

Sumter City-County Planning Commission

July 25, 2012

RZ-11-04, 3505 Camden Hwy. (County)

I. THE REQUEST

Applicant: Russ Barger

Status of the Applicant: Property Owner

Request: A request to rezone a +/-7.28 acre portion of a 43 acre tract from Residential-9 (R-9) to General Commercial (GC).

Location: 3505 Camden Hwy.

Present Use/Zoning: Vacant Storage Structure & former agricultural land / R-9

Tax Map Reference: 190-00-03-014

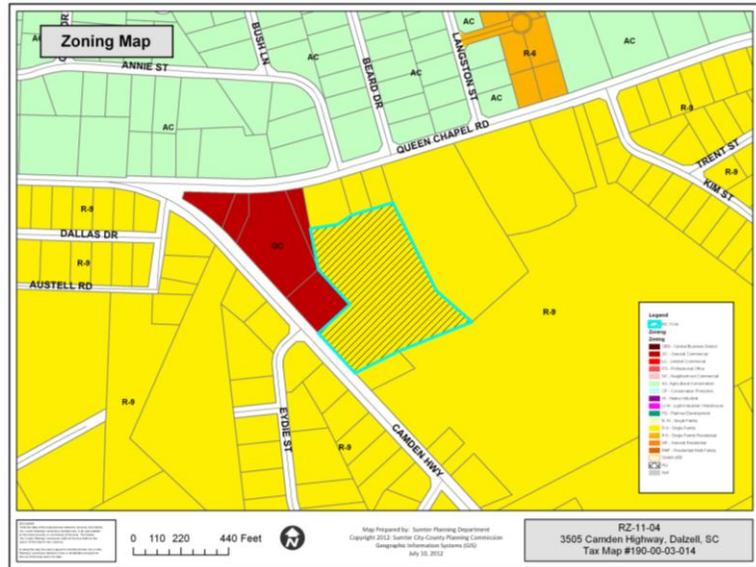
Adjacent Property Land Use and Zoning: North – Residential / Residential-9 (R-9)
South – Camden Hwy. & Residential / Residential-9 (R-9)
East – Undeveloped / Residential-9 (R-9)
West – Commercial / General Commercial (GC)

II. BACKGROUND



The applicant requests rezoning approval for the +/-7.28 acre area identified in the graphic above. This is part of a larger 43 acre tract. The area under review is currently the site of a warehouse/storage style structure, shown above right, which the applicant wishes to use for a commercial purpose.

As shown in the zoning map to the right, the property is adjacent to the General Commercial (GC) zoned node at the intersection of Camden Hwy. and Queen Chapel Rd. in Dalzell. The GC zoned area is the same area that was rezoned from R-9 to GC in 2010 (RZ-10-11) in order to bring the existing non-conforming commercial development at that intersection into compliance with the current regulations.



If approved, this would be an incremental addition to the existing General Commercial (GC) node at the Camden Hwy. / Queen Chapel intersection.

III. 2030 COMPREHENSIVE PLAN



As shown in the Comprehensive Plan map to the left, the 2030 Comprehensive Plan designates this as a Military Protection (MP) planning area. 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. For commercial development such as this, rezoning from R-9 to General Commercial is complementary to the

Comprehensive Plan. The MP district specifies controlling residential density, so converting the land to commercial use will reduce the potential for a concentration of people living in this area. In addition, the +/-7.28 acre area in question abuts the established commercially zoned parcels at the corner of Camden Hwy. and Queen Chapel Rd., two major thoroughfares within the town of Dalzell. The adjacency to an established commercial node and the existing development on the parcel at this location makes the proposed area for rezoning suitable for commercial activity. In addition, this is an incremental addition to an established commercial area in the Dalzell community.

The rezoning request is consistent with the Military Protection land use designation. This rezoning will be an incremental addition to Dalzell with a commercial node and will limit the residential density of the area.

IV. TRAFFIC IMPACT

The property is located on Camden Hwy. approximately 1,000 ft. south of the intersection of Camden Hwy. (S43-1342) and Queen Chapel Rd. (S43-1342). Based on traffic counts from SCDOT, in 2010 Camden Hwy. operated at a Level of Service (LOS) 'A' with 5500 AADT while Queen Chapel Rd. operated at a LOS 'A' with 1050 AADT. If the rezoning is approved, the amount of increase in traffic would depend upon the intensity of future development.

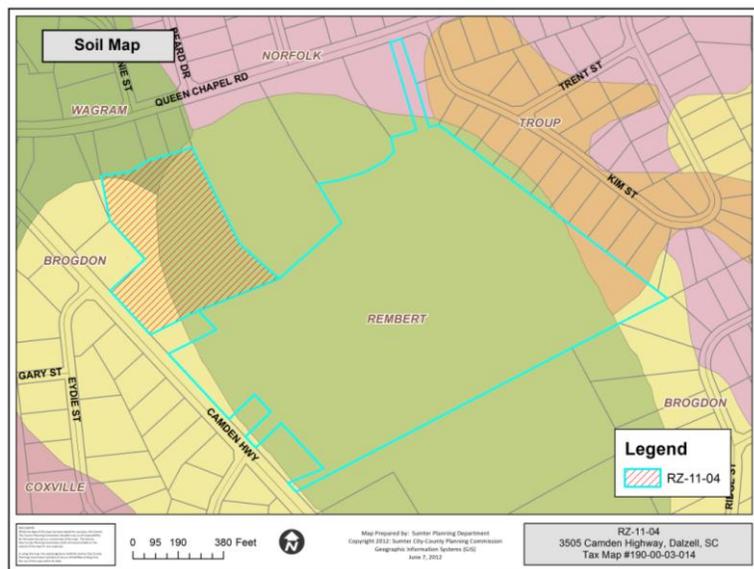
The SUATS LRTP lists the widening of Camden Highway from US 521 to Queens Chapel Road as a future roadway improvement. The project is currently unfunded.

V. SEWER & WATER

Public water is available, public sewer is not present on this site. This location, as with the rest of the Dalzell area, must be served by on-site septic facilities.

VI. ENVIRONMENTAL

There are wetland-like conditions present on the larger 43 acre tract which is mirrored in the underlying soils types. As shown in the soils map to the right, the soil type, Rembert Loam covers a majority of the 43 acres. Rembert Loam is associated with Carolina Bays and not ideal for on-site septic treatment due to the presence of water throughout the soil profile. Rembert Loam is poor quality for on-site septic, making development of this larger tract for a residential purpose highly unlikely given current infrastructure availability.



The area targeted for rezoning has the Brogdon soil type, which is developable for on-site septic treatment given the appropriate sub-surface conditions.

VII. STAFF RECOMMENDATION

The request is consistent with the Comprehensive Plan. The rezoning of this +/-7.28 acre portion of the larger tract from R-9 to General Commercial is an incremental addition to the existing commercial node created as a result of RZ-10-11. In addition, due to the environmental constraints on the property, this 7 acre area is likely the most developable portion of the larger tract, therefore Staff recommends approval of this request.

VIII. PLANNING COMMISSION – JULY 25, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, July 25, 2012, voted to recommend approval for this request.

IX. COUNTY COUNCIL – AUGUST 14, 2012 – FIRST READING