

# Sumter City Council

First Reading / Public Hearing  
June 19, 2018

## Planning Commission Staff Report

### RZ-18-05, 702 N. Main St. (City)

#### I. THE REQUEST

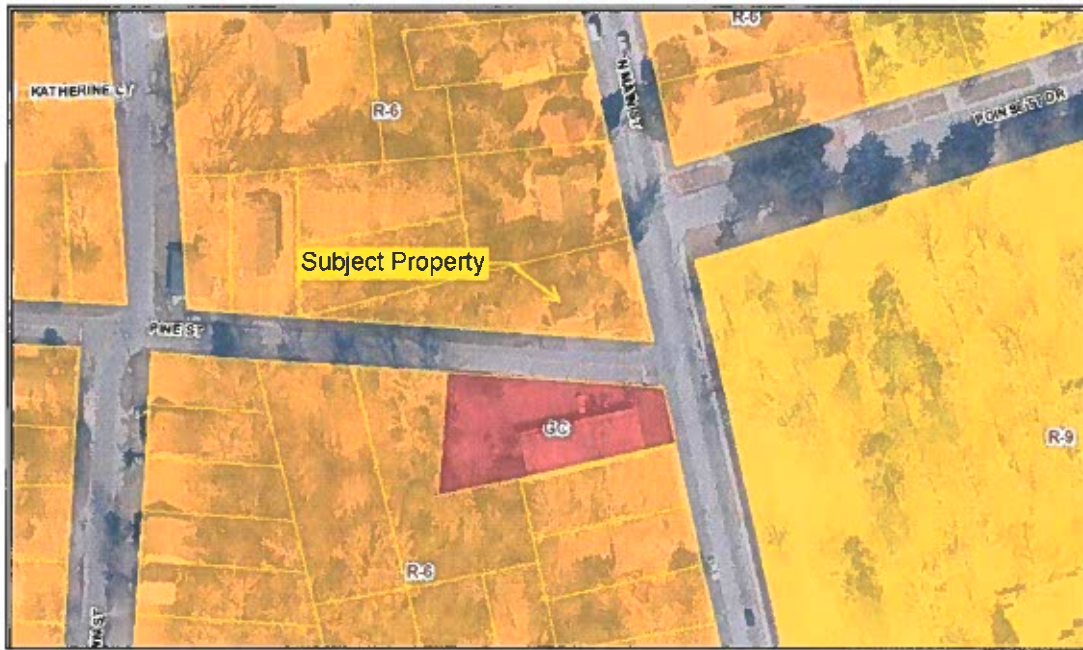
<b>Applicant:</b>	Mark Pierson
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	A request to rezone a +/- 0.30 acre portion of property from Residential-6 (R-6) to General Commercial (GC).
<b>Location:</b>	702 N. Main St.
<b>Size of Property:</b>	+/- 0.30 acres
<b>Present Use/Zoning:</b>	Residential/ R-6
<b>Proposed Use of Property:</b>	Commercial – Beauty Salon
<b>Tax Map Reference:</b>	229-13-01-036
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential/ R-6 South – Commercial/ GC East – Residential/ R-9 West – Residential/ R-6

#### II. BACKGROUND

This is a request to rezone a +/- 0.30 acre parcel from Residential-6 (R-6) to General Commercial (GC). As shown in the graphic to the right, the subject property is situated at the corner of N. Main St. and Pine St. The property is also in close proximity to the intersection of N. Main St. and Poinsett Dr. The property has an irregular triangle shape, with the majority of road frontage being on Pine St.



The property currently lies within the R-6 zoning district. Land immediately adjacent to the north and west is also zoned R-6. Land immediately adjacent to the east, across N. Main St., is zoned Residential-9 (R-9), and land immediately adjacent to the south is zoned General Commercial (GC).



The property has historically been used for single family residential purposes. The existing house on the lot was damaged by fire. Code enforcement has issued a demolition order for the structure. The applicant is requesting the GC designation for the property in order to develop a new beauty salon on the property.

Staff notes that due to the size and shape of the property, commercial development on this stand-alone site is not viable without multiple variance approvals to city development standards. For instance, applicable GC setback standards for this site would be:

- Front: 45' (N. Main St) – 25' (if parking is not located in front)
- Side Exterior 22.5' (Pine St.) – 12.5' (if parking is not located in front)
- Side Interior 50' (Adjacent to existing residential zoning district)
- Rear 50' (Adjacent to existing residential zoning district)

With these setback requirements, the site essentially has no buildable area. Staff also anticipates that commercial site access approval would be challenging.

While N. Main St. does support commercial uses within relatively close proximity of the property, the immediate area surrounding the property remains primarily residential in nature. The exception to this is the commercial use to the south.

The residential structure on the site is considered to be grandfathered non-conforming in regards to setback standards. The structure could be rebuilt within the same footprint since it was damaged by fire, provided that any alteration, extension, or replacement does not increase the degree of nonconformity by size, lot area, floor space, or otherwise result in a greater degree of conformity with the development standards in any respect. So, continued residential use on this site is viable.



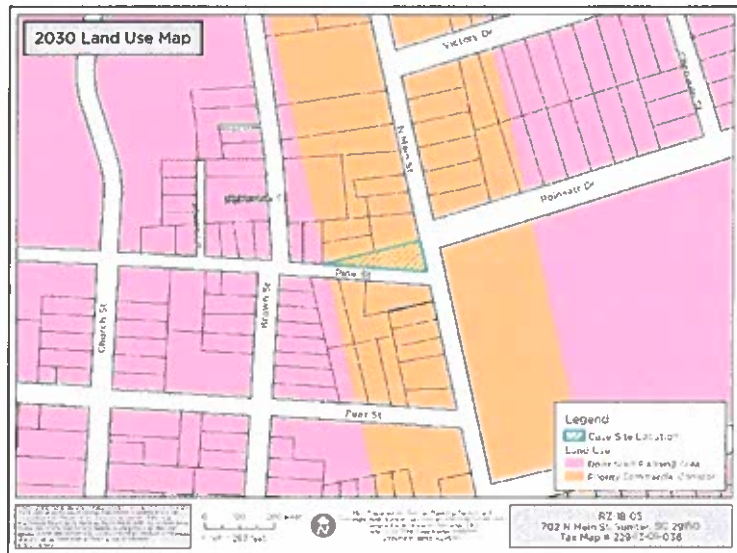
View of property from N. Main St.



View of property from Pine St.

### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is located within the Priority Commercial Corridor Priority Investment Area, per the 2030 Comprehensive Plan. This designation is primarily focused on existing corridors across the Sumter community, and serves to reinvigorate these areas. Priority Commercial Corridors are designated for protection against undesirable uses such as industrial, automotive repair, or uses primarily engaging 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.**



Staff is of the opinion that the request is not in conformance with the policies of the 2030 Plan. While the site is located in a Priority Commercial Corridor, the site itself is unable to support commercial development in conformance with current city development standards. Additionally, there are existing residential uses in close proximity to the north and west of the property and the potential exists for negative impacts.

### IV. TRAFFIC REVIEW

The 2017 AADT for this section of N. Main St. is 6,600 vehicles per day. The road is functionally classified by SCDOT as a minor arterial. Pine St. is functionally classified by SCDOT as a local road.

Both N. Main St. and Pine St. are state owned, and new or improved access to the property off these streets would require approval of a SCDOT encroachment permit.

### V. STAFF RECOMMENDATION

Staff does not support this request to rezone +/- 0.30 acres of property from R-6 to GC. This stand-alone site is not of sufficient shape and size to support commercial development that can conform to existing city development standards. Additionally, applicable policies concerning the Priority Commercial Corridor planning area state that design, layout, impact on adjacent properties, landscaping, and architecture should be taken into account regarding context viability. Staff's opinion is that this rezoning request is not viable within the context of the immediate area surrounding the property, the properties size and shape, and the potential for impacts to adjacent residential property. While commercial development is supported by the 2030 Plan in this general area of the N. Main St. corridor, the viability of the site should be taken into consideration within the context of a rezoning request.

**VI. DRAFT MOTION**

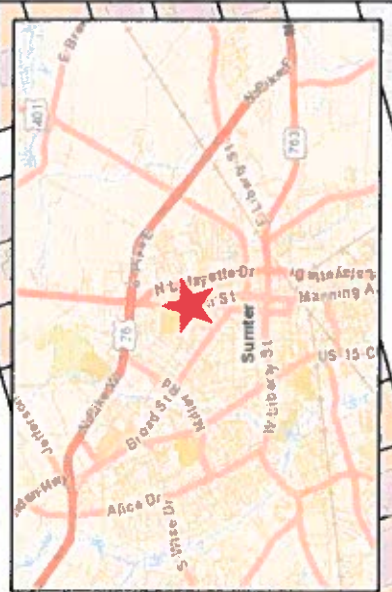
- 1) I move that the Planning Commission approve RZ-18-05, rezoning +/- 0.30 acres from Residential-6 (R-6) to General Commercial (GC).
- 2) I move that the Planning Commission deny RZ-18-05, rezoning +/- 0.30 acres from Residential-6 (R-6) to General Commercial (GC).
- 3) I move an alternate motion.

**VII. PLANNING COMMISSION – JUNE 27, 2018**

The Sumter City-County Planning Commission at its meeting on Wednesday, June 27, 2018, voted to recommend denial of this request.

**IX. CITY COUNCIL – JULY 17, 2018 – FIRST READING / PUBLIC HEARING**

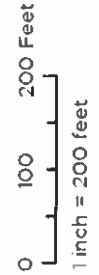
# Location Map



**Legend**

Case Site Location

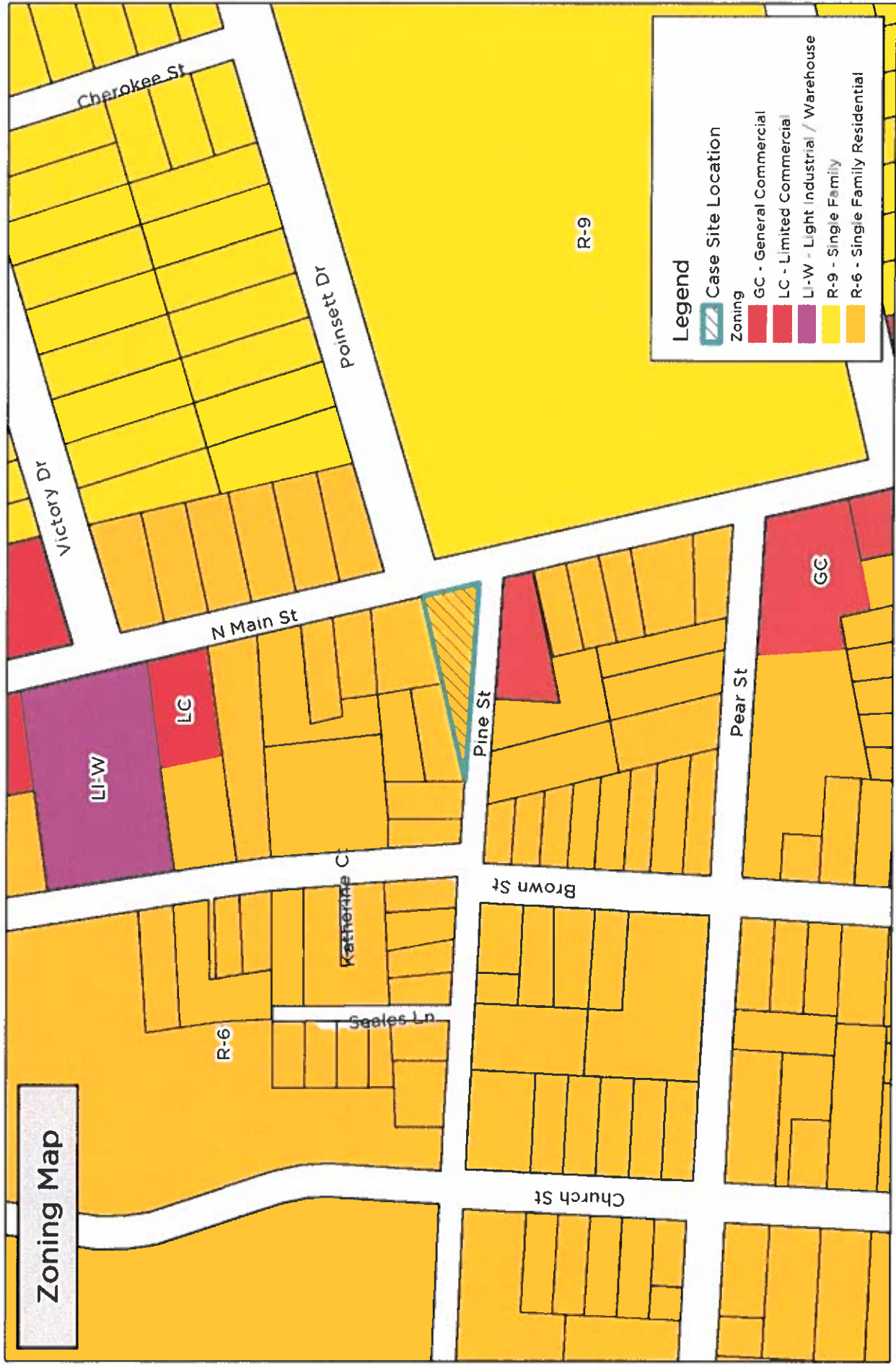
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 Date 5/23/2018, User Name, crobbins  
 Document Name, RZ-18-05

**RZ-18-05**  
**702 N Main St, Sumter, SC 29150**  
**Tax Map # 229-13-01-036**

# Zoning Map



**Legend**

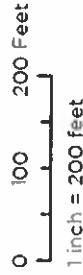
Case Site Location

**Zoning**

- GC - General Commercial
- LC - Limited Commercial
- LI-W - Light Industrial / Warehouse
- R-9 - Single Family
- R-6 - Single Family Residential

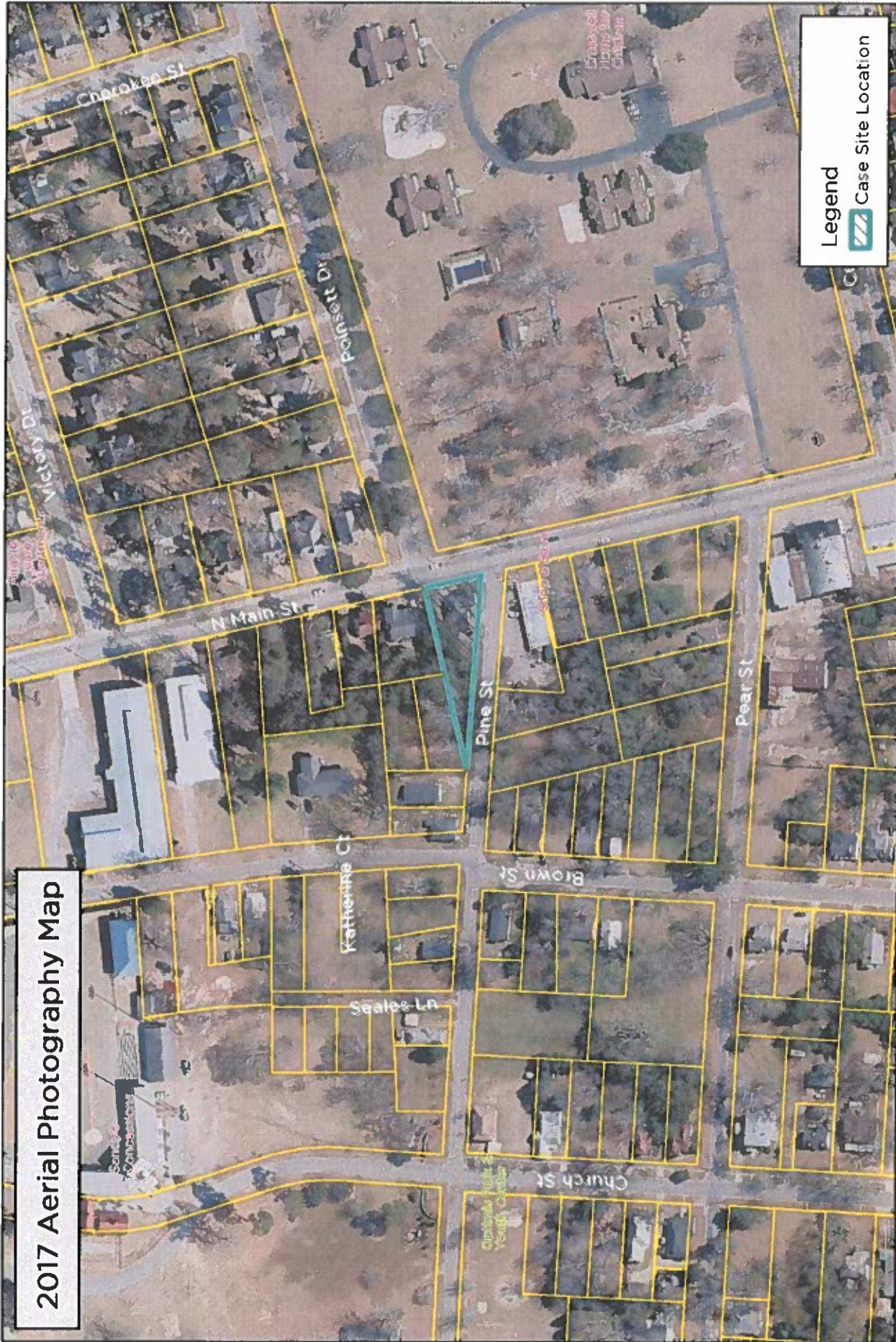
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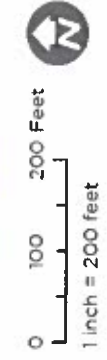
# 2017 Aerial Photography Map



**Legend**

 Case Site Location

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