

Sumter City Council

First Reading / Public Hearing
January 16, 2018

Planning Commission Staff Report

RZ-17-09, 1947 McCrays Mill Rd. (City)

I. THE REQUEST

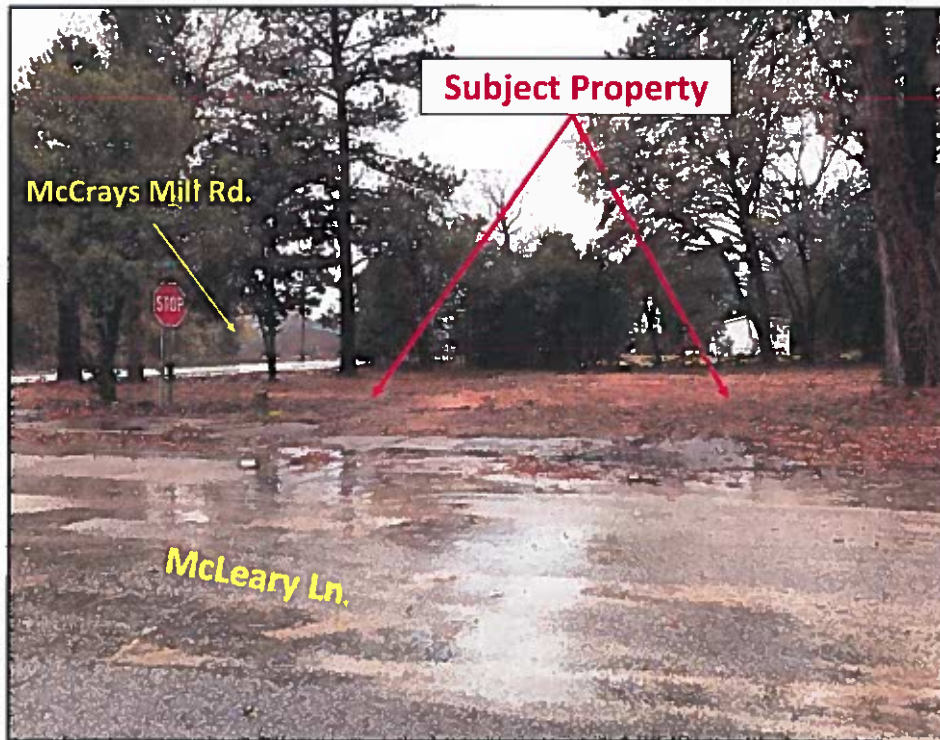
Applicant:	Sumter County
Status of the Applicant:	Authorized Agent for Sumter County Forfeited Land Commission
Request:	A request to rezone a +/- 0.24 acre parcel from General Residential (GR) to General Commercial (GC).
Location:	1947 McCrays Mill Rd.
Size of Property:	+/- 0.24 acres
Present Use/Zoning:	Vacant / GR
Proposed Use of Property:	Unknown
Tax Map Reference:	206-12-02-038
Adjacent Property Land Use and Zoning:	North – Vacant / R-9 South – Vacant & Res / GC East – Commercial / LC West – Vacant / GC

II. BACKGROUND

This request is to rezone a +/- 0.24 acre parcel from General Residential (GR) to General Commercial (GC). As shown in the graphic to the right, the subject property is located at the corner of McCrays Mill Rd. (state owned) and McCleary Ln. (county maintained). The property is currently owned by the Sumter County Forfeited Land Commission, who recently demolished a dilapidated double wide mobile home that was located on the property.

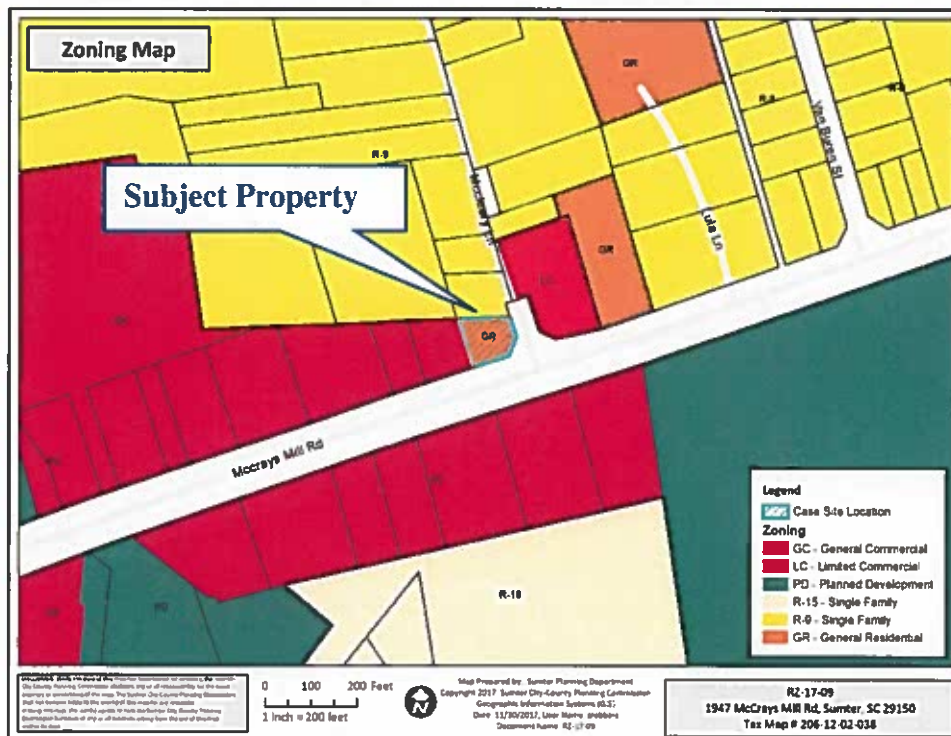


(Above: Aerial Photography & Adjacent Uses)



(Above: Photo of site facing west from McLeary Ln.)

The property is currently zoned GR. Adjacent properties are zoned GC, Light Commercial (LC), and Residential-9 (R-9).

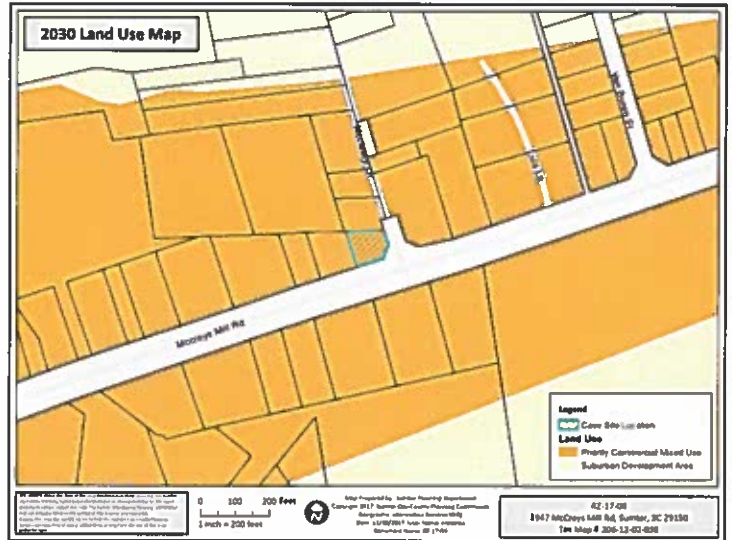


The Sumter County Forfeited Land Commission is seeking this rezoning in order to better market the property for sale. Staff notes that the +/- 0.24 acre parcel does not appear to be viable for commercial

development on its own, due to size and lack of buildable area. The GC zoning district requires a 50' setback from residential zoning districts and a 35' setback from local or collector streets. The width of the property from the McCrays Mill right-of-way line to the rear of the property is approximately 100'. However, in combination with other property, the site could become a part of a viable commercial development.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is located in the Suburban Development Priority Commercial Mixed-Use planning area, a priority investment area within the 2030 Comprehensive Plan. Areas with this designation are the intended location for high quality commercial and mixed-use development and should be protected from undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. These locations encourage both destination retail commercial uses and neighborhood commercial uses as appropriate. Design, layout, impact on adjacent properties, landscaping and architecture all play a vital role in determining context viability.



The purpose of the 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. The property location is adjacent to GC zoned property to the west and south, and is adjacent to the less intensive Limited Commercial (LC) zoning district to the west. While the property by itself does not appear to be able to support a commercial development, in the future the property could be incorporated into a larger viable site.

The 2030 Plan is supportive of commercial designation in this area based upon the Priority Commercial/Mixed Use Area policies.

IV. TRAFFIC REVIEW

The 2016 AADT for this section of McCrays Mill Rd. is 10,200 vehicles per day. The road is functionally classified by SCDOT as a major collector.

McCrays Mill Rd. is state owned, and commercial access to the property directly off this road would require approval of a SCDOT encroachment permit. Additionally, commercial access to the site off of the McLeary Ln. right-of-way would also require SCDOT encroachment permit approval due to its close proximity to McCrays Mill Rd.

V. STAFF RECOMMENDATION

Staff recommends approval of this request to rezone +/- 0.24 acres from GR to GC. The property is directly adjacent to surrounding properties that have a commercial zoning designation, and the rezoning

would complete a pattern of commercial zoning along this segment of McCrays Mill Rd. The property is within the Suburban Development Priority Commercial Mixed Use planning area, where policies support commercial zoning designation. Due to size and lack of buildable area, the property by itself does not appear to be able to accommodate commercial development. However, in the future the property could be incorporated into a larger viable site.

VI. DRAFT MOTION

- 1) I move that the Planning Commission approve RZ-17-09, rezoning +/- 0.24 acres from General Residential (GR) to General Commercial (GC).
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – DECEMBER 20, 2017

The Sumter City-County Planning Commission at its meeting on Wednesday, December 20, 2017, recommended approval of this request.

VIII. CITY COUNCIL – JANUARY 16, 2018 – FIRST READING / PUBLIC HEARING

Location Map

Green School

Walmart Neighborhood Market

Walmart Neighborhood Market Deli/Bakery

Subway

Lee's Wings

Old Guy's Italian

China Wing

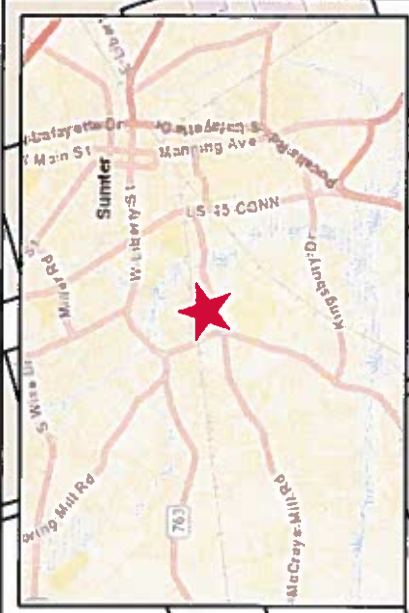
New Beginnings At Worth Child

Walgreens

McCrays Mill Rd

McCrary Ln

a Ln



Legend

 Case Site Location

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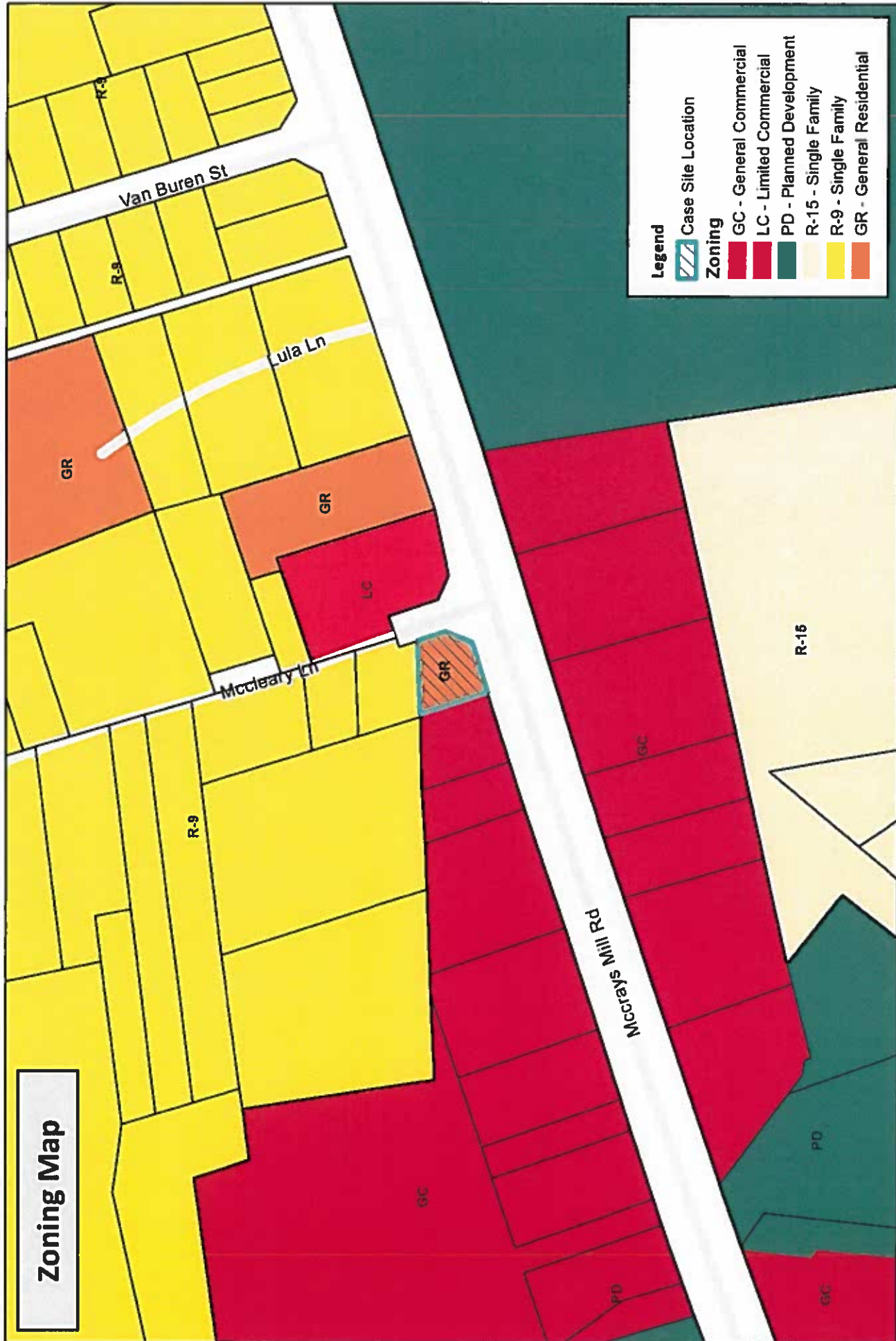
1 inch = 200 feet



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 Geographic Information Systems (GIS)
 Date: 11/30/2017, User Name: crobbins
 Document Name: RZ-17-09

RZ-17-09
1947 McCrays Mill Rd, Sumter, SC 29150
Tax Map # 206-12-02-038

Zoning Map



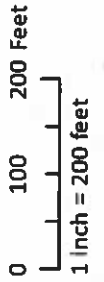
Legend

Case Site Location

Zoning

- GC - General Commercial
- LC - Limited Commercial
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- GR - General Residential

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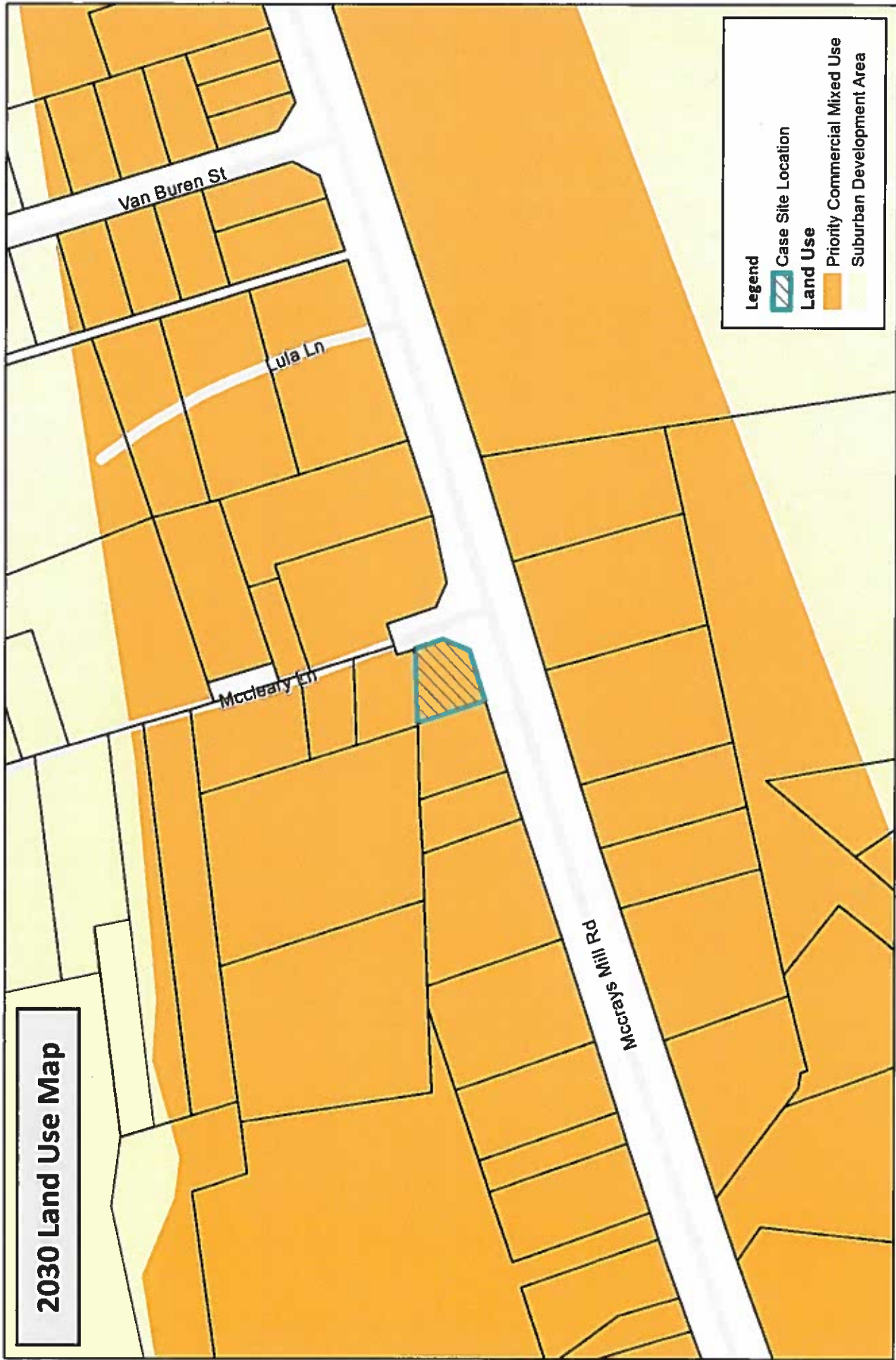
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RZ-17-09




1947 McCrays Mill Rd, Sumter, SC 29150

Tax Map # 206-12-02-038

2030 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Priority Commercial Mixed Use
-  Suburban Development Area

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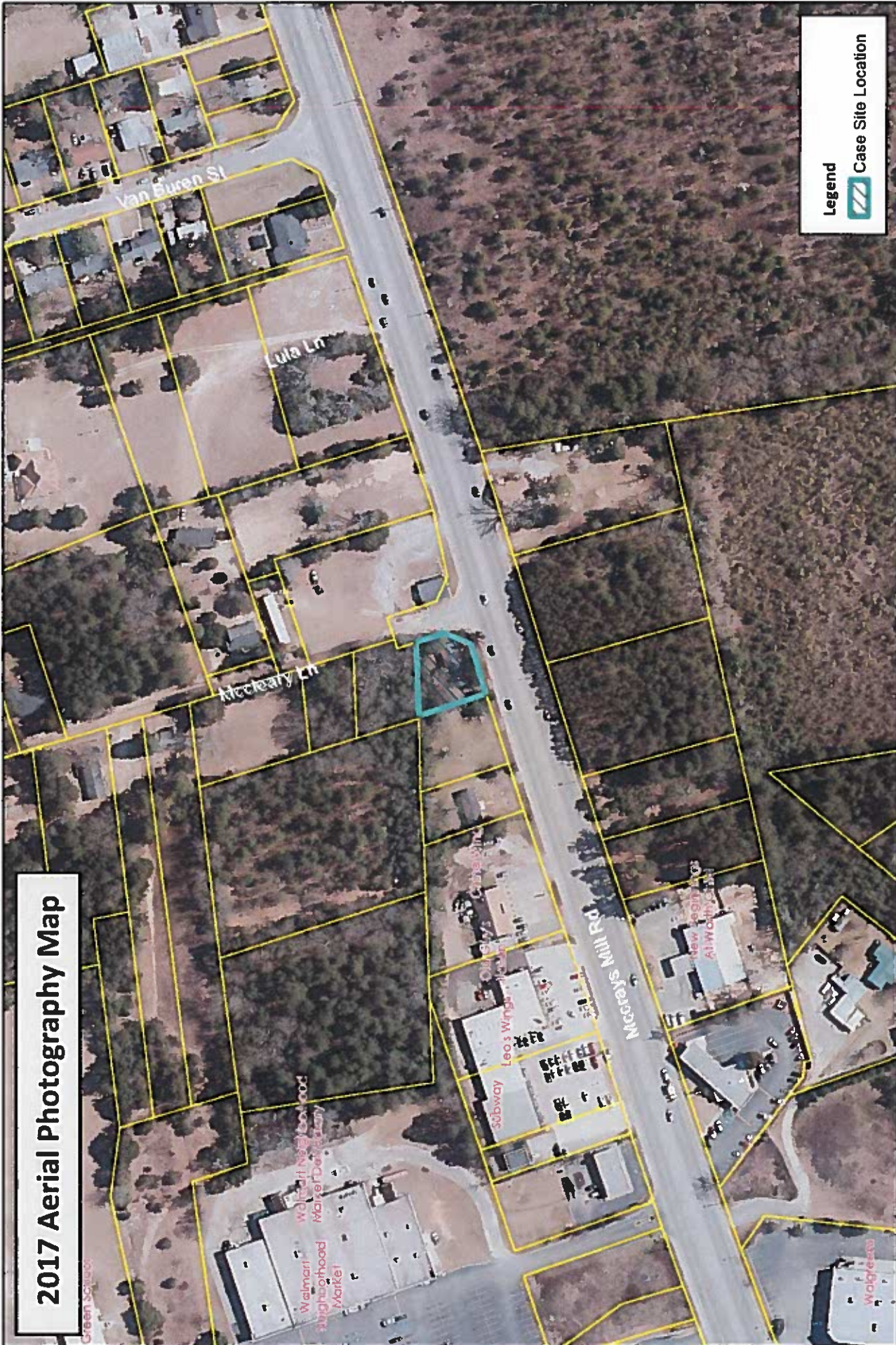


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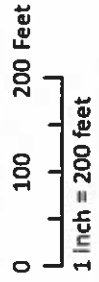
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2017 Aerial Photography Map



Legend

 Case Site Location



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