

Sumter City-County Planning Commission

May 23, 2012

OA-12-05, Uses in the Airfield Compatibility Districts (County)

I. THE REQUEST

Applicant: Thomas W. Watts

Request: Request to amend *Article 3, Exhibit 7, Airfield Compatibility District (ACD) Use Regulations ACD Districts* in order to amend/add uses to the APZ-2.

II. BACKGROUND

This ordinance amendment request was initiated by an affected property owner that owns a commercial structure in the APZ-2 NE near the intersection of Thomas Sumter Hwy. and Frierson Rd. The applicant has met with Planning Staff and has requested that the Planning Commission consider clarification of/additions to the use list outlined in *Exhibit 7: Airfield Compatibility District (ACD) Use Regulations*. Specifically, the applicant wishes to add internet sweepstakes cafes. In addition, it has been requested that consideration be given to include small scale retail grocery stores which are currently prohibited in the APZ-1 and APZ-2.

The intent of the Airfield Compatibility Districts (ACD) is to prevent incompatible land uses or the creation of flight hazards which would impair the utility and public investment of the Shaw Air Force Base. Within the ACD, there are several overlay districts:

- APZ-1, Accident Potential Zone I;
- APZ-2, Accident Potential Zone II;
- DNL-1, Day-Night Noise Level Zone I;
- DNL-2, Day-Night Noise Level Zone II;
- DNL-3, Day-Night Noise Level Zone III; &
- NA, Noise Attenuation District.

Land Designated as APZ-1, APZ-2, DNL-1, DNL-2, or DNL-3 may not be used for any purpose other than those indicated by Exhibit 7 in conjunction with the specified conditions related to concentration of people per house, noise reduction standards, and size limitation among others.

The ACD use list has remained unchanged since the early 1980's when Sumter County first adopted airfield compatibility use regulations. As part of this amendment process, Staff believes that the use list in Exhibit 7 should be reviewed in its entirety to determine if there are some uses that may be compatible with the ACD that are not currently addressed.

III. ZONING ORDINANCE SUBCOMMITTEE – MAY 14, 2012

Gary Hallmark, Shaw Air Force Base Community Planner met with members of the Planning Staff as well as the Subcommittee to discuss the proposed addition of small scale grocery stores (i.e. less than 5,000 sq. ft. in size) as well as the addition of internet sweepstakes cafes. The general consensus of the Subcommittee was to leave the prohibition of grocery stores in ACD use list in-tact due to concerns related to enforcement of concentration of people per hour on properties in the APZ. However, the Subcommittee did recommend the addition of internet sweepstakes cafes in the APZ-2 only with a note that the location must abide by the concentration of people per hour as outlined in *Section 3.r.4.* and *Exhibit 6: Concentrations of Persons Per Acre Standards.*

In addition to reviewing the use list, the Subcommittee recommended that the DNL Decibel ranges shown in Exhibit 7 be revised to correspond to those listed in the most recent ACUZ Study as follows:

- DNL-1 65-74 dB
- DNL-2 75-79 dB
- DNL-3 80+ dB

IV. PROPOSED ORDINANCE AMENDMENT

See Attachment #1

V. STAFF RECOMMENDATION

Staff recommends approval of this request.

VI. PLANNING COMMISSION – MAY 23, 2012

The Sumter City – County Planning Commission at its meeting on Wednesday, May 23, 2012, voted to recommend approval of this request as recommended by staff with the addition of a new line item under *Commercial/Retail Trade* to include convenience stores less than 5,000 sq. ft per acre; will not be permitted in APZ-1, will be permitted in APZ-2 with notes 1 and 11; will follow DNL 1-2-3 criteria.

VII. COUNTY COUNCIL – JUNE 12, 2012 – FIRST READING