

Sumter City Council

First Reading / Public Hearing
May 15, 2018

Planning Commission Staff Report

RZ-18-01, 1501 Camden Highway (City)

I. THE REQUEST

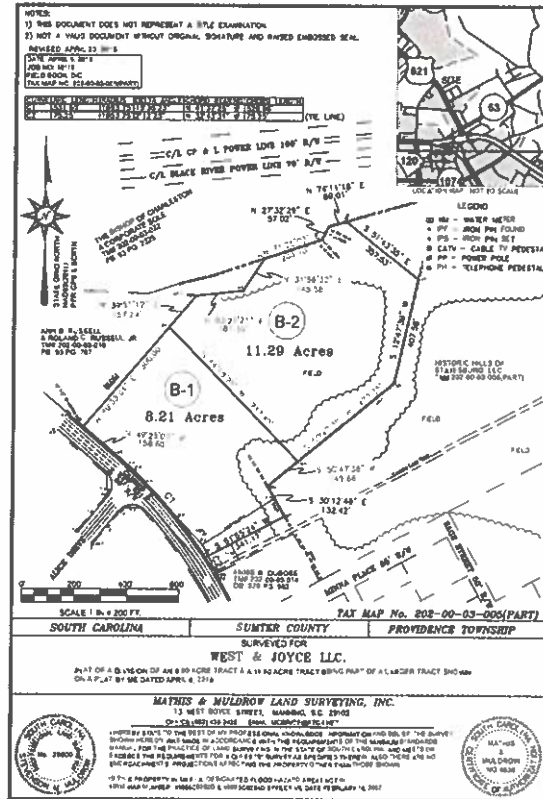
Applicant:	Jay Davis
Status of the Applicant:	Authorized Agent for property owner
Request:	A request to rezone a +/- 8.21 acre portion of TMS# 202-00-03-005 from Agricultural Conservation (AC) to General Commercial (GC) (Note: a more specific survey was completed post PC review)
Location:	Camden Hwy (US 521) & Alice Dr.
Size of Property:	+/- 8.21 acres (subject to this request) – +/- 191 acres (overall size of property)
Present Use/Zoning:	Vacant / AC
Proposed Use of Property:	Commercial & multi-family uses
Tax Map Reference:	202-00-03-005
Adjacent Property Land Use and Zoning:	North – Vacant / AC South – Vacant / PD East – SF Res / AC West – SF Res & Vacant / AC & LC

II. BACKGROUND

This request is to rezone a +/- 8.21 acre portion of a larger parcel from Agricultural Conservation (AC) to General Commercial (GC). As shown on the graphic to the right, the property is located on Camden Hwy. (US 521), directly across from the terminus of Alice Dr.



The rezoning request includes all land on this particular parcel that lies within 500 ft. of the Camden Hwy. right-of-way line.



The property is currently zoned AC. Adjacent properties are zoned AC, Limited Commercial (LC), and Planned Development (PD).

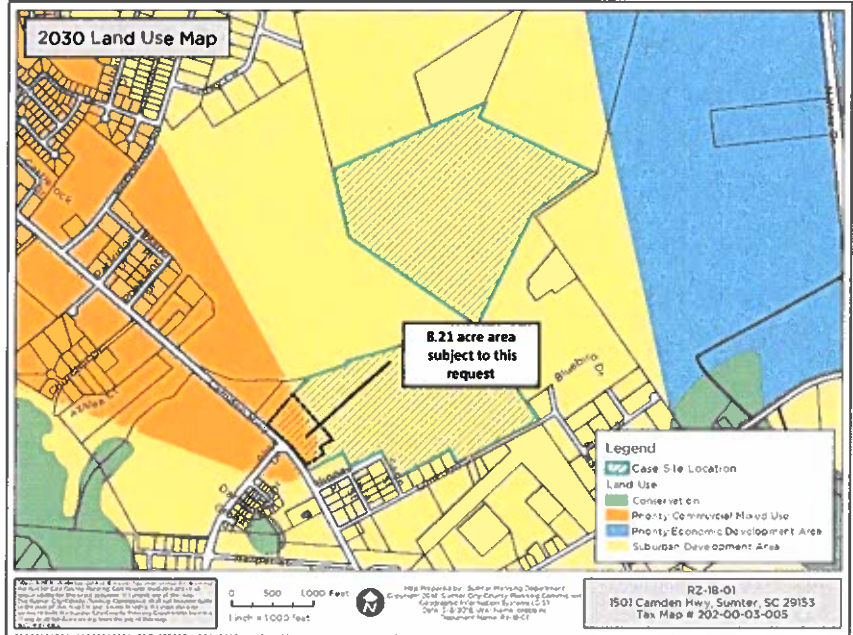


The purpose of the GC district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses. The applicant has stated that plans for the property may include a mix of uses to include a gas station/convenience store, professional offices, and residential apartments. The property is

directly outside of city municipal boundaries, and the applicant is requesting city annexation for the area subject to this rezoning request.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

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

The Sumter Urban Area Transportation Study (SUATS) 2010-2040 Long Range Transportation Plan (LRTP) is a vital part of the transportation element of the 2030 Comprehensive Plan. The SUATS LRTP sets forth a transportation planning vision for the Sumter urban area, and prioritizes specific transportation improvement projects. The 2010-2040 SUATS LRTP envisions a future extension of Alice Dr. to connect with N. Wise Dr. to the north. The right-of-way needs for this future minor arterial roadway will include portions of the area subject to this rezoning request. Future development on the property will be reviewed closely with respect to maintaining alignment for the envisioned future extension of Alice Dr.

IV. TRAFFIC REVIEW

Camden Highway (US 521) is a state maintained major arterial road with a 2016 annual average daily trip (AADT) count of 18,200 near the subject property. Alice Dr. is a state maintained minor arterial road with a 2016 AADT count of 5,400 near the subject property. The need for a Traffic Impact Analysis (TIA) for the future development of the property will be reviewed upon the submittal of a site plan application.

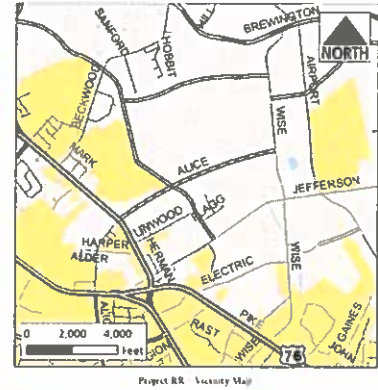
The 2010-2040 LRTP envisions Alice Dr. being extended across portions of the subject property to connect with N. Wise Dr. to the north. Any proposed development on the site will need to be reviewed within the context of this planned future road alignment.

Project RR – Alice Drive Extension

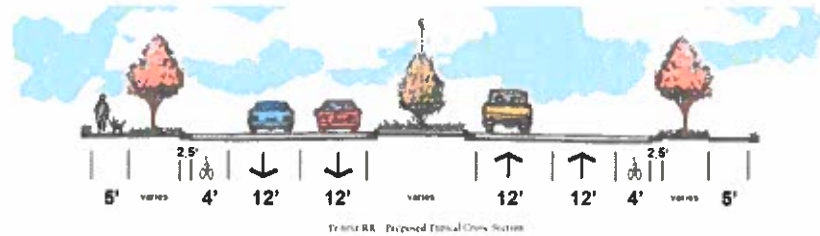
Alice Drive Extension (Project RR) is a proposed roadway between US 521 and Wise Drive. This project would extend the existing Alice Drive corridor up to Wise Drive in the northern portion of the study area. Extending Alice Drive would create an alternative route for multimodal traffic between the city center and the northern portion of the study area. This facility will improve network continuity and promote economic development. This recommendation was suggested during the public outreach process.

Operational Characteristics		
	Existing	Future
Facility Type	n/a	Minor Arterial
Travel Lanes	n/a	4
Volume	n/a	11,490
Capacity	n/a	24,800

Multimodal Characteristics		
	Existing	Improvement
Bike/Ped Corridor	n/a	Bicycle Lanes / Sidewalks
Transit Corridor	n/a	No Improvement
Freight Corridor	n/a	No Improvement



Project at a Glance	
Project ID	RR
Project Type	Proposed New Location
Project Ranking	3
Primary Purpose	Livability and complete streets
Length	1.44 miles
Probable Construction Cost (in Build-Out Year)	\$14.5 million
LRTP Horizon Year	Vision Plan
Crash Rate (100 mvmt)	n/a



V. STAFF RECOMMENDATION

Staff recommends approval of this request to rezone +/- 8.21 acres (portion of parcel within 500 ft. of Camden Highway ROW line) from AC to GC. The property is adjacent to property with a commercial zoning designation and to property with a PD district designation where commercial use has been approved. The property fronts on a major arterial road near a lighted intersection with a minor arterial road. The property is within the Suburban Development Priority Commercial Mixed Use planning area, where policies support a commercial zoning designation. Future development on the site shall be reviewed for conformance with the 2010-2040 LRTP recommended future extension of Alice Dr. to N. Wise Dr.

VI. DRAFT MOTION

- 1) I move that the Planning Commission approve RZ-18-01, rezoning +/- 8.21 acres from Agricultural Conservation (AC) to General Commercial (GC).
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – MARCH 28, 2018

The Sumter City- County Planning Commission at its meeting on Wednesday, March 28, 2018, recommended approval for this request.

VIII. CITY COUNCIL – MAY 15, 2018 – FIRST READING/PUBLIC HEARING