

# Sumter City-County Planning Commission

August 28, 2024

## HCPD-24-32, 756/758 Bultman Dr. (City)

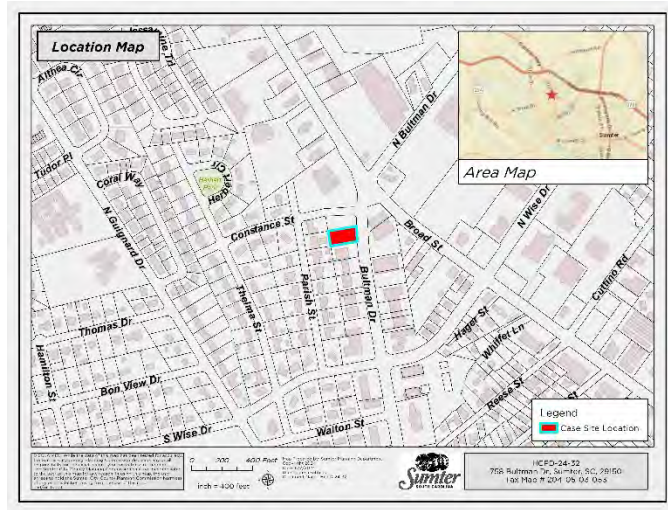
### I. THE REQUEST

<b>Applicant:</b>	Ronnie Wilkes
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	Request for alternative construction materials for building façade in the highway Corridor.
<b>City Council Ward</b>	Ward 4
<b>Location:</b>	756/758 Bultman Dr.
<b>Size of Development:</b>	+/- 0.63 acres
<b>Present Use/Zoning:</b>	Automobile Dealer / General Commercial (GC) with Highway Corridor Protection District (HCPD) Overlay.
<b>Tax Map Reference:</b>	204-05-03-053

### II. BACKGROUND

The applicant is requesting Planning Commission approval for the use of an alternate exterior building material in the Highway Corridor Protection District (HCPD) design overlay.

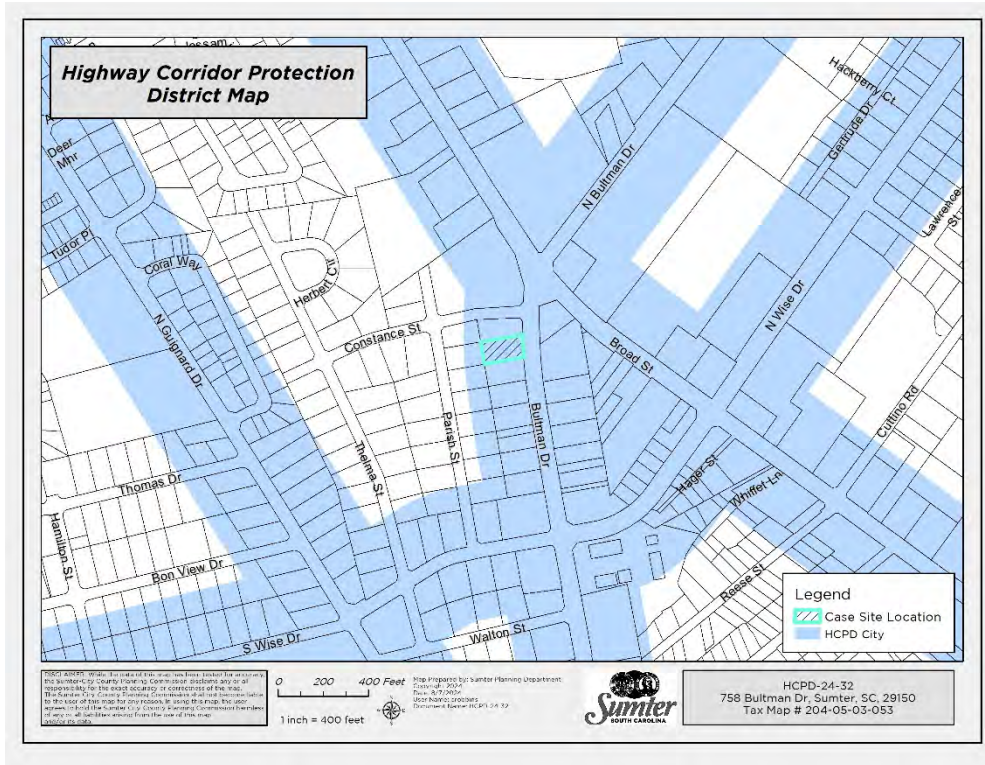
This request is associated with a minor site plan and HCPD review for a +/- 900 sq. ft. pole building proposed on property located at 756/758 Bultman Dr. The applicant desires to place a pole building on the property to market construction services offered for this building type.



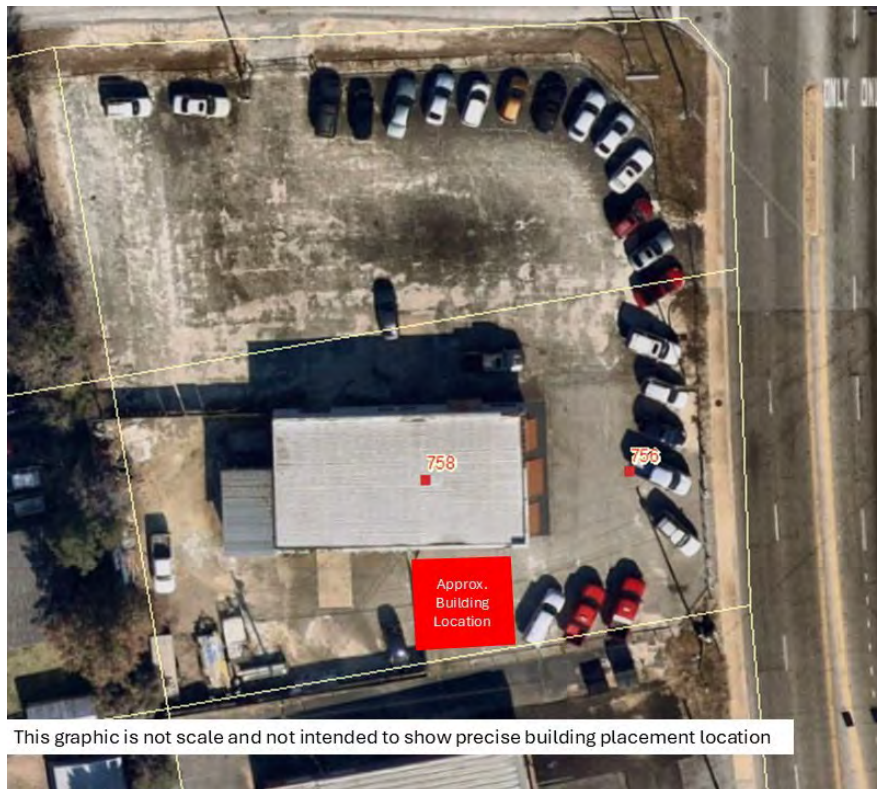
The property is located on the westside of Bultman Dr., just south of the intersection of Broad St. and Bultman Dr. The property is shown in red on the location map above.

The applicant submitted an HCPD application with building elevation plans showing a proposed pole building with a brick front façade and metal siding exterior materials on all other facades of the structure. The HCPD proposal does not meet the 80% brick, stucco, stone, or masonry criteria required for staff level approval, and in accordance with *Article 3.t.4.c* of the City of Sumter

Zoning & Development Standards Ordinance (the Ordinance), the Sumter City-County Planning Commission (PC) must approve alternate exterior materials.



Above: HCPD Map



Above: Proposed Building Location

### III. Alternate Building Exterior Material Request

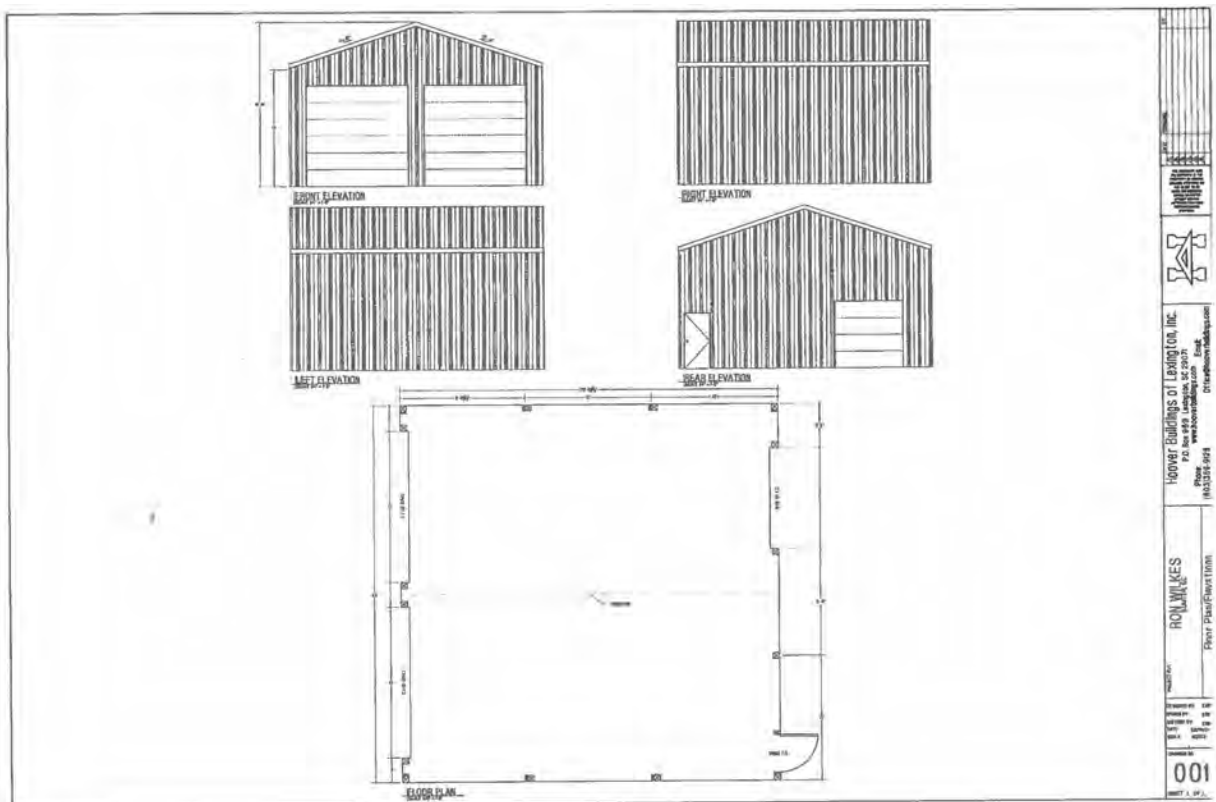
The applicant is requesting the PC approve alternate exterior materials for the building in accordance with *Article 3, Section 3.t.4.c* of the Ordinance.

**3.t.4.c Architectural Standards:** *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 the street or public view, shall be constructed of the above-mentioned materials or highly mitigated with landscaping and shown on the required landscaping plan as part of the application.*

**Staff Review:** The applicant is proposing a new building that will have a brick façade on the front and metal siding on all other building sides. Visibility of the northside of the building will be limited due to the structure’s proposed placement in close proximity to the existing building on the property. The proposed buildings south facing side will be visible from the Bultman Dr. right-of-way, particularly when viewing the property from the south looking north. Staff notes; however, that this view will be partially mitigated by the existing building on the adjacent property to the south. The rear of the proposed building will not be visible from public right-of-way.



**Above:** Proposed Front Elevation



Above: Building Plans & Elevations



Above: Streetview Facing North (at point south of proposed structure placement)

#### IV. STAFF RECOMMENDATION

Staff has reviewed the proposed exterior materials and makes the following determinations:

- HCPD exterior material requirements are applicable to all sides of the building visible from public right-of-way. Staff notes that visibility to the proposed buildings northside will be limited due to the structure's proposed placement in close proximity to the existing building on the property. The proposed buildings south facing side will be visible from Bultman Dr. right-of-way, particularly when viewing the property from the south looking north. Staff

notes; however, that this view will be partially mitigated by the existing building on the adjacent property to the south. The rear of the proposed building will not be visible from public right-of-way.

- Variance approval by the Sumter City-County Zoning Board of Appeals (BOA) is required for the proposed placement of the structure, as the proposed location conflicts with the commercial/industrial building separation requirements outlined in *Article 4.f.3.b*.
- If the Planning Commission elects to approve the proposed alternate exterior materials, then any such approval should be contingent upon the building being placed to the south of the existing building on the property.

As a general rule, staff is not typically supportive of the use of standard metal panel siding within the city HCPD. The primary viewshed to the proposed alternative exterior material will be from south on the proposed building's location, facing north toward the Broad St./Bultman Dr. intersection.

Staff notes that this request is for alternate HCPD building exterior materials only. Any other outstanding technical review issues are to be resolved at the staff level.

## **V. DRAFT MOTION**

*Motion #1:*

I move the Sumter City-County Planning Commission **approve** HCPD-24-32 (alternate exterior material request) subject to the staff recommended conditions.

*Motion #2:*

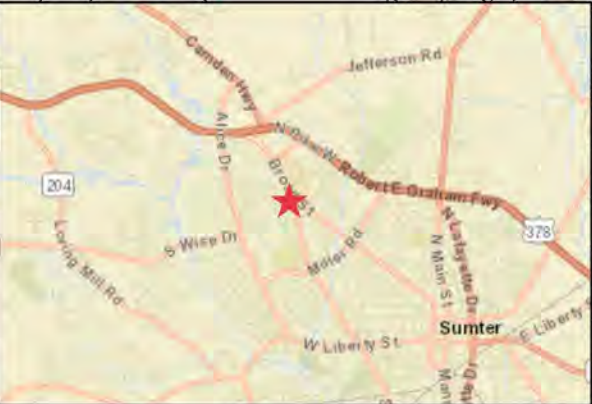
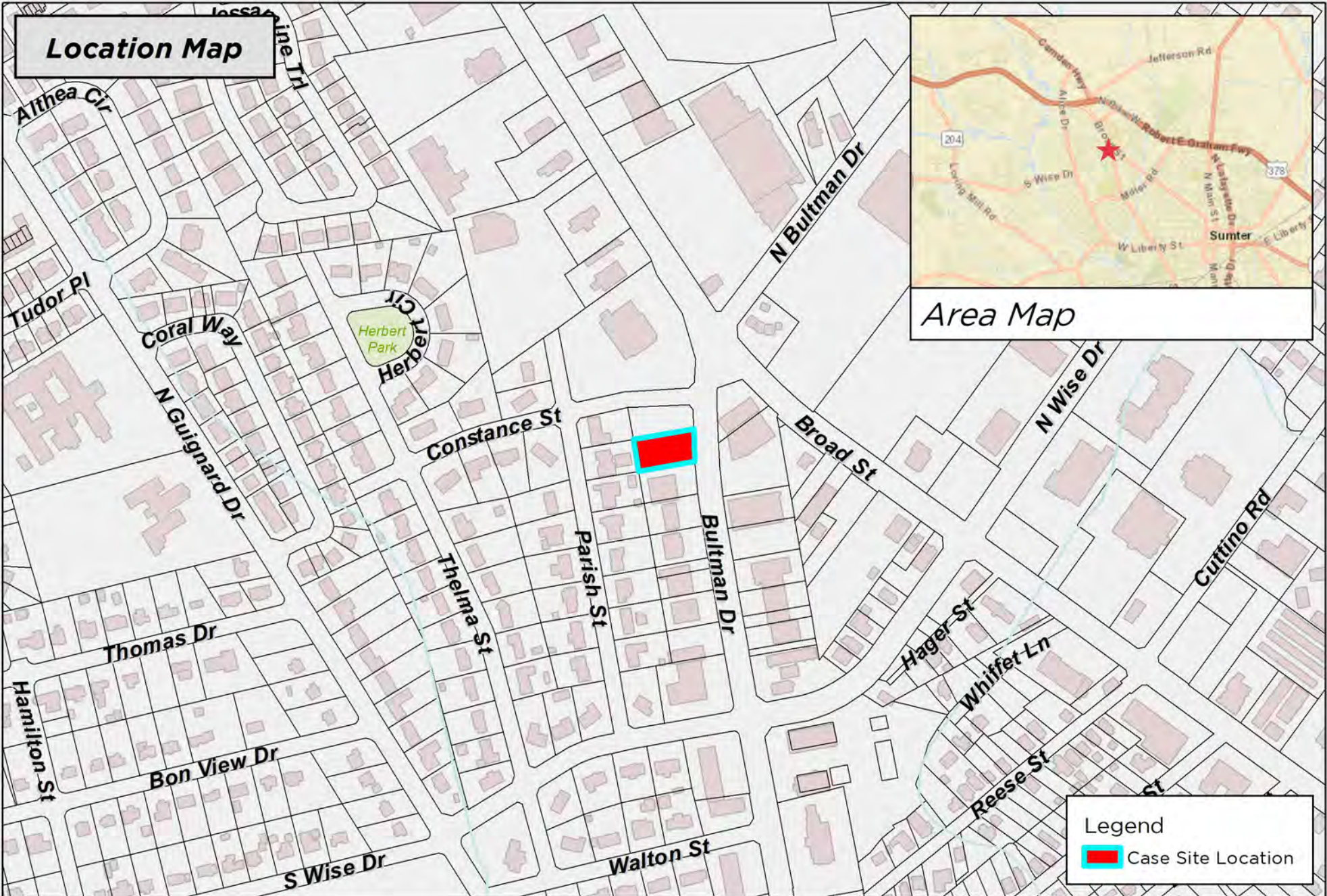
I move the Sumter City-County Planning Commission **deny** HCPD-24-32 (alternate exterior material request).

*Motion #3:*

I move an **alternate** motion.


## **VI. PLANNING COMMISSION – August 28, 2024**

# Location Map

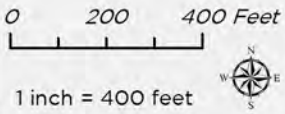


Area Map

**Legend**

 Case Site Location

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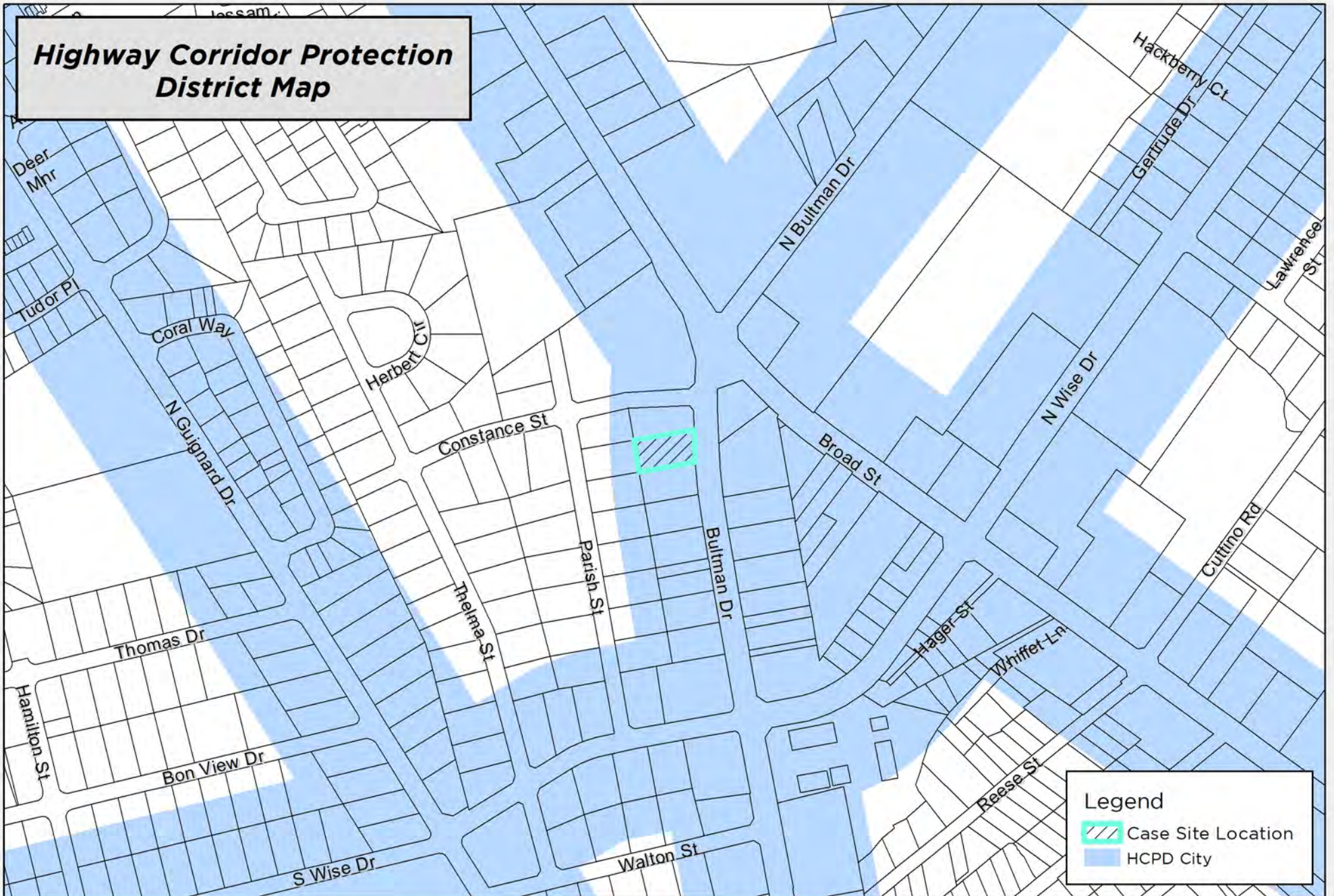


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 Document Name: HCPD-24-32



HCPD-24-32  
 758 Bultman Dr, Sumter, SC, 29150  
 Tax Map # 204-05-03-053

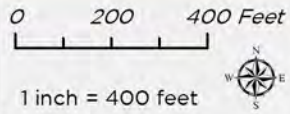
# Highway Corridor Protection District Map



**Legend**

-  Case Site Location
-  HCPD City

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