

# Sumter City-County Planning Commission

## Staff Report

March 27, 2013

### RZ-13-03, 2100-2140 Hwy. 521 South (County)

#### I. THE REQUEST

**Applicant:** T&N Enterprises of Sumter, Inc.

**Status of the Applicant:** Property Owner

**Request:** A request to rezone two parcels (+/- 1.79 and +/- 0.96 acres respectively) from Agricultural Conservation (AC) to General Commercial (GC)

**Location:** 2100-2140 Hwy. 521 South

**Present Use/Zoning:** Commercial / AC

**Tax Map Reference:** 253-00-02-004 and 253-00-02-005

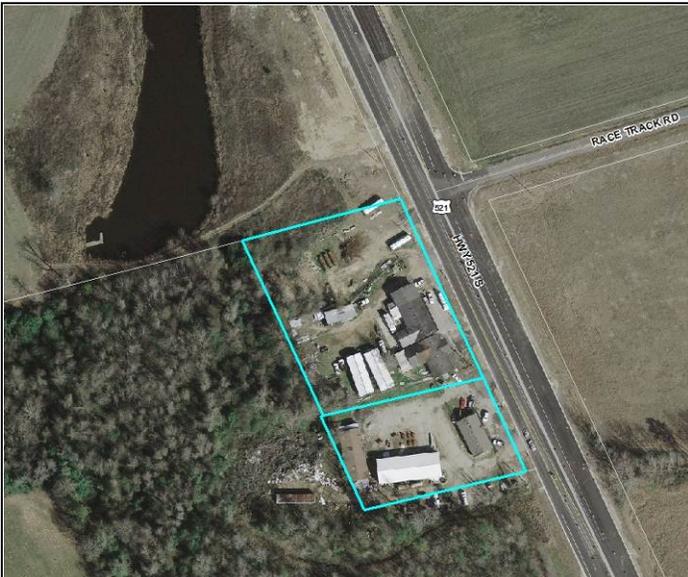
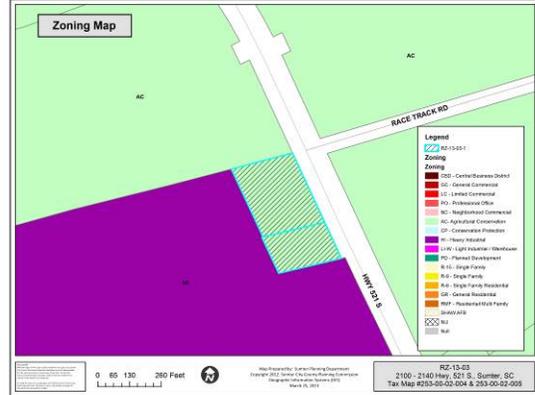
**Adjacent Property Land Use and Zoning:**  
North – Vacant Agricultural / (AC)  
South – Vacant & Residential / (AC) & (HI)  
East - Agricultural / (AC)  
West - Industrial / (HI)

#### II. BACKGROUND

This request is to rezone two adjacent parcels of land situated on US Hwy. 521 South (the "Property") whose combined area equals +/- 2.75 acres. The property owner wishes to place larger and more visible signage on his existing business, and this is the reason for the rezoning request. The property owner initially requested an ordinance amendment to allow larger signs in the AC district. Staff advised that a better option would be rezoning the property because of its location on a developing industrial corridor. There was concern that permitting larger signs in AC could harm the character of many rural and residential areas.



**Above:** The Properties are both zoned AC and are the site of a gas station and convenience store (right and center) and a septic system contractor (far left).

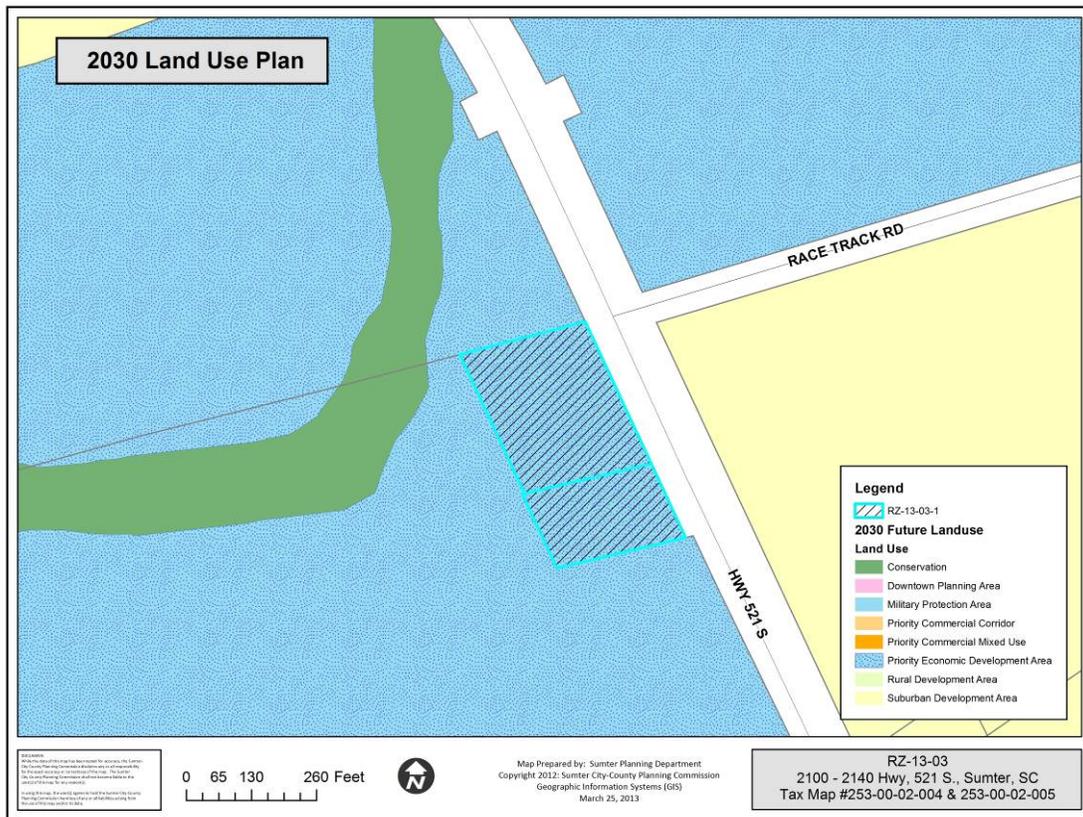


**Above and Left:** There is a residence on the parcel across the road, but it faces Race Track Rd. and is more than 900 feet from the property. This is the only residential use in the district.

## Adjacent Uses

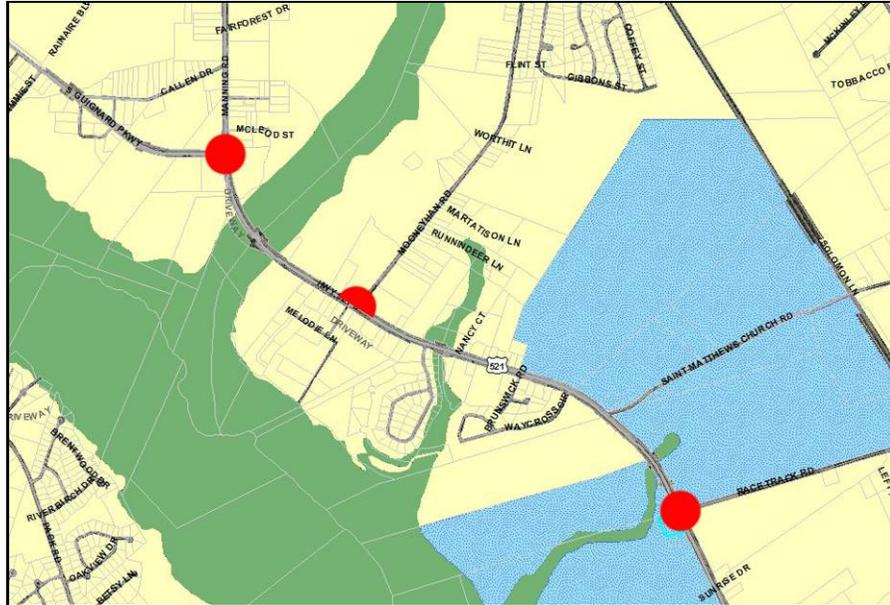
The properties to the north and east are zoned Agricultural Conservation (AC) and are vacant or very sparsely populated, as with the residence across the road. The properties to the south and west are zoned Heavy Industrial (HI) and include the concrete batch plant for the Continental Tire site.

### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



**Above:** As shown in the 2030 Comprehensive Plan, the subject property is in the Priority Economic Development Area (in blue) and in close proximity to a Suburban Development Area (in yellow). The priority economic designation protects existing industrial parks and identifies additional locations for industrial, manufacturing, research and campus-style headquarters. This property is very close to the Continental Tire site currently under construction.

**Below:** A series of commercial nodes are an appropriate addition to Hwy. 521 South, at intersections near the tire plant and to serve both the industries and the residential districts in this corridor. Rezoning to GC therefore is compatible with the 2030 Comprehensive Plan because it will begin to create a node as indicated on the map.



#### **IV. TRAFFIC REVIEW**

The project site is located on Route 521 near Continental Tire. The nearest intersection is at Race Track Road and Route 521. The AADT at the site is 8,700 which is considered relatively low in traffic volume in accordance with SCDOT 2011 data. The request for the rezoning in order to display a bigger commercial sign has no direct adverse impact on traffic per se.

#### **V. STAFF RECOMMENDATION**

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

#### **VI. PLANNING COMMISSION – MARCH 27, 2013**

The Sumter City-County Planning Commission at its meeting on Wednesday, March 27, 2103, voted to recommend approval for this request.

#### **V. COUNTY COUNCIL – APRIL 9, 2013 – FIRST READING**