

Sumter City Council

First Reading / Public Hearing
January 16, 2018

Planning Commission Staff Report

RZ-17-10, 301 S. Main St. (City)

I. THE REQUEST

Applicant:	Mandie Brunson, Angel Maid Cleaning Co., LLC
Status of the Applicant:	Contract Purchaser of the Property
Request:	A request to rezone +/- 0.28 acres from LI-W (Light Industrial-Warehouse) to CBD (Central Business District).
Location:	301 S. Main St.
Size of Property:	+/-0.28 acres
Present Use/Zoning:	Commercial/Industrial Office Building/LI-W (Light Industrial-Warehouse)
Proposed Use of Property:	Office Uses/CBD (Central Business District)
Tax Map Reference:	227-04-02-001
Adjacent Property Land Use and Zoning:	North – E. Oakland Ave. & Undeveloped/GC (General Commercial) & CBD(Central Business District) South –Industrial/Office Buildings/LI-W (Light Industrial-Warehouse) East – Vacant & Industrial Building/ LI-W (Light Industrial-Warehouse) West – S. Main St. & Commercial Retail Space/GC (General Commercial)

II. BACKGROUND

This request is to rezone the fully developed 0.28 acre parcel on the southeastern corner of the intersection of S. Main St. and Oakland Ave. from Light Industrial-Warehouse (LI-W) to Central Business District (CBD). The applicant seeks to rezone the property to open up use options for the existing office spaces inside the building. Use of the site is significantly limited by the current LI-W zoning designation as well as the lack of parking on site. The list of by-right uses in the LI-W district that are appropriate for the existing structure significantly limit potential use for the structure. Rezoning to a commercial designation allows for non-industrial reuse of the structure.

The following photographs show the structure as it is today.

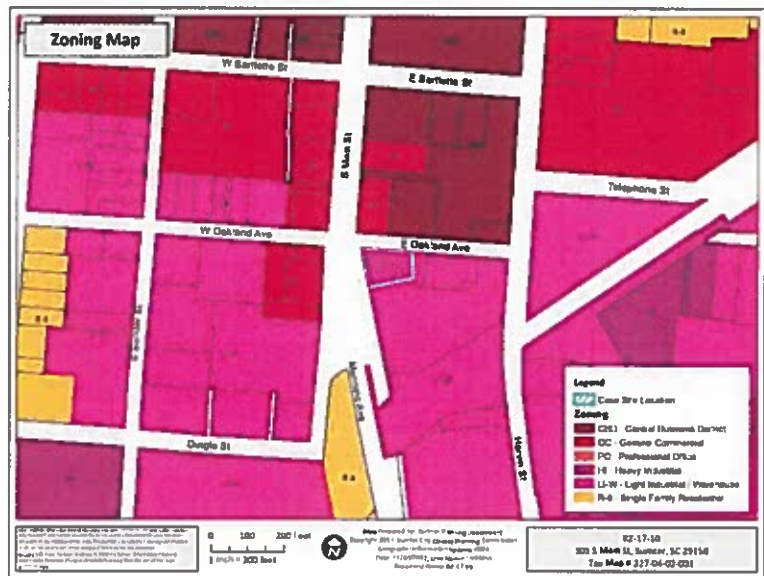


*Above Left: 303 S. Main St. view from E. Oakland Ave. looking south.
 Above Right: Side view of the building from S. Main St. looking east.*

The building was constructed in the 1960s as an addition to the historic building located to the south with a near 0 ft. setback at the front property line—this is common building placement for the historic downtown and CBD (Central Business District) as a whole.

As shown in the zoning map to the right, north and west of the site is a mix of GC/CBD zoning. The block to the immediate north was rezoned to CBD in 2016 for the new City water department offices and future infill development within the downtown.

Development, in proximity to the property under review, closely mirrors the development standards for the CBD—buildings are placed close to the roadway with parking to the side or rear of the buildings.



The existing development densities are also more indicative of an urban core than that of the industrial development seen on the outskirts of the community. Should this property be rezoned, inclusion within the Downtown Historic District Design Review Overlay should be given serious consideration.

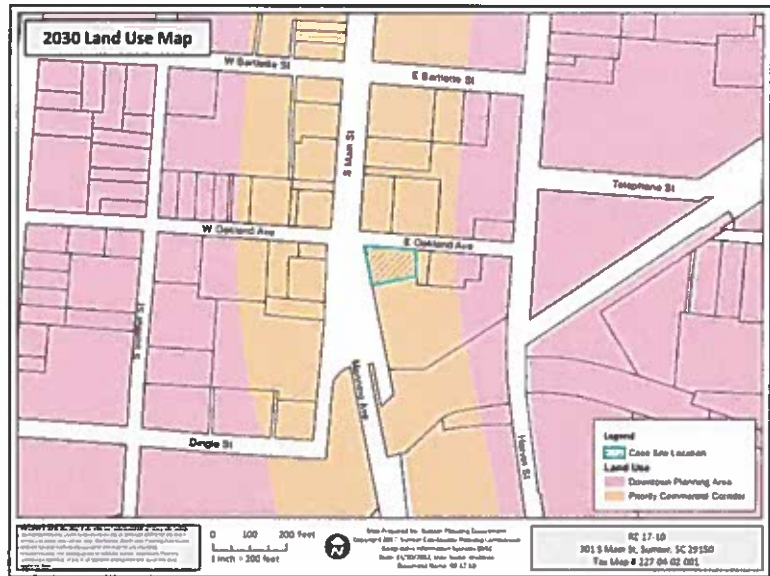
The Historic District Overlay is intended to promote the education, cultural, economical and general welfare of the public by providing a mechanism for the identification, recognition, preservation, maintenance, protection and enhancement of existing historic and architecturally valuable structures, properties, and neighborhoods that serve as a visible reminder of the social, cultural, economic, political

and/or architectural history of the City. In addition, the Historic Overlay district is used to guide the appearance of infill development within the Central Business District to promote compatibility with the historic areas of the downtown.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is in the Downtown Planning Area (DPA) and is influenced by the Priority Commercial Corridor (PCC), a priority investment area within the 2030 Comprehensive Plan.

A major theme of the Plan is to encourage development in new locations while simultaneously bolstering sagging, underutilized corridors. The Downtown Planning Area represents the historic core of the City. For decades, the downtown area has been the center of government, commerce, spirituality, and healthcare. It is the home of the Central Business District (CBD) and is listed on the National



Register of Historic Places. The primary goal of the Downtown Planning Area is to achieve a city center which promotes and encourages a design focused, flexible urban core dominated by retail, office/institutional, and residential uses. The Primary Commercial Corridors focus on existing corridors across the community where design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability. The Plan seeks to identify ways to encourage, support, and implement projects with a mix of uses. Infill projects are encouraged. Site design, landscaping, and architecture should play an important role in the decision making process for infill redevelopment.

The purpose of the CBD is to promote the concentration and vitality of commercial and residential development in Downtown Sumter. Multi-storied buildings, retail stores, professional offices, and government and health services characterize the district. In the 2030 Plan, as a matter of Policy consideration of expanding the Central Business District to ensure design protection and preservation of the district's architectural resources is supported (DPA Policy #3). In the Downtown Planning Area, government, schools, public, civic, and other institutional uses are to be highlighted and visually connected.

The 2030 Plan is clearly supportive of CBD zoning in this area, as well as efforts to ensure architectural compatibility. Given the adjacent zoning and permitted uses in concert with the 2030 Plan, rezoning the property to CBD makes sense.

It should be noted that this parcel is only a small portion of a larger block of underutilized property. Serious consideration should be given to courting adjacent property owners within the block bounded by S. Main St, E. Oakland Ave., Harvin St. and the railroad tracks to pursue rezoning to CBD as well.

IV. TRAFFIC REVIEW

The property is a fraction of a City block and is bounded to the north and west by SCDOT owned roadways—S. Main St./Manning Ave. Bridge, and E. Oakland Ave.

S. Main St./Manning Ave. is classified as a minor arterial. The 2014 traffic count was 6400 AADT at the base of the Manning Avenue Bridge. This is the primary north-south transit corridor connecting South Sumter to the Downtown. E. Oakland Ave. has no functional classifications adjacent to the site, however; west of the subject property, W. Oakland Ave. is considered to be a major collector street.

The site is currently built-out. Any future developments/redevelopments may trigger an in-depth transportation review. Impacts and mitigation will be reviewed at the time.

V. STAFF RECOMMENDATION

Staff recommends approval of this request. The existing pattern of development and the 2030 Plan support expansion of the Central Business District in this area. Additional consideration should be given to expansion of the Downtown Historic District Design Review Overlay to include this property as well as the block to the north in order to ensure compatible future development within the established CBD.

This parcel is only a small portion of a larger block of underutilized property. Serious consideration should be given to courting adjacent property owners within the block bounded by S. Main St, E. Oakland Ave., Harvin St. and the railroad tracks to pursue rezoning to CBD.

VI. DRAFT MOTION

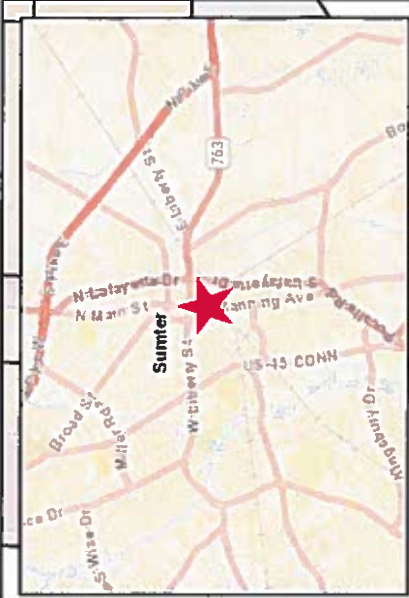
- 1) I move that the Planning Commission approve RZ-17-10, rezoning +/-0.28 acres from LI-W to CBD.
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – DECEMBER 20, 2017

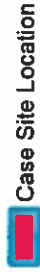
The Sumter City- County Planning Commission at its meeting on Wednesday, December 20, 2017, voted to recommend approval of this request.

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

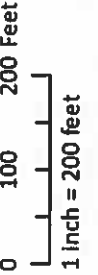
Location Map



Legend



Case Site Location

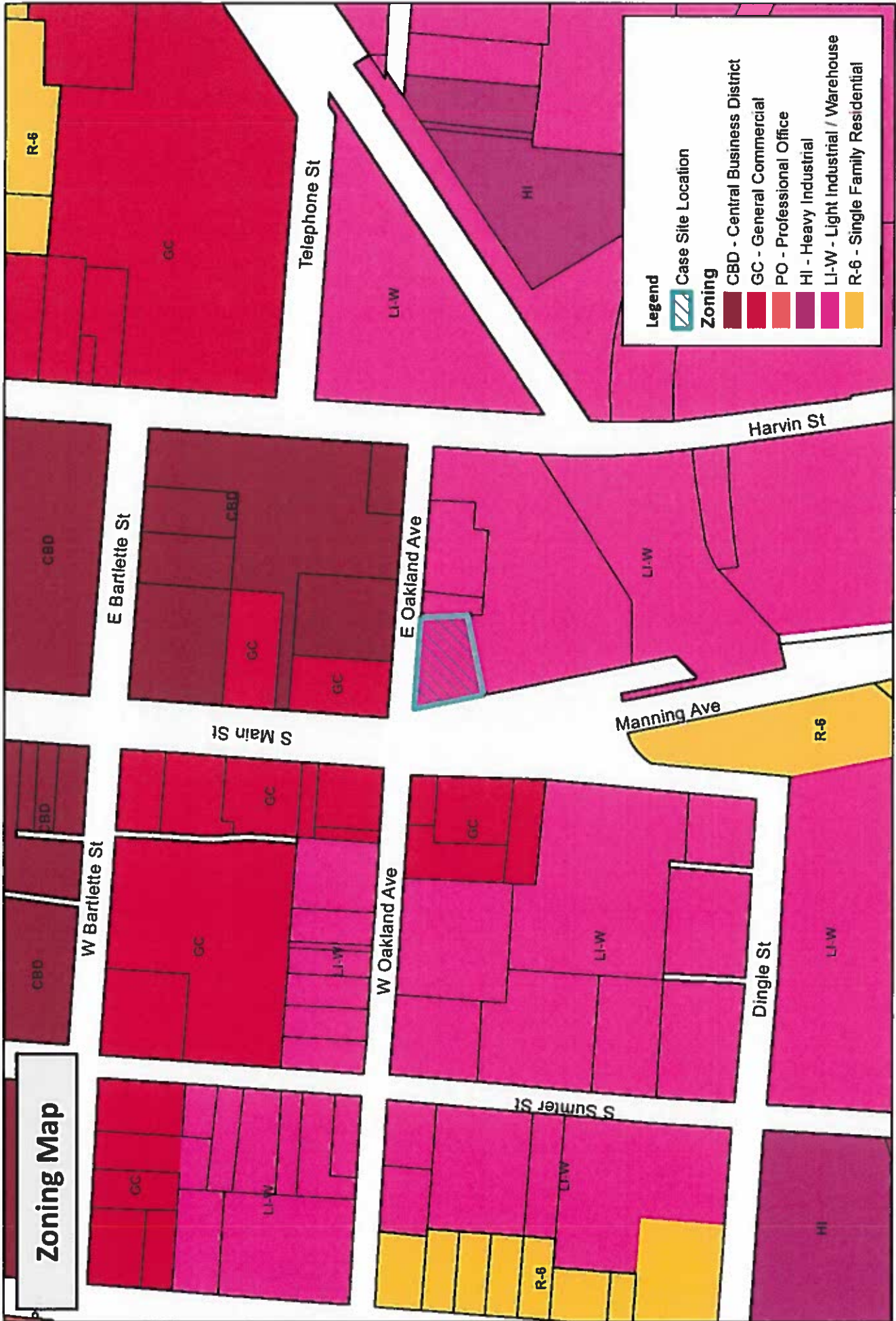


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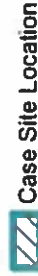
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 Document Name: RZ-17-10

RZ-17-10
 301 S Main St, Sumter, SC 29150
 Tax Map # 227-04-02-001

Zoning Map



Legend

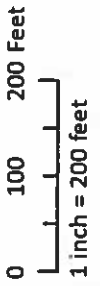


Case Site Location

Zoning

- CBD - Central Business District
- GC - General Commercial
- PO - Professional Office
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- R-6 - Single Family Residential

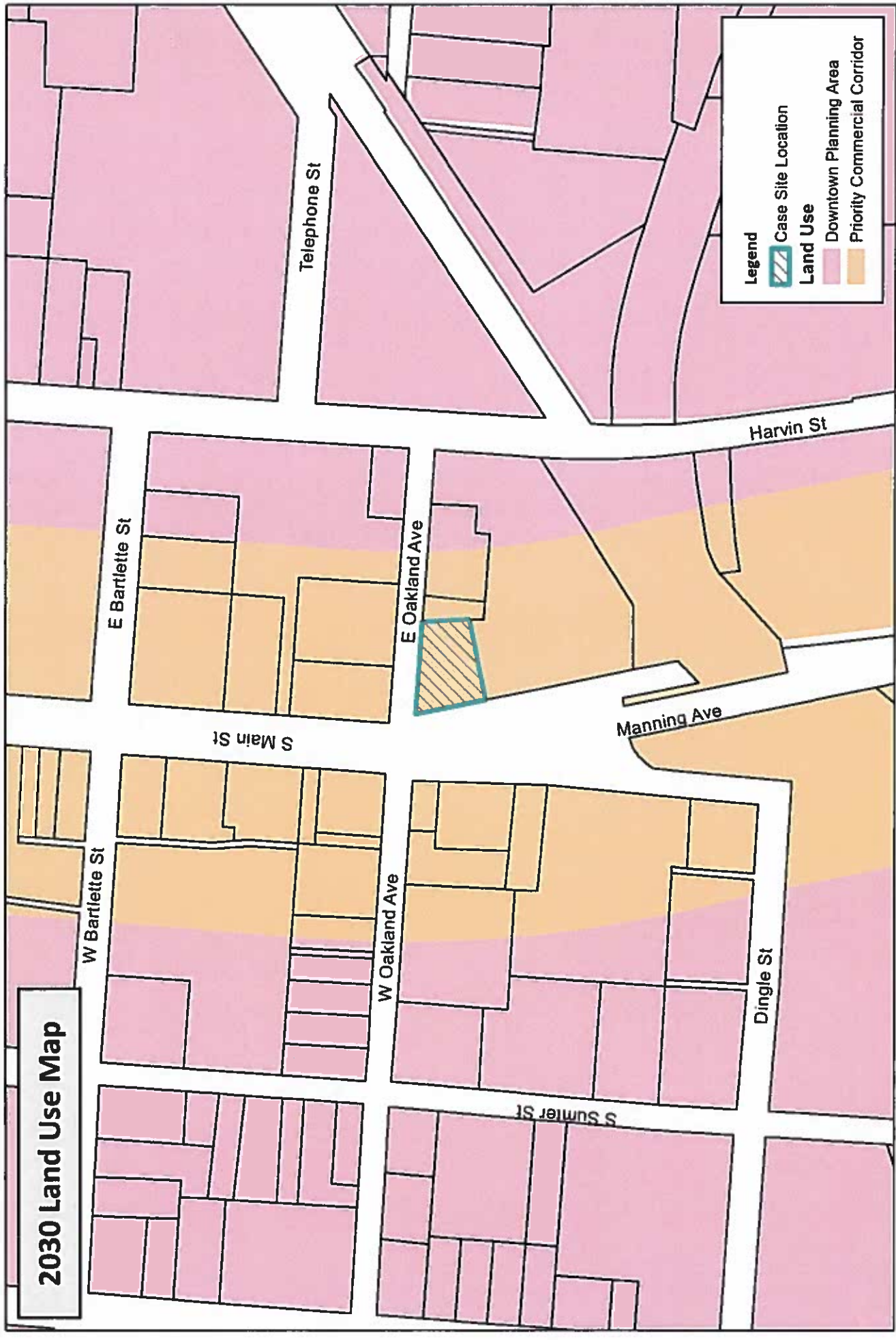
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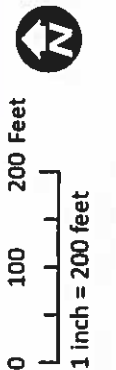
2030 Land Use Map



Legend

- Case Site Location
- Land Use
- Downtown Planning Area
- Priority Commercial Corridor

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2017 Aerial Photography Map



Legend

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0 100 200 Feet

1 inch = 200 feet



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