

Sumter City-County Planning Commission

Staff Report

June 27, 2012

RZ-12-05, 404 Silver Street (City)

I. THE REQUEST

Applicant: Mr. Harley Ford

Status of the Applicant: Property Owner

Request: A request to rezone +/- 0.15 acre lot from General Commercial (GC) to General Residential (GR).

Location: Silver Street between Penn St. and Royal Ave.
One row back from South Lafayette Dr.

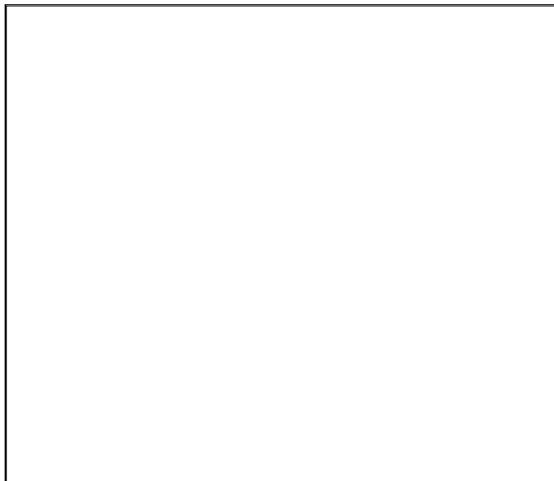
Present Use/Zoning: Residential lot (Burned House) /GC

Tax Map Reference: 250-09-04-017

Adjacent Property Land Use and Zoning:

North – Residential (GC)
South – Residential (GC)
East – Residential & Industrial/GR&HI
West – Residential & Vacant lots (GC)

II. BACKGROUND



This request is to rezone the parcel shown in the blue outline (**see diagram, Left**) from General Commercial (GC) to General Residential (GR) in order to place a mobile home on the property to replace applicant's burned house.

Pictures of Burned House at 404 Silver Street



Property right Next Door to Applicant's property- grandfathered Mobile Home



Houses Along Silver Street





View Down Silver Street- Houses & Mobile Homes on Both Sides

Applicant originally filed for an Ordinance Amendment to change the text of the City Zoning Ordinance to allow for mobile homes in the General Commercial District (GC). This request would have amended **Article 3, Exhibit 5 and Article 3, Section 3.i.2 Permitted Uses** in the General Commercial (GC) Zoning District to allow mobile homes as a permitted use. Staff researched and found where City Council in 2002 initiated and approved a request to delete mobile homes inside the City in the General Commercial (GC) zoning district.

Ordinance Subcommittee met on June 18th along with the applicant to review this request. This committee recommended that this request be changed to a rezoning request instead of changing the text of the Zoning Ordinance. They did not feel the best option was to change the ordinance and allow mobile homes outright on all General Commercial zoned properties. They thought the best option and only other option was to rezone this property along with all the other properties within this same block along Silver Street to General Residential. Therefore the request is being presented to the full Planning Commission Board as a rezoning request.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Comprehensive Plan Map below, the proposed area for rezoning is influenced by Priority Commercial Corridor (PC) mainly because of South Lafayette Drive. This designation is to encourage development in new locations while bolstering sagging under-utilized corridors throughout the City. This designation represents likely newer growing areas. This rezoning request does not fit neatly into this long range designation because this is an older residential area of the community. This area also sits one row of properties back off of Lafayette Drive and still consists of a variety of very small older stick built houses and mobile homes. They back up to the small general commercial lots fronting South Lafayette. This requests does not comply with the true intent of the Long Range Plan but it is a reasonable request because of the general residential zoning on the other side of Silver Street which backs up to an older industrial park.



IV. HIGHWAY CORRIDOR

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. Although these properties are within the 300 foot depth from South Lafayette Drive and included in the Highway Corridor Overlay, they do not face on South Lafayette Drive which is the major arterial street. There is a thick buffer of natural vegetation between the properties on Silver Street and the lots facing Lafayette. These properties are not visible from the major street.

V. TRAFFIC REVIEW

There will be no additional traffic generated from this rezoning request.

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 these parcels as also recommended by the Subcommittee of the Planning Commission.

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 properties located at 402, 404, 406, 408, 410, 412, 414, 416 and 418 Silver St. from General Commercial (GC) to General Residential (GR). The properties are represented by Tax Map #s 250-09-04-016, 017, 018, 019, 020, 021, 022, 023 and 024.

IX. CITY COUNCIL – JULY 17, 2012 – FIRST READING/PUBLIC HEARING