

Sumter City-County Planning Commission

Staff Report

November 19, 2014

RZ-14-08, 2577, 2581 & 2587 Broad St. (County)

I. THE REQUEST

Applicant:	Charles Stoudenmire, Ben Griffith, Jr. & Acres Investment Corp.
Status of the Applicant:	Adjacent Property Owners
Request:	A request to rezone a +/-2.58 acre parcel, a +/-2.182 acre parcel and a +/- 2.29 acre parcel of land from split zoned General Residential (GR) and General Commercial (GC) to General Commercial (GC).
Location:	2581, 2577 & 2587 Broad St.
Present Use/Zoning:	Residential & Commercial, GR/GC
Tax Map Reference:	203-07-01-002, 203-07-01-003 and 203-07-01-001
Adjacent Property Land Use and Zoning:	Northwest – Vacant / GC Southwest – Commercial / Broad St. / GC Northeast – Vacant & Commercial / PD/AC/GC Southwest – Commercial / Broad St. / GC

II. BACKGROUND

This request is to rezone the three parcels outlined in blue in the orthophoto to the right, which are split zoned GR/GC now, to General Commercial (GC).

Historically, the tract of land in the center (2581) has been used as a residence. The applicants wish to rezone the property in order to market the land for commercial development. The property at 2577 is an established commercial site with an insurance office currently active there. The property on the left (west) is vacant.



Property Photos:



Above: Existing vacant residence at 2581 Broad Street.

Below: Existing commercial use at 2577 Broad Street.



Photos of Adjacent Commercial Uses and District:



Above: Motorcycle dealership across Broad Street from properties.

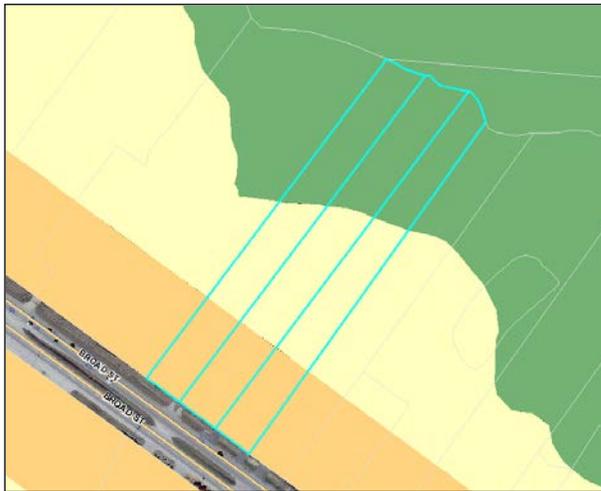
Below: Existing adjacent commercial area to east, vacant property and new hotel to west.



Below: There are several existing large trees on the property at 2581 Broad St, including a Live Oak of substantial size and age.



III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



As shown in the 2030 Comprehensive Plan map to the left, the subject property is influenced by the Priority Commercial Corridor (tan), Suburban Development (yellow) and Conservation Planning Areas (green).

Based on the existing pattern of development along Broad Street, this area is consistently commercial in character and the rezoning to commercial is suitable with the corridor and planning area. The small area in the back that is subject to conservation is

not suitable for development because of floodplain.

IV. TRAFFIC REVIEW

The project site locates between two signalized intersections: Wilson Hall @Broad and Mason Road @ Broad Street. Wilson Hall Road is a collector with 5,400 AADT 2013, and Mason Road is a minor arterial with 4,200 AADT 2013. The project site frontage road (Broad Street) carried 23,600 AADT in 2013. In light of these high volume traffic roadways, the accident data also reveals high collision incidents from 2008 to 2013 at this corridor.

SWRTA fixed bus route #7 (Shaw Shuttle) runs along Broad Street but with no designated bus stop at the project site. In addition, Bus Route #9 (Broad Street) makes turn at Wilson Hall Road and Broad Street.

Since there is no specific development planned at this stage, vehicle trips generated by the future development cannot be ascertained. The traffic impact will be determined when the project site is ready to be developed. However, any development of the parcel is subject to approval by the Sumter Planning Department. Site access design and location is subject to the City and SCDOT approval. Multiple site access points are highly discouraged due to the high number of accident incidents along this corridor.

V. STAFF RECOMMENDATION

Based on the existing pattern of development along Broad Street, the applicants' proposal to rezone the property to General Commercial (GC) is supported. It should however be noted that site design and landscaping will ultimately determine compatibility with the Highway Corridor standards and the district.

VI. UTILITIES

City Water and Sewer are not available at this time. Consistent with City of Sumter utility policy, annexation into the city limits would be required prior to availability of city water and sewer to these properties.

VII. PLANNING COMMISSION – NOVEMBER 19, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, November 19, 2014, voted to recommend approval for this request.

VIII. COUNTY COUNCIL – DECEMBER 9, 2014 – FIRST READING