

# Sumter City-County Planning Commission

July 24, 2013

## RZ-13-10, Charles Hodge (City)

### I. THE REQUEST

**Applicant:** Charles Hodge

**Status of the Applicant:** Property Owner & Representative for other property owners

**Request:** A request to rezone +/- 2.14 acres from Residential-9 (R-9) to Limited Commercial (LC)

**Location:** 1113, 1105, 1103 Alice Dr., 215-216 Thomas Dr., 215 & 217 Bon View Dr.

**Present Use/Zoning:** Vacant Lots & Residences / R-9

**Tax Map** 204-06-03-001,002 & 204-11-02-001,002,003 & 204-06-03-016&017

**Adjacent Property Land Use and Zoning:**

- North – Alice Dr. Apts./RMF
- South – Commercial/LC
- East – Residential/R-9
- West – Residential-Greystone Subdivision (R-15)/Commercial(PO)

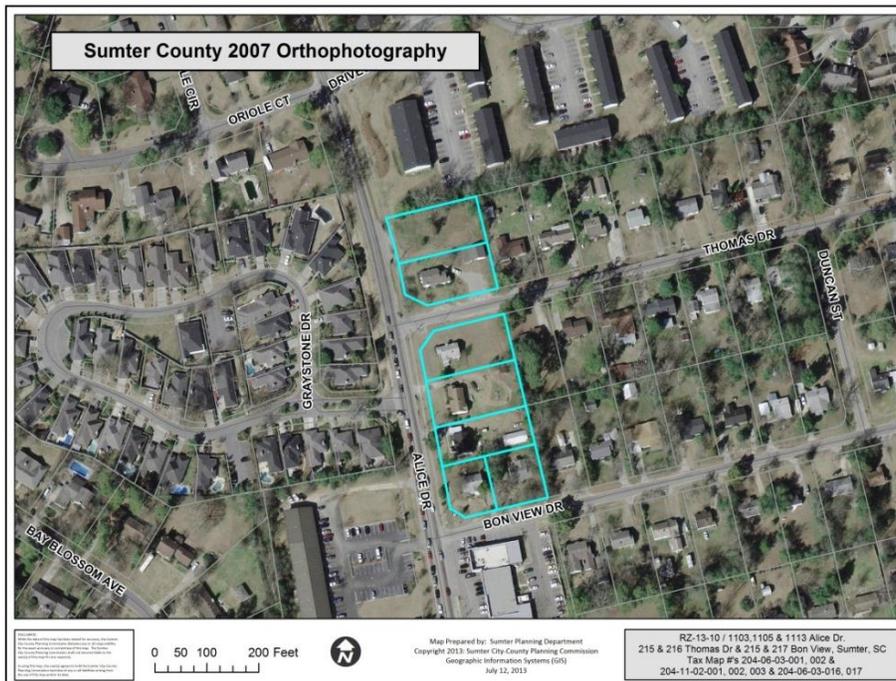
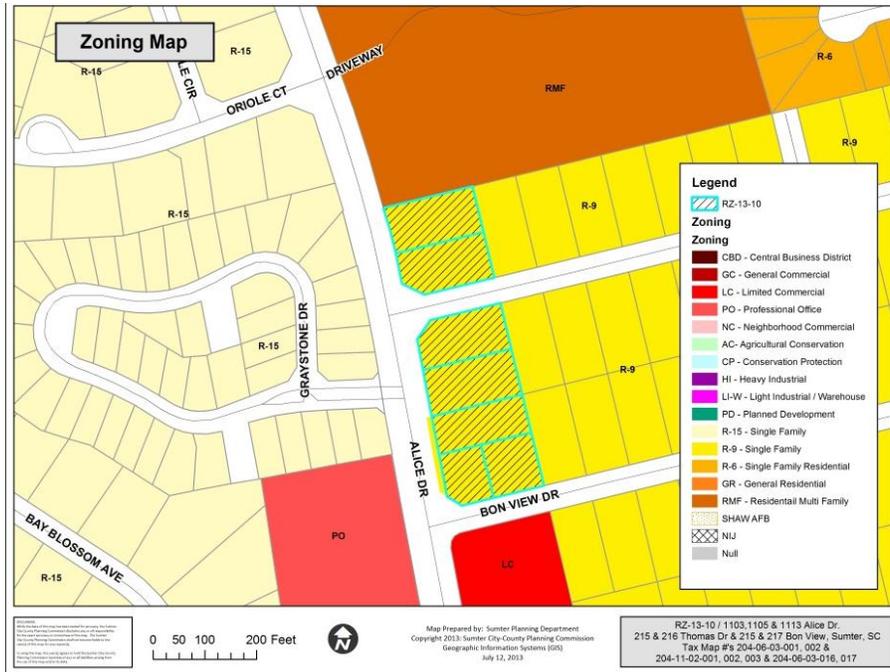
### II. BACKGROUND

These parcels are originally part of the Bon Air Terrace Subdivision which was recorded back in 1950 and zoned Residential-9 (R-9). Some of the parcels currently have houses built on them except for the small corner lot at Alice & Bon View Dr. and the applicant's vacant parcel (1113 Alice Dr.) Mr. Hodge, applicant, purchased this parcel (1113 Alice Dr.) in 2000.

### III. REQUEST

This request is to rezone seven parcels (**see diagrams, below**) from Residential-9 (R-9) to Limited Commercial (LC) for future commercial development. The applicant for this request is the owner of the vacant parcel located at 1113 Alice Drive (northern vacant parcel adjacent to Alice Dr. Apartments). In order to rezone his parcel to a commercial zoning (LC) he had to contact the other six property owners and have them agree to rezone their property along with his to make his property adjacent to the Limited

Commercial zoning district. Mr. Hodge received signed rezoning applications from all six property owners between his vacant parcel and Bon View Dr. Five of the parcels currently have houses on them and will remain as residential for the current time. The change of zoning from residential to commercial will not make these existing houses nonconforming uses. They can remain for residential use for as long as the property owners wish them to. Two of the residential parcels are occupied by property owners and the others are rental properties. The closest LC commercial zoning is the strip retail center located at the corner of Alice Dr. and Bon View Dr. (Raging Pepperoni, Wards Barbeque, Bakers Sweets, etc.)



## Properties proposed for Rezoning

Corner of Alice Dr. & Bon View Dr.



1103 Alice Dr.



1105 Alice Dr. & 215-216 Thomas Dr.



Vacant Lot owned by Applicant (1113 Alice Dr.)



**Adjacent Properties:**

**Commercial Strip Center (Corner of Alice & Bon View Dr.)**



Office & Retail Center  
(Across Alice Dr. from  
property)



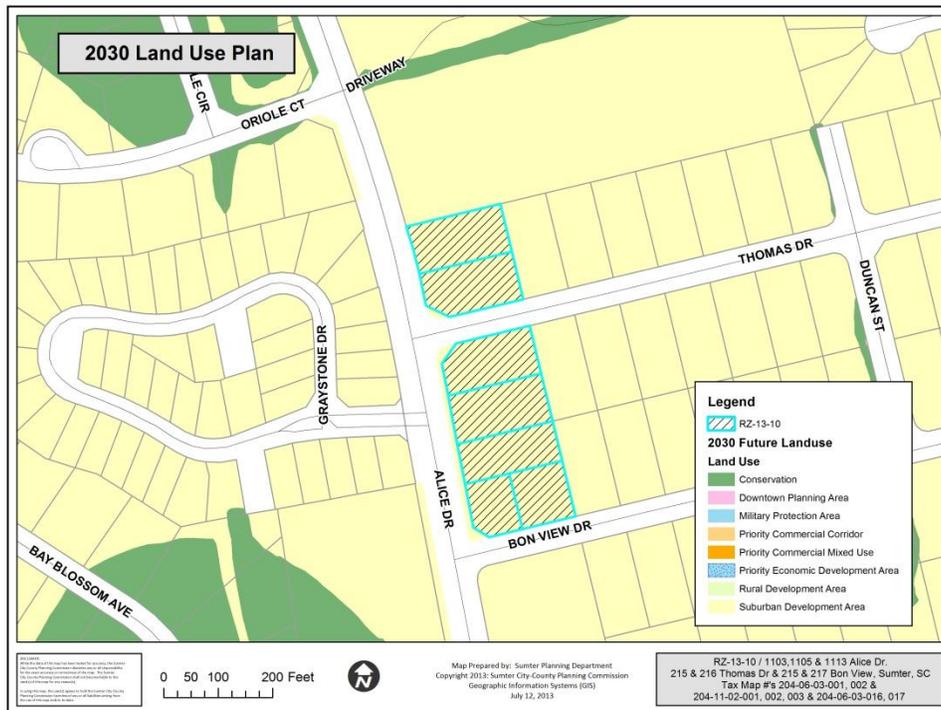
Alice Dr. Apts.  
(North of the Proposed Parcels)



## Greystone Subdivision (Across Alice Dr.)



### IV. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



As shown in the 2030 Comprehensive Plan Map (above), the proposed area for rezoning is inside the Suburban Development Area (SD). The goal of the SD planning area is to

manage existing development patterns and foster mixed-use development and encourage infill with design a major focus. This request does meet the intent of the SD planning area. The SD Policies state that the City will support an intentional mix of uses.

This property is located in the Highway Corridor Overlay District. The Highway Corridor Protection District (HCPD) has been established as an overlay district within this area to act as a regulatory tool that promotes quality development with an emphasis on architecture, access and compatibility with adjacent properties. The purpose of the HCPD is to promote development that is compatible with the function, capacity, and design of major arterial roadways, while remaining sensitive to the relationship of the roads to abutting residential, commercial, and industrial development. Any development on the site, if this rezoning is approved, will have to comply with all the overlay design criteria in the Zoning Ordinance.

## **V. TRAFFIC REVIEW**

Currently, SWRTA has no fixed bus route service on Alice Drive in the area of the affected properties. However, fixed bus route 1 provides By Request Only bus service from Miller Road to Wise Drive on Alice Drive.

The application is seeking commercial zoning from residential zoning. Thus, more vehicle trips will be generated when all parcels in the future are developed. The frontage access road is state road (Alice Drive) and encroachment permits are required. Alice Drive is widening from 3 lanes to 5 lanes.

At which time, the applicant has a proposed commercial site plan, the applicant must contact the transportation planning staff to discuss site access and potential Traffic Impact Study issues.

## **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. The request complies with the Comprehensive Plan. With the widening of Alice Dr. to 5 lanes, this side of Alice Dr. especially, within these two blocks, will most likely change the character of this area and will lend itself to commercial development. Although these lots are smaller because they were originally platted as individual residential lots, if lots are combined with careful site design they have reasonable buildable areas for the type of uses allowed in the Limited Commercial District.

## **VIII. 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 City Council with a recommendation for approval.

**IX. CITY COUNCIL – AUGUST 20, 2013 – FIRST READING / PUBLIC HEARING**