

Sumter City-County Planning Commission

May 27, 2015

RZ-15-03, 180,190 & 195 Linran Lane (County)

I. THE REQUEST

Applicant: Randy and Linda Stokes

Status of the Applicant: Property Owners

Request: Rezone four parcels, totaling +/- 127 acres, from General Residential (GR) to Agricultural Conservation (AC).

Location: 180,190 & 195 Linran Lane

Present Use/Zoning: Residential / General Residential (GR)

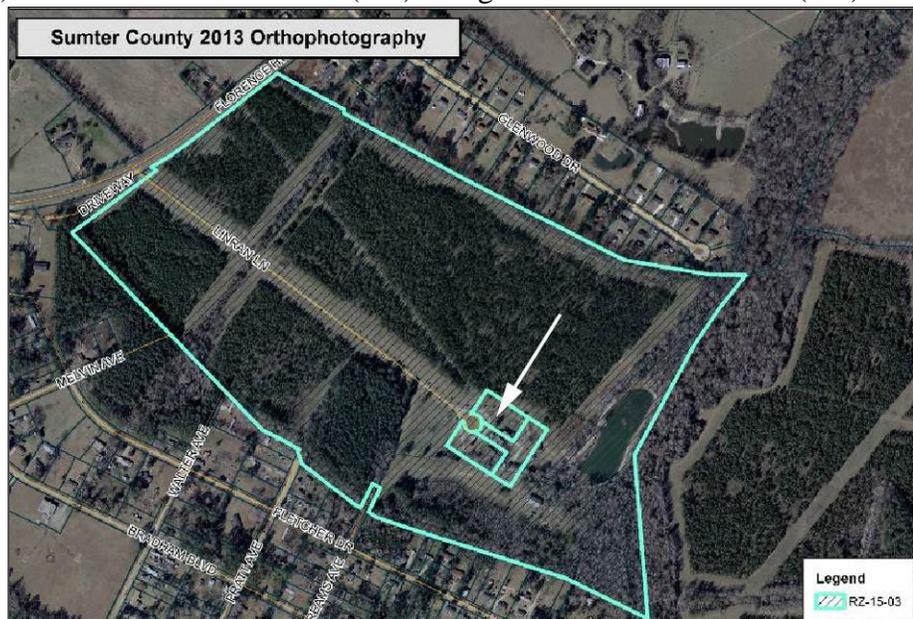
Tax Map Reference: 268-00-03-055, 268-00-03-035, 268-00-03-053 & 268-00-03-052.

Adjacent Property Land Use and Zoning: North – Residential/General Residential (GR)
South – Residential/General Residential (GR)
East – Wooded Acreage/Agricultural Conservation (AC)
West – Florence Hwy.

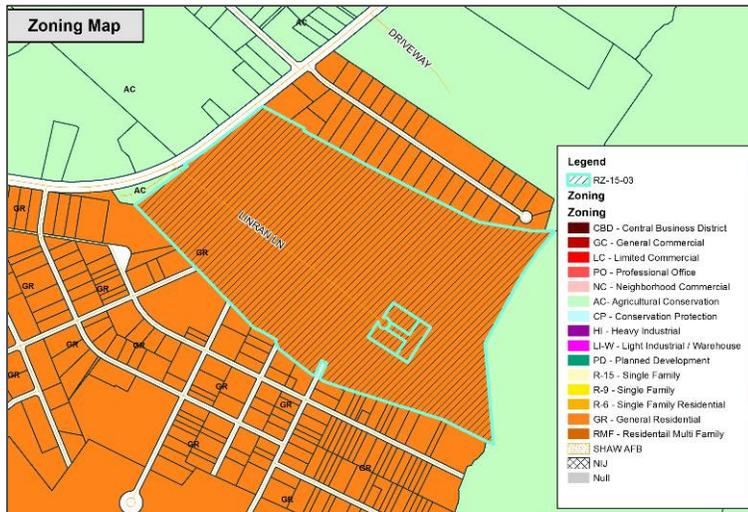
II. BACKGROUND

This rezoning request is to rezone four parcels (two parcels under separate ownership- indicated by the white arrow below) from General Residential (GR) to Agricultural Conservation (AC). They are located off Florence Hwy. near Salterstown Rd. in Sumter County.

The owners of 190 Linran Lane have requested to rezone +/- 127 acres from residential (GR) to Agricultural (AC) to allow a banquet facility on the property. This site has been used as a residence and will continue as residence, in addition to a banquet facility, if approved. Banquet facilities are not permitted in the GR district, and are a conditional



use in the AC district. The applicant will also have to receive conditional use approval before opening the banquet facility, if this rezoning is approved.



The zoning map to the left shows that the properties are adjacent to agricultural zoning on three sides: north, east and west.

The purpose and intent of the AC zoning district is to protect and preserve areas of the County which are presently rural or agricultural in character and use. Where urban development is permitted within the district, strict quality standards should be required. While the list of permitted uses within the AC district is relatively small—related

to single-family residential and agricultural uses—there are a variety of commercial uses that are classified as conditional uses.

Photos of the site:

The 2,290 ft. long front entrance driveway is gated and has an allée of live oaks along its length.



Surrounding District Photos:

The surrounding district is primarily agricultural and wooded, with a few residences, and a church to the west of the property.



Above: Looking west, directly in front of the property and east along Florence Hwy. from the property entrance.

Below: Adjacent residences and church.



Above: The property outlined in blue is owned by the applicant. Linran Lane does not currently have public access.

III. COMPATIBILITY WITH 2030 COMPREHENSIVE LAND USE PLAN

The tracts are within the Suburban Development Priority Commercial Corridor as shown on the 2030 Land Use Plan map to the right. The Suburban Development (SD) area encompasses a large area surrounding the historic core of Sumter. The primary objective of the SD designation is to scrutinize and manage the existing development patterns while encouraging infill and redevelopment in areas already suited with roads and infrastructure.



A major theme of the 2030 Plan is to encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors through the designation of Priority Commercial Corridors within the SD planning area. Priority Corridor locations are designated for protection against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. Because this rezoning will enable a new business to be placed at the site, rezoning to an agricultural designation is consistent with the 2030 Comp Plan.

IV. TRAFFIC REVIEW

Florence Highway is a SCDOT minor arterial road with a 2013 traffic count for this section of 3600 Average Daily Trips (ADT), operating at a Level of Service (LOS) 'A'. Approval of this request will have a minimal impact on traffic. However, due to the existing private road configuration, site access at 190 Linran Lane will be scrutinized as part of any conditional use application for use of the facility for commercial purpose. At this time the property owners do not have direct public access from Florence Hwy. to their property on Linran Lane, and this will require purchasing a portion of the property at the road in order to have public access.

V. WATER AND SEWER AVAILABILITY

Public water is available to this parcel, but public sewer is not available.

VI. STAFF RECOMMENDATION

Staff recommends approval of this request. Rezoning from GR to AC will permit the property at 190 Linran Lane to be eligible for conditional use approval as a banquet facility in compliance with the Ordinance, without adversely impacting the character of the established neighborhood.

VII. DRAFT MOTIONS

Motion #1:

I move that the Sumter City-County Planning Commission approve RZ-15-03 to rezone four parcels totaling +/- 127 acres from General Residential (GR) to Agricultural Conservation (AC).

VIII. PLANNING COMMISSION – MAY 27, 2015

The Sumter City-County Planning Commission at its meeting on Wednesday, May 27, 2015, voted to recommend approval of this request as presented.

IX. COUNTY COUNCIL – JUNE 9, 2015 – FIRST READING