

Sumter City-County Planning Commission

July 23, 2014

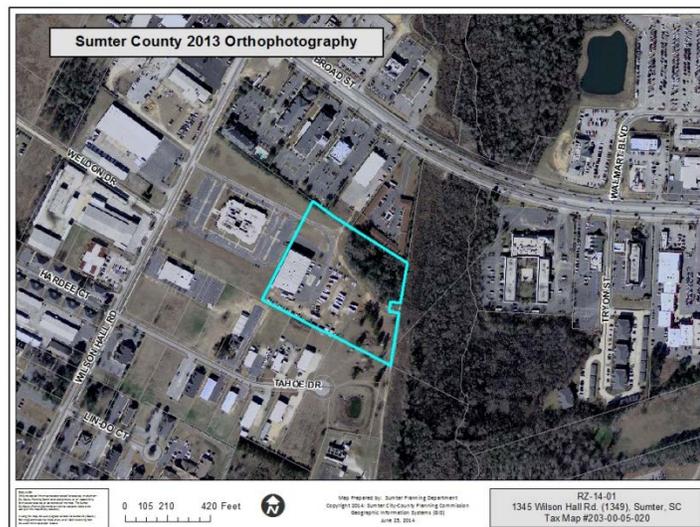
RZ-14-01, 1345 Wilson Hall Rd. (City)

I. THE REQUEST

Applicant:	Jonathan Teseniar, FTC Communications
Status of the Applicant:	Working with Owner to place a cellular tower on the parcel
Request:	A request to rezone +/- 7.40 acre portion of the Sumter School District Administration property from Residential-15 (R-15) to Light Industrial – Warehouse (LI-W).
Location:	1345 Wilson Hall Rd. – Behind the Sumter School District Administration Building.
Present Use/Zoning:	Sumter School District Maintenance & Bus Parking / R-15
Tax Map	203-00-05-020 (Part)
Adjacent Property Land Use and Zoning:	North – Hotels, Restaurants, Retail/ GC South – Professional Offices & LI-W Uses/PD East – Undeveloped Floodplain & Wetlands, Multi-family/GC West – School District Offices/R-15 & Wilson Hall Rd.

II. BACKGROUND

The applicant is requesting to rezone a +/-7.4 acre portion of the 24 acre Sumter School District property. If successfully rezoned, Farmers Telephone Cooperative (FTC) proposes to place a 250 ft. tall cellular communications tower on the rear portion of the property in the area shown in the Orthophoto to the right. There is already a 100 ft. tall television

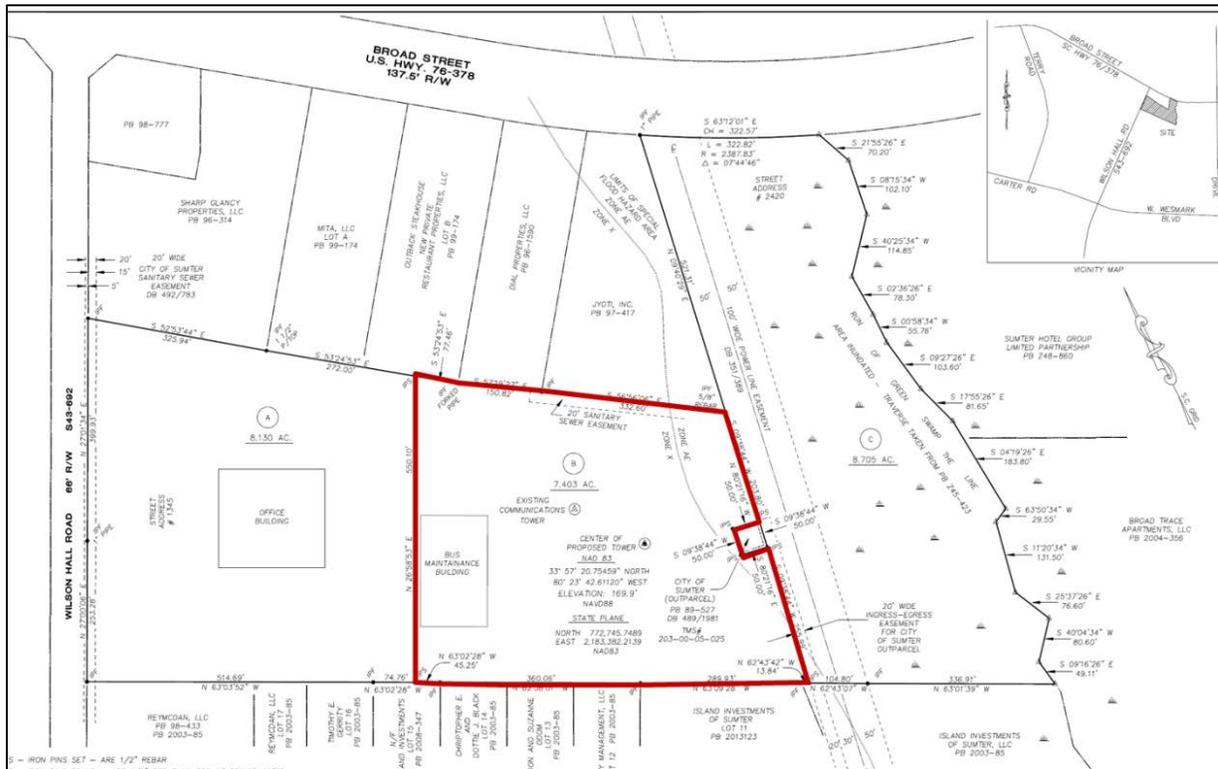


transmission tower on-site, however; this is not a sufficient height to meet FTC's cellular needs.

III. REQUEST

Under the zoning regulations, the maximum height for a communications tower in the R-15 district is 100 ft. with no ability to request a height variance from the Zoning Board of Appeals. Under current zoning and development standards, in order to place a 250 ft. tower on this tract of land it must be rezoned to a non-residential district. The applicant has requested to rezone a portion of the District's +/-24.23 acre parcel from Residential-15 (R-15) to Light-Industrial Warehouse (LI-W).

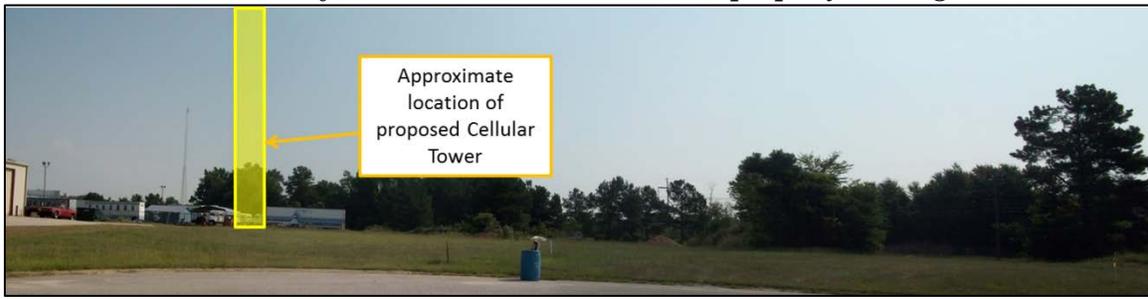
Should the rezoning be successful, the applicant will be required to submit all the necessary review documentation for cellular towers as outlined in *Article 5, Section 5.b.4. Communication Towers and Antennae* prior to receiving permits to construct. The survey below shows the proposed location of the 7.40 acre parcel should the rezoning be successful.



The following photographs show the approximate location of the proposed tower in relation to the School District Maintenance Building and Tahoe Dr. cul-de-sac. The existing 100 ft. tower can be seen in the background of the photographs.



Above: Photo taken from inside the School District property looking southeast.



Above: Photo taken from Tahoe Dr. Cul-de-sac looking northwest.

The applicant has submitted a letter as part of the application packet in support of this request, a copy of the letter has been attached.

IV. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



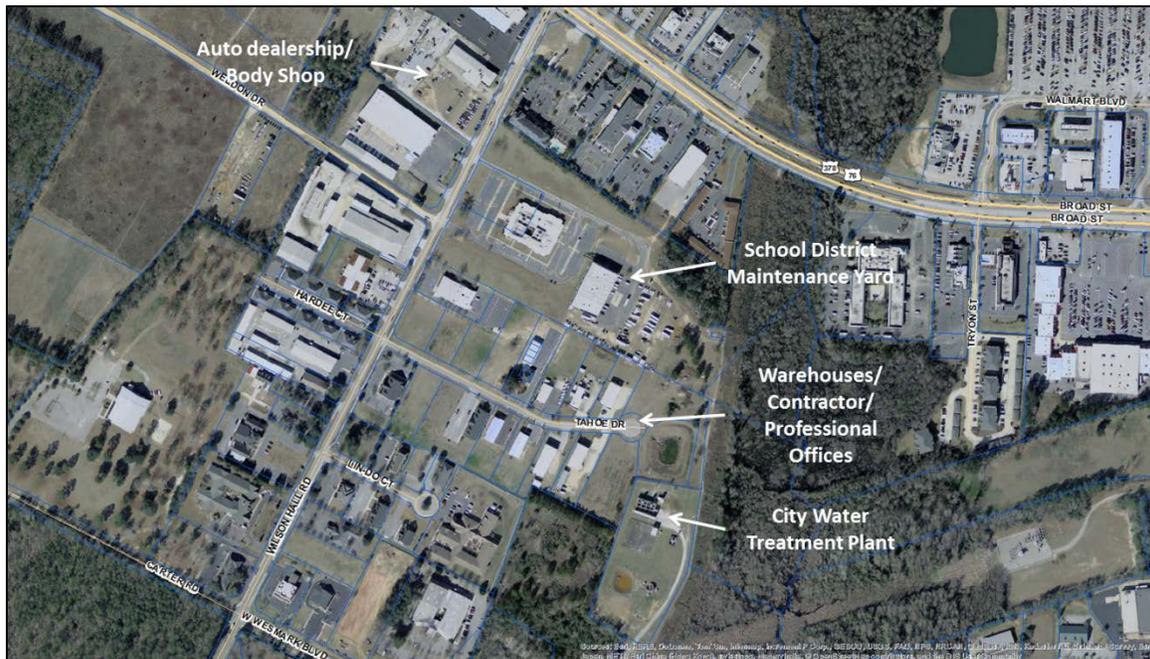
As shown in the 2030 Comprehensive Plan Map to the left, the proposed area for rezoning is influenced by the Suburban Development (SD) Planning Area and the Conservation Planning (CP) area.

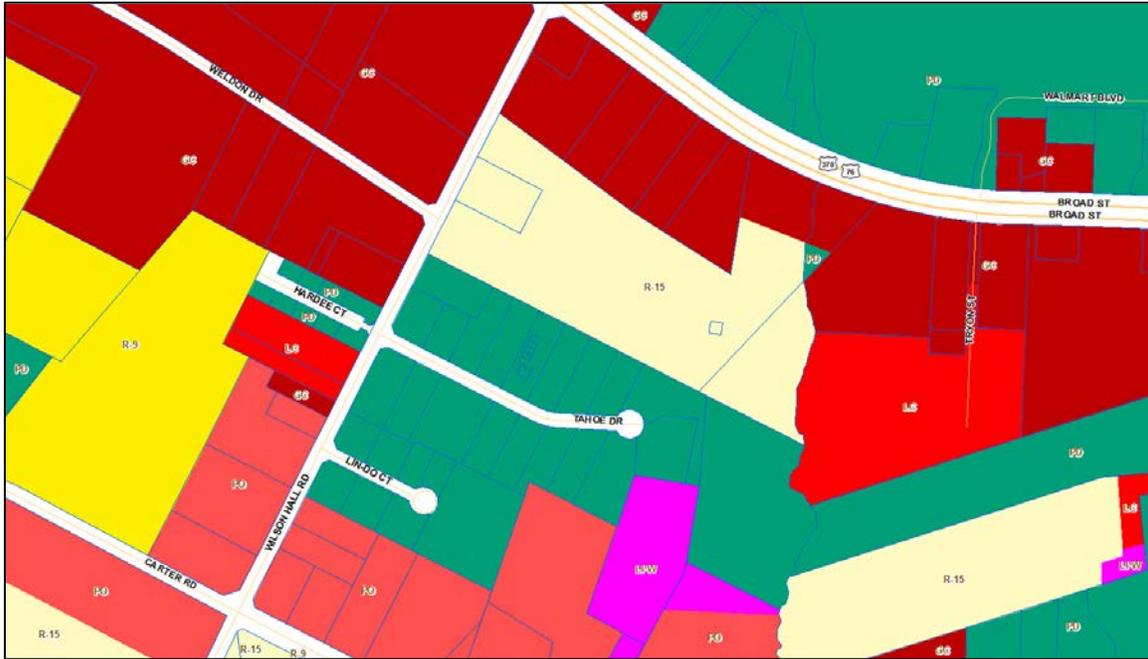
The Conservation Planning area is meant to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial, and commercial encroachment. As a

matter of policy, non-agricultural commercial uses are not supported in the Conservation Preservation Planning Area except along the U.S. 378 corridor (Policy #2, LU 20).

The primary objective of the Suburban Development designation is to scrutinize and manage the existing development patterns, foster intentional mixed use development and identify new commercial and industrial locations where form and design area a focus, all in a more efficient manner. The current westerly leapfrog approach to development is discouraged; infill and redevelopment in areas suited with roads and infrastructure are more strongly encouraged. Suburban Development Policy #7 states, *“Industrial, light-industrial, warehouse, automotive repair, and uses with a dominant outdoor storage component should be directed to established areas with like uses.”*

Currently, this portion of the School District property is being used as a maintenance headquarters and a storage site for buses and other equipment, not unlike those uses permitted in the LI-W district. As shown in the following graphics, there are a variety of adjacent uses that have some industrial/outdoor storage component present along this corridor.





V. TRAFFIC REVIEW

The 2012 AADT for this section of Wilson Hall Rd. was 5,700. It is not anticipated that the proposed rezoning will impact the existing volume or flow of traffic, however; any future development plans for the site will be reviewed for potential impact. Appropriate mitigation recommendations will be made at that time.

VI. WATER AND SEWER AVAILABILITY

Public water and sewer is at the site.

VII. STAFF RECOMMENDATION

A light-industrial designation on this portion of the School District tract should have minimal impact on the Wilson Hall/Broad Street Corridors due to the location of the proposed rezoning. The existing maintenance building is approximately 630 ft. from the road, and obscures a bulk of the area proposed to be rezoned from the Wilson Hall frontage. Additionally, the rear of the parcel is obscured by adjacent development.

VIII. PLANNING COMMISSION – JULY 23, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, July 23, 2014 voted to recommend approval for this request.

IX. CITY COUNCIL – AUGUST 19, 2014 – FIRST READING / PUBLIC HEARING