

# Sumter City-County Planning Commission

June 26, 2013

## RZ-13-06, Lewis Rd. (City)

### I. THE REQUEST

**Applicant:** Don Willson

**Status of the Applicant:** Surveyor for Property Owner

**Request:** A request to rezone two parcels (2.83 and 0.98 acres respectively, for a total of +/- 3.81 acres) from Residential (R-9) to Residential Multifamily (RMF)

**Location:** Lewis Rd.

**Present Use/Zoning:** Vacant / R-9

**Tax Map Reference:** 227-00-02-002 and 227-09-02-031

**Adjacent Property Land Use and Zoning:**  
North - Residential / (R-9)  
South - Residential / (RMF)  
East – Residential / (R-9)  
West – Residential / (R-15) & (PD) & Lewis Rd.

### II. BACKGROUND



This request is to rezone two parcels of land situated on Lewis Rd. (the “Properties”), whose total area equals +/- 3.81 acres. The properties are both currently zoned R-9 and are both vacant and wooded at this time.

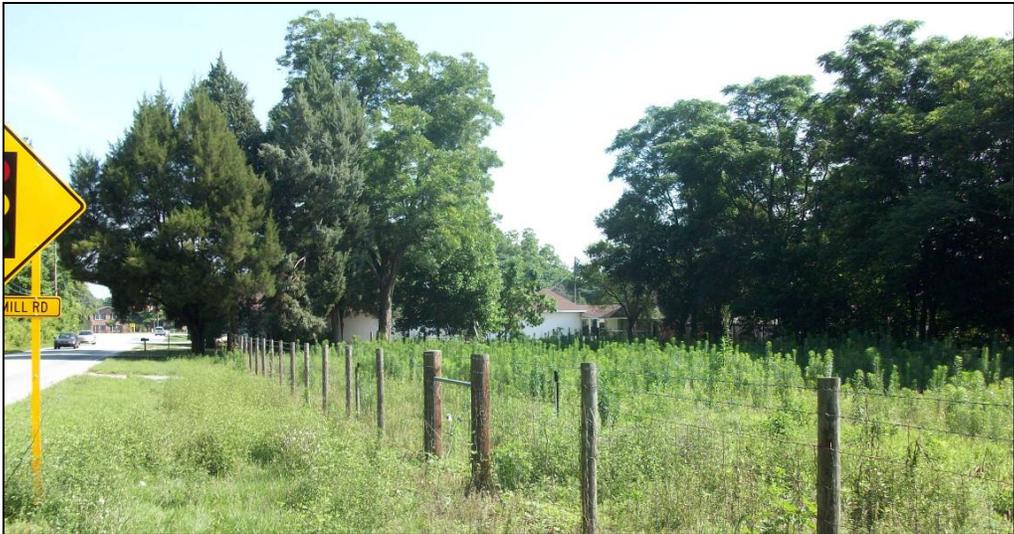
The property owner desires to rezone to match the contiguous RMF

zoning of the parcel in between these two, which he also owns. The idea is to combine these parcels so that they can be sold to a developer as one piece, with the hurdles of rezoning and combining the parcels already achieved. The parcel closest to Lewis Rd. was recently annexed into the city limits, so that the entire piece once combined will be within the city limits.

**Photos of Property**

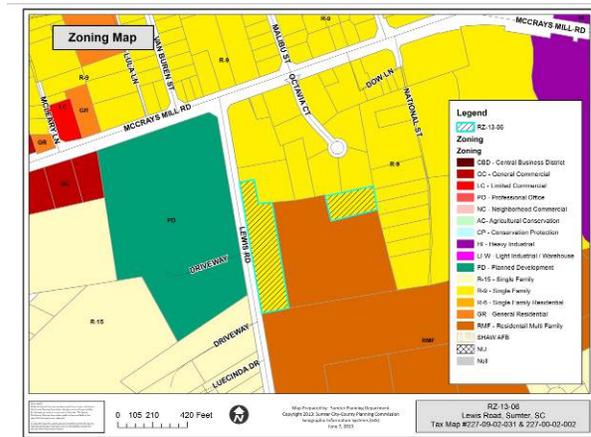
The properties are vacant and predominantly wooded, shown from various angles *below*:





## Adjacent Uses

**Right:** The adjacent parcel owned by the same property owner is zoned RMF at this time.



The properties to the north and east of these two parcels are zoned Residential (R-9). The parcels are contiguous with Residential Multi-Family (RMF) which is what the request is for these properties to be rezoned. The property across Lewis Rd. is a planned development (PD) with underlying General Commercial (GC) zoning, and is undeveloped at this time.



**Above:** The adjacent property to the south is the site of Ashton Mill, a 276 unit multifamily apartment complex currently under construction.



*Above:* Adjacent Residential Use on the Opposite side of Lewis Rd.



*Above:* The adjacent property to the north is currently owned by the adjacent church and is more than likely the parsonage.

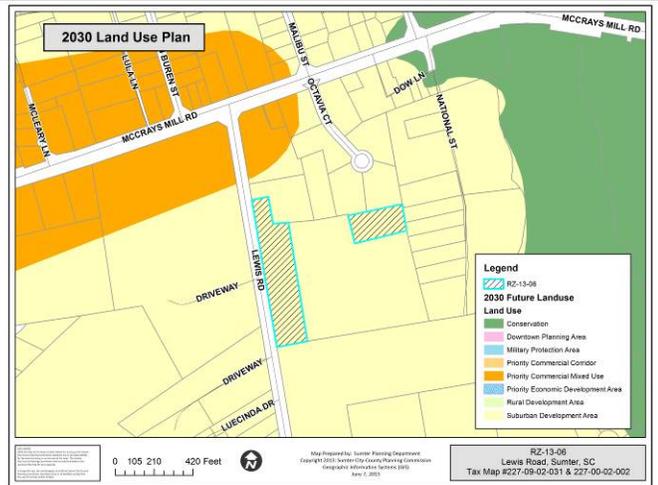
***Below:*** View looking down Lewis Rd., with one of the properties to be rezoned in the distance as indicated.



***Above:*** Adjacent church on the corner of Lewis and McCray's Mill Rd.

### 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, near a Priority Commercial Mixed Use Zone (indicated in orange). 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 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 and their close proximity to a commercial area supports a mixture of uses in this district. The rezoning to RMF therefore is compatible with the 2030 Comprehensive Plan.

### IV. TRAFFIC REVIEW

The AADT for this section of Hwy. 15 South is 6,700. The road is classified as a collector by SCDOT. There is SWRTA bus service to nearby McCray's Mill Rd. at present. 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 – JUNE 26, 2013

The City-County Planning Commission at its meeting on Wednesday, June 26, 2013, recommended approval for this request.

### VII. CITY COUNCIL – JULY 16, 2013 – FIRST READING/PUBLIC HEARING

