

Sumter County Council

1st Reading
July 14, 2015

Planning Commission Staff Report

RZ-15-04, 3380 N. Main St. (County)

I. THE REQUEST

Applicant:	Greg Googer, CDP Oswego, LLC
Status of the Applicant:	Property Developer
Request:	A request to rezone 2.0 acres from AC (Agricultural Conservation) to GC (General Commercial).
Location:	3380 N. Main St., Northwest corner of the intersection of N. Main St. and Foxworth Mill Rd.
Size of Property:	2.0 acre portion of a +/-7.83 acre tract
Present Use/Zoning:	Undeveloped Agricultural Field/AC (Agricultural Conservation)
Proposed Use of Property:	Dollar General/GC (General Commercial)
Tax Map Reference:	243-00-01-017 (Part)
Adjacent Property Land Use and Zoning:	North – Undeveloped / Agricultural (AC) South – Undeveloped / Residential (AC) East – Undeveloped / Residential (AC) West – Residential (AC)

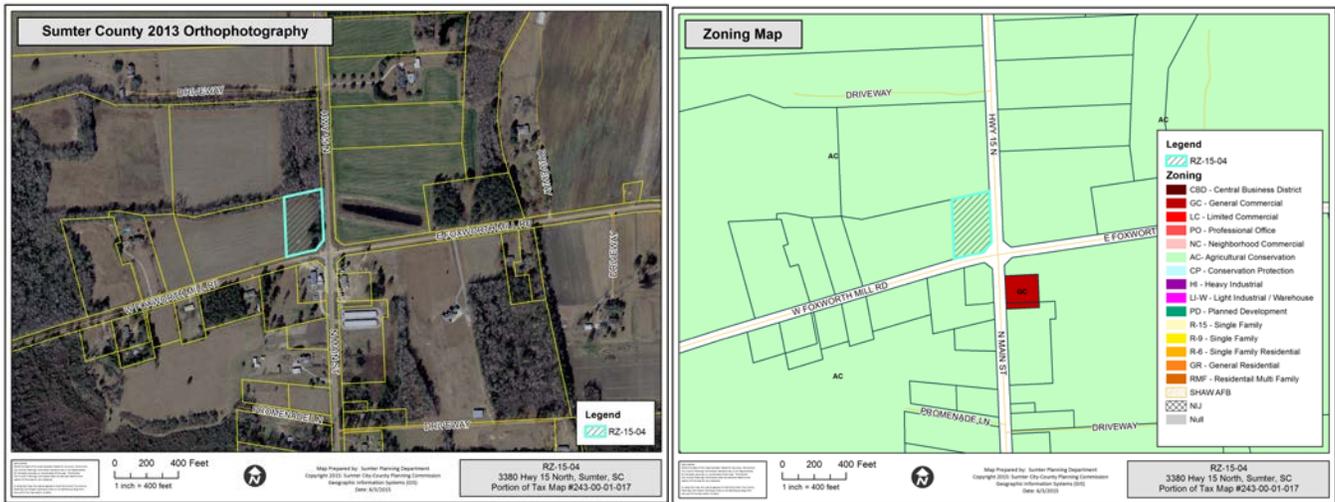
II. BACKGROUND

This request is to rezone a 2.0 acre portion of a +/-7.83 acre tract of land from Agricultural Conservation (AC) to General Commercial (GC).

As shown in the graphic to the right, the property is located on the northwest corner of the intersection of N. Main St/Hwy. 15 N and Foxworth Mill Rd., approximately 5 miles north of the Sumter city limits. There are three commercial enterprises in proximity to the site identified in the



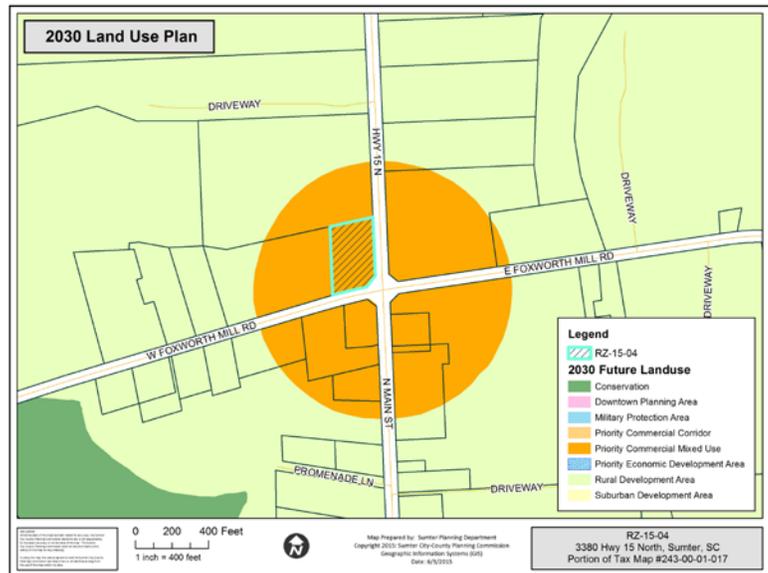
graphic. If successfully rezoned, the applicant intends to develop a 9,100 sq. ft. Dollar General retail store on the site.



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

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is influenced by the Rural Development Planning Area and the Priority Commercial Mixed-Use area, a priority investment area within the 2030 Comprehensive Plan. Priority Commercial/Mixed-Use Areas or nodes are identified on the map to direct future, high quality commercial and mixed use development. New priority locations are designated for protection against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. The areas include anticipated greenfields at major intersections and crossroads in the more rural parts of the county. 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. In addition, the policies for the Rural Development Planning Area support commercial development at intersections. *“Small scale, rural serving non-residential commercial uses are directed to locate at intersections with arterial roads or major crossroads. Agribusiness and other rural employment options are encouraged to locate at major crossroads as well. Non-residential development shall follow conservation design techniques, focusing on preservation of natural features, a reduced footprint, and limits on impervious surfaces.”*(Policy #3, LU 19)

The 2030 Plan is clearly supportive of commercial development at this intersection based upon the Priority Commercial designation as well as by the underlying Rural Development Planning Area policies.

IV. TRAFFIC REVIEW

The 2014 AADT for this section of N. Main St./US Hwy. 15 is 6100, operating at a Level of Service (LOS) 'B'. 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 2014 AADT for this section of W. Foxworth Mill Rd. is 600, operating at an LOS 'A'. This portion of Foxworth Mill Rd. is a two-lane road with an operating speed of 55 mph.

Site access will be reviewed as part of any future site planning process. Additionally, depending upon the proposed future use, a Traffic Impact Study may be required.

V. STAFF RECOMMENDATION

Staff recommends approval of this request. The existing pattern of development and the 2030 Plan support commercial development at this intersection.

VI. DRAFT MOTION

- 1) I move that the Planning Commission approve RZ-15-04, rezoning 2.0 acres from AC to GC.
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – JUNE 24, 2015

The Sumer City-County Planning Commission at its meeting on Wednesday, June 24, 2015, voted to recommend approval of this request as presented by Staff.

VIII. COUNTY COUNCIL – JULY 14, 2015 – FIRST READING