

Proposed Site on the Property for Produce Sales



Above: The Property for the rezoning has been historically used for commercial business. All structures have been removed from property since business closed out business license in 2006.

Below: There is an existing natural vegetated buffer around the entire perimeter of this property offering buffering from residential properties.



Adjacent Uses:

Across S. Guignard Dr.





Bridge Ct. Planned Development consisting of Specialty Trade Contractors & Warehousing

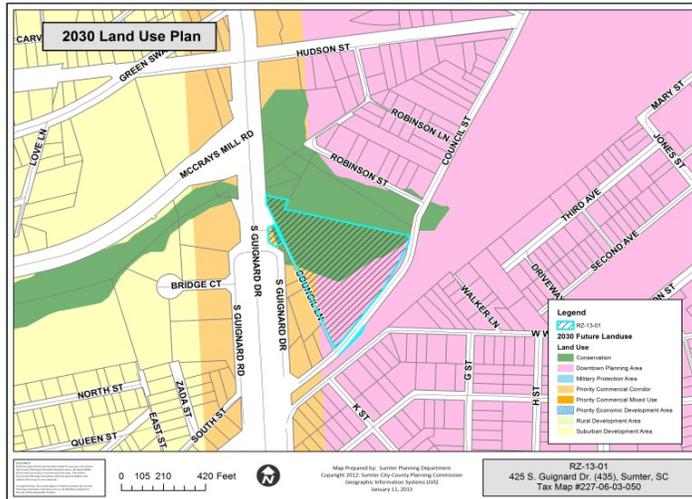
Property backs up to CSX Railroad



III. REQUEST

The applicant is requesting a rezoning of the property from GR to GC in order to sell produce from his truck at the site. The site has been vacant since the last business Jet Wrecking Company was there in 2006. The applicant has the property owner's (Lucile Washington) approval to sell produce from her property. Also, the property owner has property listed with a realtor and this would make the property more marketable especially with property fronting a principal arterial street. The Sumter County Zoning Ordinance does not allow mobile produce sales from a residentially zoned property. Therefore, the applicant wishes to rezone to General Commercial to allow this type of seasonal sales.

IV. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



This property as shown on the map to the **Left** falls within 3 different Land Use Designations:

1. **Downtown Planning Area**
2. **Priority Commercial Corridor**
3. **Conservation Planning**

Downtown Planning Area (DPA)

This designation supports an intentional true mix of residential, commercial, healthcare, and civic land uses at relatively high densities. Request does comply with Comp Plan with adding commercial zoned property to this area and with the property fronting on an arterial street.

Priority Commercial Corridors (PCC)

To encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors. The Priority Commercial Corridors also focus on existing corridors across our community. A new direction is necessary to reinvigorate these areas. This property has historically been used for commercial purposes and now has been vacant since 2006. Grandfathering of commercial use has expired so rezoning will allow for future commercial use of this property.

Conservation Planning Area (CP)

Conservation areas adjacent to the Downtown Areas are characterized by floodplain, stream corridors, Carolina Bays, and wetlands. Where development is appropriate, low impact engineering and architectural design practices shall be incorporated into all projects. A portion of this property falls under this designation because this property does have floodplain and floodway on a small portion of the property with a canal running along one side of the property. The property can still be developed within the floodplain areas with the proper engineering practices to fully comply with the County's Flood Damage Prevention Ordinance.

This request meets the goals and Policies mentioned above and will be compatible with the existing character of this area.

If rezoning is approved then the applicant will be required to comply with *Article 5, Section 5.b.1.k Produce Sales* which requires conditional use approval from the Planning Department for this particular site.

V. TRAFFIC REVIEW

The AADT (Average Annual Daily Traffic) volume on S Guignard Dr is 17,700 and the segment of the roadway is evaluated for Level of Service (LOS) A (excellent traffic flow condition) in accordance with the SCDOT 2011 data.

Currently, SWRTA fixed bus route #1 runs along McCrays Mill Rd just north of property approximately .06 mile from the proposed property. In addition, fixed bus route #5 runs along Maney Street which is within three blocks of Council Street which accesses the rear of the property. At time of any commercial development, further traffic analysis will be conducted as part of Site Plan review.

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. Property has been used for commercial business for many years, fronts on a Major Arterial Street and is less likely to ever be developed residentially.

VIII. PLANNING COMMISSION – JANUARY 30, 2013

The Sumter City-County Planning Commission at its meeting on Wednesday, January 30, 2013, voted to recommend approval for this request.

IX. COUNTY COUNCIL – FEBRUARY 12, 2013 – FIRST READING