

# Sumter City-County Planning Commission

January 26, 2011

## RZ-11-01, William J. Carter, Jr. (County)

### I. THE REQUEST

<b>Applicant:</b>	William J. Carter, Jr.
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	A request to rezone +/-455 acres (based on the combined areas of 2 parcels) from Agricultural Conservation/Light Industrial-Warehouse (AC/LI-W) to Heavy Industrial (HI).
<b>Location:</b>	Corner of Frierson Rd. and Stamey Livestock Rd.
<b>Present Use/Zoning:</b>	Vacant /AC & LI-W
<b>Tax Map Reference:</b>	TMS#153-00-01-006(Pt) and 153-00-01-009(Pt)
<b>Adjacent Property Land Use and Zoning:</b>	North – Agricultural & Res.(AC) South – Shaw AFB & Agricultural (AC) East – Agricultural & Res. (LC,AC) West – Shaw AFB

### II. BACKGROUND

The applicant requests rezoning approval for two contiguous parcels at the corner of Frierson and Stamey Livestock Road near Shaw AFB. The combined area of the two parcels is +/- 455 acres. These parcels currently are vacant wooded land. The parcels are currently zoned partly Agricultural Conservation and partly Light Industrial Warehouse. The Limited Commercial zoning buffered areas along both Stamey Livestock and Frierson Rd. are not included in this rezoning. They will remain as they are. The applicant proposes to change the zoning of the remainder of this property to Heavy Industrial to allow operation of a non metallic mining operations and other future Heavy Industrial uses such as a concrete manufacturing plant.

### III. 2030 COMPREHENSIVE PLAN

The 2030 Comprehensive Plan designates this as a Military Protection (MP) planning area with a small area designated as Conservation Planning Area. Most of this property is in the MP designation. The Conservation Planning Area is very minimal and appears to run along the perimeter of the natural floodplain boundaries. The primary objective of the MP designation is

to protect Shaw Air Force Base and Poinsett Electronic Combat Range from encroachment of incompatible land uses and reduce accident and noise potential to citizens in these areas.

Rezoning this property to Heavy Industrial is complementary to the Comprehensive Plan. The MP district specifies controlling residential density, so converting the land to industrial use will reduce the potential for a further concentration of people living in this area. In addition, the parcels in question are located within a number of Military Overlay Districts (APZ 1 and APZ 2 DNL-1 and DNL-2) which greatly restricts the use of this property even some industrial uses. Mining Operations and some Heavy Industrial Uses would be more compatible in this designation along with the military overlays in close proximity to Shaw AFB.

The rezoning request is consistent with the Military Protection land use designation and the policies established as a part of the 2030 Comprehensive Plan.

#### **IV. TRAFFIC IMPACT**

The property is located at the intersection of Frierson Rd.(S-91) with a 2009 ADT of 5300 VPD and Stamey Livestock Rd. (S-876) with a 2009 ADT of 2800 VPD. Both roads are currently operating at a LOS of A. If the rezoning is approved, the amount of an increase in traffic would depend on the size and intensity of the proposed development.

Frierson Rd. is classified as a collector road and Stamey Livestock Rd. is classified as a minor arterial. The SUATS LRTP lists the widening of Frierson Rd from US 521 to Patrol Rd. as a future roadway improvement. The project is currently unfunded.

#### **V. ENVIRONMENTAL**

Currently the property is in agricultural use, containing mostly field crops and managed timber.

This property is adjacent to mapped Area of Special Flood Hazard, which is Zone AE containing a substantial Floodway on western border; care must be taken that any work does not impact the floodway. Zone A on the central interior flowing to the eastern edge; Base Flood Elevations must be established by the applicant before any work may be approved for this area.

Areas of probable Jurisdictional Wetlands in conjunction with the floodplains. Permits from the US Army Corps of Engineers may be required; a letter permitting the scope of work described on any development application must be received from the USACE before any land disturbance permits may be issued to ensure proposed activities are in compliance with federal requirements.

Soils:

ORANGEBURG LOAMY SANDS (OrA) 0 – 2% slopes; (OrB), 2 – 6% slopes – well drained, very good load- and traffic-bearing capacity

GREENVILLE LOAMY SANDS (GrA) 0 – 2% slopes; (GrC), 6 – 10% slopes – well drained, moderate load- and traffic-bearing capacity

RUTLEGE LOAMY SAND (Ru) flat, poorly drained, very wet, weak soils

OSIER LOAMY SAND (Os) flat, poorly drained, very wet, weak soils

TROUP SANDS (TrB) 0 – 6% slopes – well drained, sandy, somewhat weak soils  
WAGRAM SAND (WgB) 0 – 6% slopes - well drained, sandy, sturdy soils

## **VI. SEWER & WATER**

This is the High Hills Public Water Service District and there is no public sewer.

## **VII. STAFF RECOMMENDATION**

The request is consistent with the 2030 Comprehensive Plan. The rezoning of these parcels to Heavy Industrial will encourage uses which are more compatible with SHAW AFB. Staff has spoken with Gary Hallmark, SHAW Planner and he has no real concerns with the mining operation. This will also diminish the possibility of any further residential development in the area encroaching upon Shaw AFB. This request is consistent with the goals of the Comprehensive Plan and also meets the approval of staff with regards to good planning practice. The subcommittee of the Planning Commission met on January 14, 2011 to discuss options for this property and also recommended to rezone the entire property with the exception of the Limited Commercial buffers along Stamey Livestock and Frierson to Heavy Industrial.

## **VIII. PLANNING COMMISSION – JANUARY 26, 2011**

The Sumter City-County Planning Commission at its meeting on Wednesday, January 26, 2011, voted to recommend approval for this request.

## **IX. COUNTY COUNCIL – FEBRUARY 8, 2011 – FIRST READING**

