

Sumter City-County Planning Commission

December 17, 2014

RZ-14-10, 2132 & 2138 N. Main St. (County)

I. THE REQUEST

Applicant:	William B. Dollar
Status of the Applicant:	Property Owner
Request:	A request to rezone +/-2.88 acres from AC (Agricultural Conservation) and NC (Neighborhood Commercial) to LC (Limited Commercial).
Location:	West side of N. Main St., approximately 600 ft. south side of Brewington Rd.
Size of Property:	+/- 2.88 acres
Present Use/Zoning:	Commercial office, storage, and garage space/AC (Agricultural Conservation) and NC (Neighborhood Commercial).
Proposed Use of Property:	Ambulance Service/LC (Limited Commercial)
Tax Map Reference:	246-02-01-001 & 246-02-01-002
Adjacent Property Land Use and Zoning:	North – Undeveloped / Residential (AC) South – Undeveloped / Residential (AC) East – Undeveloped / Residential (AC) West – Residential (AC)

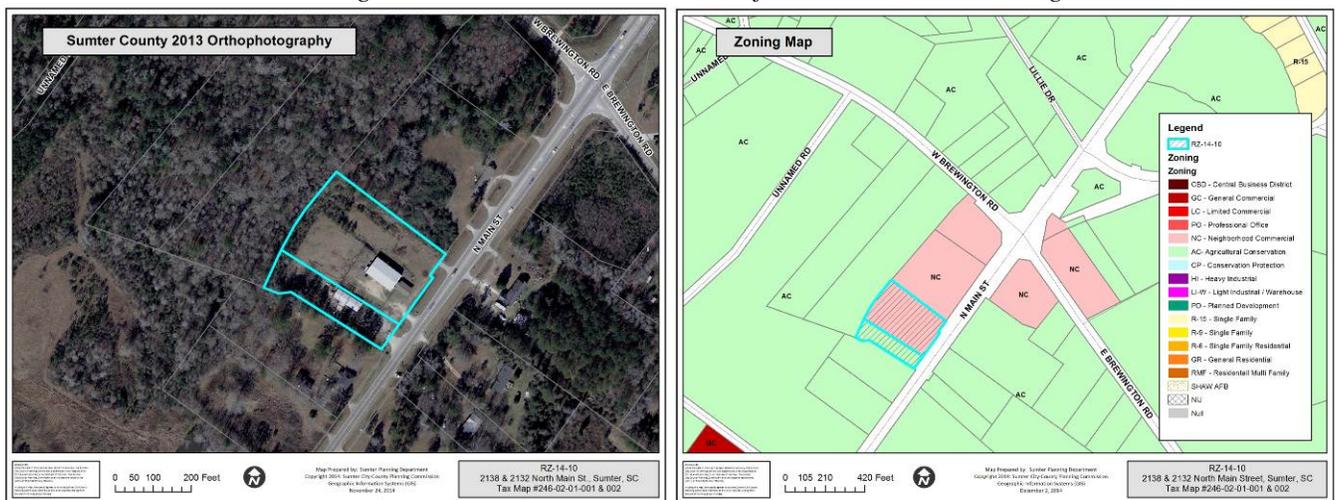
II. BACKGROUND

The applicant is requesting to rezone approximately 2.88 acres of land from Neighborhood Commercial (NC) and Agricultural Conservation (AC) to Limited Commercial (LC) in order to lease the property to an ambulance service. Currently in the county, ambulance services are not permitted in the NC or AC zoning district. However, ambulance services are a by-right use in the Limited Commercial (LC) and General Commercial (GC) zoning districts.

The property was initially developed in the 1970s with additions in the intervening years. Historically, the property was used as a specialty contractor's office, however; there is no business licensing history on these parcels. Based upon the Sumter County Assessor's Record Property cards for the two parcels, the buildings on-site are being taxed as commercial retail space and general purpose warehousing. Based upon recent site visit, it appears that the property is currently being used for an automotive repair and/or automotive upholstery service. The following photographs show the site as it is today.



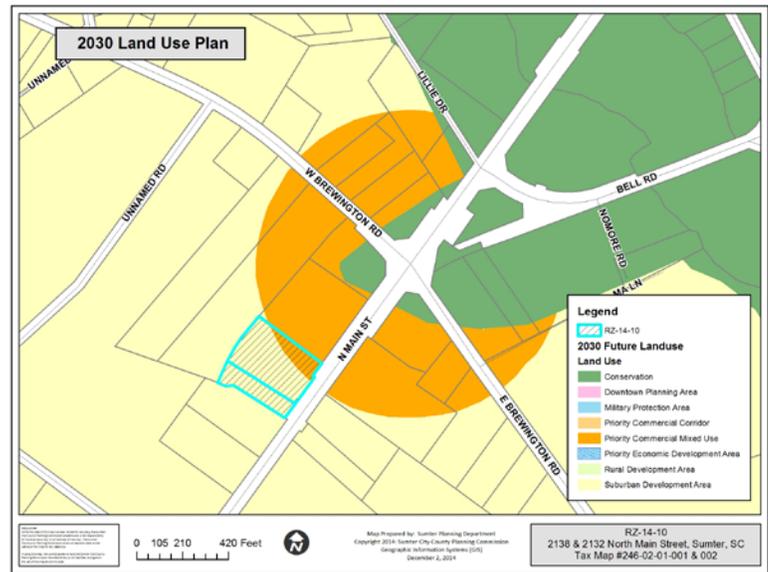
Pictured Above: Panorama views of the site. Topmost photograph shows the two structures as they appear from across the street. The middle photograph is looking south towards the site. The bottom photograph is the view of the site looking north towards the intersection of N. Main St. and Brewington Rd.



Above Left: Parcel under review in relation to the intersection of N. Main St. and Brewington Rd. Above Right: Zoning in proximity to the site under review.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is influenced by the Suburban Development Planning Area and the Priority Commercial Mixed-Use area, a priority investment area within the 2030 Comprehensive Plan. Priority investment areas are identified in the Suburban Development area in an effort to more acutely identify, direct, and concentrate new development opportunities. The concept of a priority investment area stems from the 2007 amendment to the South Carolina Comprehensive Planning Act. These areas are where the County wants to direct new development beyond existing. In particular, Priority Commercial/Mixed-Use Areas or nodes are identified on the map to direct future, high quality commercial and mixed use development. The areas include anticipated greenfields and established locations expected to redevelop over time with higher and better uses.



As set forth in the broader suburban policies, continued commercial development is expected along the major corridors. New priority locations are designated for protection against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. These locations encourage both destination retail commercial uses, and neighborhood commercial uses as appropriate. Design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.

The 2030 Plan is clearly supportive of commercial development in this area which is further supported by the existing NC node at the intersection of N. Main St. and Brewington Rd. When reviewing the appropriateness of a rezoning request within this area, one looks to the established pattern of development in the vicinity as well as the purpose of the zoning district being requested. As per Section 3.h.1. of the *Zoning Ordinance*, the purpose of the LC district is, “...to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and condition of development.” While the purpose of the NC zoning district is to “... meet the commercial and service needs generated by nearby residential development. Goods and services normally available in this district are of a “convenience variety”. The size of the district should relate to the surrounding residential market area.”

The 2030 Plan is clearly supportive of commercial development at some level in this area, but with a cautious eye to the future. This is further supported by Suburban Development Policy #5, “Supportive neighborhood retail and other small scale commercial opportunities are encouraged in Priority Commercial areas and other areas adjacent to residential uses in or areas at major intersections and where commercial uses complete a block. Where proposed, design, form, and details will be paramount in the land use process.

The node of NC zoning on the south and east sides of the intersection of N. Main St. and Brewington Rd. is predominantly undeveloped with the exception of the two parcels under review and the shop just to the north of this site. There is low density residential development in the vicinity on the parcels that are not zoned commercial. The lots front on N. Main St., a primary north-south route within Sumter County. The 2030 Plan does support a more intense commercial designation than NC in this area. Rezoning to Limited Commercial (LC), given the guidance of the 2030 Plan and existing pattern of development makes sense.

IV. TRAFFIC REVIEW

The 2013 AADT for this section of N. Main St./US Hwy. 15 is 7600. The road is classified by SCDOT as a Minor Arterial. This portion of N. Main St. is a two-lane road with operating speed of 55 mph. The site is a nonconforming site with respect to site development standards. Access drives are pre-established. Should the property be subject to a discontinuance parcel access will be reviewed as part of any future site planning process.

V. STAFF RECOMMENDATION

Staff recommends approval of this request.

VI. DRAFT MOTION

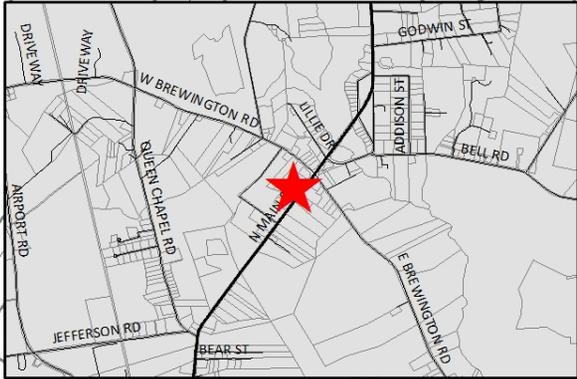
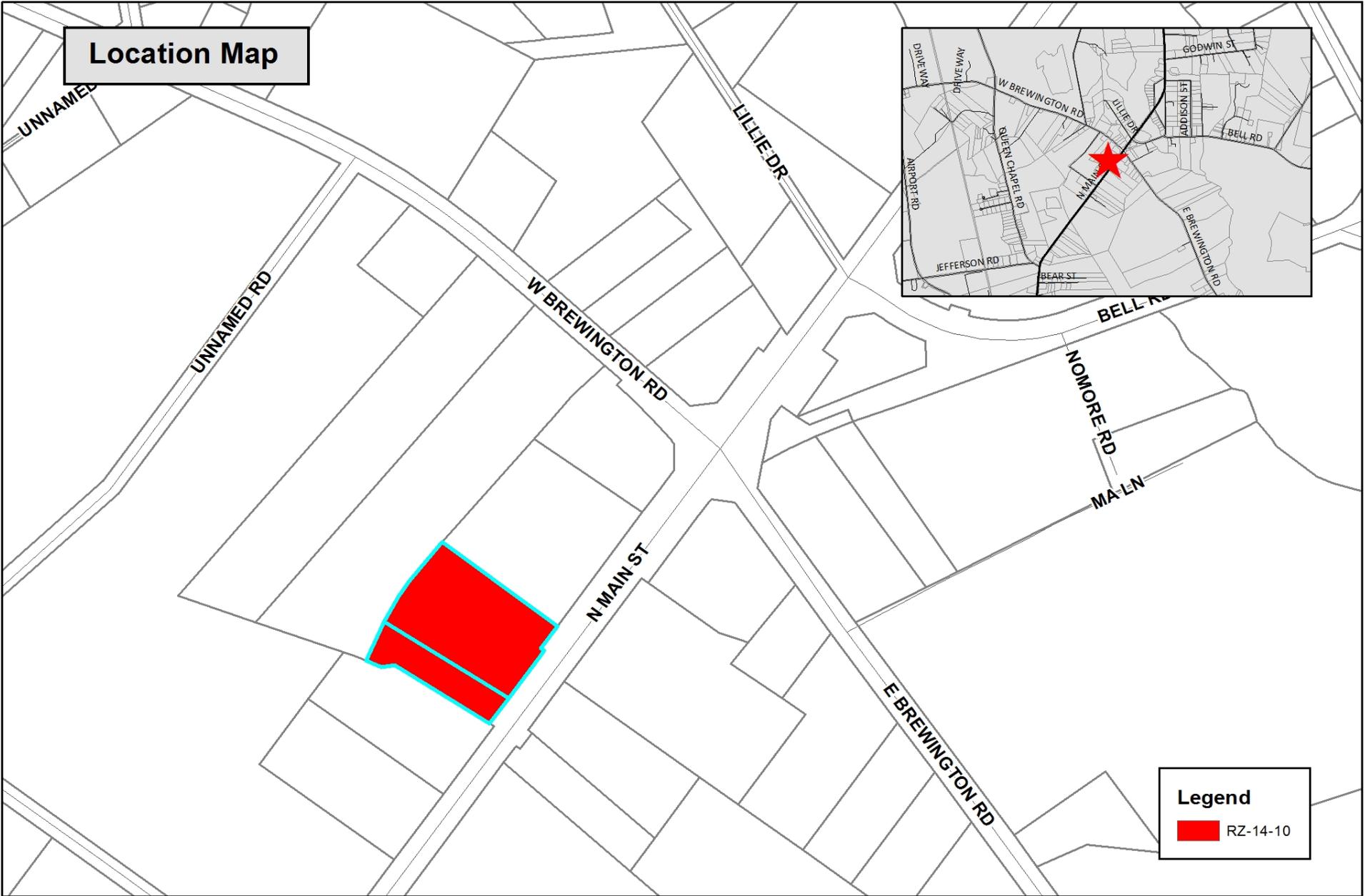
- 1) I move that the Planning Commission approve RZ-14-10, rezoning +/-2.88 acres from AC and NC to LC.
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – DECEMBER 17, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, December 17, 2014, voted to recommend approval of this request as presented by staff.

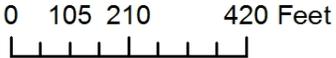
VIII. COUNTY COUNCIL – JANUARY 13, 2015 – FIRST READING

Location Map



Legend
■ RZ-14-10

DISCLAIMER:
While the date of this map has been noted for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission in all or in part not become liable to the user of this map for any reason.
In using this map, the user(s) agree to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
Copyright 2014: Sumter City-County Planning Commission
Geographic Information Systems (GIS)
December 2, 2014

RZ-14-10
2138 & 2132 North Main Street, Sumter, SC
Tax Map #246-02-01-001 & 002