

# Sumter City-County Planning Commission

February 23, 2011

## RZ-11-02, Eagle Rd. (County)

### I. THE REQUEST

**Applicant:** Joe B. Davis

**Status of the Applicant:** Owner representative

**Request:** Rezone a 12 acre portion of a parcel containing +/- 21 deed acres from General Residential (GR) to Light Industrial/Warehouse (LI-W).

**Location:** Eagle Road at Broad Street

**Present Use/Zoning:** Vacant/ General Residential/Heavy Industrial (HI/GR)/ DNL-2 and DNL-1A/ Highway Corridor Protection District (HCPD).

**Tax Map Reference:** 155-00-01-003

**Adjacent Property Land Use and Zoning:** North – Shaw AFB  
South – Glasscock Mining (HI)  
East – Residential/General Residential (GR)  
West – Vacant/Shaw AFB/Glasscock (HI)

### II. BACKGROUND

The property, located across from Shaw AFB, lies at the corner of Broad Street and Eagle Road in a mixed-use area bordered on the east side by a residential neighborhood. There is a utility ROW that bisects the property from east to west along the south-central portion.



*The property is currently vacant and wooded. A utility ROW bisects the property running east to west.*

The proposal is to rezone the property, currently for sale, to Light Industrial/Warehouse (LI-W) in order to market the property for uses that would be more compatible with the surrounding uses and with its proximity to Shaw AFB. There is a nonconforming mobile home park directly across the street on property that is zoned General Residential, but placing mobile homes on this property is not feasible because of military overlay restrictions. Part of the property lies within DNL-2 and the remainder is within DNL-1A. Therefore, manufactured homes would not be permitted as stated in Article 3(r)11, concentrations of persons per acre would be subject to the limitations in Exhibit 6, and residential structures would have to be noise attenuated according to the standards in Exhibit 7.



*The property lies on the west side of Eagle Road at Broad Street.*

With the northern portion of the property within the County Highway Protection District, standards in Article 3, Section V would apply. In addition, with heavy industrial uses immediately to the west and south, and the western portion of the parcel currently zoned Heavy Industrial as well, the associated perceptions of dust, noise, and truck traffic make it difficult to market this property for residential uses. Article 3(r) contains further specifications for building permits, signage, height and size. These regulations place further limitations as to the practicality of residential homes and other uses allowed in GR in this location.

### **III. COMPATIBILITY WITH 2030 COMPREHENSIVE LAND USE PLAN**

The area is within the Military Protection Planning Area, and uses should therefore be restricted to those that are compatible with the proximity to Shaw Air Force Base. As previously stated, the limitations to residential development make it likely to be impractical to develop residentially. Light Industrial and Warehouse uses are generally contained within large buildings and do not generate a high concentration of persons per acre, as is recommended within the Military Protection Planning Area.

#### **IV. TRAFFIC REVIEW**

The request is to change zoning classification of Parcel 155-00-01-003 from General Residential (GR) to Light Industrial/Warehouse (LI/W). The parcel is located at the Intersection of Eagle Rd (S43-370) and Broad St (US76-378). The 2009 ADT for Broad St. at this location is 21,000 vpd. The adt for Eagle Rd. is 1,000 vpd. Both are currently operating at a LOS A.

Potential impact on traffic will be determined by the specific use of the property; however LI/W uses generally do not generate large increases in traffic. Many of these uses should be located near major arterials like Broad Street that will easily accommodate the associated truck traffic without negative impacts. The most logical entrance to the property would probably be along Eagle Road because of the parcel's narrow frontage on Broad Street.



*Looking south along Eagle Rd. The property lies to the right.*

#### **V. ENVIRONMENTAL CONSIDERATIONS**

Soils are Lakeland sands (LaB), with 0 to 6 percent slope. Lakeland (LaB) soils formed in sandy Coastal Plain sediments and do not appear on the hydric soils list for Sumter County. These sandy soils are very well drained with low humus content, and are generally considered good for development, having few constraints for buildings and road construction.

There are mapped wetlands along the southern portion of the property as shown in the National Wetlands Inventory. Before a site plan can be approved, the US Army Corps of Engineers must be contacted regarding this area in order to ascertain if there will be any federal requirements for permitting or development activities.

There is no mapped floodplain on the property. The area is shown on FIRM Community Panel # 45085C0---D as being in Zone X, area of minimal flooding.

The land is flat to gently rolling, and drains to the south. Most of the tree cover is pine, with very few hardwoods noted during the site visit. A tree survey will be required prior to any site plan being approved.



## **VI. WATER AND SEWER AVAILABILITY**

This location is served by High Hills Water. Sewer is unavailable to the parcel.

## **VII. STAFF RECOMMENDATION**

Rezoning this property from General Residential (GR) to Light Industrial/Warehouse (LI-W) will permit the property to be developed in a manner that is more compatible with industrial uses in the surrounding area while allowing for buffers between the existing residential property across Eagle Road. Many permitted uses in the proposed zoning district are of a nature that is well-suited with the parcel's proximity to Shaw AFB and associated noise zones. Finally, the proposal is consistent with the 2030 Comprehensive Land Use Plan.

Staff recommends approval of the rezoning request.

## **VIII. DRAFT MOTIONS**

### *Motion #1:*

I move that the Sumter City-County Planning Commission approve RZ-11-02 to rezone +/- 12 acres of land from General Residential (GR) to Light Industrial/Wholesale.

### *Motion #2:*

I move that the Sumter City-County Planning Commission deny RZ-11-02 to rezone +/- 12 acres of land from General Residential (GR) to Light Industrial/Wholesale.

### *Motion #3:*

I move that the Sumter City-County Planning Commission propose an alternate motion for RZ-11-02.

## **IX. PLANNING COMMISSION – FEBRUARY 23, 2011**

The Sumter City – County Planning Commission at its meeting on Wednesday, February 23, 2011, voted to recommend approval for this request.

