

Sumter City-County Planning Commission Staff Report

December 18, 2013

RZ-13-17, 1625 Hwy. 521 South (County)

I. THE REQUEST

Applicant: John E. Shaginaw, Jr.

Status of the Applicant: Property Owner

Request: A request to rezone 4.91 acres from Agricultural Conservation (AC) to General Commercial (GC)

Location: 1625 Hwy. 521 South

Present Use/Zoning: Undeveloped / AC

Tax Map Reference: 252-00-05-045

Adjacent Property Land Use and Zoning: North – Residential / (AC)
South – Residential/ (R-15)
East - Residential/ (AC)
West - Residential / (AC)

II. BACKGROUND

This request is to rezone a 4.91 acre parcel located at 1625 Highway 521 South, from Agricultural Conservation (AC) to General Commercial (GC). The parcel is located in the vicinity of the Continental Tire manufacturing facility at the intersection of Highway 521 South and Mooneyhan Rd.

The applicant has indicated a preference to rezone the property in light of the Continental facility and the changing nature of the 521 South corridor. This rezoning is speculative in nature as no specific user or project has been identified at this time.

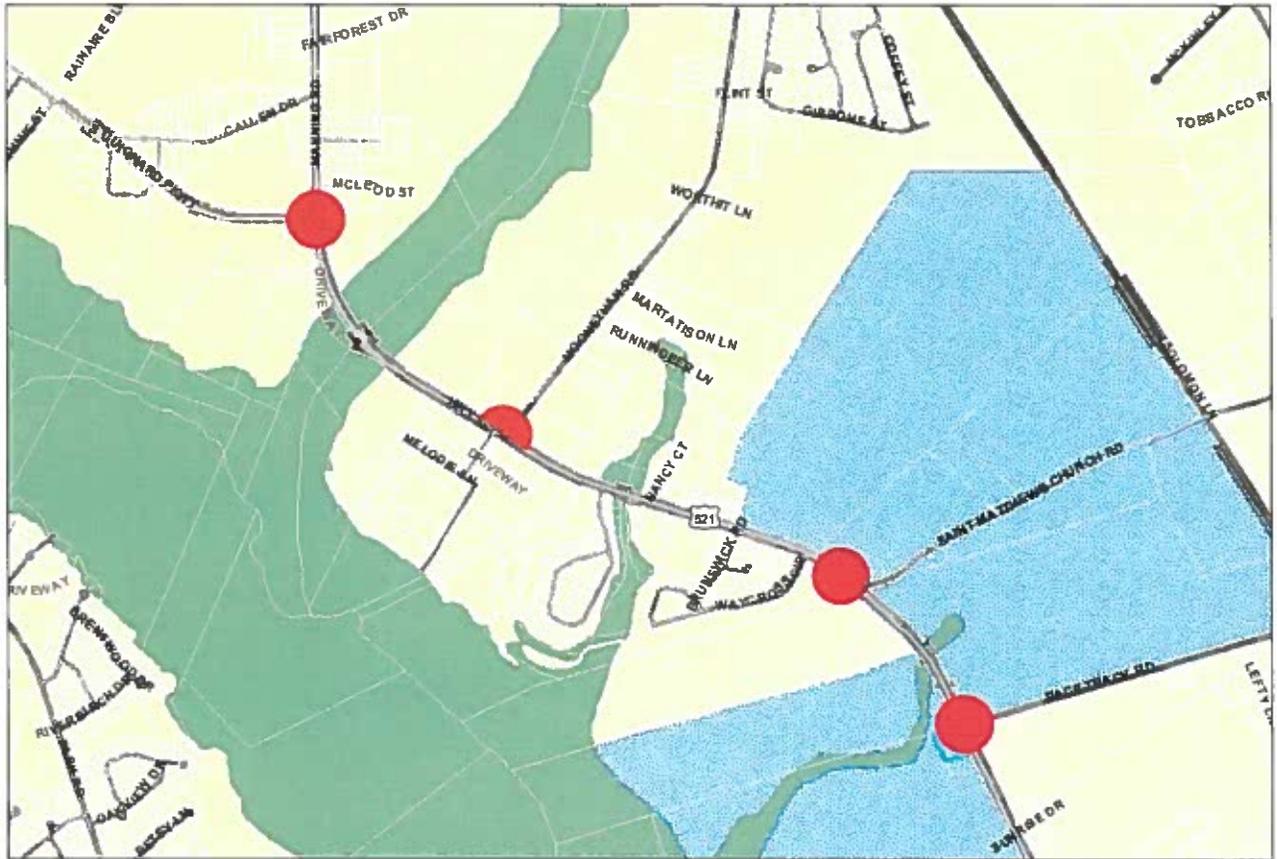
The location is subject to Highway Corridor Design Review at the time of specific site plan development.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



Above: As shown in the 2030 Comprehensive Plan, the subject property is designated in the suburban development area. Here a mix of uses is supported, including commercial uses when located in the proper context. The 2030 Comprehensive Plan directs both small scale (area supportive) and large scale (destination) commercial uses to our priority areas and to major intersections and arterial corridors. It is obvious to us that some level of commercial/retail supportive is reasonable and expected in proximity to Continental.

Below: As we recommended in conjunction with both RZ-13-02 and RZ 13-12, retail and commercial supportive uses should be directed to major intersections first and foremost. A series of commercial nodes are an appropriate addition to Hwy. 521 South, at intersections near the tire plant and to serve both the industries and the residential districts in this corridor. Rezoning to GC therefore is compatible with the 2030 Comprehensive Plan because it will begin to create a node as indicated on the map. We do caution against expanding commercial opportunities in a strip-style, outside of the major intersections, at least until some intersection-based commercial opportunities are realized.



Commercial development recommended at the intersections noted in RED

IV. TRAFFIC REVIEW

Currently, Mooneyhan Road is controlled by stop sign at US 521.

Mooneyhan Road is planned for heavy vehicle access to Continental Tire Company site in which certain improvements will be implemented such as lane markings etc. In accordance with the Traffic Impact Analysis for Continental Tire (2012), the US 521 intersection with Mooneyhan Road is operating at a level of service (LOS) B and C during the AM and PM peak hours respectively.

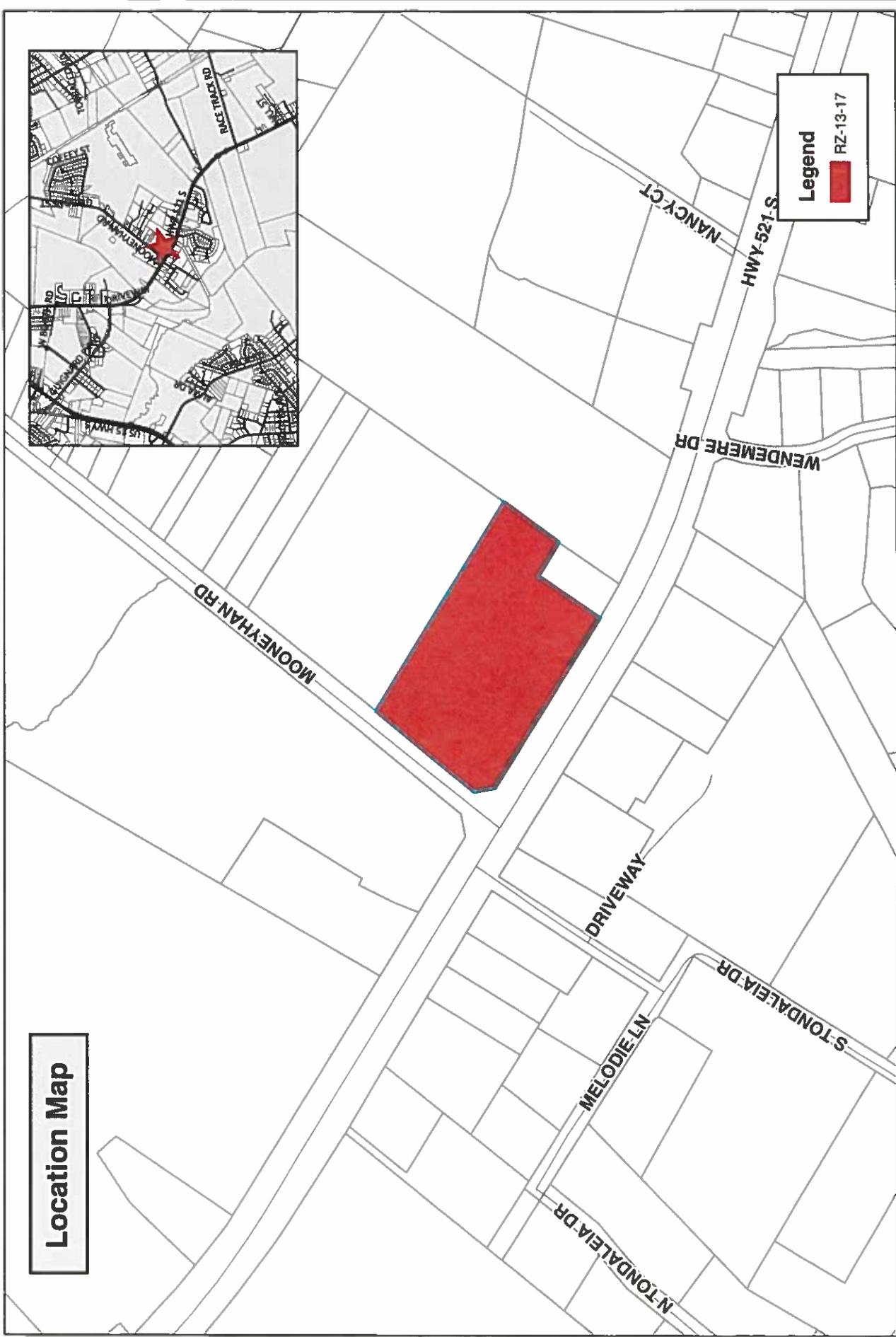
Usually, General Commercial uses are expected to generate more vehicle trips than Agricultural Uses. An assessment of traffic impact should be conducted, as required, when the specific use of the commercial parcel is identified.

V. STAFF RECOMMENDATION

In the big picture, Staff is supportive of encouraging quality commercial development at Mooneyhan Rd. and its intersection with Highway 521 South. This location, because of proximity to Continental, will likely attract significant commercial interest. Moreover, as the transportation improvements planned by Sumter County and Continental call for potential 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.

VI. PLANNING COMMISSION – DECEMBER 18, 2013

Location Map



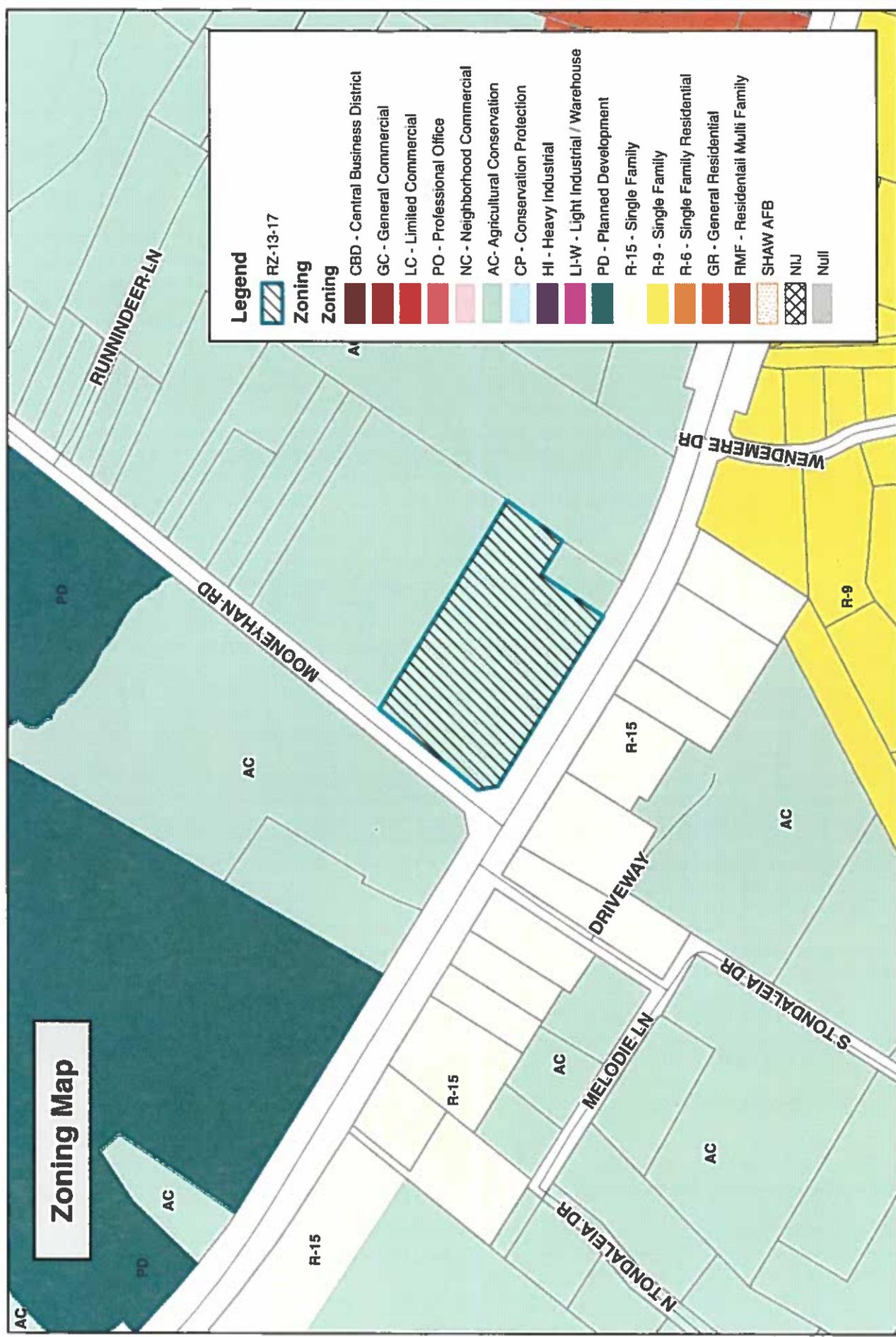
RZ-13-17
1625 Hwy. 521 South, Sumter, SC
Tax Map #252-00-05-045

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 Geographic Information Systems (GIS)
 November 21, 2013



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Zoning Map



Legend

RZ-13-17

Zoning

Zoning

- CBD - Central Business District
- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- AC - Agricultural Conservation
- CP - Conservation Protection
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residential Multi Family
- SHAW AFB
- NIJ
- Null

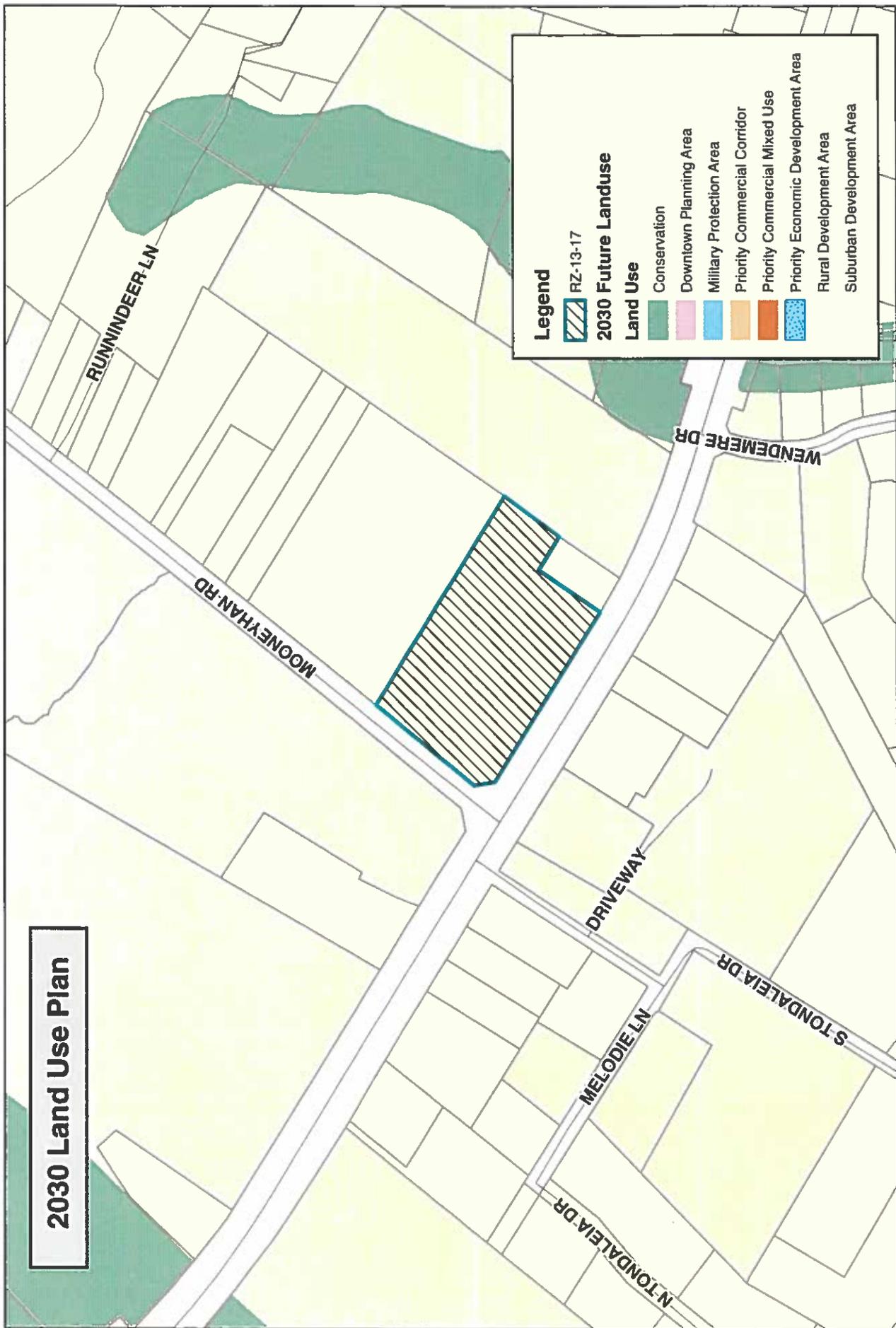


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2030 Land Use Plan



Legend

- RZ-13-17 (Hatched pattern)
- 2030 Future Landuse (Hatched pattern)
- Land Use
 - Conservation (Green)
 - Downtown Planning Area (Pink)
 - Military Protection Area (Light Blue)
 - Priority Commercial Corridor (Orange)
 - Priority Commercial Mixed Use (Dark Orange)
 - Priority Economic Development Area (Light Blue with dots)
 - Rural Development Area (Light Green)
 - Suburban Development Area (Light Yellow)

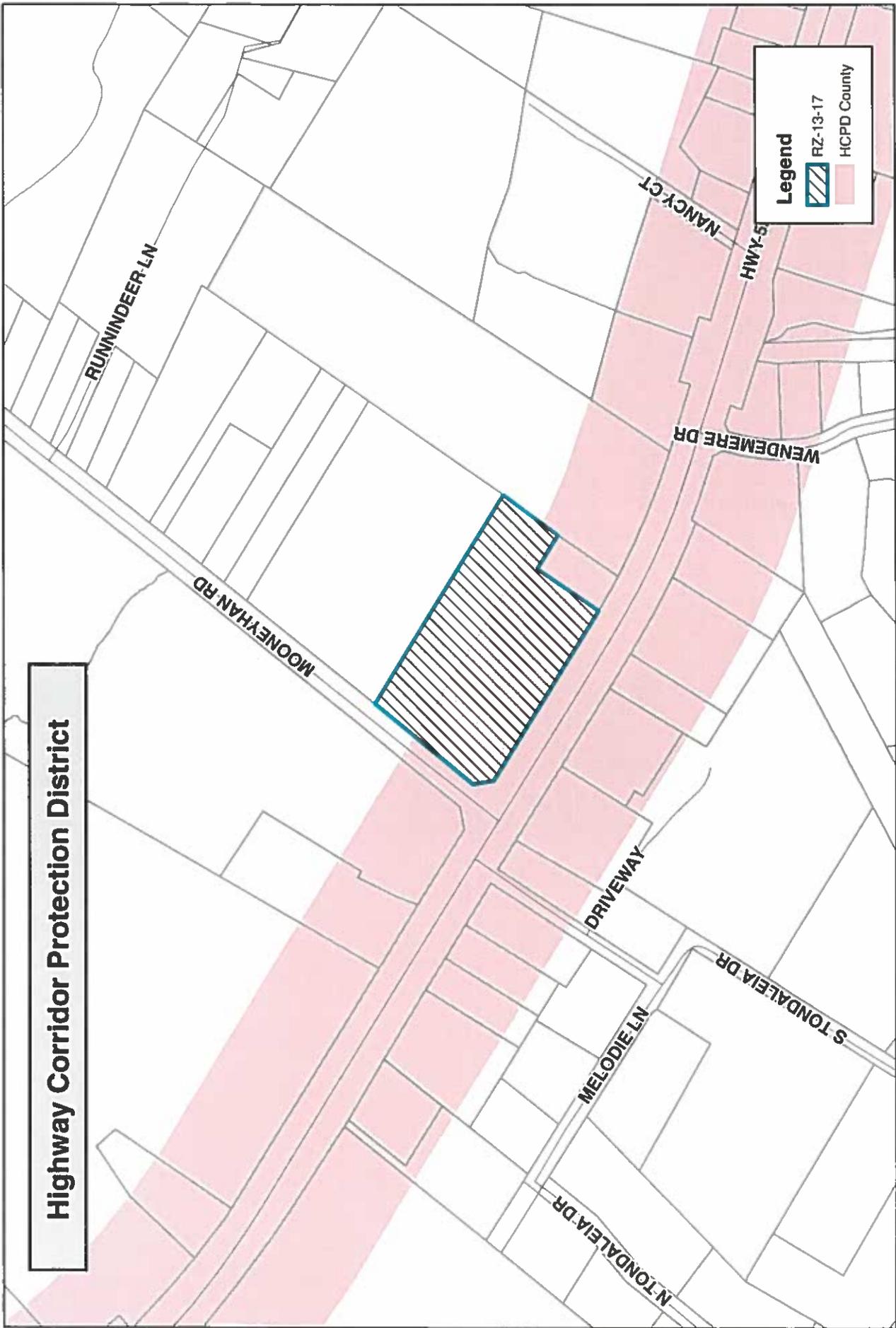
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Highway Corridor Protection District



Legend

- RZ-13-17
- HCPD County

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Sumter County 2013 Orthophotography



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