

# Sumter City-County Planning Commission Staff Report

September 24, 2014

## RZ-14-06, 1026 Manning Ave. and 10 & 16 Maxwell Ave. (County)

### I. THE REQUEST

**Applicant:** Greg Walker

**Status of the Applicant:** Agent for Property Owner/Developer – West & Joyce, LLC

**Request:** A request to rezone 3 parcels totaling 1.63 acres from General Residential (GR) to General Commercial (GC)

**Location:** 1026 Manning Ave., 10 Maxwell Ave., & 16 Maxwell Ave.

**Present Use/Zoning:** Undeveloped, Wooded Parcels / GR

**Tax Map Reference:** 251-08-02-062, 251-08-02-005, & 251-08-02-006

**Adjacent Property Land Use and Zoning:**

North – Former Used Car Lot & Church / General Commercial (GC)  
South – Undeveloped & Residential / General Residential (GR)  
East – Commercial & Residential/ General Commercial (GC)  
West – Residential / General Residential (GR)

### II. BACKGROUND

This request is to rezone three (3) parcels totaling 1.63 acres located on the unpaved portion of Maxwell Ave., from General Residential (GR) to General Commercial (GC).

As shown in the Orthophotography to the right, the parcels are located just south of the intersection of Lafayette Dr./Manning Ave. It is intended that these parcels be

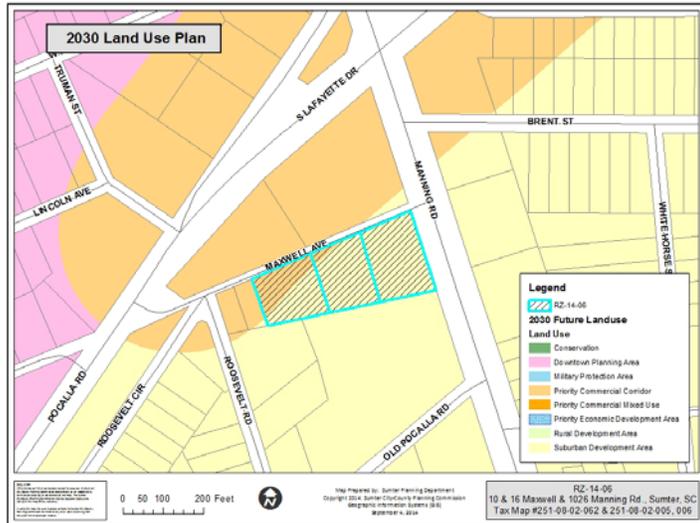




### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Comprehensive Plan map to the right, the subject properties are designated in the suburban development area adjacent to the Priority Commercial Corridor—a priority investment area.

Priority investment areas are identified in the Suburban Development Area in an effort to more acutely identify, direct, and concentrate new development opportunities. A major theme of the 2030 Plan is to encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors. 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 such as the Manning/Lafayette intersection.



### IV. TRAFFIC REVIEW

The parcels proposed for rezoning are situated on Maxwell Ave., a County owned dirt road with a 20 ft. wide right of way. There are no traffic counts for Maxwell Ave., however; the adjacent road, Manning Rd. has a 2013 AADT of 1850 vehicles. Additionally, these parcels are in the vicinity of the Lafayette Dr./Manning Ave. intersection that are part of the Penny Sales Tax funded Southern Gateway Project.

A Traffic Impact Study will be required for the proposed C-Store & gas station/Wholesale Liquor and Beer & Wine Store as part of the site plan application. Any additional development on the parcels beyond the above referenced project will require additional assessment of traffic impact. All assessments and studies will take into account the adjacent spot safety improvements being undertaken as part of the Southern Gateway Project.

### V. STAFF RECOMMENDATION

On balance, Staff is supportive of this request. When combined with the commercial tracts to the north of this site, the parcel assemblage will allow for a larger development area to accommodate the proposed projects fronting on Pocalla Rd., while providing access drives that are not in conflict with the Southern Gateway improvements.

**VI. PLANNING COMMISSION – SEPTEMBER 24, 2014**

The Sumter City-County Planning Commission at its meeting on Wednesday, September 24, 2014, voted to recommend approval for this request.

**VII. CITY COUNCIL – OCTOBER 21, 2014 – FIRST READING / PUBLIC HEARING**