

Sumter City-County Planning Commission

Staff Report

June 27, 2012

RZ-12-04, 185 W. Wesmark Dr. (City)

I. THE REQUEST

Applicant: Crys Peyton

Status of the Applicant: Property Purchaser

Request: A request to rezone +/- 4.41 acres from Professional Office (PO) to Limited Commercial (LC). The parcel has recently been divided into two portions, +/- 3.25 acres and +/- 1.16 acres in size.

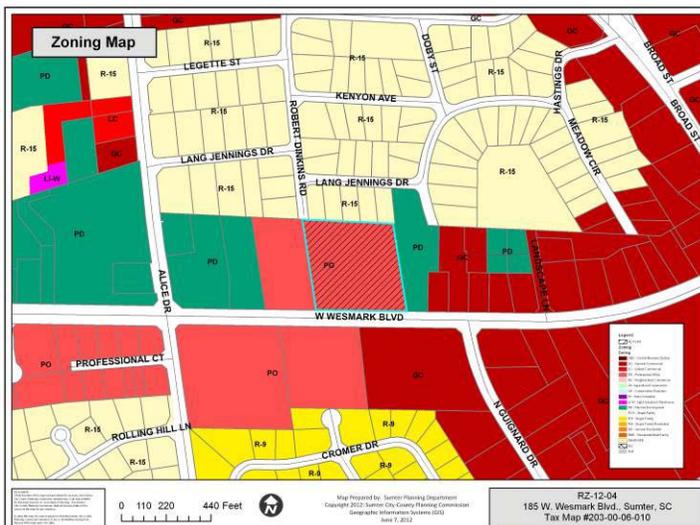
Location: On West Wesmark Drive, approximately 660 feet from the intersection with Alice Drive and approximately 250 feet from the intersection with Guignard Drive.

Present Use/Zoning: Vacant / PO

Tax Map Reference: 203-00-06-010

Adjacent Property Land Use and Zoning:
North – Residential (R-15)
South – Office (PO) and Commercial (GC)
East – Dance Studio (PD)
West – Bank (PO)

II. BACKGROUND



This request is to rezone a parcel (see **diagram, Left**) from Professional Office (PO) to Limited Commercial (LC) in order to construct a fitness facility.



Above: The Property for the rezoning request, which has recently been divided.

Below: There is an existing natural vegetated buffer between the parcel to be rezoned and the adjacent residential area to the North.



Adjacent Uses:

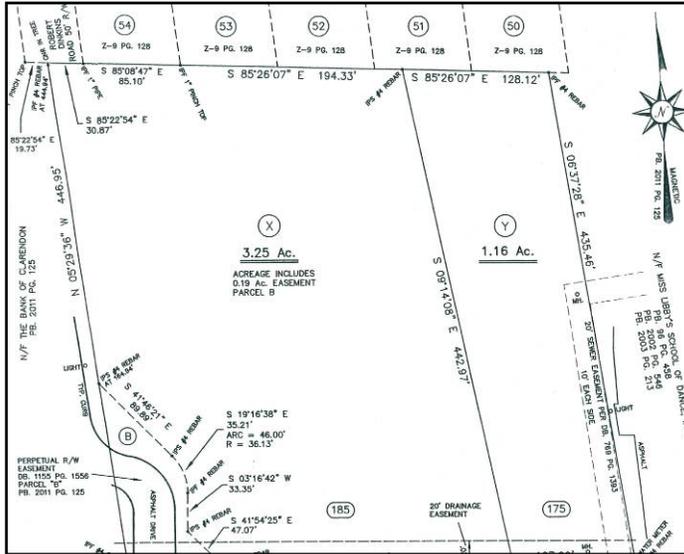


Above: Miss Libby's School of Dance and Gymnastic Studio (TMS# 2031301035) is zoned PD with the following permitted uses: Dance Studios, Theatrical, Fitness, Amusement and Recreation, Schools and Educational Services not elsewhere classified (PD -07-05).



Above Left: Credit Union, parcel zoned GC **Above Right:** Bank, parcel zoned PO

III. REQUEST



(Left) This parcel has recently been divided as shown in the plat. The applicant is requesting a rezoning of the property from PO to LC in order to open a fitness center at the site. The fitness center would be constructed on the left side of the parcel, on the 3.25 acre portion. The owner of the property requests rezoning of the remaining portion of 1.16 acres as well.

Professional Office (PO) is a zoning district that encompasses the following types of uses:

- Administrative Offices
- Medical & Dental Offices, Labs
- Legal Services
- Child Care, Residential Care
- Art Galleries
- Churches
- Engineering, Accounting
- Research, Development, Testing Labs
- Cable Services
- Drug & Sundry Stores

- Banking, Insurance, Real Estate
- Photographic Studios
- Beauty & Barber Shops
- Postal Service
- Rooming & Boarding Houses (CU)
- All Residential and Multi-family (CU)
- Miscellaneous Personal Services (CU)
- Massage Therapy (CU)
- Employment Agencies
- Veterinary Services (CU)

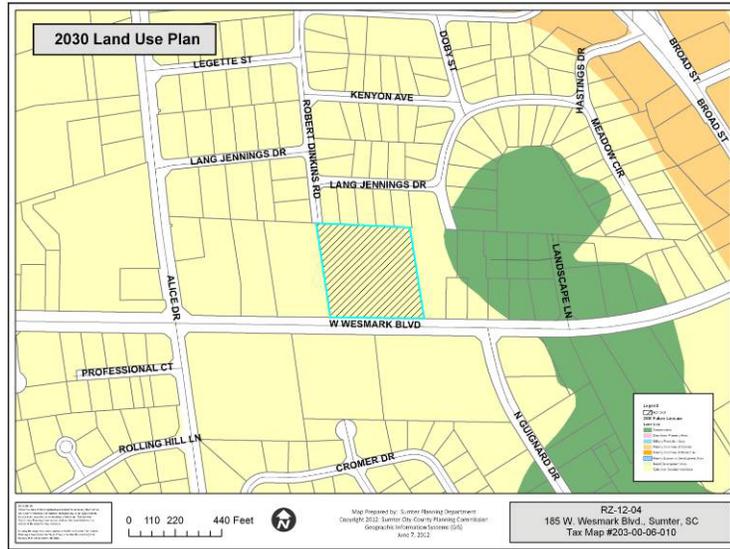
Limited Commercial (LC) is a more slightly more intensive commercial zoning district with the following types of permitted uses:

Administrative Offices	Real Estate & Holding Investments
Research, Development & Testing Labs	Laundry & Dry Cleaners, Linen Supply
US Postal Services	Coin-Operated Laundries
Water Supply Facilities	Photographic Studios
Hardware Stores	Beauty & Barber Shops
Grocery Stores & Convenience Stores	Shoe Repair, Shoe Shine, Hat Cleaning
Apparel & Accessory Stores	Funeral Homes & Crematories
Home Furniture & Furnishing Stores	Miscellaneous Personal Services
Eating Places	Auto Rental & Leasing
Drug & Sundry Stores	Car Washes
Antique Stores	Medical & Dental Offices
Sporting Goods & Bicycle Shops	Nursing Care Facilities
Book Stores, Stationery Shops	Legal Services
Jewelry Stores, Hobby, Toy Shops	Libraries
Camera, Photo Supply Houses	Vocational & Other Schools / Education
Gift, Novelty, Souvenir Shops	Job Training & Rehab
Sewing, Needle & Piece Goods	Childcare Services
Catalog & Mail Order Houses	Residential Care
Florists	Organizational Facilities & Business
Tobacco Stores	Membership Organizations
Optical Goods Stores	Engineering, Accounting, Research
Miscellaneous Retail	Miscellaneous Services
Pet Shops	Government Offices
Depository & Non-Depository	Justice, Public Order & Safety
Institutions	Fire Protection Facilities
Security & Commodity Brokers	Public Administration Offices
Insurance Carriers & Agents	Physical Fitness Facilities

The applicant cannot locate a Fitness Facility in the PO district, and therefore desires the rezoning in order to open this business. The parcels in question are located in a district with many existing light commercial uses. There are banks, car dealerships, offices, a dance and gymnastics center, a library and a hardware store all in the immediate area. This proposed zoning is compatible with the existing uses and character of the district.

IV. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Comprehensive Plan Map to the right, the proposed area for rezoning is Suburban Development Area (SD). The goal of the SD planning area is to foster mixed-use development and encourage infill. This request meets this goal and will be compatible with the existing commercial character of the district.

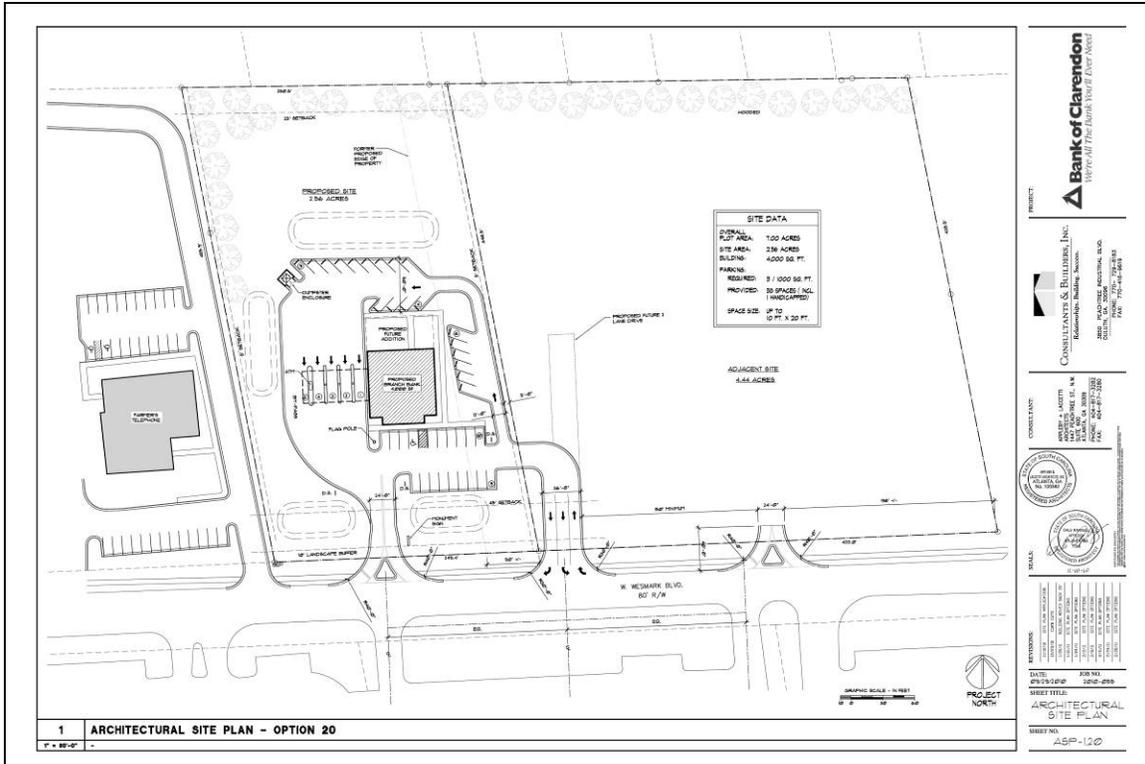


This property is located in the Highway Corridor Overlay District. The Highway Corridor Protection District (HCPD) has been established as an overlay district within this area to act as a regulatory tool that promotes quality development with an emphasis on architecture, access and compatibility with adjacent properties. The purpose of the HCPD is to promote development that is compatible with the function, capacity, and design of major arterial roadways, while remaining sensitive to the relationship of the roads to abutting residential, commercial, and industrial development. Any development on the site, if this rezoning is approved, will have to comply with all the overlay design criteria in the Zoning Ordinance.

V. TRAFFIC REVIEW

Although W. Wesmark Blvd. is currently operating at a Level of Service 'F', prior development on the larger tract that resulted in the subdivision of the property for the development of the Bank of Clarendon necessitated an access plan for the original parcel, of which the applicant is currently purchasing +/- 3.25 acres. Based upon previous site plan approvals and input from SCDOT, access to the property will coincide with the drawing shown below. As depicted, there is a shared full access drive with the Bank of Clarendon Parcel and there will be permitted an Right-in/Right-out drive for the remainder of the tract. Unless site development meets the threshold requirement for a Traffic Impact Study (TIS) or SC DOT requires further study prior to issuing encroachments, site access for these parcels is fixed and will not change.

This district is recommended for public transit access as part of the Sumter Long-Range Transportation Plan (LRTP).



VI. WATER AND SEWER AVAILABILITY

Public water and sewer is provided in this vicinity.

VII. STAFF RECOMMENDATION

Staff has visited the site, reviewed the request, and recommends approval of the rezoning for this parcel. This request complies with the Long Range Plan and will be compatible with the adjacent uses and surrounding district.

VIII. PLANNING COMMISSION – JUNE 27, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, June 27, 2012, voted to recommend approval of this request to rezone +/- 4.41 acres located at 185 W. Wesmark Blvd.