

# Sumter City-County Planning Commission

## Staff Report

August 28, 2013

### RZ-13-12, 1830-1890 Hwy. 521 South (County)

#### I. THE REQUEST

**Applicant:** Action Investments Inc.

**Status of the Applicant:** Property Owner

**Request:** A request to rezone 4.05 acres ( one parcel split by Waycross Circle +/- 1.1 and +/- 2.9 acres respectively) from Residential-9 to General Commercial (GC)

**Location:** 1830-1890 Hwy. 521 South

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

**Tax Map Reference:** 252-00-02-023 (portion)

**Adjacent Property Land Use and Zoning:** North – Continental Manufacturing / (HI)  
South – Undeveloped / (AC)  
East - Agricultural/ (AC)  
West - Residential / (R-9)

#### II. BACKGROUND

This request is to rezone a 4 acre portion of a larger tract split by Waycross Circle, located at 1830-1890 Highway 521 South, from Residential 9 (R-9) to General Commercial (GC). The parcel is located in the vicinity of the Continental Tire manufacturing facility and across Highway 521 South from St. Matthews Church Rd. For the purposes of review and discussion, we have followed the applicant's description of the 1.1 acre tract as Parcel A (located on the northwest side of Waycross Circle) and the 2.9 acre tract as Parcel B (located on the southeast side of Waycross Circle and recognizable by the evident power line easement.

The parcels are shown on a revised preliminary plan of the Wendemere Subdivision inserted below:





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

US 521 was recently classified by SCDOT as Tier 3 statewide strategic corridor: a lower priority in using state/federal funds for roadway improvements such as NHS roadway resurfacing.

The GC use will generate a higher number of vehicle trips for commercial use than single family residential use as the existing use. Continental Tire and Sumter County has relocated the main entrance from the US 521 to St. Matthews Church Road. Improvements planned for this intersection include dedicated turn lanes and a new signal.

In accordance with SCDOT 2012 AADT , the volume in this area of 521 is 7,700 which is NOT considered as highest traffic volume within SUATS boundary.

Individual site plans based on this rezoning may require a Traffic Impact Study or at least some level of access analysis. The property is located in the Highway Corridor overlay which calls for a strict separation of new curb cuts. Future projects on the subject property may be expected to design their access within the constraints of this primary access point to the Continental property.

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

In the big picture, Staff is supportive of encouraging commercial uses in and around the future St. Matthews Church Rd. intersection with Highway 521 South. This location, because of its role as primary access for Continental, will likely attract significant commercial interest. Moreover, as the transportation improvements planned by Sumter County and Continental call for signalization and turn lanes at this intersection, commercial development adjacent to the node seems logical. But, design and access management must be at the forefront of decision-making. The Comprehensive Plan hopes to see this corridor now as our economic engine and employment center. That requires design detail, scrutiny and the highest expectations of quality.

In this case we offer separate recommendations for tracts A and B.

***For Tract B we recommend approval, rezoning from R-9 to GC.*** Tract B is adjacent to the future intersection and further away from any individual residential uses and the Wendermere Subdivision. We note for the record that during the site plan process for any uses on this tract, that access will be expected to utilize the primary intersection. Any changes or improvements to alter the intersection or signalization will be expected of any future, private developer.

We also recommend that Action Investments consider exploring a comprehensive approach to development at this location with all adjacent property owners. We see this southern quadrant as a great opportunity for a mixed use, intentionally planned commercial enterprises with multiple uses and users. We think it short sighted to focus solely on the 2.9 acres alone.

*We find Tract A more complicated and recommend no action on this portion at this time.* Tract A is immediately adjacent to existing residential uses and is separated from Tract B by two obstacles: Waycross Circle and a 100' power line easement. Some level of protection should be afforded the existing residential uses: thus leaving tract A as R-9 does that for now. Moreover, we recommend being patient, waiting for some commercial to develop at these primary intersections along 521 (at Racetrack and S. Guignard, for instance) before adding other land to this inventory.

Waycross Circle itself needs a review now in light of the primary St. Matthews Church Road/521 intersection. Will any additional residential parcels be recorded? Is access to 521 safe? We ask the developer to consider the future of this road in forward planning.

#### **VI. PLANNING COMMISSION – AUGUST 28, 2013**

The Sumter City – County Planning Commission at its meeting on Wednesday, August 28, 2013, voted to recommend approval to rezone Parcel B (the 2.9 acre portion) of this request from Residential-9 (R-9) to General Commercial (GC) and recommended that Parcel A (the 1.1 acre portion) remain Residential-9 (R-9) at this time.

#### **VII. COUNTY COUNCIL – SEPTEMBER 10, 2013 – FIRST READING**