

Sumter City-County Planning Commission

January 27, 2016

RZ-16-01, 286 Kingsbury Dr. (County)

I. THE REQUEST

Applicant:	Jay Davis
Status of the Applicant:	Representing Property Owner
Request:	A request to rezone 1.87 acres from GR (General Residential) to GC (General Commercial).
Location:	286 Kingsbury Dr., south side of Kingsbury Dr. west of Vesper Ct.
Size of Property:	1.87 acres
Present Use/Zoning:	Unoccupied single-family dwelling/GR (General Residential)
Proposed Use of Property:	Vacant property/GC (General Commercial)
Tax Map Reference:	226-12-06-006
Adjacent Property Land Use and Zoning:	North – Kingsbury Dr. South – Vesper Court LI-W Planned Development/PD (Planned Development) East – Vesper Court LI-W Planned Development/PD (Planned Development) West – Vacant Lot/GC (General Commercial)

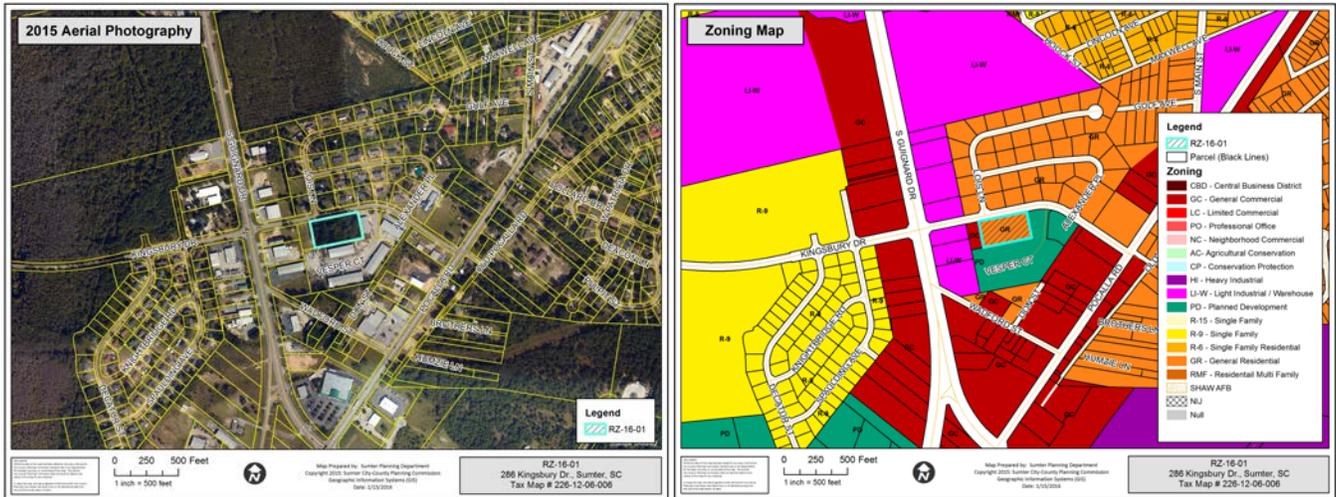
II. BACKGROUND

This request is to rezone a 1.87 acre tract of land from General Residential (GR) to General Commercial (GC). As shown in the pictometry to the right, the parcel is heavily wooded and is located on the south side of Kingsbury Dr. in the block located between S. Guignard Dr. and Pocalla Rd.

Historically, the property was used for a single-family residence, however; it has not been used in that capacity for some years. As shown in the orthophotography and zoning maps on the following page, to the north of the site is an



established residential neighborhood surrounded by light industrial and commercial zoning. The property to the immediate east and south of the site, commonly known as Vesper Court, is a light-industrial warehouse planned development which houses multiple industrial businesses. To the immediate west is a vacant General Commercial (GC) zoned lot abutted by light-industrial zoning that fronts on S. Guignard Dr.

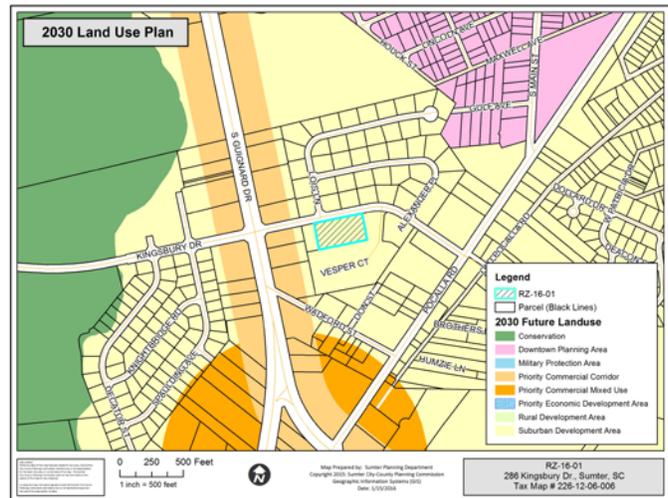


*Above Left: Parcel under review in relation to S. Guignard Dr. and Pocalla Rd.
 Above Right: Zoning in proximity to the site under review.*

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is in the Suburban Development Planning Area and influenced by both the Priority Commercial Corridor and Priority Commercial Mixed-Use areas, priority investment areas within the 2030 Comprehensive Plan.

The Suburban Development Planning Area encompasses a large area surrounding the historic core of Sumter. The area is characterized by the influences of modern suburban development: the separation of distinct commercial, residential, and industrial areas. Functionally, this pattern of development amounts to a strict separation of homogeneous residential enclaves; strip commercial corridors and; finite, stand alone employment centers. This pattern requires multiple automobile trips for all aspects of life. Moreover, the development pattern dictates the expensive expansion of public services, schools and utility infrastructure to serve a more spread out community. It is largely inefficient and costly to local government and its citizens.



Effectively, the property under review offers an opportunity for in-fill redevelopment in an area with established infrastructure with some adjacency to residential, commercial, and light industrial uses. It also has easy access to primary transportation corridors.

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.*

IV. TRAFFIC REVIEW

This section of Kingsbury Rd. is owned by SCDOT and classified as a collector street. In 2014, the AADT for this section of road was 3,000. This portion of Kingsbury Rd. connects Pocalla Rd. to S. Guignard Dr.—both roads are considered to be principal arterials.

The site is directly south of a residential subdivision entrance. 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-16-01, rezoning 1.87 acres from GR to GC.
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – JANUARY 27, 2016

The Sumter City/County Planning Commission at its meeting on Wednesday, January 27, 2016, voted to recommend approval of this request.

VII. COUNTY COUNCIL – FEBRUARY 9, 2016 – FIRST READING