

Sumter City-County Planning Commission

August 28, 2024

MSP-24-38, 50 & 80 Commerce St. (City)

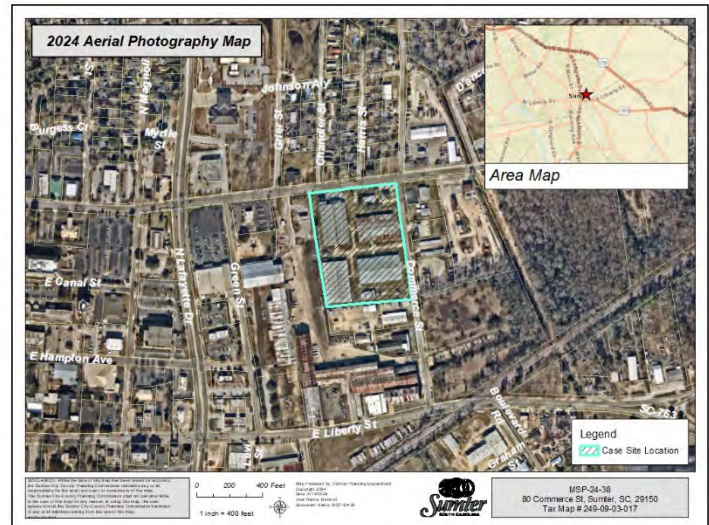
I. THE REQUEST

Applicant:	Jeremy Wilson (Sumter Calhoun, LLC)
Status of the Applicant:	Property Owner
Request:	Alternate parking lot surface material approval for existing warehouse development.
City Council Ward:	Ward 3
Location:	50 & 80 Commerce St.
Size of Development:	+/- 8.50 acres
Present Use/Zoning:	Warehouse / Light Industrial-Warehouse (LI-W)
Proposed Use of Property:	Warehouse Buildings
Tax Map Reference:	249-09-03-010

II. BACKGROUND

The applicant is requesting approval for an alternate parking lot surface material, as allowed under *Article 8, Section 8.i.3.b.* of the *City of Sumter – Zoning & Development Standards Ordinance* (the “Ordinance”).

The property is located at the southwest corner of the intersection of E. Calhoun St. and Commerce. The subject property is highlighted on the location map to the right



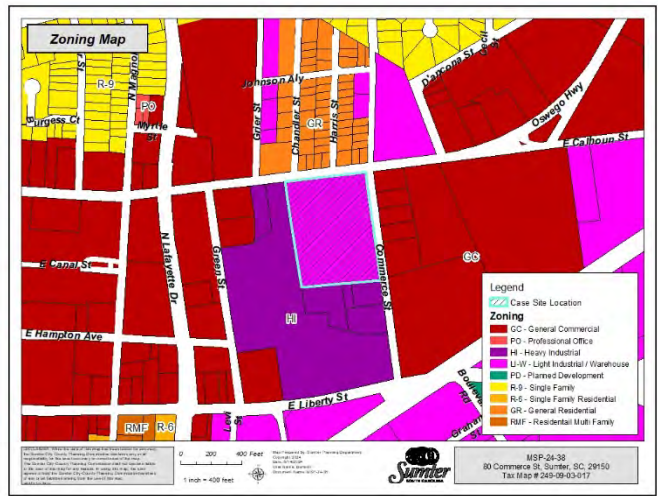
The property contains four (4) older warehouse buildings, as well as other small commercial buildings oriented towards Commerce St. The development of the property pre-dates current Ordinance standards. Staff notes that internal site circulation is not adequate, and that limited employee parking areas exist.

The applicant is proposing to improve the marketability of 50 and 80 Commerce St. by adding an additional ingress/egress drive and employee parking area off of Commerce St. Additionally the applicant is proposing to improve and extend an existing ingress/egress drive off of E. Calhoun St. The applicant is proposing to pave the first 50 ft. of such drives, and provide crusher run or similar stone surface material for the remainder of the drives and employee parking areas. See below graphic generally representing the proposal.



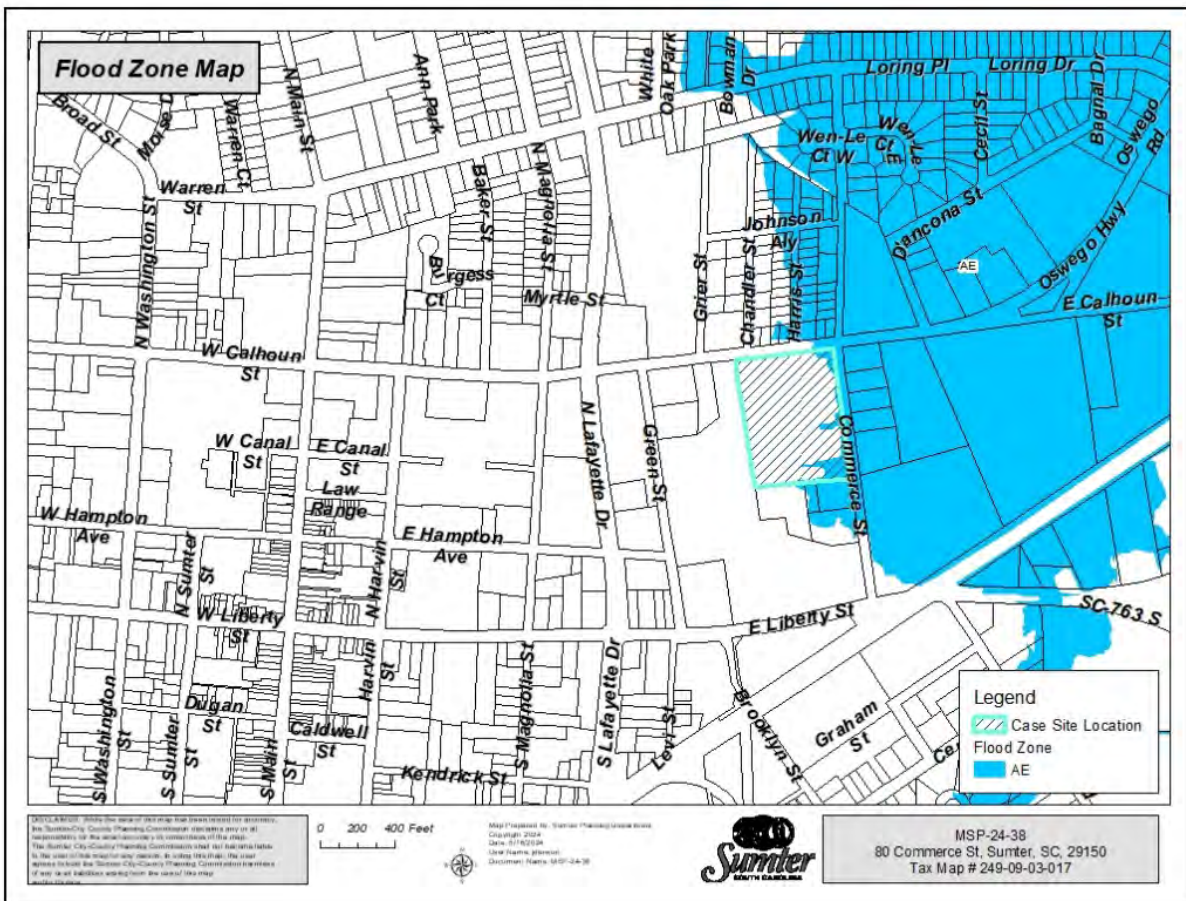
Above: Site Layout Graphic

Zoning Compatibility: The property, highlighted on the zoning map to the right, is within the Light Industrial-Warehouse (LI-W) zoning district. The intent of this zoning district is to accommodate wholesaling, distribution, storage, processing, and light manufacturing in an environment suited to such uses and operations while promoting land use compatibility both within and beyond the boundaries of such districts.



Environmental: A majority of the property is within a Zone X area as shown on FEMA FIRM Panel: 45085C0312E; Effective Date: October 27, 2022. However, there are Zone AE (Special Flood Hazard Area) areas along the property’s Commerce St. frontage. Segments of the proposed improvements will be within a special flood hazard area and must comply with the requirements of the City of Sumter Flood Damage Prevention Ordinance.

National Wetlands Inventory (NWI) data suggests there are no wetlands present on the property.



Above: Flood Zone Map

III. Alternate Parking Lot Surface Material Request

In accordance with *Article 8, Section 8.i.3.b.* of the Ordinance, the applicant is requesting the Planning Commission (PC) approve crusher run or similar stone surface material as proposed. Plan sheets submitted by the applicant are attached to this request as Exhibit 1.

2. *Surfacing, Drainage and Maintenance for Industrial Zoning District (HI, LI-W, MUI):* *Parking lots shall be surfaced with asphalt, concrete, or other surfaces approved by the Sumter City-County Planning Commission [emphasis added]. Off-street parking lots shall include concrete curbs and gutters, maintained in a clean, orderly and dust-free condition.*

Staff Note: The above is interpreted by the Zoning Administrator to mean all parking and drive areas associated with a development.

An SCDOT approval is required for the work proposed Commerce St. right-of-way. All areas within the SCDOT right-of-way and all areas at least 50 ft. from the right-of-way line will have a concrete surface material.

IV. STAFF RECOMMENDATION

Staff makes the following determinations concerning this request:

- The property is an older industrial area of the City, where most parking and drive areas do not meet current city standards.
- The property is at a higher risk for flooding. Additional impervious surface would not improve this situation.
- Based on the intended use of the property, heavy duty trucks will regularly enter and exit the site.

No additional approval conditions are recommended by staff if the Planning Commission elects to approve this alternate parking area surface material request.

Staff notes this request is for alternate parking area surface materials only. Any other outstanding technical review issues for this project are to be resolved at the staff level.

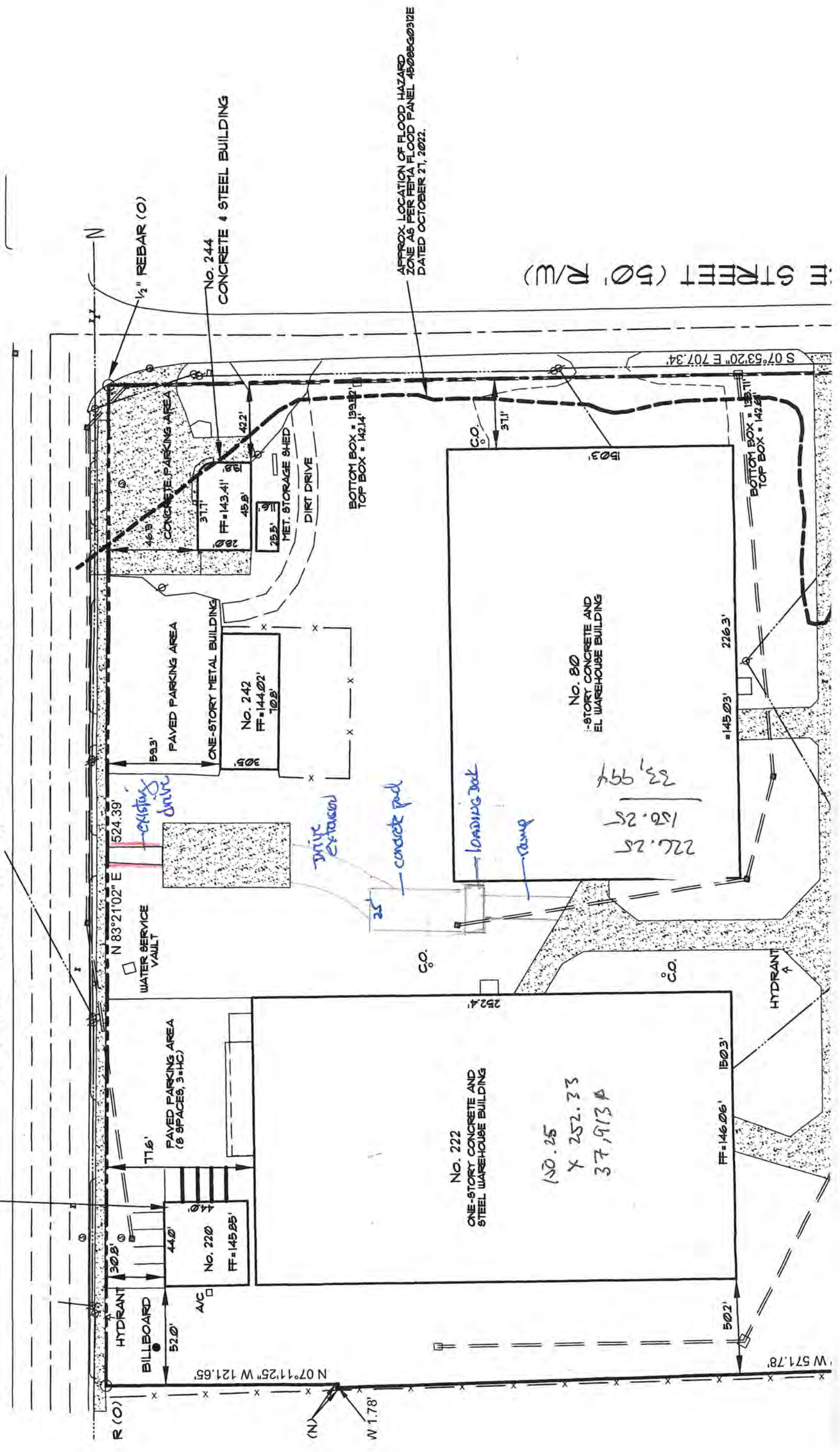
V. DRAFT MOTION

- 1) I move the Sumter City-County Planning Commission **approve** the proposed alternate parking lot surface material as proposed under MSP-24-38 application for property located at 50 & 80 Commerce St.
- 2) I move the Sumter City-County Planning Commission **deny** the proposed alternate parking lot surface material as proposed under MSP-24-28 application for property located at 50 & 80 Commerce St.
- 3) I move an alternate motion.

VI. PLANNING COMMISSION – August 28, 2024

ONE-STORY BRICK OFFICE BUILDING

E. CALHOUN STREET (66' R/W)



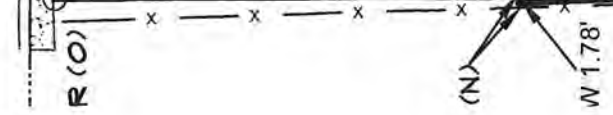
APPROX. LOCATION OF FLOOD HAZARD ZONE A6 PER FEMA FLOOD PANEL 45085G0312 DATED OCTOBER 27, 2022.

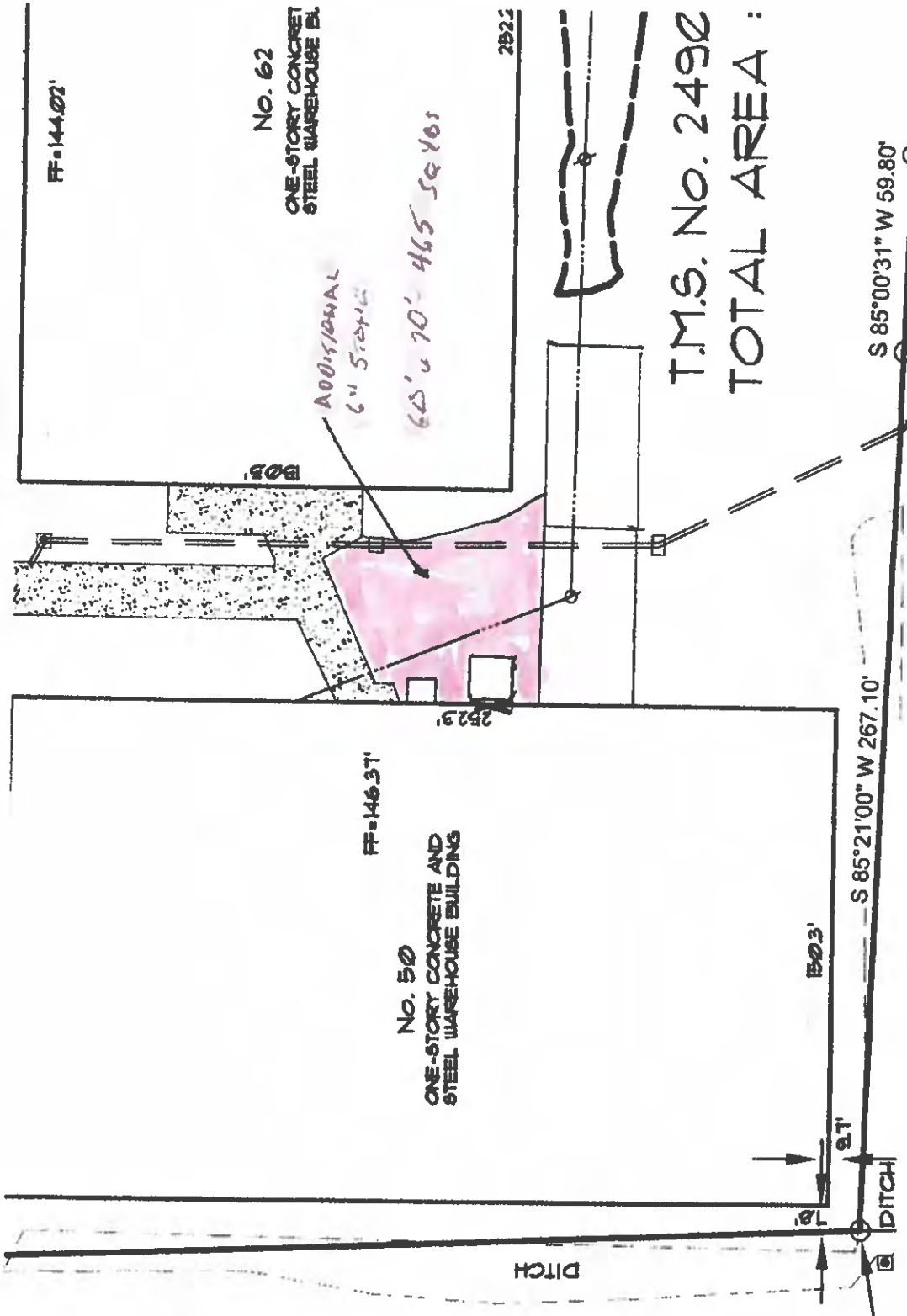
E. STREET (50' R/W)

S 07°53'20" E 707.34'

N 07°11'25" W 121.65'

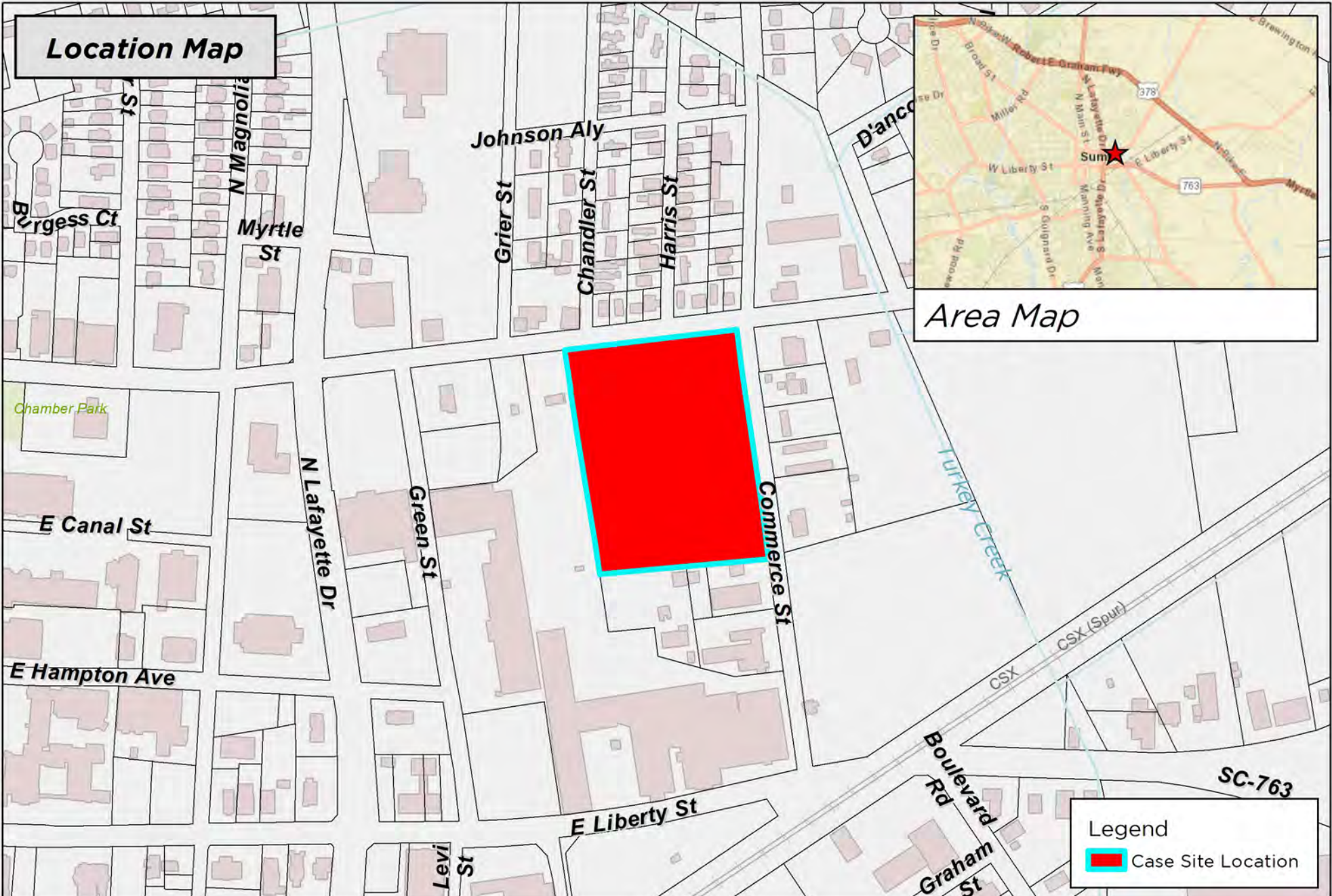
W 571.78'





T.M.S. No. 2490
TOTAL AREA :

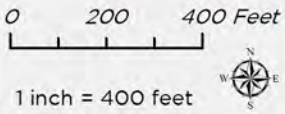
Location Map



Area Map

Legend
 Case Site Location

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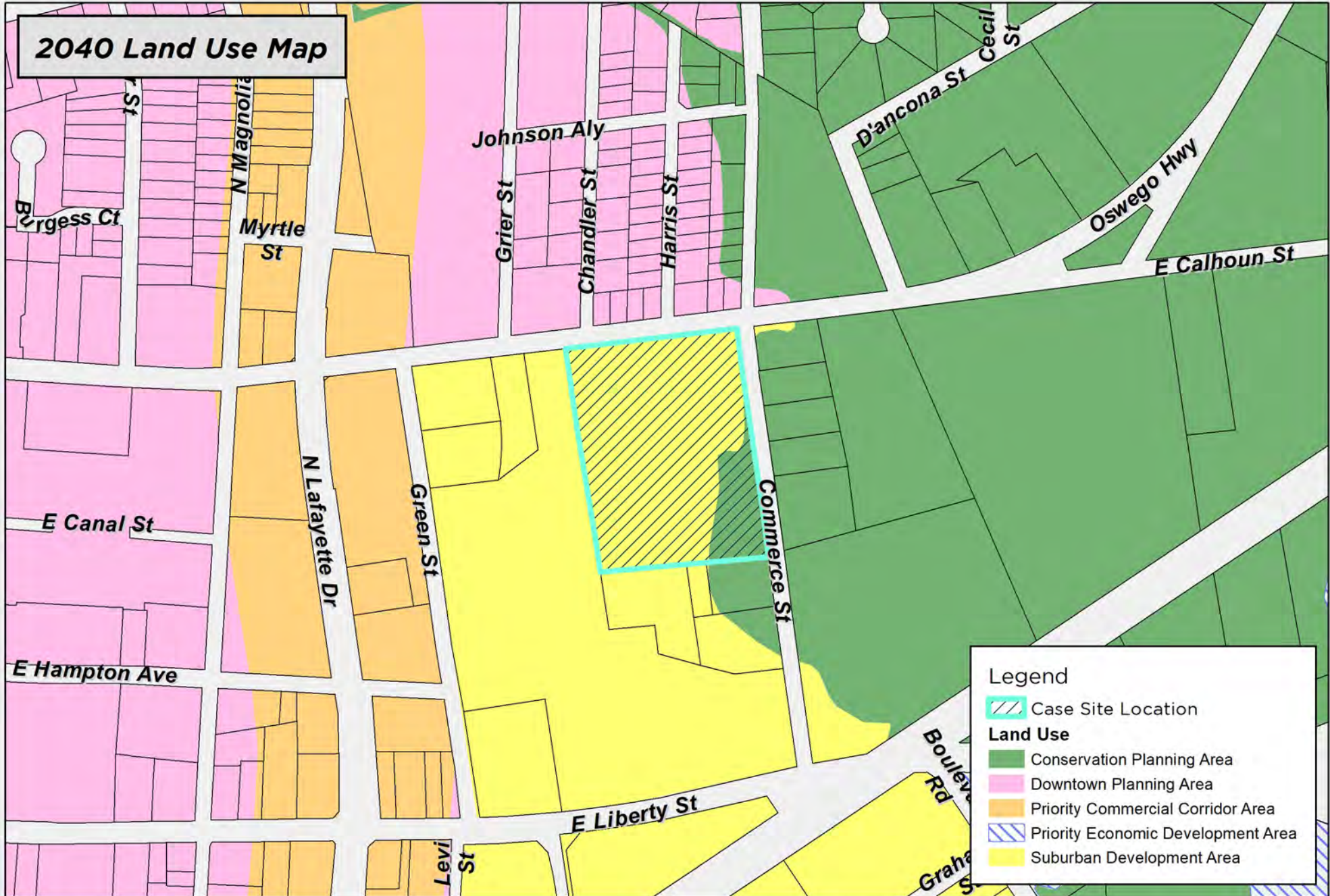


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Document Name: MSP-24-38



MSP-24-38
80 Commerce St, Sumter, SC, 29150
Tax Map # 249-09-03-017

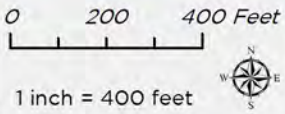
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Downtown Planning Area
-  Priority Commercial Corridor Area
-  Priority Economic Development Area
-  Suburban Development Area

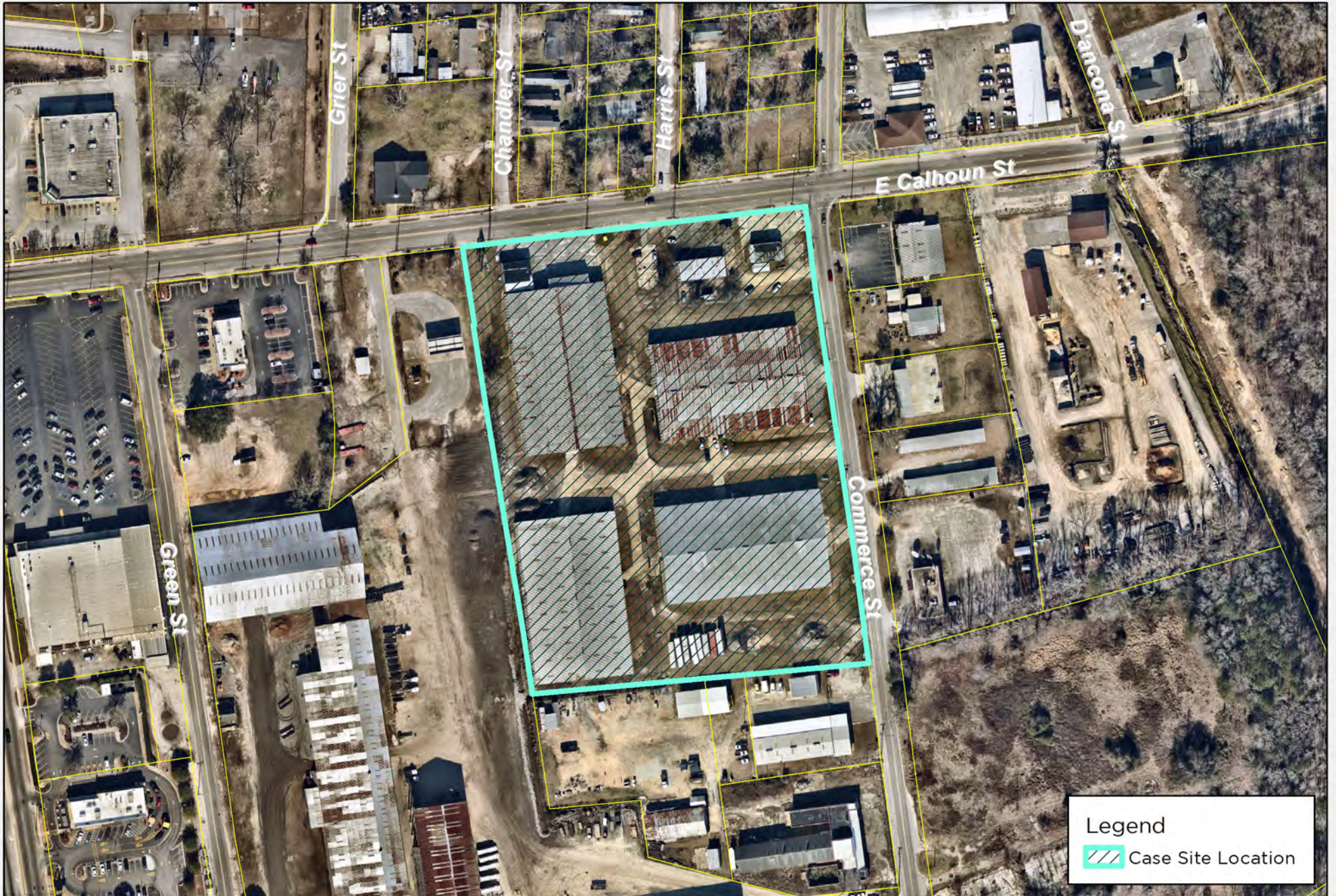
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
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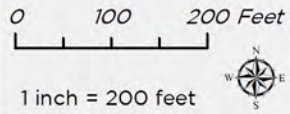
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Legend

 Case Site Location

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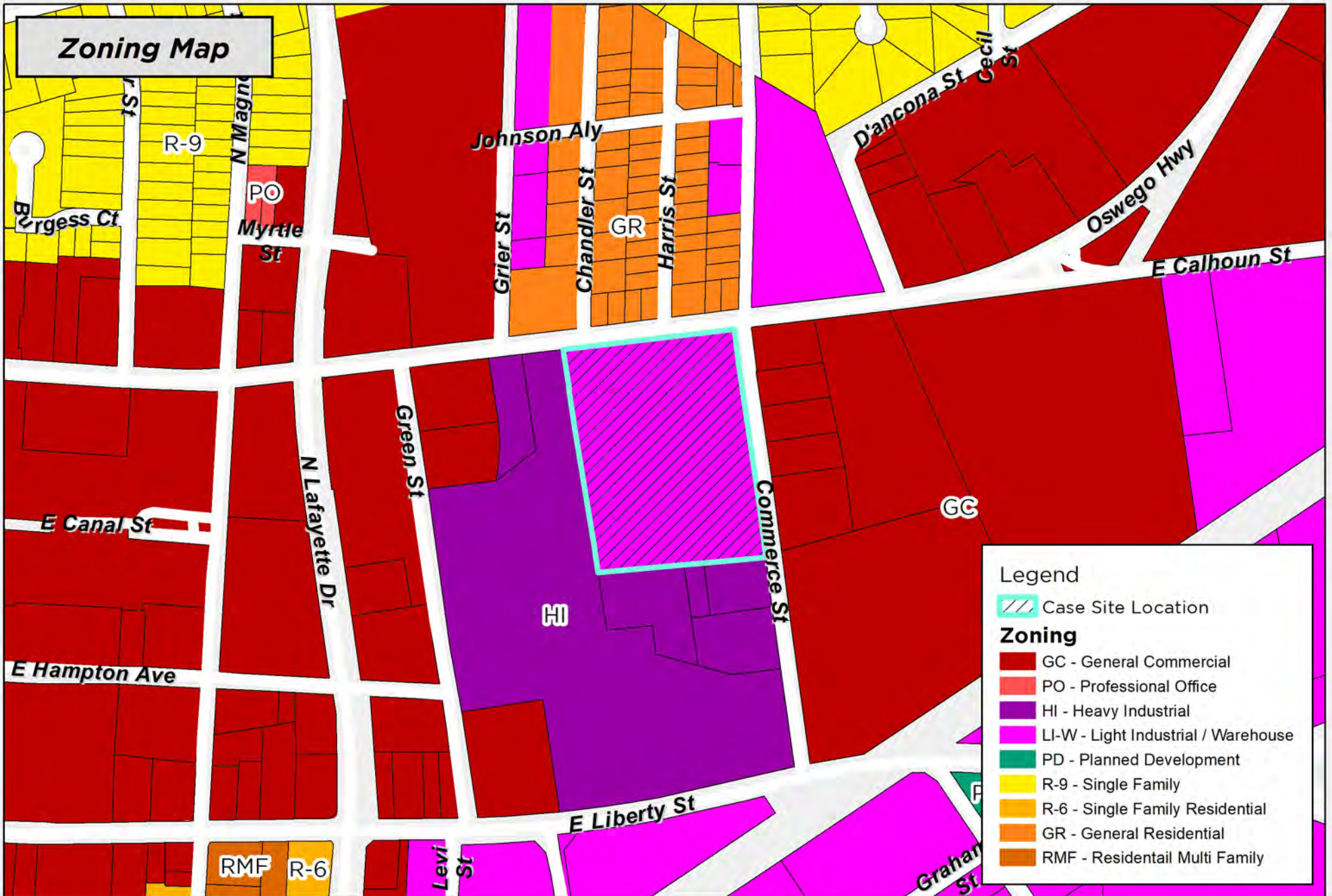


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Zoning Map



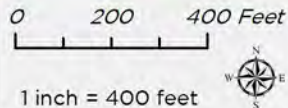
Legend

Case Site Location

Zoning

- GC - General Commercial
- PO - Professional Office
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residentail Multi Family

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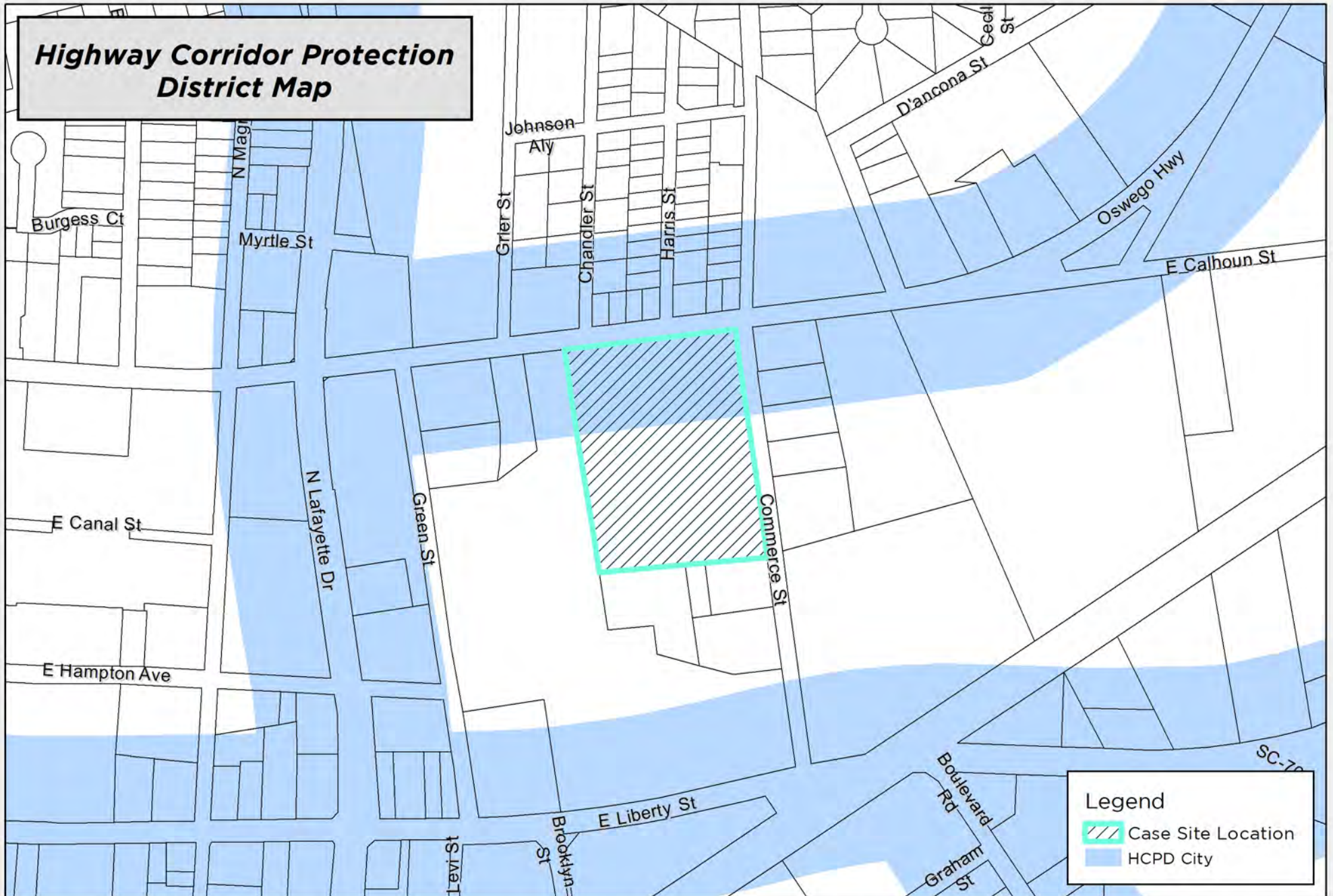


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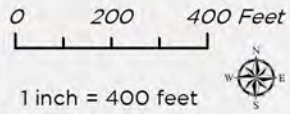
Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD City

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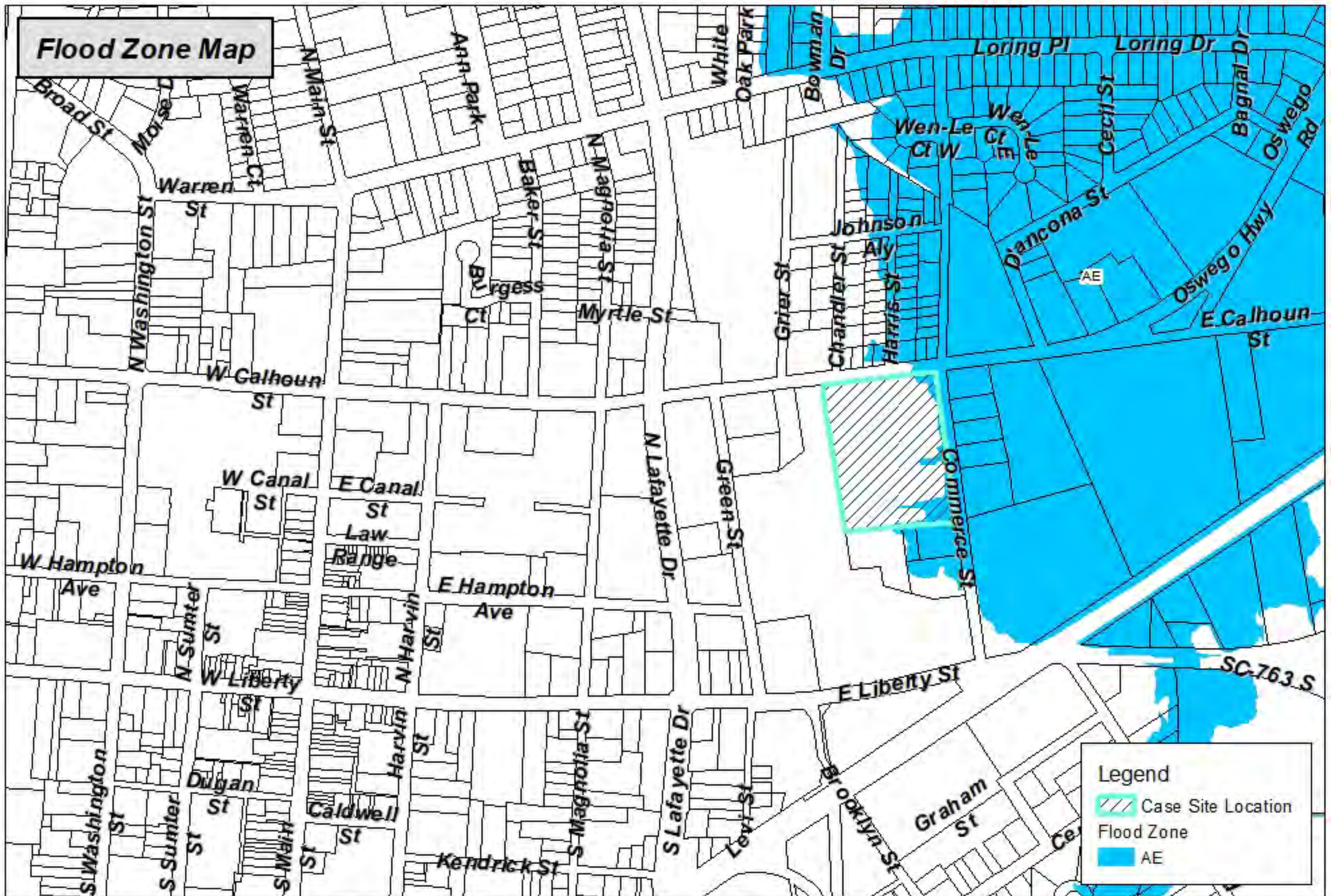


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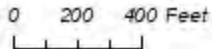
Flood Zone Map



Legend

-  Case Site Location
-  Flood Zone
-  AE

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