

# Sumter City-County Planning Commission

August 28, 2024

## HCPD-24-29, 1230 S Pike E. (County)

### I. THE REQUEST

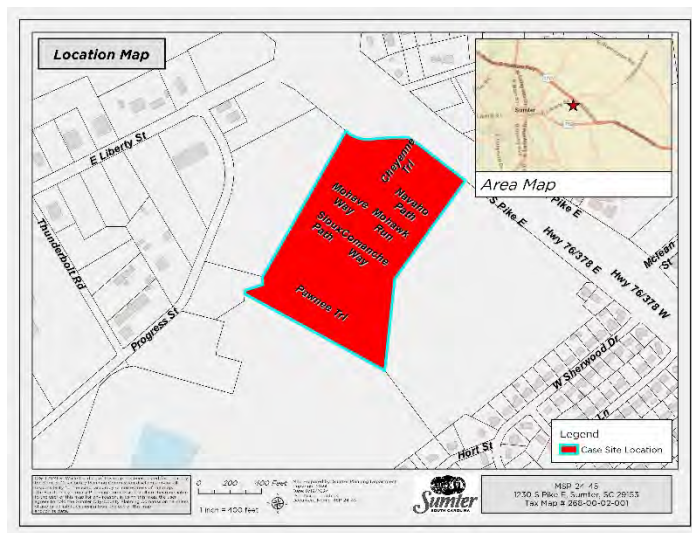
<b>Applicant:</b>	UMH SC Iris Winds LLC
<b>Status of the Applicant:</b>	Authorized agent for the Property Owner
<b>Request:</b>	Request for alternative construction materials for building façade in the highway Corridor.
<b>County Council District</b>	District 7
<b>Location:</b>	1230 S Pike E Dr.
<b>Size of Development:</b>	+/- 24.29 acres
<b>Present Use/Zoning:</b>	Mobile Home Park / General Residents (GR) with Highway Corridor Protection District (HCPD) Overlay.
<b>Tax Map Reference:</b>	268-00-02-001

### 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.

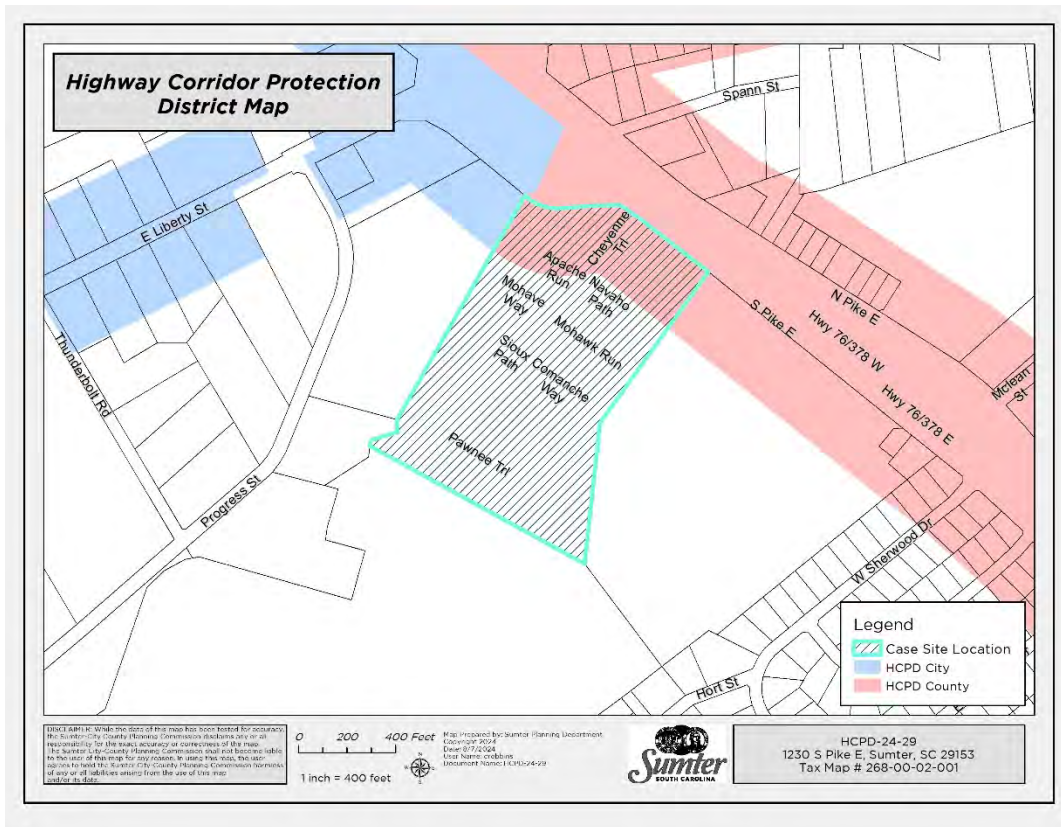
This request is associated with a minor site plan and HCPD review for a +/- 2,040 sq. ft. new office building proposed on property located at 1230 S Pike E. The applicant desires to place in the same location as the current office.

The property is located on the south side of S. Pike E., approximately 1/3 mile southeast of the intersection of S Pike E and Calhoun St. The property is shown in red on the location map above.

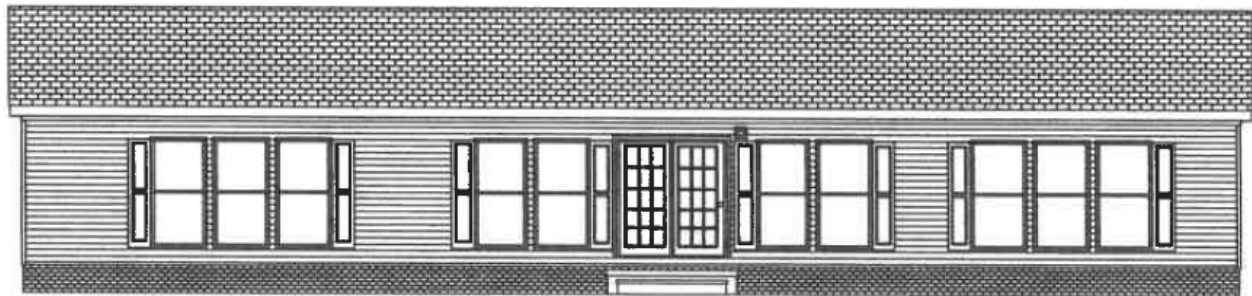


The applicant submitted an HCPD application with building elevation plans showing a proposed 36 ft x 68 ft office building with a fiber cement board type of exterior material as shown on Exhibit 1. The HCPD proposal does not meet the 80% brick, stucco, stone, or masonry criteria required

for staff level approval, and in accordance with *Article 3.v.4.b.* of the Sumter County Zoning & Development Standards Ordinance (the Ordinance), the Sumter City-County Planning Commission (PC) must approve alternate exterior materials.



Above: HCPD Map



Above: Proposed building elevation

### 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.v.4.b.* of the Ordinance.

**3.v.4.b. 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...

**Staff Review:** The applicant is proposing a new building that will have fiber cement board siding as the exterior material and is requesting approval from the Planning Commission for alternate exterior materials.



**Above:** Proposed Front Elevation



Above: Building Placement

#### IV. STAFF RECOMMENDATION

Staff 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. The front façade of the building will be visible from the S Pike E. The rear facade will not be visible from S Pike E road. The sides of the building will have partial visibility from S. Pike E.
- Staff notes landscaping has been added in for a street buffer along S. Pike E. in conjunction with previous improvements made on the property. When the landscaping matures it will partly mask the front of the building.
- The proposed building is an administrative area for a residential development. Fiber cement board exterior materials have been accepted in the past for similar situations.

Staff notes 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-24-39 (alternate exterior material request) subject to the staff recommended conditions.

*Motion #2:*

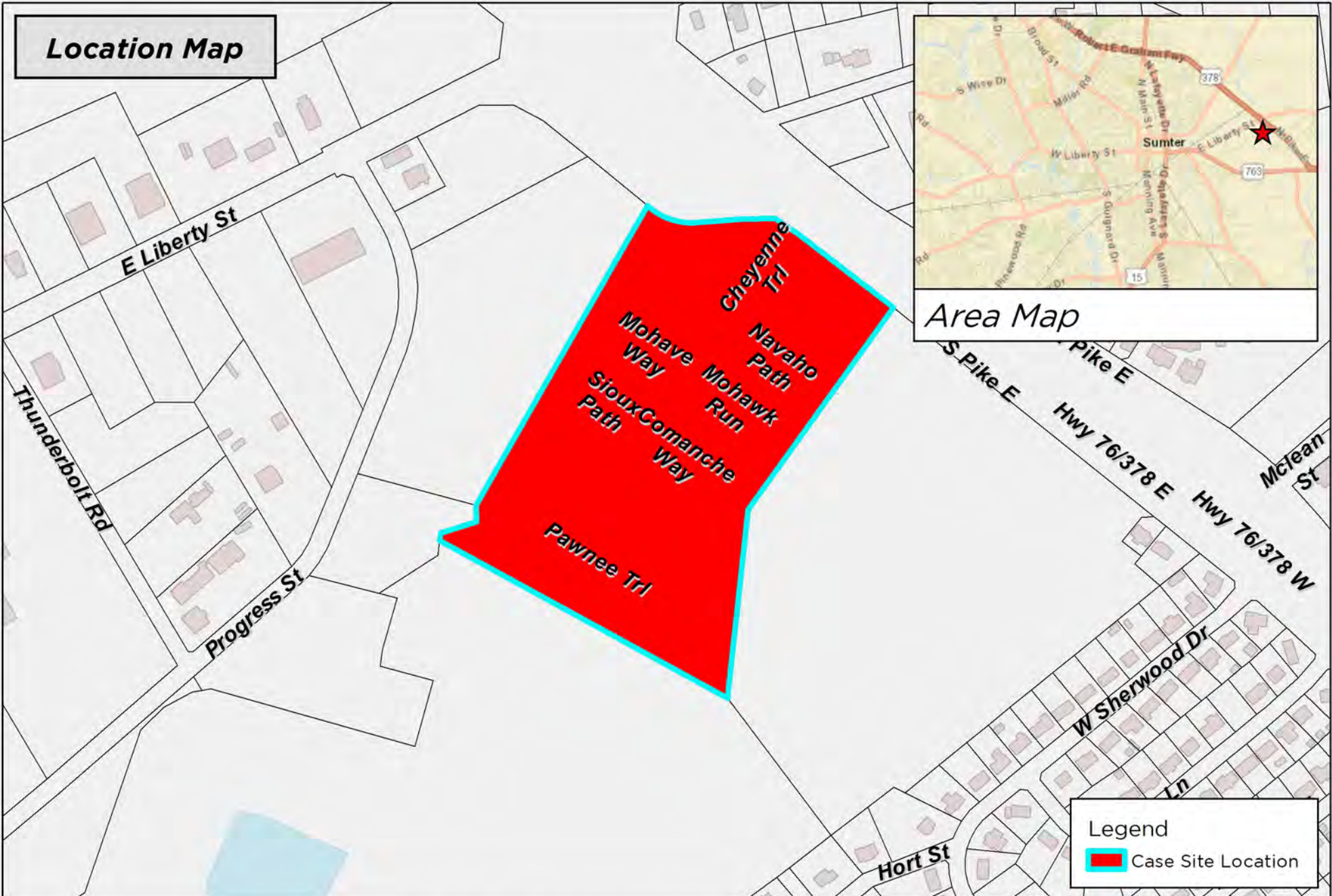
I move the Sumter City-County Planning Commission **deny** HCPD-24-39 (alternate exterior material request).

Motion #3:

I move an **alternate** motion.

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

# Location Map

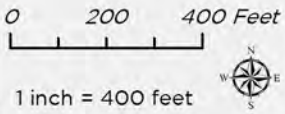


Area Map

## Legend

 Case Site Location

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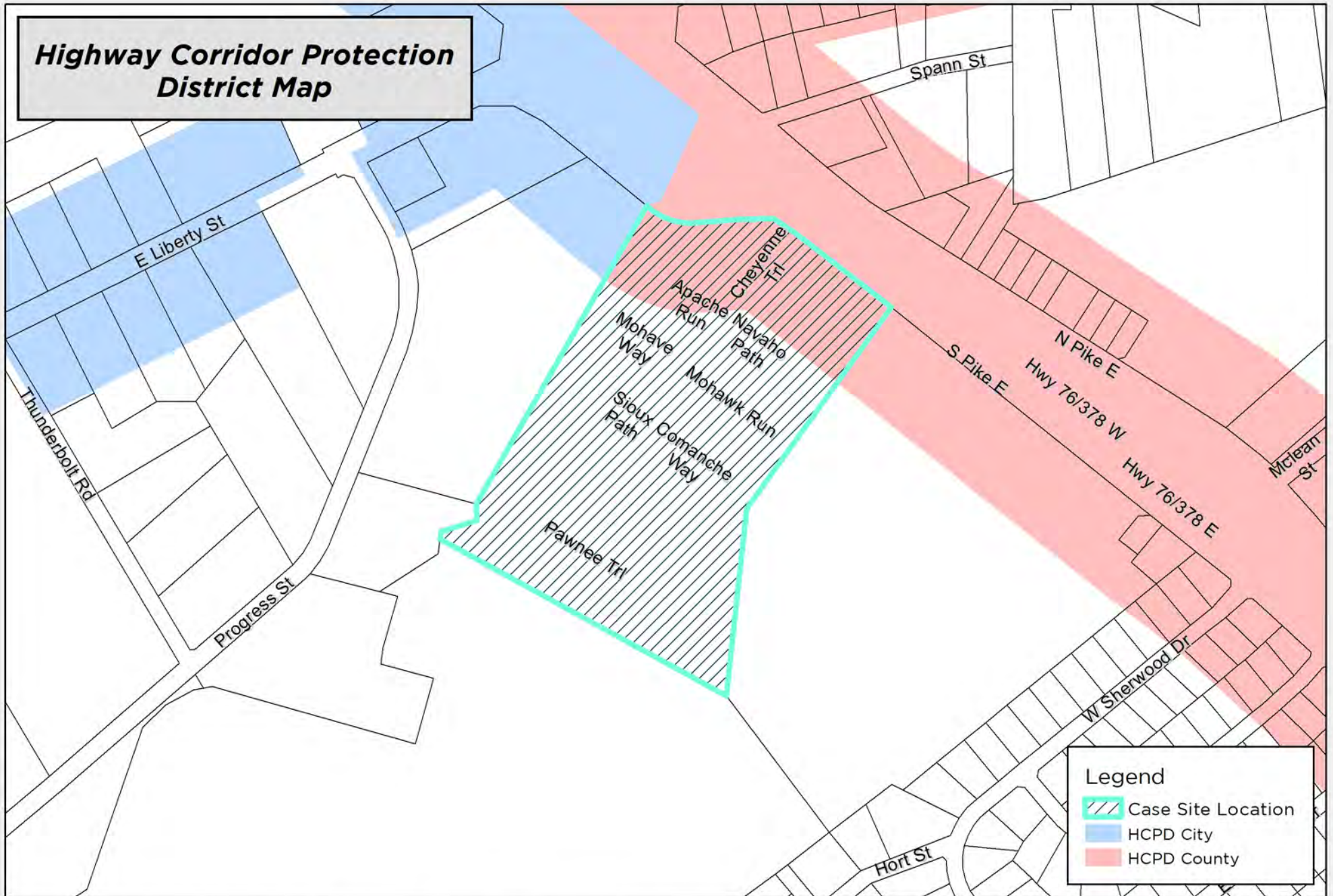


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




HCPD-24-29  
1230 S Pike E, Sumter, SC 29153  
Tax Map # 268-00-02-001

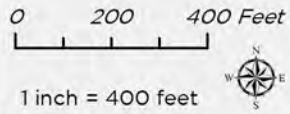
# Highway Corridor Protection District Map



**Legend**

-  Case Site Location
-  HCPD City
-  HCPD County

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