

# Sumter City Council

First Reading / Public Hearing  
May 15, 2018

## Planning Commission Staff Report

### RZ-18-03, 2810-2850 Broad St. (City)

#### I. THE REQUEST

<b>Applicant:</b>	James M. Eaves
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	A request to rezone a 9.72 acre tract from Planned Development (PD-05-02) to General Commercial (GC)
<b>Location:</b>	2810-2850 Broad St.
<b>Size of Property:</b>	9.72 acres
<b>Present Use/Zoning:</b>	Ashley Furniture & Undeveloped / PD-05-02
<b>Proposed Use of Property:</b>	Ashley Furniture & Future Commercial Development
<b>Tax Map Reference:</b>	203-00-04-024
<b>Adjacent Property Land Use and Zoning:</b>	North – Broad St. & Commercial Development/GC South – Terry Rd. Residential & Commercial Development/GC & R-15 East – Bethesda Church of God/GC West – Undeveloped/GC

#### II. BACKGROUND

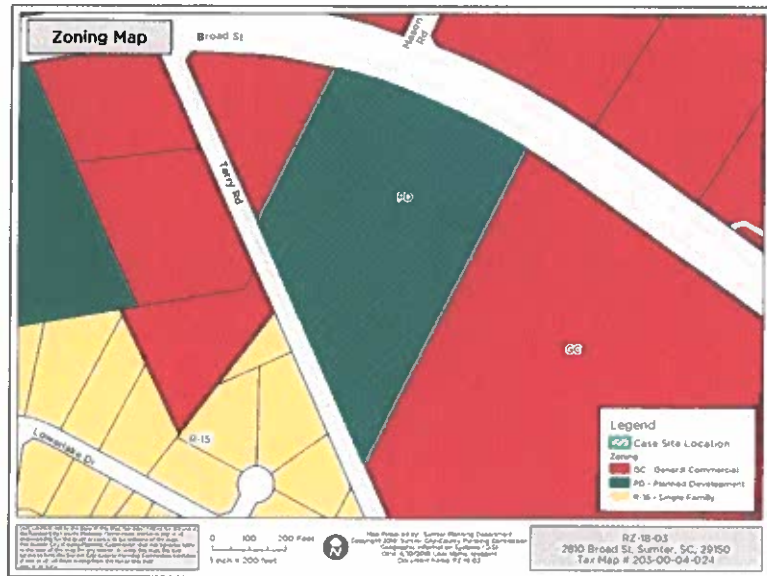
This request is to rezone the 9.72 acre tract of land currently zoned PD-05-02 back to General Commercial (GC). As shown on the graphic to the right, the property is located on the southern side of the intersection of Broad St. and Stamey Livestock Rd.

The applicant is seeking to rezone the property in order to market the undeveloped eastern half of the tract for new commercial development. After



review of the Planned Development Ordinance associated with the property, it was found that PD-05-02 is a single-use planned development that reduced the required number of parking spaces for the furniture store on-site. In 2005, the practice of using the Planned Development District to modify development standards was common practice, however; in March 2010, the South Carolina Supreme Court Ruled that this was an inappropriate use of the PD district based on the South Carolina Planning Act.

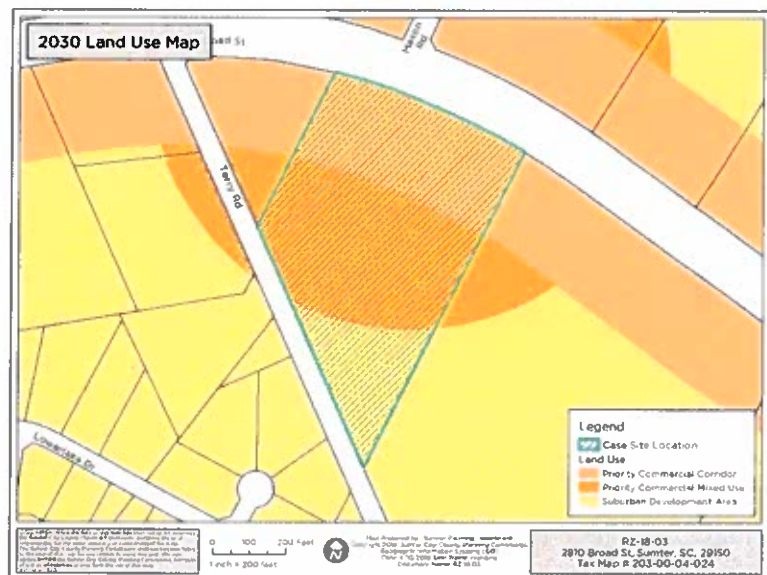
Since the 2010 Supreme Court ruling, as amendments to Planned Developments that are not true mixed-use developments have come forward, Planning Staff has evaluated whether amendments to the PD make sense or whether rezoning to a standard zoning district would be appropriate. As shown in the zoning map to the right, the property is located in a commercial corridor where the predominant zoning designation is General Commercial (GC). After review of the site, surrounding development, and the intent of PD-05-02, it appears that rezoning the property to General Commercial (GC) is an appropriate course of action.



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 has only one use permitted under the old PD. The applicant is currently marketing the undeveloped portion of the property for future general commercial style 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 2030 Plan is supportive of commercial designation in this area based upon the Priority Commercial/Mixed Use Area policies.

#### **IV. TRAFFIC REVIEW**

The property is located on the south side of the signalized intersection of Mason Road and Broad Street. The primary access drive to the property is at the traffic signal. There is secondary access to the rear of the property from Terry Road. Broad Street (US 378) is a state maintained major arterial road with a 2016 annual average daily trip (AADT) count of 26,800 near the subject property. Mason Road is a state maintained minor arterial road with a 2016 AADT count of 4,800 near the intersection.

It is anticipated that full access to any future development will be from the established site access at the signalized intersection. Future development may trigger the requirement for reconfiguration of the intersection to include dedicated deceleration or turn lanes and/or reconfiguration of the traffic signal or signal timing. The need for a Traffic Impact Analysis (TIA) and/or signal study for the future development of the property will be reviewed upon the submittal of any future site plan application.

#### **V. STAFF RECOMMENDATION**

Staff recommends approval of this request. Rezoning to General Commercial (GC) from PD-05-02 returns market viability to the property as a whole while being compatible with the established pattern of development as well as the 2030 Comprehensive Plan.

#### **VI. DRAFT MOTION**

- 1) I move that the Planning Commission approve RZ-18-03, rezoning 9.72 acres from Planned Development (PD-05-02) to General Commercial (GC).
- 2) I move an alternate motion.

#### **VII. PLANNING COMMISSION – APRIL 25, 2018**

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

#### **VII. CITY COUNCIL – MAY 15, 2018 – FIRST READING/PUBLIC HEARING**



# Location Map



Mason Rd  
Broad St  
Terry Rd  
Lowerlake Dr

Ashley Furniture

Bethesda Learning Center  
Bethesda Church of God

**Legend**  
[Red Box] Case Site Location

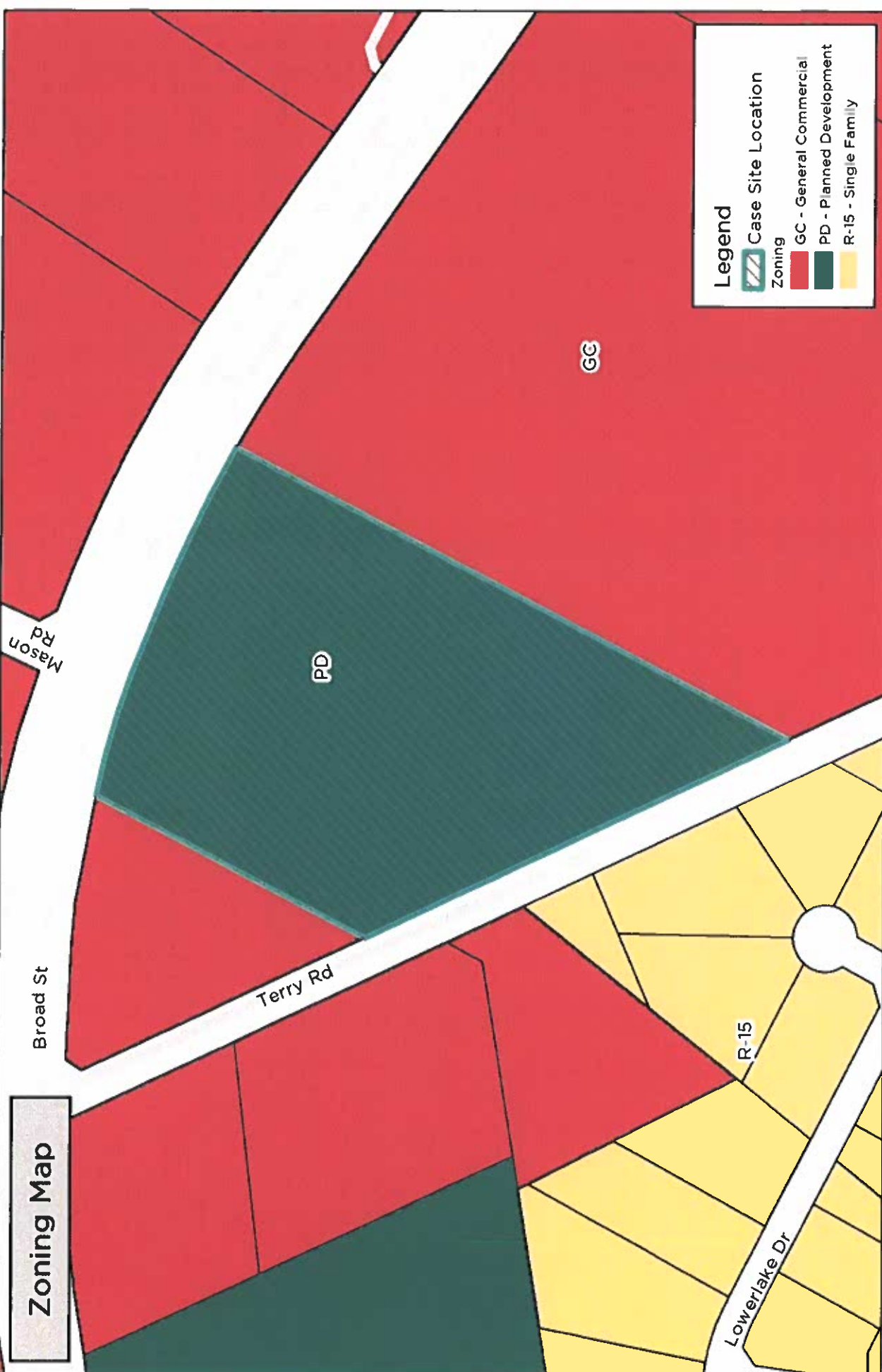
DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all liability for errors or omissions that may appear on this map. The Sumter City-County Planning Commission shall not be liable to the user for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

Map Prepared by: Sumter Planning Department  
Copyright: 2018 Sumter City-County Planning Commission  
Geographic Information Systems (GIS)  
Date: 4/10/2018, User Name: cr Robbins  
Document Name: RZ-18-03

0 100 200 Feet  
1 inch = 200 feet  
[North Arrow]

**RZ-18-03**  
**2810 Broad St, Sumter, SC, 29150**  
**Tax Map # 203-00-04-024**

# Zoning Map



## Legend

- Case Site Location
- Zoning
- GC - General Commercial
- PD - Planned Development
- R-15 - Single Family

RZ-18-03  
2810 Broad St, Sumter, SC, 29150  
Tax Map # 203-00-04-024

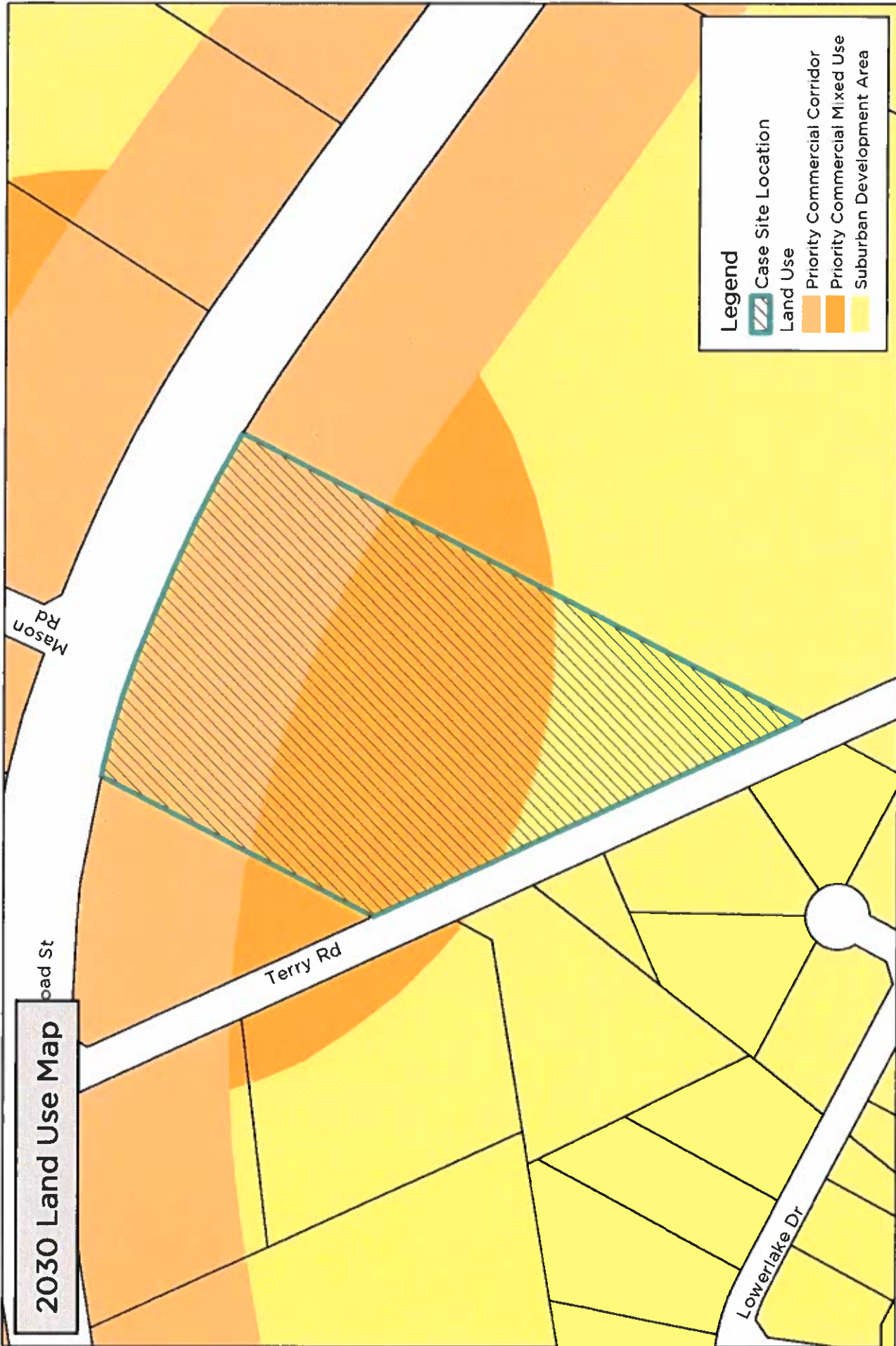
Map Prepared by: Sumter Planning Department  
Copyright 2018: Sumter City-County Planning Commission  
Geographic Information Systems (GIS)  
Date 4/10/2018. User Name: crobbins  
Document Name: RZ-18-03



DISCLAIMER: While the data of this map has been tested for accuracy by the City-County Planning Commission, the Commission does not assume any responsibility for the exact accuracy or use of the data. The user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



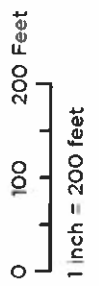
# 2030 Land Use Map



## Legend

- Case Site Location
- Priority Commercial Corridor
- Priority Commercial Mixed Use
- Suburban Development Area

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-County Planning Commission harmless for all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department  
Copyright 2018: Sumter-County Planning Commission  
Geographic Information Systems (GIS)  
Date: 4/10/2018, User Name: crobbs  
Document Name: RZ-18-03

RZ-18-03  
2810 Broad St, Sumter, SC, 29150  
Tax Map # 203-00-04-024