



# Sumter County Council

**RZ-11-09, 1232 Alice Dr. (County)**

Request to rezone a +/- 0.63 acre parcel located at 1232 Alice Dr. (west side of Alice Dr. between Broad St. and Wesmark Blvd.) from Limited Commercial (LC) to General Commercial (GC). The property is represented by Tax Map #203-11-02-007.

**First Reading:** August 23, 2011

**Second Reading/Public Hearing:** September 13, 2011

**Third/Final Reading:** September 27, 2011

# Sumter City-County Planning Commission

July 27, 2011

## RZ-11-09, 1232 Alice Dr. (County)

### I. THE REQUEST

<b>Applicant:</b>	Richard H. Norris, Jr.
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	Rezone a +/- 0.63 acre parcel from Limited Commercial (LC) to General Commercial (GC) Zoning
<b>Location:</b>	1232 Alice Dr. (West side of Alice Dr. between Broad St. and Wesmark Dr.)
<b>Present Use/Zoning:</b>	Vacant Office Building with Storage Area/ LC
<b>Tax Map Reference:</b>	203-11-02-007
<b>Adjacent Property Land Use and Zoning:</b>	North – Commercial / LC South – Commercial Planned Development /PD East – Alice Dr. & Single-Family Residential / R-15 West – Commercial Planned Development / PD

### II. BACKGROUND

The Applicant, Richard Norris, requests rezoning an approximately .63 acre parcel located at 1232 Alice Dr. from Limited Commercial (LC) to General Commercial (GC). In 2005, he requested a rezoning of this same parcel from Residential (R-15) to General Commercial (GC). Planning Commission and County Council rezoned the property, however chose Limited Commercial instead of the requested GC. There is an existing vacant office and outbuilding on the site. There has been no activity since circa 2005, when a contractor's office occupied the site.

The applicant requests GC zoning in order to expand the uses allowable at this location.

The difference between the LC and GC zoning districts are as follows:

**Permitted Uses in Both LC & GC**

**Administrative Offices**  
**Research, Development & Testing Labs**  
**US Postal Services**  
**Water Supply Facilities**  
**Hardware Stores**  
**Retail Nurseries & Lawn & Garden Shops**  
**Grocery Stores**  
**Convenience Stores**  
**Apparel & Accessory Stores**  
**Home Furniture & Furnishing Stores**  
**Eating Places**  
**Drug & Sundry Stores**  
**Sporting Goods & Bicycle Shops**  
**Book Stores, Stationery Shops**  
**Jewelry Stores, Hobby, Toy, Game Shops**  
**Camera, Photo Supply Houses**  
**Gift, Novelty, Souvenir Shops**  
**Sewing, Needle & Piece Goods**  
**Catalog & Mail Order Houses**  
**Fuel Dealers**  
**Florists**  
**Tobacco Stores**  
**Optical Goods Stores**  
**Miscellaneous Retail**  
**Pet Shops**  
**Depository & Non-Depository Institutions**  
**Security & Commodity Brokers**  
**Insurance Carriers & Agents**  
**Real Estate & Holding Investments**  
**Laundry & Dry Cleaners, Linen Supply**  
**Coin-Operated Laundries**  
**Photographic Studios**  
**Beauty & Barber Shops**  
**Shoe Repair, Shoe Shine, Hat Cleaning**  
**Funeral Homes & Crematories**  
**Miscellaneous Personal Services**  
**Auto Rental & Leasing**  
**Auto Service Except Repair**  
**Car Washes**  
**Video Tape Rentals**  
**Dance Studios**  
**Physical Fitness Facilities**  
**Medical & Dental Offices**  
**Doctors of Osteopathy**  
**Nursing Care Facilities**  
**Legal Services**  
**Libraries**  
**Vocational & Other Schools / Education Services**  
**Job Training & Rehab**  
**Childcare Services**  
**Residential Care**

**Organizational Facilities & Business Assoc.**  
**Membership Organizations**  
**Engineering, Accounting, Research**  
**Miscellaneous Services**  
**Government Offices**  
**Fire Protection Facilities**  
**Ambulance Services**

**Permitted Uses in GC but not LC**

**Soil Preparation Services / Crop Services**  
**Veterinary Services**  
**Farm Labor & Management Services**  
**Landscape & Horticultural Services**  
**Building Construction / General Contractors**  
**Printing & Publishing**  
**Warehouses**  
**Transportation Services**  
**Communications**  
**Building Materials**  
**Paint, Glass & Wallpaper**  
**General Merchandise Stores**  
**Automotive Dealers (Conditional Use in LC)**  
**Used Merchandise & Pawn Shops**  
**Firewood Shops**  
**Fireworks**  
**Monuments & Tombstones**  
**Hotels & Motels**  
**Organization Hotels & Lodges (Conditional Use in LC)**  
**Carpet & Upholstery Cleaning**  
**Business Services**  
**Miscellaneous Repairs**  
**Motion Picture Distributors**  
**Motion Picture Theaters (Conditional Use in LC)**  
**Bowling Alleys / Theatrical Producers**  
**Professional Sports Clubs & Promoters**  
**Golf Courses, Public**  
**Coin-Operated Amusement Devices (Conditional Use in LC)**  
**Amusement Parks**  
**Hospitals**  
**Medical & Dental Labs**  
**Home Healthcare Services**  
**Social Seminars / Individual & Family**  
**Other Social Services**  
**Museums & Art Galleries**  
**Botanical Gardens**  
**National Guard Armory**  
**Parks & Playgrounds (Conditional Use in LC)**  
**Residential Uses (Conditional Use in LC)**

The table on the previous page outlines the major differences in use between Limited Commercial and General Commercial Zoning Districts. The commercial center (IGA, Wine and Spirits et. al.) to the south of and contiguous to the parcel in question is a commercial planned development with General Commercial Zoning.



**Left:** Building in question, located at 1232 Alice Dr. The building was originally used as a contractor's office by the property owner's father. Contractor's Offices are not a permitted use in Limited Commercial zoning district.

The Alice Drive widening project may alter the character of the district and make higher intensity commercial development more feasible and appropriate for this corridor. The fact is that GC uses exists at the intersection of Alice and Broad. Yet, the intersection at Wesmark and Alice is more limited commercial, retail and professional office in nature. In between, there are several residences caught in this transition.



**Above:** a photo of the residence directly across the street from 1232 Alice Dr.



**Above:** Alice Drive looking south, with the parcel in question on the right hand side (indicated by the red arrow), and the residence across the street on the left (indicated by the blue arrow). When completed, there will be five lanes of traffic on this section of Alice Drive.



**Above:** Alice Drive looking north, with the property in question on the left, behind the trees (indicated by the red arrow), and the residence directly across from it shown on the right (indicated by the blue arrow).



**Above:** The commercial center to the right of the property in question. This center is zoned LC and has residential uses adjacent to the north. A less permissive commercial use such as LC will buffer the residential area on this side of Alice Dr. from more intense commercial development further to the south.

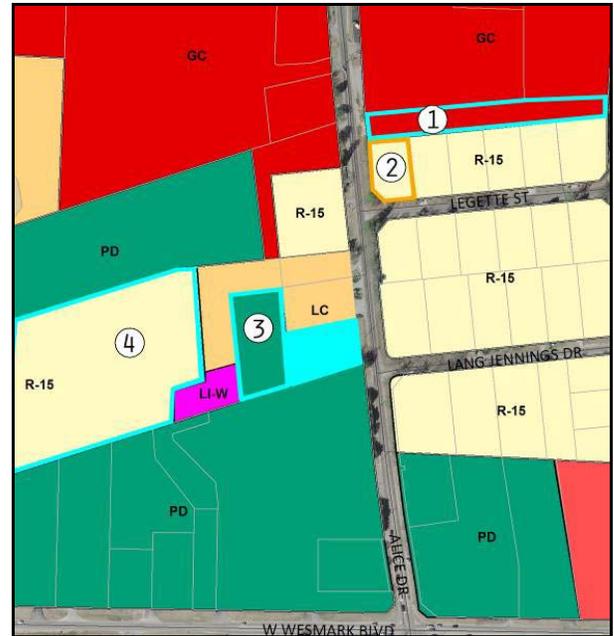


**Above:** The commercial center to the left of the property in question. This photograph was taken from the angle of the residence across the street from 1232 Alice Drive, to show that the general commercial area is already in plain view of the residential district nearby.

In summary:

- The adjacent uses to the parcel in question are already commercial in both character and use. The large commercial center to the south is a planned development with GC zoning.
- The rezoning of this parcel to GC was denied in 2005 because at that time Alice Drive was still a two-lane road with substantial residential character. The road has now been widened to five lanes and has a distinctly mixed-use and commercial character. Existing residential uses that remain in the area can be buffered from commercial uses with high-quality landscaping.
- The 2030 Comp Plan designates this area as appropriate for mixed use development, meaning a blend of appropriate commercial and residential uses within the same area.
- Several other rezonings to GC have been approved on similar parcels in this district. The rezoning request that was recently denied was a parcel with an existing residence that faced into the neighborhood, and had access issues limiting it as a Professional Office use.
- The parcel directly behind the parcel in question was rezoned and is intended for parking. The other residential parcel on that side of Alice Drive is currently being used as a power substation.

## ZONING HISTORY FOR SURROUNDING AREA



**Above Left:** Zoning for the area in 2005

**Above Right:** Current zoning. The parcel in question is highlighted in light blue. The surrounding parcels outlined in light blue are those that have been examined for rezoning in the last six years or that have issues relevant to this rezoning decision:

- 1- This parcel was R-15 and is owned by Jones Buick/GMC. The final reading for this rezoning request was approved to change it to GC in June 2011.
- 2- This rezoning request was to change from R-15 to Professional Office (PO) and was denied in June 2011. County Council cited several factors including: the existing residence on this parcel faces into the neighborhood; and there were also access issues with regard to this property, which contributed to the denial of this request.
- 3- This parcel was rezoned from R-15 to Planned Development (PD) with underlying development standards for GC zoning. Its intended use is for a parking lot expansion for the adjacent commercial retail center.
- 4- Although this parcel is still zoned Residential, it is actually owned by Carolina Power and Light and has a power substation located on it.

### III. COMPATIBILITY WITH 2030 COMPREHENSIVE LAND USE PLAN

The area is within the Suburban Development (SD) Planning Area. The goal of the SD planning area is to foster mixed-use development and encourage infill. The rezoning request meets this goal by providing an area with a mixture of commercial and residential uses.

With that said, the Comprehensive Plan is sensitive to land use changed which have an effect on the character of a particular area. Rezoning to GC may open this portion of Alice Drive up to a broad array

of commercial uses with no limitation including but not limited to Auto dealers, Used car locations, Pawn Shops, and Hotels.

#### **IV. TRAFFIC REVIEW**

The Traffic Count for this section of Alice Drive is 13,300 Average Daily Trips (ADT), Level of Service (LOS) D. The Alice Drive widening project, when completed, will change the LOS on Alice Drive to A.

#### **V. WATER AND SEWER AVAILABILITY**

City of Sumter Public water and sewer are in proximity to this parcel.

#### **VI. STAFF RECOMMENDATION**

Rezoning this parcel from LC to GC will give the property owner greater opportunities to find tenants for the property. Yet, it will also shape the character of the area from Wesmark to Broad St. The five lanes of Alice Drive may have already set these character changes in motion. Rezoning to GC will enable a host of commercial uses to locate here, most without limitation and establish a corridor more likely to mimic Broad St., Peach Orchard, or the northern stretches of Wesmark Blvd. over time.

Staff supports expanding high quality commercial uses for this location. We do note however, that GC zoning brings with it a number of high intensity uses which threaten quality design and image for our corridors.

#### **VII. DRAFT MOTIONS**

##### *Motion #1:*

I move that the Sumter City-County Planning Commission approve RZ-11-09 to rezone +/- 0.63 acres of land from Limited Commercial (LC) to General Commercial (GC).

##### *Motion #2:*

I move that the Sumter City-County Planning Commission deny RZ-11-09 to rezone +/- 0.63 acres of land from Limited Commercial (LC) to General Commercial (GC).

##### *Motion #3:*

I move that the Sumter City-County Planning Commission propose an alternate motion for RZ-11-09.

#### **VIII. PLANNING COMMISSION – JULY 27, 2011**

The Sumter City-County Planning Commission at its meeting on Wednesday, July 27, 2011, voted to recommend approval for this request.

#### **IX. COUNTY COUNCIL – AUGUST 23, 2011 – FIRST READING**