

# Sumter City-County Planning Commission

## Staff Report

June 27, 2012

### RZ-12-03, Deschamps Rd. (County)

#### I. THE REQUEST

**Applicant:** Black River Land Services of Sumter, LLC

**Status of the Applicant:** Project Agent

**Request:** A request to rezone +/-45 acres from Agricultural Conservation (AC) to Residential-6 (R-6).

**Location:** East side of Deschamps Rd., +/- 100 ft. south of the intersection of Patriot Pkwy. And Deschamps Rd.

**Present Use/Zoning:** Undeveloped Wooded Parcel/AC

**Tax Map Reference:** 184-00-01-010

**Adjacent Property Land Use and Zoning:** North – Undeveloped (AC)  
South – Undeveloped/Residential (AC)  
East – Religious/Residential/Recreation (PD)  
West – Undeveloped/Residential (AC) & Deschamps Rd.

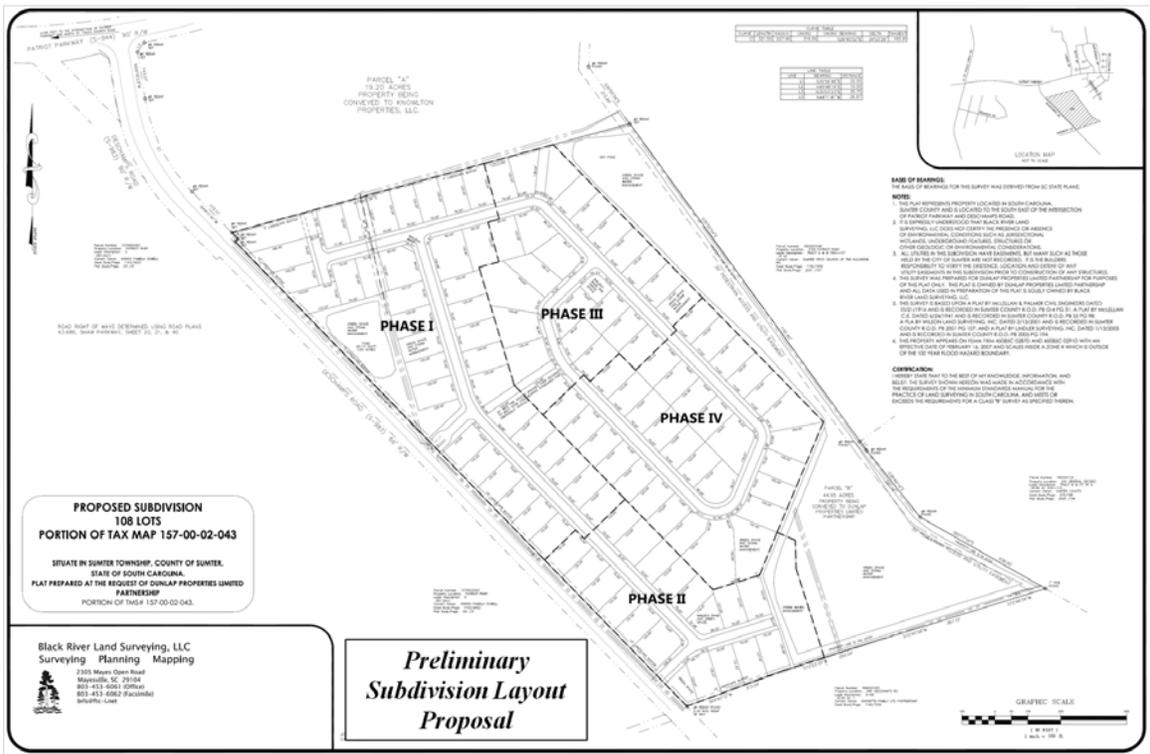
#### II. BACKGROUND

This request is to rezone approximately 45 acres located on the east side of Deschamps Rd. starting approximately 100 ft. south of the intersection of Patriot Pkwy. and Deschamps Rd. from Agricultural Conservation (AC) to Residential-6 (R-6) in order to develop an approximate 108 lot single-family residential subdivision. The area of the proposed development is shown in the graphic on the following page.

As shown in the graphic, the proposed development location is adjacent to the Sumter West Planned Development. Sumter West is a large Planned Development that incorporates multiple residential subdivisions, limited commercial and professional office uses, and a large community sports complex/recreation park.



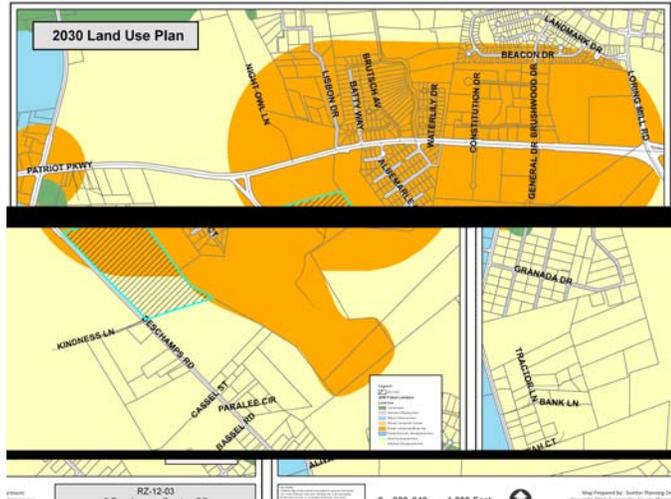
A concept plan has been submitted by the applicant showing the proposed 108-unit residential development with access from Deschamps Rd.



### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The single dominating notion of the 2030 Comprehensive Plan is for the City and County to manage growth in such a way that individual development adds value to the community at large.

As shown in the 2030 Comprehensive Plan Map to the right, the proposed area for rezoning is influenced by the Suburban Development Planning Area (SD) and the Priority Commercial/Mixed-use Area.



The primary objective of the Suburban Development designation is to scrutinize and manage the existing development patterns, foster intentional mixed-use development and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner. Priority commercial and mixed use areas or nodes are identified on the map to direct future, high quality commercial and mixed use development. The areas include anticipated green fields as well as established locations expected to redevelop with higher and better uses over time.

The type of development, the timing of development, and the relationship to existing and surrounding development is critical to securing new commercial and residential development of a quality equal to our newfound expectations. The location under review is a green field site adjacent to one of the largest established mixed use planned developments in the Sumter Community.

As requested, the rezoning would result in 45 acres of Residential-6 (R-6) zoned property. Weighing Plan objectives carefully in conjunction with established patterns of development in the vicinity, the request to rezone the property to R-6 in conjunction with a development plan that connects the new subdivision to adjacent established uses through a comprehensive sidewalk and/or trail network and system of open space planning would help to foster development that meets the expectations of the Plan.

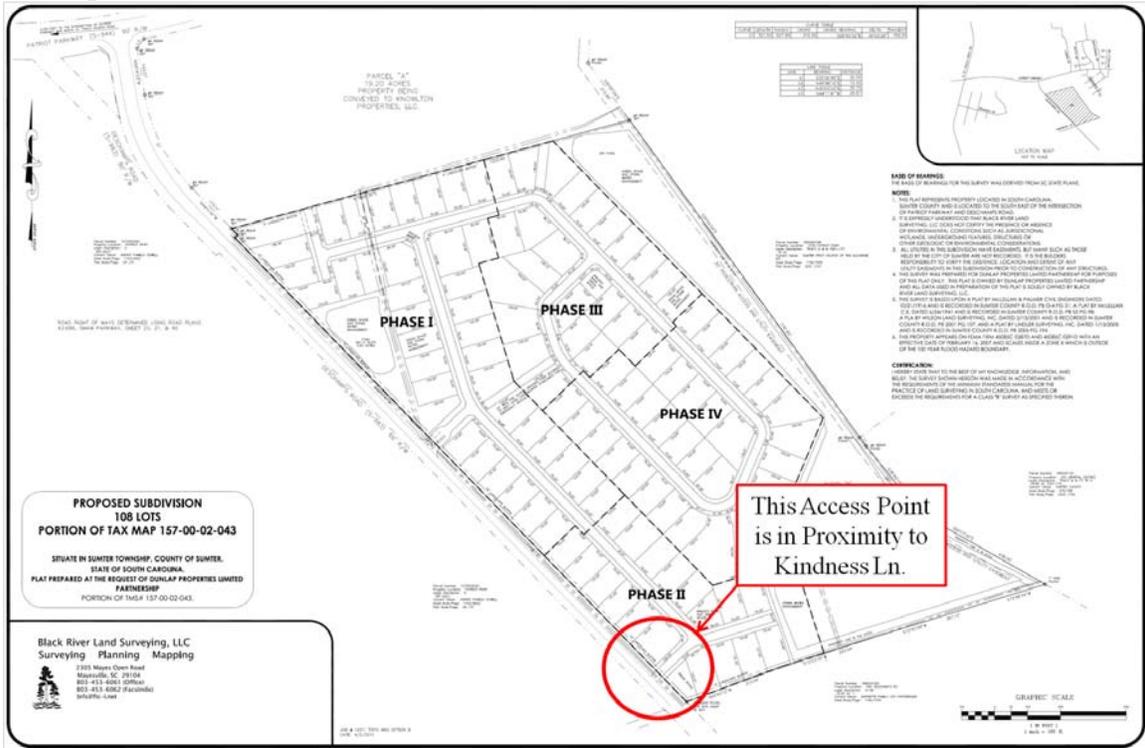
### IV. TRAFFIC REVIEW

The roads impacted by this request will be Patriot Pkwy. at Deschamps Rd., Deschamps Rd. and Wedgfield Rd. at Deschamps Rd. Traffic generation for the proposed residential use is 10 trips per unit for each of the 108 units equaling a projected estimate of 1080 trips per day. A bulk of the trips from any future residential development are anticipated to travel north to the Patriot Pkwy./Deschamps Rd. intersection.

Patriot Pkwy., Deschamps Rd., and Wedgefield Rd. heading east towards Sumter are classified as Minor Arterial roadways. Currently, there is no 2010 traffic count data available for Deschamps Rd. however; it is operating at a Level of Service (LOS) 'A'. The 2010 traffic counts for Patriot Pkwy. are 9800 AADT operating at a Level of Service (LOS) 'A', and Wedgefield Rd. traveling east has a 2010 traffic count of 5300 AADT operating at a LOS 'B'.

A 108-unit residential subdivision will require a Traffic Impact Study (TIS) prior to development approval. Any submitted TIS will have to address any change in level of service as well as mitigation measures for the road network necessitated by the new development.

The Sumter Area Transportation Study (SUATS) Long Range Transportation Plan (LRTP) lists no specific Future Roadways Projects for the Deschamps Corridor. However, there is a future roadway plan shown to connect Kindness Ln., currently a private road, to St. Pauls Church Rd. to increase connectivity within the road network. Kindness Ln. is in the vicinity of the southernmost entrance to the proposed residential development shown below.



All transportation related impacts will be identified during the subdivision review process with mitigation measures addressed as part of subdivision plan approval.

**V. WATER AND SEWER AVAILABILITY**

The applicant has indicated that they intend to pursue public sewer and water service from the City of Sumter. There are lines in proximity to the site, however; sanitary sewer

and water infrastructure service must be worked out with the City Administration and Engineering.

**VI. STAFF RECOMMENDATION**

Given the established pattern of development in the vicinity, and adjacency to existing residential, commercial and recreational development, with appropriate subdivision planning, rezoning of this tract to R-6 is consistent with the community's expectations outlined in the comprehensive plan. Staff recommends approval of this request. Agricultural Conservation (AC) zoning at this location is not the highest and best use of the property; R-6 zoning also allows for an array of housing types.

**VII. PLANNING COMMISSION – JUNE 27, 2012**

The Sumter City-County Planning Commission at its meeting on Tuesday, June 27, 2012, voted to recommend approval for this request to rezone +/- 45 acres located on the east side of Deschamps Rd., +/- 100 ft from the intersection of Patriot Parkway and Deschamps Rd., from Agricultural Conservation (AC) to Residential-6 (R-6). The property is represented by Tax Map #184-00-01-010.

**VIII. COUNTY COUNCIL – JULY 10, 2012**