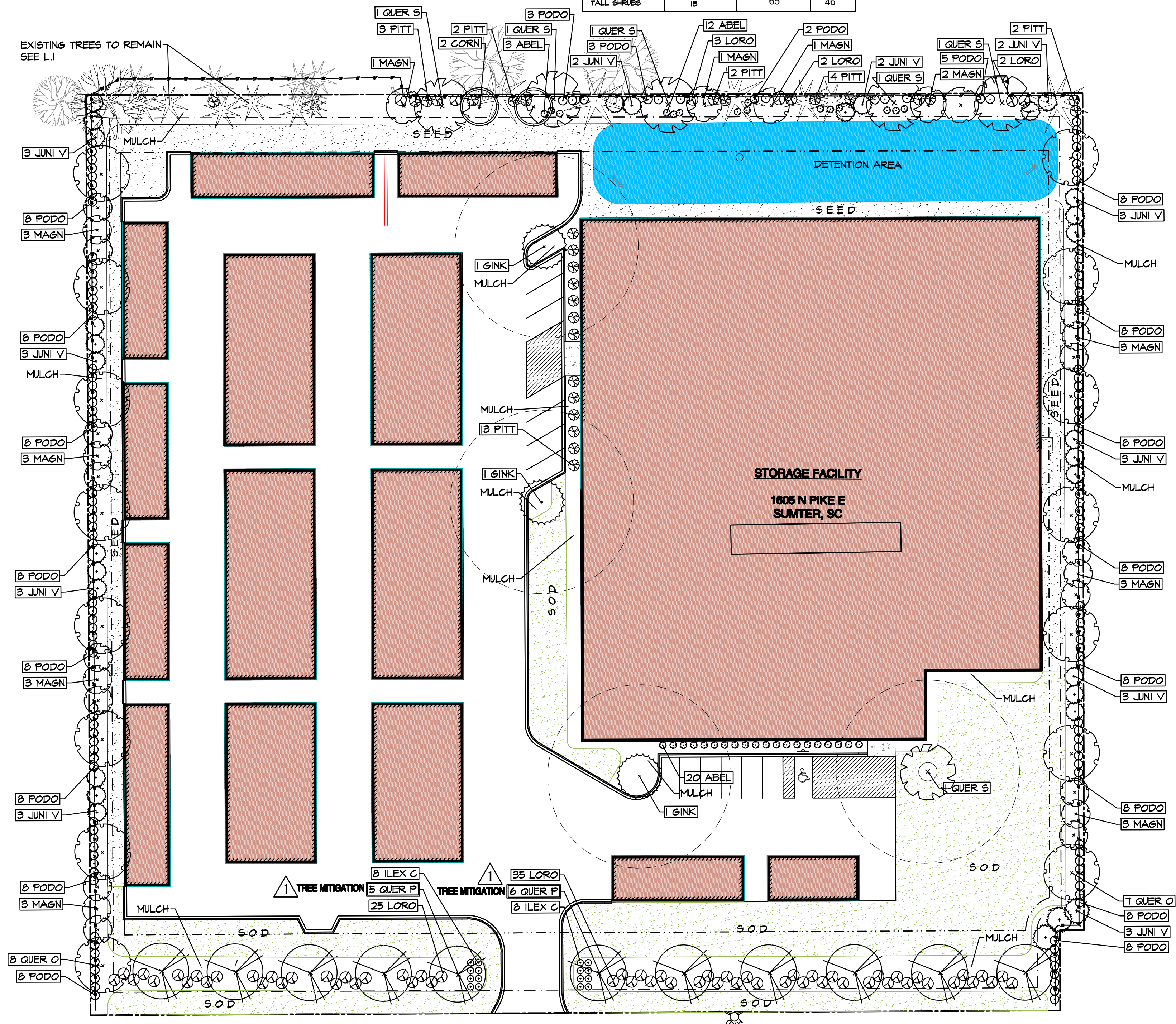
Agreed:

Applicant Signature

Date

BUFFER PLANTING TYPE B 10' MIN. WIDTH

PLANT	REQUIRED PER 100 LINEAR FEET	APPLIED TO 435 LINEAR FEET	PROVIDED
CANOPY TREES	2	8	5
EVERGREEN TREES	6	26	10
TALL SHRUBS	15	65	46



BUFFER PLANTING TYPE B 10' MIN. WIDTH

PLANT	REQUIRED PER 100 LINEAR FEET	APPLIED TO 435 LINEAR FEET	PROVIDED
CANOPY TREES	2	8	8
EVERGREEN TREES	6	24	24
TALL SHRUBS	15	60	64

BUFFER PLANTING TYPE B 10' MIN. WIDTH

PLANT	REQUIRED PER 100 LINEAR FEET	APPLIED TO 435 LINEAR FEET	PROVIDED
CANOPY TREES	2	7	7
EVERGREEN TREES	6	21	21
TALL SHRUBS	15	54	64

GRASSING SCHEDULE (PER 1000 SF)

NOTE: SEED ALL DISTURBED AREAS DUE TO GRADING OR TRENCHING AND ALL AREAS NOT TO BE PLANTED OR SODDED.

FROM MAY 1 - AUGUST 31

- 1 LB. BROWNTOP MILLET
- 1 LB. HULLED BERMUDA
- 6 OUNCES CENTIPEDE GRASS
- 25 LBS. 10-10-10 FERTILIZER (50% SLOW RELEASE NITROGEN)
- 75 LBS. LIMESTONE

FROM SEPTEMBER 1 - APRIL 30

- 2 LB. ANNUAL RYE
- 1 LB. UNHULLED BERMUDA
- 6 OUNCES CENTIPEDE GRASS
- 25 LBS. 10-10-10 FERTILIZER (50% SLOW RELEASE NITROGEN)
- 75 LBS. LIMESTONE

PLANT LIST: STORAGE FACILITY 1605 N PIKE E SUMTER SC

ABBR.	BOTANICAL NAME	COMMON NAME	MINIMUM				COMMENTS	QTY.	
			CALIFER	SPREAD	HEIGHT	BALL DIA. NO. CANES			
CORN	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5"	5'	5'	20"	1	MATCHING, SPECIMEN	2
GINK	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2"	3.5'	7'	32"	1	MATCHING, SPECIMEN	3
QUER O	QUERCUS LYRATA 'HIGHBEAM'	HIGHBEAM OVERCUP OAK	2"	3.5'	7'	32"	1	MATCHING, SPECIMEN	15
QUER P	QUERCUS PHELLOS	WILLOW OAK	3.5"	8'	14'-16"	38"	1	MATCHING, SPECIMEN	11
QUER S	QUERCUS SHUMARDII	SHUMARD OAK	2"	3.5'	7'	32"	1	MATCHING, SPECIMEN	6
JUNI V	JUNIPERUS VIRGINIANA 'BRODIE'	EASTERN RED CEDAR						MATCHING, SPECIMEN	28
MAGN	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	1.5"	5'	20"		1	MATCHING, SPECIMEN	26
ABEL S	ABELIA X GRANDIFLORA 'SHERWOOD'	SHERWOOD ABELIA	15"	15"	3 GAL.	3-5		AS SHOWN	35
ILEX C	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	15"	15"	3 GAL.	3-5		PLANT 3' O.C.	16
LORO	LOROPETALUM CHINENSE 'ZHIZHOU'	ZHUZHOU LOROPETALUM	24"	24"	3 GAL.	3-5		PLANT 5' O.C.	10
PITT	PITTOSPORUM TOBIIRA 'WHEELER'S DWARF'	DWARF PITTOSPORUM	15"	15"	3 GAL.	3-5		PLANT 3' O.C.	24
PODO	PODOCARPUS MACROPHYLLUS MAKI	PODOCARPUS	24"	36"	7 GAL.	5-4		PLANT 3' O.C.	143
SOD	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS						WELL ROOTED	

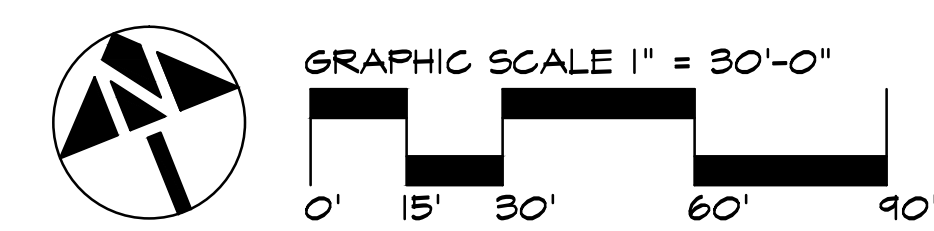
STREET LANDSCAPE 10' MIN. WIDTH

PLANT	REQUIRED PER 100 LINEAR FEET	APPLIED TO 170 LINEAR FEET	PROVIDED
CANOPY TREES	5	5	5
EVERGREEN TREES	—	—	—
SHRUBS	20	35	33

STREET LANDSCAPE 10' MIN. WIDTH

PLANT	REQUIRED PER 100 LINEAR FEET	APPLIED TO 210 LINEAR FEET	PROVIDED
CANOPY TREES	5	6	6
EVERGREEN TREES	—	—	—
SHRUBS	20	43	43

▲ TREE MITIGATION



PRELIMINARY
NOT FOR CONSTRUCTION



Drawn by: MTM
Checked by: TMC
Date: 5.1.24
Drawing No. L.2
Sheet No. 2 OF 3

Revisions

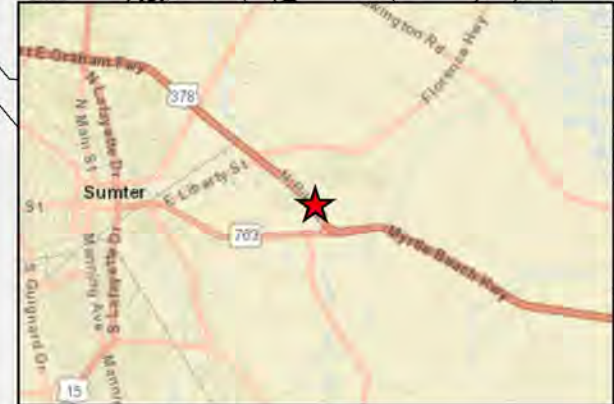
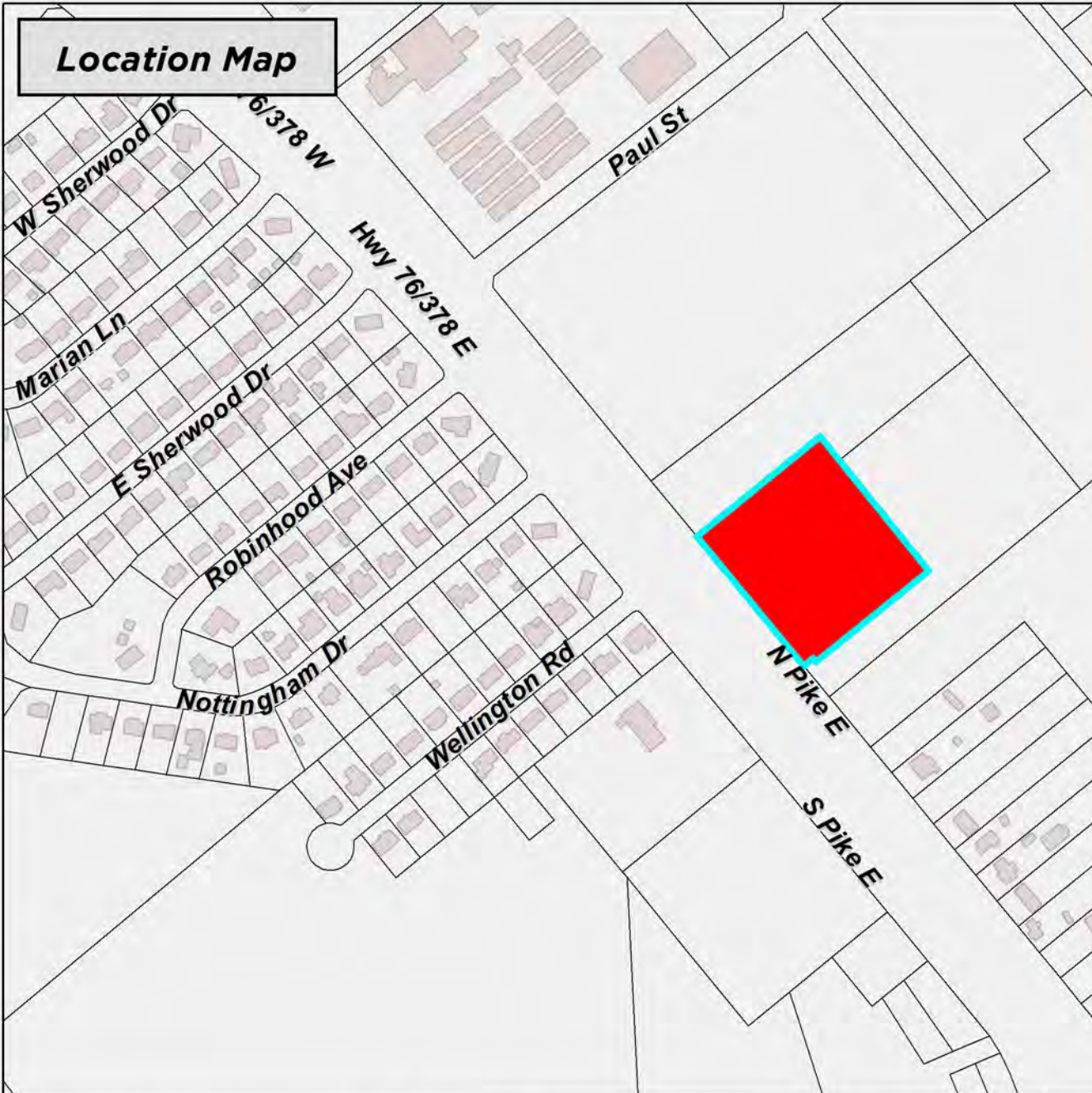
Date	Revisions
06.13.24	▲ CITY COMMENTS: TREE MITIGATION

1605 N Pike E Storage Facility
Sumter County, SC
PLANTING PLAN

GRIMBALL & ASSOCIATES
COTTERILL
LANDSCAPE ARCHITECTS & LAND PLANNERS

600 BELTLINE BOULEVARD COLUMBIA, SC 29205 (803)738-9525
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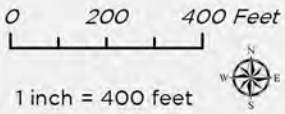
Location Map



Area Map

Legend
 Case Site Location

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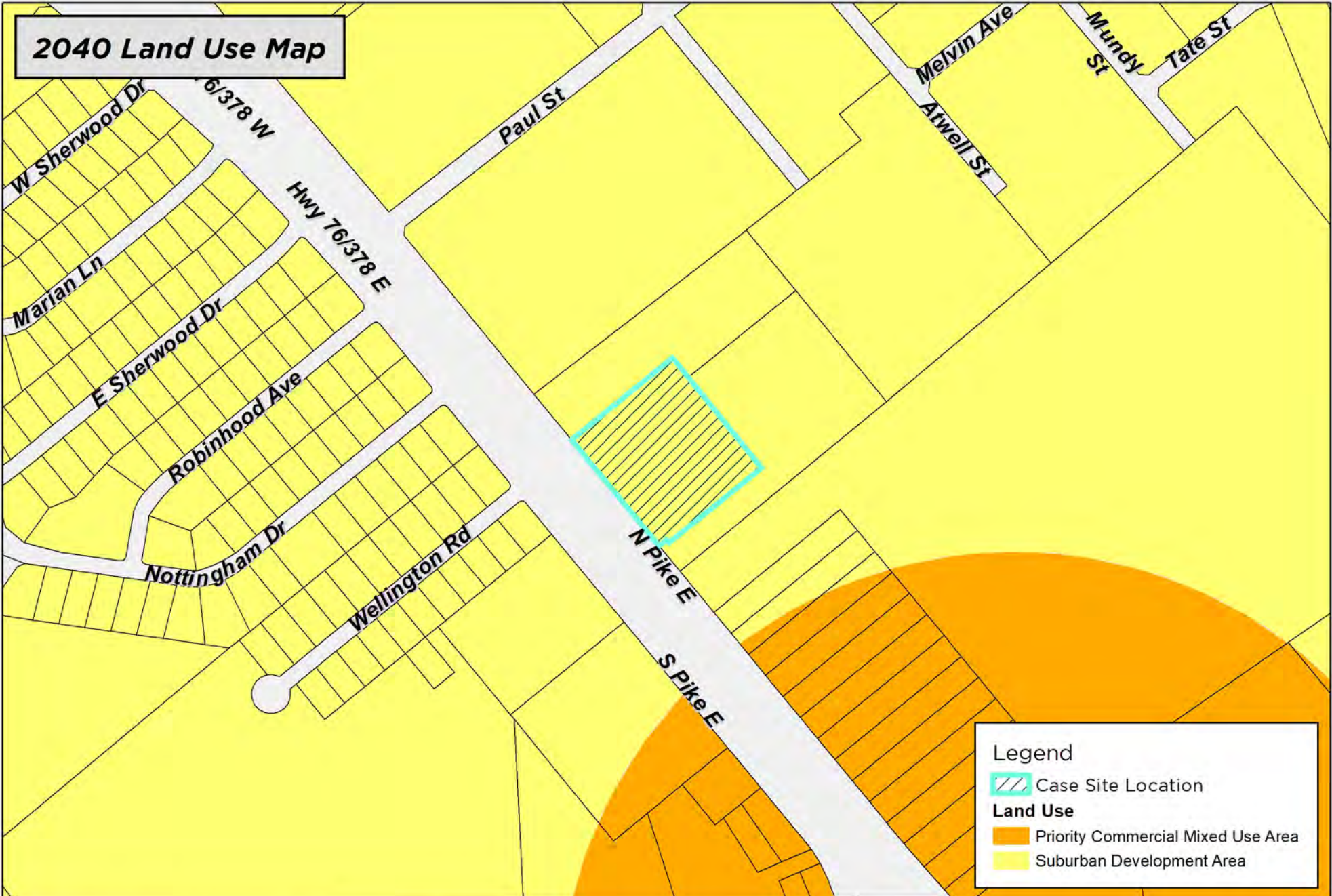


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1605 N Pike E, Sumter, SC 29153
Tax Map # 268-00-03-024

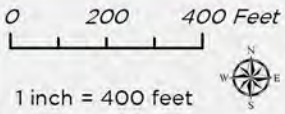
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Priority Commercial Mixed Use Area
-  Suburban Development Area

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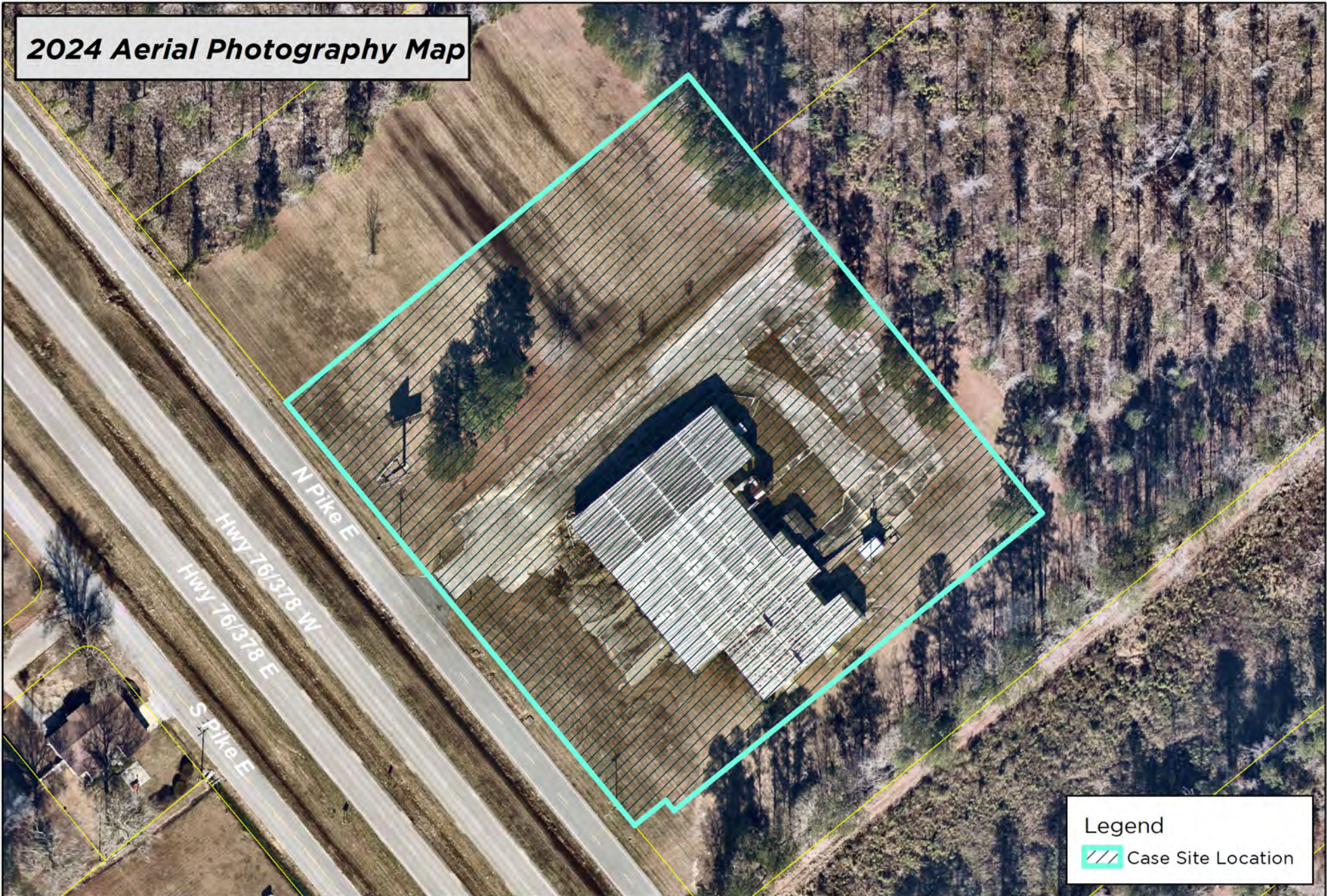


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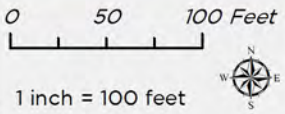
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2024 Aerial Photography Map



Legend
Case Site Location

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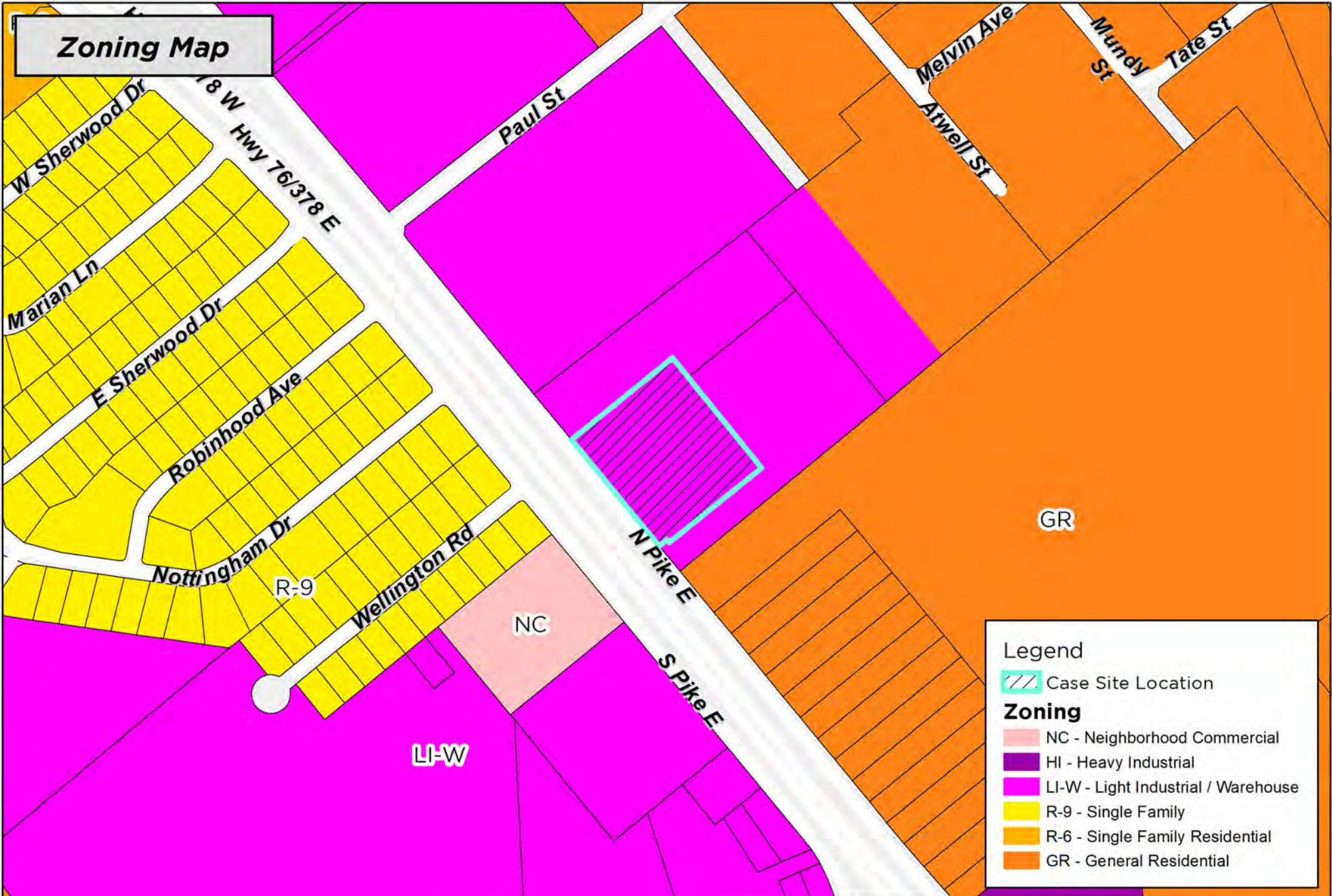


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Zoning Map



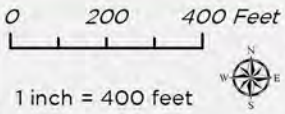
Legend

- Case Site Location

Zoning

- NC - Neighborhood Commercial
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential

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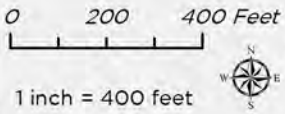
Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD County

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