

Sumter City-County Planning Commission

April 27, 2016

RZ-16-05, 2120 Thomas Sumter Hwy. (City)

I. THE REQUEST

Applicant:	Rowland Development Co., LLC
Status of the Applicant:	Property Owner
Request:	A request to rezone 4.65 acres from GC (General Commercial) and AC (Agricultural Conservation) to GC (General Commercial).
Location:	2120 Thomas Sumter Hwy.
Size of Property:	+/-4.65 acres
Present Use/Zoning:	Palmetto Storage/GC (General Commercial) & AC (Agricultural Conservation)
Proposed Use of Property:	Palmetto Storage/GC (General Commercial)
Tax Map Reference:	202-00-01-041
Adjacent Property Land Use and Zoning:	North – Storage Rd. Commercial & LI-W Planned Development/PD (Planned Development) South – Automotive Repair & Auto Body Shops/GC (General Commercial) East – Thomas Sumter Hwy. West – Specialty Contractor Offices & Warehouse Space/PD (Planned Development)

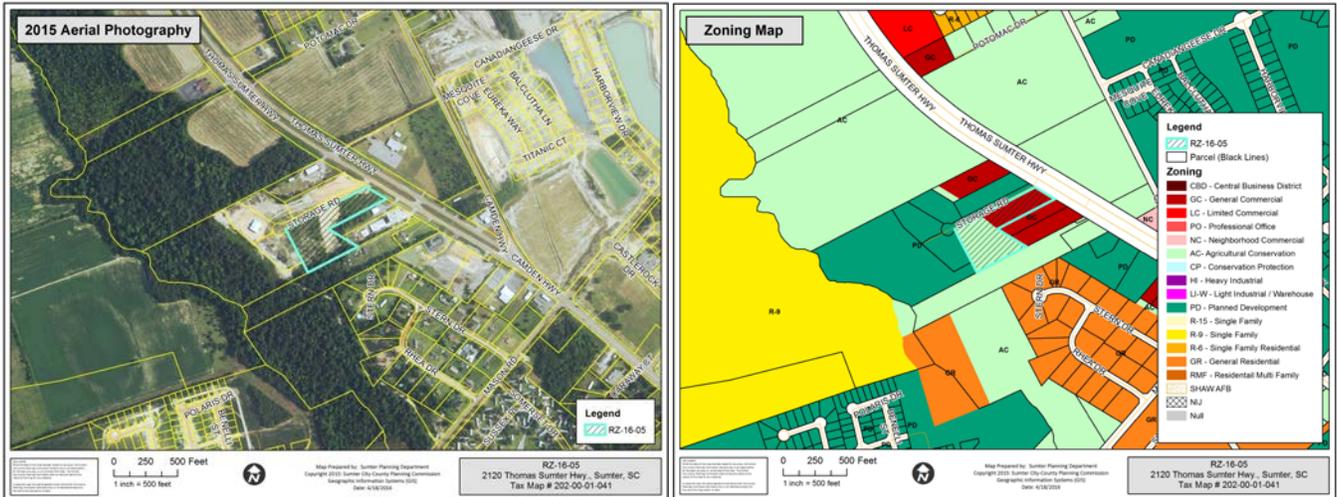
II. BACKGROUND

This request is to rezone the entirety of a 4.65 acre tract of land from General Commercial (GC) and Agricultural Conservation (AC) to General Commercial (GC). As shown in the pictometry to the right, the parcel partially developed with the first phase of Palmetto Storage, a mini-warehouse facility with on-site office space to the front of the parcel.



It is the applicant’s intent to expand the existing facility to include additional mini-warehouse space, however; split zoning on the parcel prohibits further development because the AC district does not permit mini-warehouse facilities. Palmetto Storage began construction in 2007 with project completion in 2008. Currently, the site hosts two 7,200 sq. ft. mini-warehouse buildings with a 953 sq. ft. office located on the Thomas Sumter Hwy. frontage. The entire site is accessed from a driveway off of the adjacent Storage Rd.

As shown in the orthophotography and zoning maps below, to the north and west of the site is GC/LI-W planned development that is half built. The property to the immediate south of the site is commercially zoned and supports two automotive related businesses. Further to the south is an established mobile home subdivision. To the immediate east is Thomas Sumter Hwy.



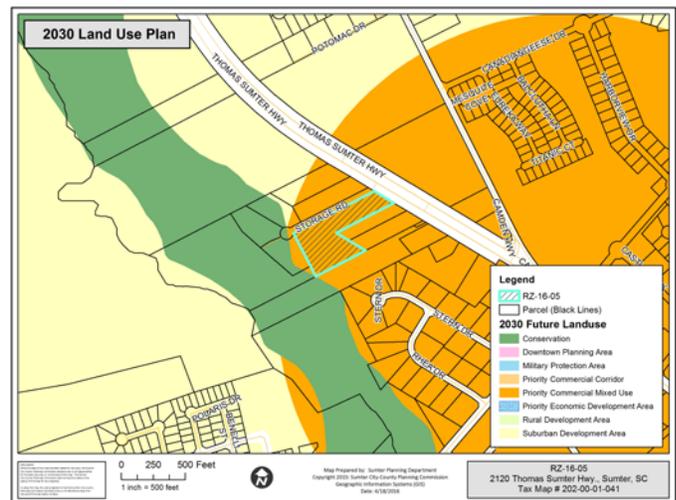
Above Left: Parcel under review.
Above Right: Zoning in proximity to the site under review.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is in the Suburban Development Priority Commercial Mixed-Use area, a priority investment area within the 2030 Comprehensive Plan.

Commercial and Mixed-use areas or nodes are identified on the map to direct future, high quality commercial and mixed use development. The areas include anticipated greenfield and established locations expected to redevelop with higher and better uses over time.

The 2030 Plan is clearly supportive of commercial zoning in this area, but with a cautious eye to the future. The purpose of the General Commercial (GC) district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses. Given the adjacent zoning and permitted uses in concert with the 2030 Plan, rezoning the entirety of the property to GC makes sense.



IV. TRAFFIC REVIEW

The site is accessed from Storage Rd., a private road that has a direct connection to Thomas Sumter Hwy./US 521. Thomas Sumter Hwy. is owned by SCDOT and classified as a principal arterial. In 2014, the AADT for this section of road was 11,900. Thomas Sumter Hwy. is a four-lane divided highway with an operating speed of 45 mph. Median crossovers are limited to major intersections and at +/- 1,000 ft. intervals. The site can only be access from the southbound lane and there is no median crossover immediately adjacent to the established Storage Rd. access.

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 designation in this area.

VI. DRAFT MOTION

- 1) I move that the Planning Commission approve RZ-16-05, rezoning 4.65 acres from GC and AC to GC.
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – APRIL 27, 2016

The Sumter City-Council Planning Commission at its meeting on Wednesday, April 27, 2016, voted to recommend approval of this request.

VIII. CITY COUNCIL – MAY 17, 2016 – FIRST READING /PUBLIC HEARING