

# Sumter City-County Planning Commission

## Staff Report

January 30, 2013

### RZ-13-02, 2605 Warehouse Blvd. & 2705 Hwy. 15 South. (County)

#### I. THE REQUEST

**Applicant:** Monica Phan / Davis Properties

**Status of the Applicant:** Property Owners

**Request:** A request to rezone two parcels (2.06 and 2.0 acres respectively, for a total of +/- 4.06 acres) from Heavy Industrial(HI) to General Commercial (GC)

**Location:** 2605 Warehouse Blvd. and 2705 Hwy. 15 South

**Present Use/Zoning:** Commercial / HI

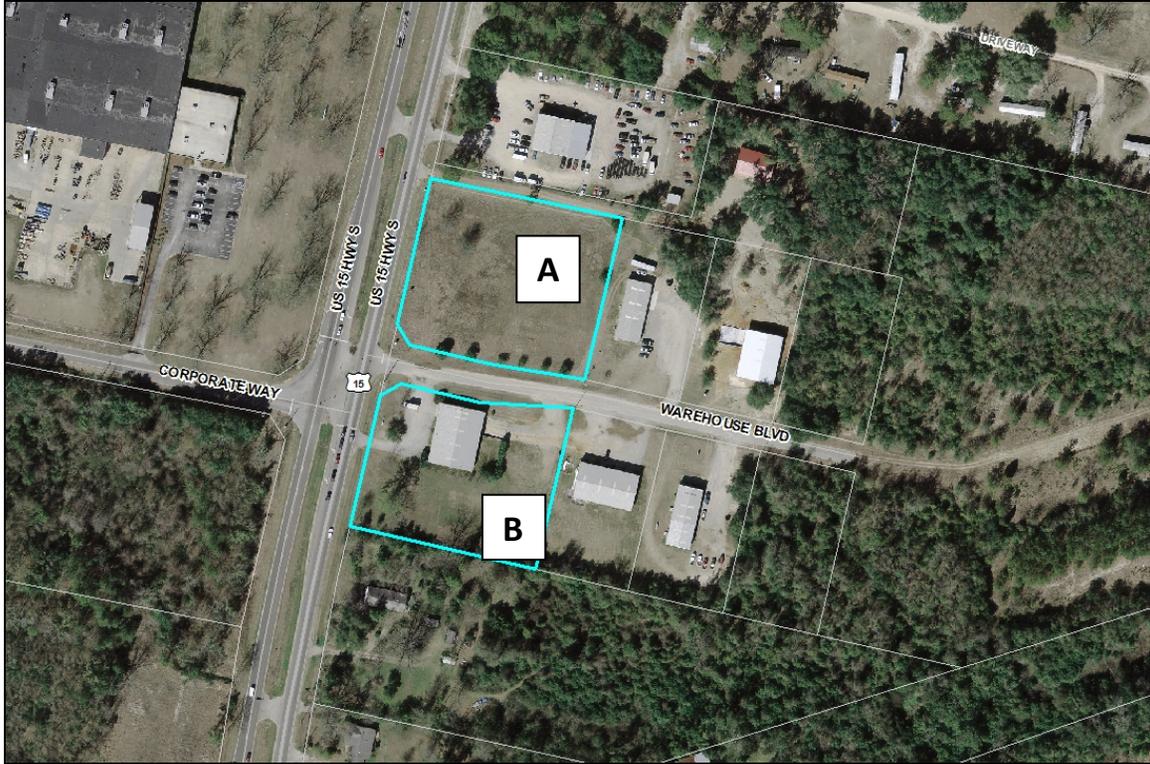
**Tax Map Reference:** 223-00-01-074 and 223-00-01-070

**Adjacent Property Land Use and Zoning:**  
North - Commercial / Agricultural (AC)  
South - Residential / (AC)  
East - Commercial and Industrial / (HI)  
West - Commercial and Industrial / (HI) & (GC)

#### II. BACKGROUND



This request is to rezone two parcels of land situated on US Hwy. 15 South (the "Property"), whose total area equals +/- 4.06 acres. The property is zoned HI. The northernmost parcel at 2605 Warehouse Blvd. currently has a convenience store located on it, and the parcel at 2705 US Hwy. 15 South has no business license on record.



**Above:** Property “A” is now the site of a gas station and convenience store.  
**Below:** Property “B” is currently occupied by a light industrial warehouse use.



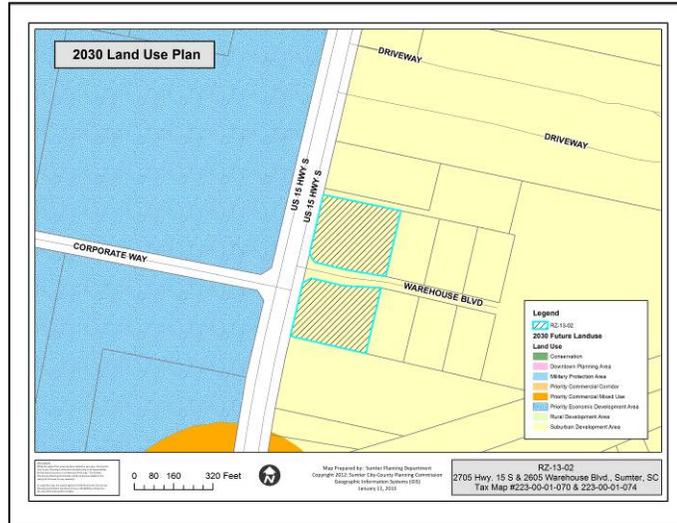
**Adjacent Uses**

The properties to the north, east and west of these two parcels are a mixture of warehouse, industrial and commercial uses. The only adjacent residential properties are to the south of the proposed rezoning, on the east side of Hwy. 15 South.



### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Comprehensive Plan Map to the right, the subject property is in the Suburban Development Area, across from a Priority Economic Development Area (in blue) and in close proximity to a Priority Commercial Mixed Use Zone (indicated as an orange circle; the graphic below shows this proximity more clearly). 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. Priority commercial and mixed use areas or nodes are identified on the map to direct future, high quality commercial and mixed use development. The areas include anticipated green fields as well as established locations expected to redevelop with higher and better uses over time.



The location of these properties on Hwy. 15 South being in close proximity to a priority commercial node and economic development area supports commercial uses in this district. The rezoning to GC therefore is compatible with the 2030 Comprehensive Plan.

### IV. TRAFFIC REVIEW

The AADT for this section of Hwy. 15 South is 11,800. The road is classified as a minor arterial by SCDOT. The Level of Service is "A" and there is no SWRTA bus service to this region at present. Furthermore, there were 13 accidents documented within 1000 feet of the intersection of Corporate Way and US Hwy. 15 South in the last three years. Due to the alignment of Warehouse Blvd. to Hwy. 15 South and Corporate Way, parcel access will need to be reviewed as part of site planning process. Additionally, a traffic study may be required at time of site planning and development.

**V. STAFF RECOMMENDATION**

Staff recommends approval of this request as we find the request in conformance with the 2030 Comprehensive Plan.

**VI. 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.

**VII. COUNTY COUNCIL – FEBRUARY 12, 2013 – FIRST READING**