

# Sumter City-County Planning Commission Staff Report

September 25, 2013

## RZ-13-15, 3340 Highway 15 South (County)

### I. THE REQUEST

**Applicant:** VB Hawthorne & Sons, Inc.

**Status of the Applicant:** Property Owners

**Request:** A request to rezone +/-2.6 acre parcel of land from Agricultural Conservation (AC) to General Commercial (GC)

**Location:** 3340 Highway 15 South

**Present Use/Zoning:** Undeveloped / AC

**Tax Map Reference:** 222-16-02-001

**Adjacent Property Land Use and Zoning:**

Northwest – Beulah Cuttino Rd. & Country Music Barn-Wards BBQ / General Commercial (GC)

Southwest – Single-family residential / Agricultural Conservation (AC)

Northeast – Hwy. 15 South & Single-family / Residential-15 (R-15)

Southwest – Specialty Contractor Business / Agricultural Conservation (AC)

### II. BACKGROUND

This request is to rezone the parcel shown in the orthophoto to the right, from Agricultural Conservation (AC) to General Commercial (GC).

3340 Hwy. 15 South is located on the southwest corner of the intersection of Beulah Cuttino Rd. and Hwy. 15 South. This +/-2.6 acre tract of land has



approximately 385 ft. of street frontage on Beulah Cuttino Rd. and approximately 2300 ft. of frontage on Hwy. 15 South. Historically, this tract of land has been used for agricultural purposes, however; the applicants wish to rezone the property in order to market the land for commercial development.

### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Comprehensive Plan map to the right, the subject property is influenced by the Rural Development Planning Area.



Sumter is as much a rural community as it is a suburban or urban place. Inasmuch as the County wants to preserve its rural and agricultural heritage, the Rural Development (RD) Planning Area is intended to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate. That being said, the RD area does have established policy that supports the establishment of commercial uses directed to major intersections. Policy #3 specifically states, “*Small scale rural serving non-residential commercial uses are directed to locate at intersections with arterial roads or major crossroads...*” (LU 19).

The location of this site at the intersection of Beulah Cuttino Rd. and Hwy. 15 South is consistent with established policy. Hwy. 15 South is a major north-south arterial route through Sumter County and designated as being within the County Highway Corridor Protection District (HCPD). The HCPD is a design overlay district, which governs the outward appearance of commercial developments within the Corridor.

Based on the existing pattern of development northwest of this location along Hwy. 15 South in conjunction with 2030 Plan policy, some level of commercial/retail at this intersection is reasonable.

### IV. TRAFFIC REVIEW

The 2012 AADT on this section of Hwy. 15 South is 8,100. There is no bus service route in the area to serve this site. Individual site plans based on this rezoning may require a Traffic Impact Study if the proposed use generates 100 or more peak hour trips. The property is located in the Highway Corridor Protection District overlay which calls for a strict separation of new curb cuts. Encroachment permits for any future development must be acquired through SCDOT. Future projects on the subject property may be limited to the number and/or types of encroachments permitted along Hwy 15 South

based SCDOT ARMS Manual Standards which considers the amount of frontage, speed limit on this section of the road, and distance from the intersection. Consideration to the number and types of access allowed on Beulah Cuttino Rd. must also take those same issues into consideration.

**V. STAFF RECOMMENDATION**

Based on the existing pattern of development to the northwest and south of this site, the applicants' proposal to rezone the property to General Commercial (GC), given the major arterial nature of Hwy. 15 South is not unreasonable. It should however be noted that site design and landscaping will ultimately determine compatibility with adjacent residential development across Hwy. 15 South and on Beulah Cuttino Rd.

**VI. PLANNING COMMISSION – SEPTEMBER 25, 2013**

The Sumter City-County Planning Commission at its meeting on Wednesday, September 25, 2013, recommended approval for this request.

**VII. COUNTY COUNCIL – OCTOBER 8, 2013 – FIRST READING**