

Sumter City-County Planning Commission

May 25, 2011

RZ -11-06, 3233 McCrays Mill Rd. – Pinnacle Properties, LLC (City)

I. THE REQUEST

Applicant: Talmadge Tobias

Status of the Applicant: Agents for Pinnacle Properties

Request: Rezone property from R-15 and R-9 to R-9.

Location: 3233 McCrays Mill Rd.

Present Use/Zoning: Ashbrook Subdivision Phase I & Undeveloped/R-15 & R-9

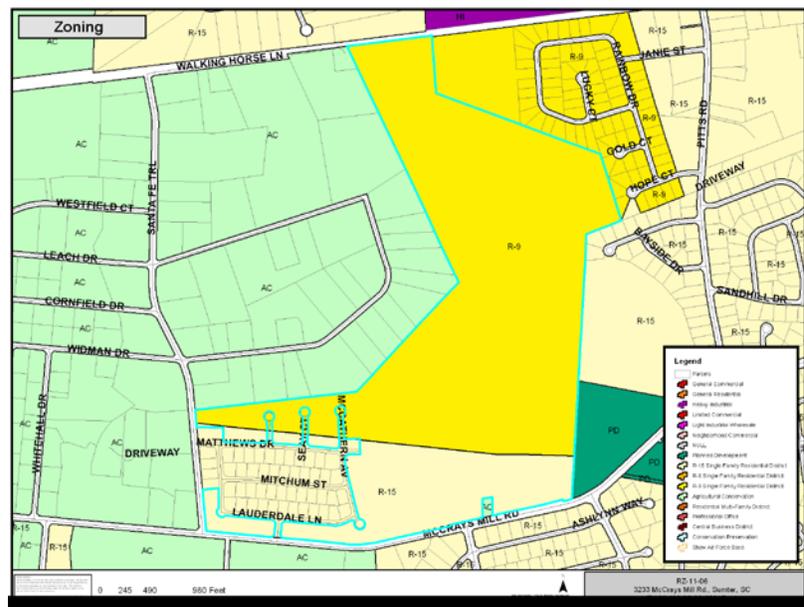
Tax Map Reference: 182-00-02-008

Adjacent Property Land Use and Zoning: North - Residential, Industrial/R-9,HI,R-15
South - Residential/AC,R-15
East - Residential/R-15
West - Residential/AC

II. BACKGROUND

The parcel under review is the same property that was the subject of RZ-05-17 that rezoned the Property from R-15 and AC (Agricultural Conservation) to R-15 and R-9 in October of 2005. At that time, the rezoning was to allow for the development of a 300 unit single-family residential subdivision known as Ashbrook Plantation.

The current request affects the un-platted portion of Phase I and undeveloped Phase II of the Ashbrook Plantation Subdivision shown above. The applicant requests to rezone the +/-199 acres remaining in the parent parcel from R-15 (Residential-15)



and R-9 (Residential-9) to R-9. The purpose of the R-15 and R-9 districts is to recognize the essential suburban living character of significant portions of the City and County where low and medium density single-family residential development is the predominant living environment. The most significant difference between the two designations is related to minimum lot sizes and additional uses that can be conditionally permitted. Changing the zoning designation to R-9 would allow for the remainder of the development to be built-out with 75 ft. minimum lot widths.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



As shown in the map to the left, a majority of the Property proposed for rezoning is influenced by two Comprehensive Plan Land Use designations: Suburban Development (SD) and Priority Commercial/Mixed Use (PC), a priority investment area. The Property is also in proximity to the Conservation Planning Area (CP).

The primary objective of the SD designation is to scrutinize and manage existing development patterns while fostering intentional mixed-use development where form and design are a focus all in a

more efficient manner. Additionally, infill in areas already suited with roads and infrastructure is strongly encouraged. While the R-15 and R-9 districts are essentially the same in purpose, R-9 zoning allows for more diversity in lot size and housing type than that of the R-15 district.

Under current R-9 regulations, a limited number of residentially oriented commercial uses that can be seen as compatible with R-9 style development, such as nursing and personal care facilities; civic, social, and fraternal organizations; child care and adult day care facilities; and religious uses can be conditionally permitted in the R-9 district.

IV. TRAFFIC REVIEW

The 2009 traffic count on this section of McCray's Mill Rd. is 4300 AADT operating at a Level of Service (LOS) 'A'. Although this section of McCray's Mill Rd. currently operates at a LOS 'A', as per Article 7, Section 7.d.10, major subdivisions and site plans can substantially impact environmental features, surrounding land uses, traffic conditions and facilities, and public utilities. As such a threshold has been established to require major subdivisions and/or commercial development to submit detailed traffic studies with recommended mitigation measures if one or more of the following criteria are met:

1. Any project that generates a need for 100 or more off-street parking spaces as determined in Article 8, Section J;
2. A truck or bus terminal, including service facilities designed principally for such uses;
3. Any project with two (2) or more principal uses or buildings and one hundred thousand square feet (100,000 sq. ft.) of gross floor area.

Should any of these thresholds be met as a result of future development proposals, mitigation measures may be required as part of final development approval.

V. ENVIRONMENTAL CONSIDERATIONS

Flood Plain:

About 50% of the soils are Orangeburg (OrA and OrB), which are loamy sands with flat to moderate slope, very well-drained and stable soils. About 10% of the soils are Lucy (LuB) sands and Goldsboro (Go) loamy sands, which are also well-drained and stable.

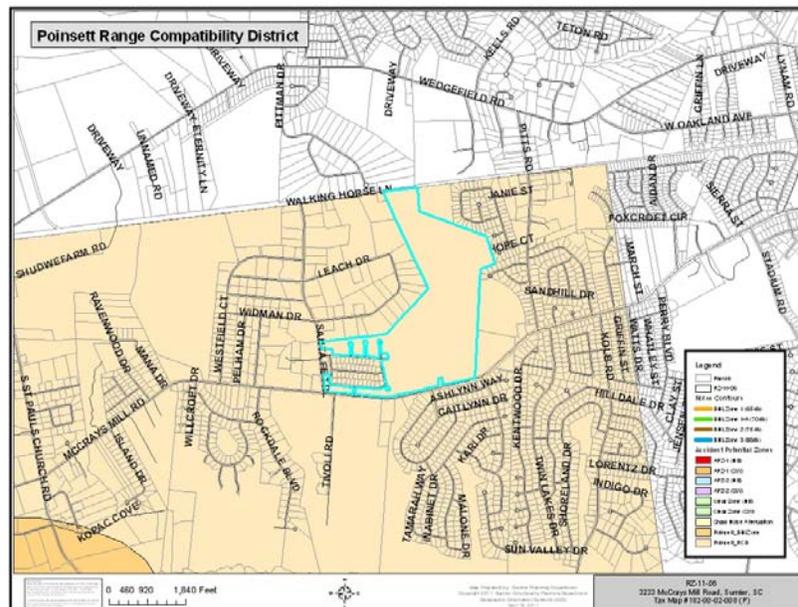
About 10% of the property contains borrow soils classified as “Mine Pits and Dumps.” Soil testing in this area would reveal if these are developable or unstable.

The remaining 30% of the property is very wet and unlikely to easily support development, made up of Rembert, Rains, McColl, Coxville, and Duplin sands. Most of these soils are also on the hydric soils list for Sumter County. These soils are in association with small Carolina Bays in Zone AE, and a large Zone A to the north designated “Carolina Bay 40.” A Letter of Map Amendment on the property established a Base Flood Elevation for this A Zone in January 2009.

Military Overlays:

As shown in the map to the right, the Property is within the Poinsett Electronic Combat Range Compatibility District and is influenced by a designated noise zone. The property is not within any designated DNL contours.

Residential uses are not prohibited within the Range Compatibility District outside of DNL contours. However, as per Section 3.r.5.c. of the Zoning Ordinance, developers for all new major subdivisions must install noise notification



warning signs at each entrance to the subdivision before building permits may be issued. Ashbrook Plantation Subdivision and any subsequent residential developments must have the appropriate noise warnings posted at the entrances.

VI. WATER AND SEWER AVAILABILITY

City water and sewer are currently serving Ashbrook Plantation Subdivision.

VII. STAFF RECOMMENDATION

Staff has visited the site and recommends approval. Rezoning the entirety of the Property to R-9 offers residential development flexibility/diversity not currently afforded in the R-15 zoning district.

VIII. DRAFT MOTIONS

Motion #1:

I move that the Sumter City-County Planning Commission approve RZ-11-06 to rezone +/- 199 acres of land from Residential-15 (R-15) and Residential-9 (R-9) to R-9.

Motion #2:

I move that the Sumter City-County Planning Commission deny RZ-11-06 to rezone +/- 199 acres of land from Residential-15 (R-15) and Residential-9 (R-9) to R-9.

Motion #3:

I move that the Sumter City-County Planning Commission propose an alternate motion for RZ-11-06.

IX. PLANNING COMMISSION – MAY 25, 2011

The Sumter City-County Planning Commission at its meeting on Wednesday, May 25, 2011, voted to recommend approval for this request.

X. CITY COUNCIL – JUNE 21, 2011 – FIRST READING / PUBLIC HEARING