

Sumter City-County Planning Commission

Staff Report

November 28, 2012

RZ-12-09, 755 Electric Dr. (City)

I. THE REQUEST

Applicant: Bob Galiano

Status of the Applicant: Representative for the Property Owner

Request: A request to rezone +/-5.09 acres from Heavy Industrial (HI) to Light Industrial-Warehouse (LI-W).

Location: 755 Electric Dr.

Present Use/Zoning: Undeveloped Parcel/HI

Tax Map Reference: 230-00-01-066

Adjacent Property Land Use and Zoning:

- North – Industrial & Undeveloped (HI)
- South – Regional Sales Office & Disabilities & Special Needs (LI-W)
- East – Accounting/Auditing Business & Undeveloped (HI)
- West – Electroplating Company & UPS Distribution Center (HI)

II. BACKGROUND

This request is to rezone approximately 5.09 acres located on the north side of Electric Dr. directly across the street from the South Carolina Department of Disabilities & Special Needs from Heavy Industrial (HI) to Light Industrial-Warehouse (LI-W) in order to construct an in-patient mental health hospital with potential for outpatient counseling/mental health services. This site has been selected based upon its proximity to the Disabilities & Special Needs offices as well as due to its remoteness from dense residential development.

The South Carolina Department of Disabilities & Special Needs is the state agency that plans, develops, oversees and funds services for South Carolinians with severe, lifelong disabilities of intellectual disability, autism, traumatic brain injury and spinal cord injury and conditions related to each of these four disabilities. Our mission is to assist people with disabilities and their families in meeting needs, pursuing possibilities and achieving life goals, and to minimize the occurrence and reduce the severity of disabilities through prevention. Co-location of an inpatient mental health facility in proximity was part of the site selection process.

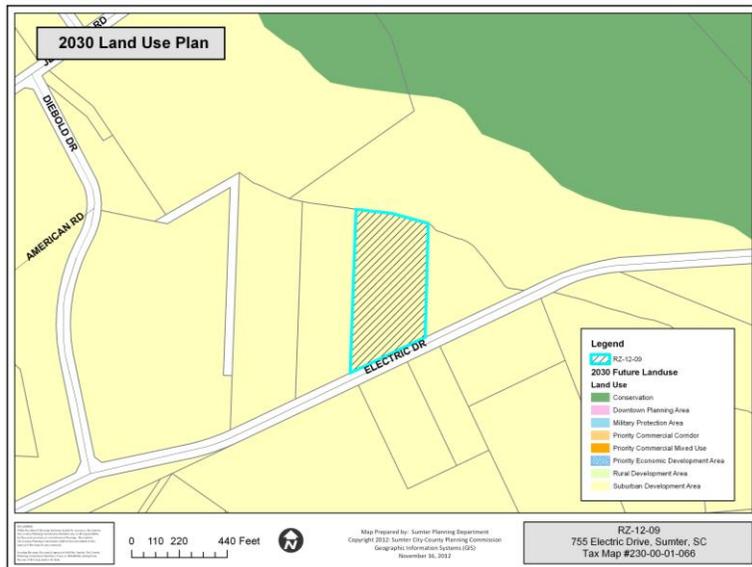
The graphics below show the existing pattern of development in the area as well as the current zoning in the vicinity of the site.



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).



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.

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 Sumter Community's established service facilities that deals with mental health issues for the area.

Although the main purpose of the Light Industrial district is to accommodate wholesaling, distribution, storage, processing, and light manufacturing in an environment suited to such uses and operations while promoting land use compatibility both within and beyond the boundaries of the district, Offices and Clinics of other Health Practitioners with SIC Code 804 and Psychiatric Hospitals with SIC Code 806 are a Conditional Use in the LI-W zoning district.

As requested, the rezoning would result in 5 additional acres of Light Industrial (LI-W) zoned property in an area already zoned for such uses. Weighing Plan objectives carefully in conjunction with established patterns of development in the vicinity, the request to rezone the property is consistent with the Plan's objectives.

IV. TRAFFIC REVIEW

The roads/intersections impacted by this request will be Electric Dr. at N. Pike W. and Electric Dr. at N. Wise Dr. Electric Dr. is a County own road connecting N. Pike W. to N. Wise Dr. Based upon 2011 traffic counts N. Pike W. at Electric Dr. had a 4100 AADT operating at a level of service (LOS) 'A' and N. Wise Dr. at electric Dr. had a traffic count of 2800 AADT operating at LOS 'A'.

Upon successful rezoning, the proposed future use is for an in-patient mental health hospital with potential for some outpatient mental health treatment facilities; depending upon the size of the facility, a formal Traffic Impact Study may be required. All transportation related impacts will be identified during the site plan review process with mitigation measures addressed as part of site 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. The property has received First Reading for Annexation into the City.

VI. STAFF RECOMMENDATION

Given the established pattern of development in the vicinity, and adjacency to the Disabilities and Special Needs offices, with appropriate site planning, rezoning of this tract to LI-W is consistent with the community's expectations outlined in the

comprehensive plan. It should be noted, however; should the property be rezoned to a Light Industrial-Warehouse (LI-W) designation, it will open the use of the parcel up to any permitted uses within the LI-W district. Staff recommends approval of this request.

VII. PLANNING COMMISSION – NOVEMBER 28, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, November 28, 2012, voted to recommend approval for this request.

VII. CITY COUNCIL – DECEMBER 18, 2012 – FIRST READING/PUBLIC HEARING