

Sumter City-County Planning Commission

July 24, 2013

RZ-13-09, Oswego Hwy. (County)

I. THE REQUEST

Applicant: Wen-Le Corp. / Wendell M. Levi Jr.

Status of the Applicant: Property Owner

Request: A request to rezone one +/- 11.48 acre parcel from Residential (R-9) to General Commercial (GC)

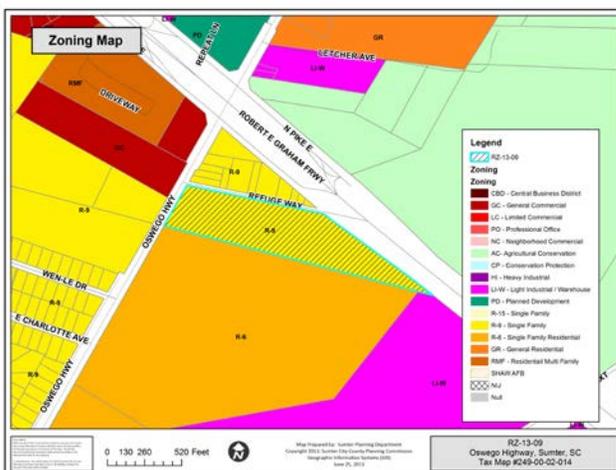
Location: Oswego Hwy.

Present Use/Zoning: Vacant / R-9

Tax Map Reference: 249-00-02-014

Adjacent Property Land Use and Zoning:
North – Commercial & Vacant / R-9, GC, RMF, LI-W, LC
South - Residential / R-9 & LI-W
East – Vacant / R-6 & R-9 & S. Pike East
West – Residential / R-9

II. BACKGROUND



Left: This request is to rezone a parcel of land situated on Oswego Hwy. (the “Property”), with an area equaling +/- 11.48 acres. The property is currently zoned R-9 and is vacant and predominantly wooded at this time. The parcels immediately to the south and across the road to the west, which are located in the city limits of Sumter, are also being requested under separate application for rezoning to GC and RMF by the same applicant.

There is a significant amount of floodplain and potential wetland (National Wetlands Inventory/NWI) areas along this portion of Oswego Hwy, as depicted below:



Any buildings constructed in the mapped flood areas on this property would have to comply with the city's Flood Damage Prevention ordinance. Commercial structures would have to be wet flood proofed or have their first floor elevated to at least 2ft above the Base Flood Elevation (BFE), while residential structures would be required to have their first floor elevated to no less than 2ft above the BFE. As an alternative, fill could be placed to raise the grade, but would require an equivalent amount of excavation in order to maintain the hydraulic carrying capacity of the area. In addition, The Army Corps of Engineers strictly regulates Wetland development and requires permits before any fill can be placed in a designated Wetland area.

This area has existing drainage issues due to the railroads tracks and the culvert that drains this portion of the City. Additional impervious surface is not recommended in floodplain areas and would exacerbate the current drainage problems. Any construction in this area would require flood insurance, higher costs of compliance, and be subject to periodic shallow flooding events.

Photos of Property

The property is vacant and wooded, shown from various angles *below*:



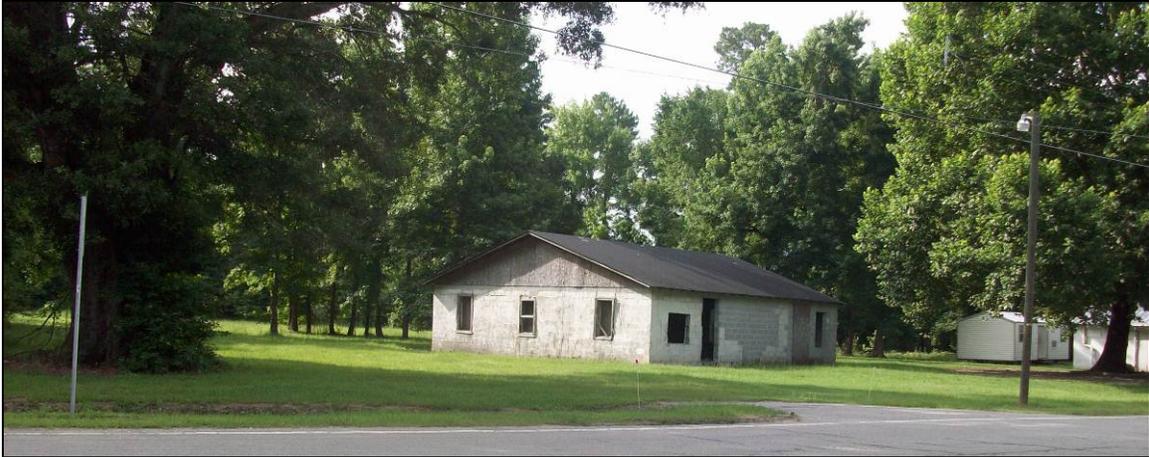


Adjacent Uses



Above: A convenience store located at the intersection of Oswego Hwy. and the 378 bypass.
Below: The Hwy. 378 bypass bridge, looking north.





Above: Abandoned structure on east side of Oswego Hwy., near rezoning request.



Above and Below: There are several churches located on this portion of Oswego Hwy.

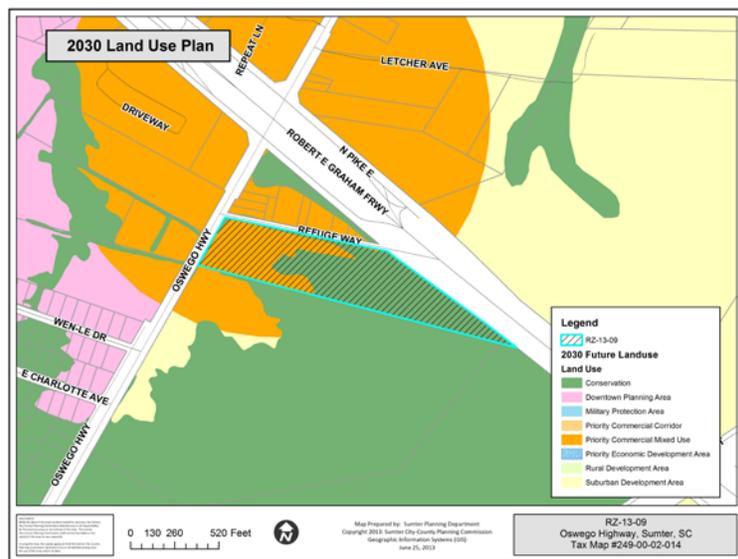


Photos of adjacent residential areas along Oswego Hwy.:



**III.
COMPATIBILITY
WITH THE 2030
COMPREHENSIVE
PLAN**

As shown in the 2030 Comprehensive Plan Map to the right, the subject property is located in both the Conservation and Priority Commercial Mixed Use Zone (indicated in orange). The conservation area is designed to protect areas with floodplain and



other environmental conditions from encroachment. 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 GC therefore is compatible with the 2030 Comprehensive Plan.

IV. TRAFFIC REVIEW

The AADT for this section of Oswego Hwy. is 7,000. The road is classified as a Principal Arterial by SCDOT. There is SWRTA bus service 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 – JULY 24, 2013

The Sumter City-County Planning Commission at its meeting on Wednesday, July 24, 2013 voted to forward this request to County Council with a recommendation for approval.

VII. COUNTY COUNCIL – AUGUST 13, 2013 – FIRST READING