

Sumter City Council

First Reading / Public Hearing
May 15, 2018

Planning Commission Staff Report

RZ-18-02, 200/202 W. Williams St. (City)

I. THE REQUEST

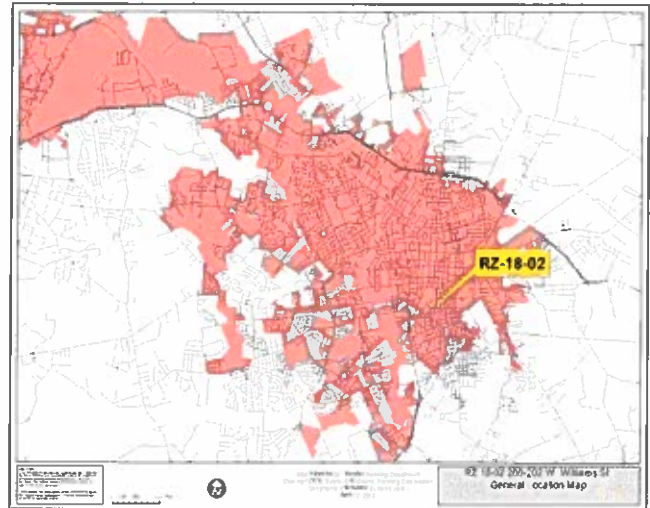
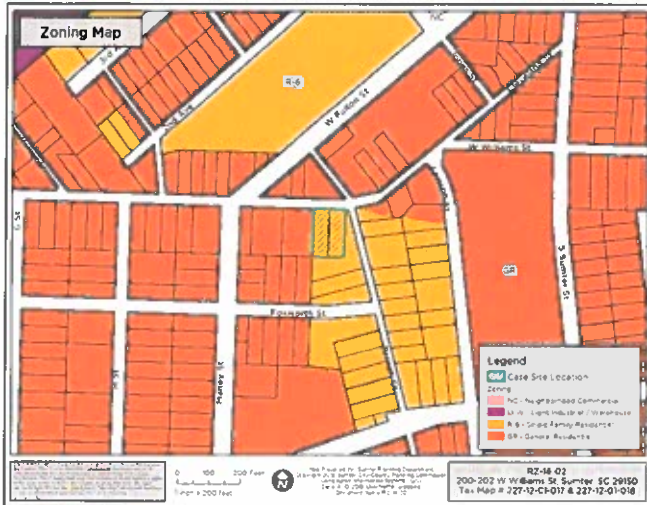
Applicant:	Cephus Gregg
Status of the Applicant:	Property Owner
Request:	A request to rezone two +/- 0.17 acre parcels (.34 acre total) from Residential-6 (R-6) to General Residential (GR).
Location:	200/202 W. Williams St.
Size of Property:	+/- 0.34 acres (total) – two separate parcels
Present Use/Zoning:	SF Res/R-6 & Vacant/R-6
Proposed Use of Property:	Mobile Home
Tax Map Reference:	227-12-01-018 227-12-01-017
Adjacent Property Land Use and Zoning:	North – Vacant / GR West – Vacant / GR South – SF Res & Vacant / GR & R-6 East – SF Res & Vacant/ R-6

II. BACKGROUND

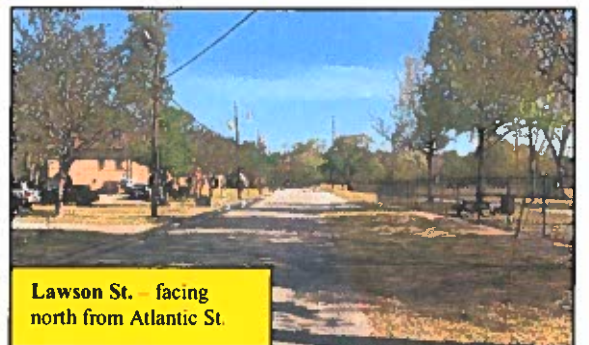
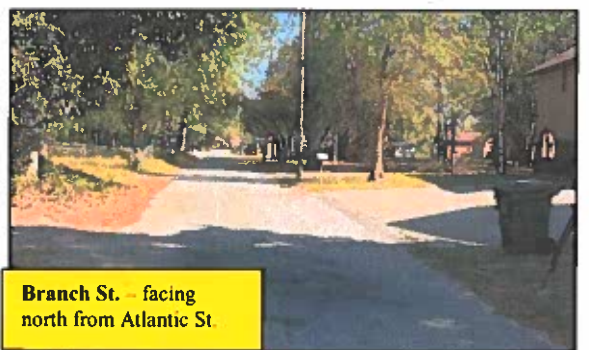
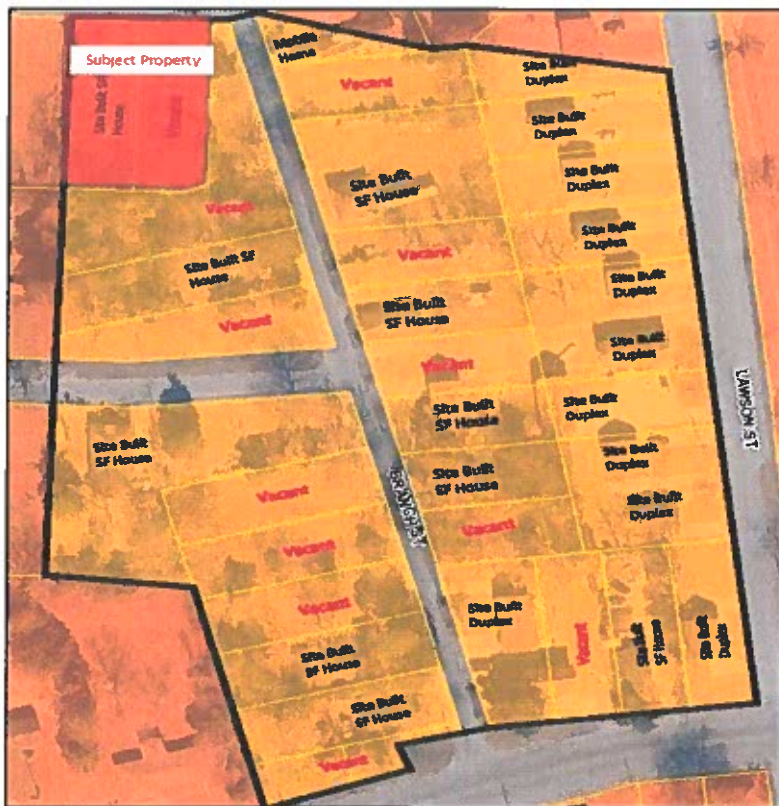
This request is to rezone two (2) parcels, totaling +/- 0.34 acres in size, from Residential-6 (R-6) to General Residential (GR). As shown in the aerial photography to the right, the properties subject to this request are located on the south side of W. Williams St. near the intersection of Branch St. and W. Williams St. The 202 W. Williams St. property contains a site built single family dwelling unit. The 200 W. Williams St. property is vacant.



Both parcels are currently zoned R-6. Adjacent properties are zoned GR and R-6.



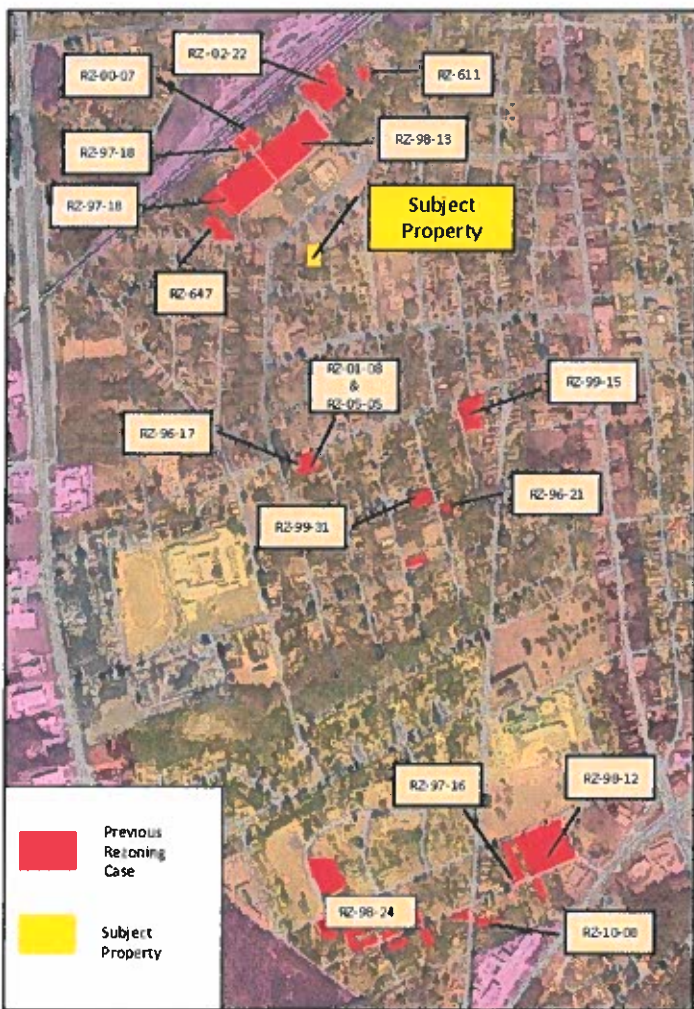
The subject site is located on the northwest side of an established area of R-6 zoning that is centered along Branch St. and bounded to the east by Lawson St. and South Sumter Park. As shown in the graphics below, this R-6 zoned area consists primarily of older site built homes and site built duplexes. Additionally, this area consists of ten vacant lots and one existing non-conforming mobile home.



If the property is successfully rezoned, the applicant intends to place a mobile home on the vacant property at 200 W. Williams St. Mobile homes are not permitted in the R-6 zoning district, but are permitted in the GR zoning district. This is the primary difference between these two zoning districts, as all other allowed uses and development standards are the same.

The 202 W. Williams St. property, also owned by the applicant, is a part of this request because it is directly adjacent to GR zoning and without its inclusion the request would be considered spot zoning by city zoning ordinance standards.

There is a well-documented history of similar rezoning requests (R-6 to GR) in the South Sumter area that are in close proximity to the location of this request. Properties that have the GR zoning designation are primarily located in this area of the city, and it is not uncommon for areas of GR zoning and R-6 zoning to be in close proximity to one another. A review of the case history shows that there was significant pressure in the late 1990's to rezone several areas from R-6 to GR. A majority of the requests in this timeframe were approved. However, there is a clear change in policy that occurred after the adoption of the 2020 Comprehensive Plan in late 1999 and no similar rezoning requests have been approved since this change. There has only been one similar rezoning request after the adoption of the 2030 Comprehensive Plan in late 2009, and it was withdrawn by the applicant prior to final decision.



Case History R-6 to GR Rezoning Requests in Close Proximity to Subject Property		
Rezoning Case #	PC Recommendation	City Council Decision
RZ-611	Approval	Approved
RZ-96-17	Approval	Approved
RZ-96-21	Approval	Denied
RZ-97-16	Approval	Approved
RZ-97-18	Approval	Approved
RZ-98-12	Approval	Approved
RZ-98-13	Approval	Approved
RZ-98-24	Denial	Approved
RZ-99-15	Approval	Approved
RZ-99-31	Denial	Denied
RZ-00-07	Denial	Denied
RZ-01-08	<i>Withdrawn By Applicant</i>	
RZ-02-22	Denial	Denied
RZ-05-05	<i>Withdrawn By Applicant</i>	
RZ-10-08	<i>Withdrawn By Applicant</i>	

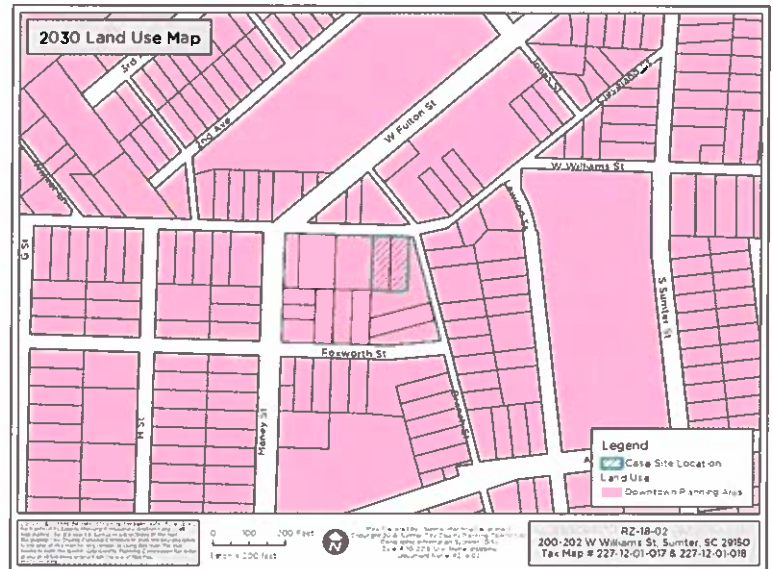
Staff notes that in 2010, City Council approved the GR zoning designation for several adjacent properties on E. Calhoun St. directly to the east of the downtown area. These properties were split zoned between GR and LI and contained a church with associated grounds. Rezoning was sought because the LI district would limit the

possibility for church expansion. Staff also notes that in 2012, City Council approved the GR zoning

designation for several residential properties along a one block area of Silver St. that had a commercial zoning designation, and in several cases already contained mobile homes. These somewhat recent GR rezoning approvals are not considered by staff to be similar in nature to what is being proposed under this application.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is located in the Downtown Planning Area. The primary goal of this 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. This designation supports an intentional true mix of residential, commercial, healthcare, and civic land uses at relatively high densities. The Downtown Planning Area includes both the City Center area dominated by Main Street, as well as surrounding commercial, industrial and residential areas.



The following policy is applicable for residential neighborhoods within the Downtown Planning Area:

Surrounding residential neighborhoods will be protected from further decline through a variety of practices, including but not limited to:

- *Targeted codes enforcement.*
- *Development of market-based incentives for infill development.*
- *Focused neighborhood planning.*
- *Streetscape, sidewalk, and signage enhancements.*
- *Strengthening of adjacent commercial corridors.*
- *Consideration of expanding residential historic districts.*

The following policies from the 2030 Comprehensive Plan Housing Element are applicable:

- *Infill and redevelopment strategies to rebuild existing neighborhoods and neighborhoods in decline will be evaluated by the City and County.*
- *The City and County will encourage the replacement of dilapidated manufactured homes (and mobile homes meeting the HUD definition) with creative housing solutions, including but not limited to small single-family design and elimination or reduction in prohibitive setbacks on small lots.*
- *The City and County direct affordable housing, workforce housing, and other types of below market housing projects to locate in close proximity to supportive neighborhood services, such as schools jobs, recreation, shopping, and healthcare.*

While the 2030 Comprehensive Plan does not directly address the appropriateness of the mobile home housing type in this particular area, applicable policies from the plan suggest that it is not supported. The Housing Element provides strong support for the revitalization of neighborhoods in decline, and for the

removal and replacement of blighted residential structures, including mobile homes, with creative housing solutions. Specific Downtown Planning Area Policies support infill development in declining neighborhoods, as well as protection for older historic site built houses.

IV. TRAFFIC REVIEW

W. Williams St. is functionally classified as a local road. The requested rezoning will not have an impact on traffic.

V. STAFF RECOMMENDATION

Staff does find support in the comprehensive plan or other City Council policy for this request to rezone +/- 0.34 acres from R-6 to GR. The comprehensive plan does not contain a policy in support of converting R-6 land to GR for the purpose of establishing new mobile home locations. The property is on the northwest side of a concentration of R-6 zoning that is centered on Branch St. and bounded to the east by Lawson St. Housing types within this R-6 zoned area consist primarily of site built single family and duplex residential structures. Additionally, there are a significant amount of vacant lots within this area. Staff is of the opinion that rezoning this property to GR has the potential to negatively impact the existing character along the Brach St. and Lawson St. corridors between W. Williams St. and Atlantic St., and set a precedent for future rezoning requests within this area.

VI. DRAFT MOTIONS

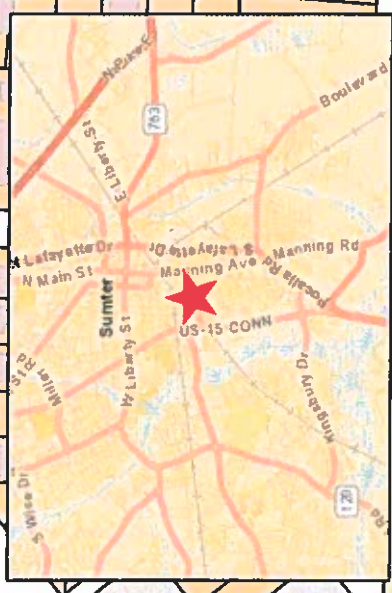
- 1) I move that the Planning Commission approve RZ-18-02, rezoning +/- 0.34 acres from Residential-6 (R-6) to General Residential (GR).
- 2) I move that the Planning Commission deny RZ-18-02, rezoning +/- 0.34 acres from Residential-6 (R-6) to General Residential (GR).
- 3) I move an alternate motion

VII. PLANNING COMMISSION – APRIL 25, 2018


The Sumter City-County Planning Commission at its meeting on Wednesday, April 25, 2018 recommended approval of this request.

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

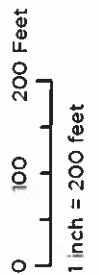
Location Map



Legend

 Case Site Location

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Map Prepared by Sumter Planning Department
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 Geographic Information Systems (GIS)
 Date: 4/10/2018 User Name: crobins
 Document Name RZ-18-02

RZ-18-02
200-202 W Williams St, Sumter, SC 29150
Tax Map # 227-12-01-017 & 227-12-01-018

2017 Aerial Photography Map

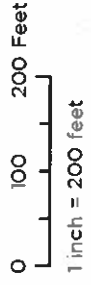


Legend

 Case Site Location

RZ-18-02
 200-202 W Williams St, Sumter, SC 29150
 Tax Map # 227-12-01-017 & 227-12-01-018

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 Date: 4/10/2018, User Name: crobbins
 Document Name: RZ-18-02



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