

Sumter City Council

First Reading / Public Hearing
August 21, 2018

Planning Commission Staff Report

RZ-18-08, 702 N. Main St. (City)

I. THE REQUEST

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

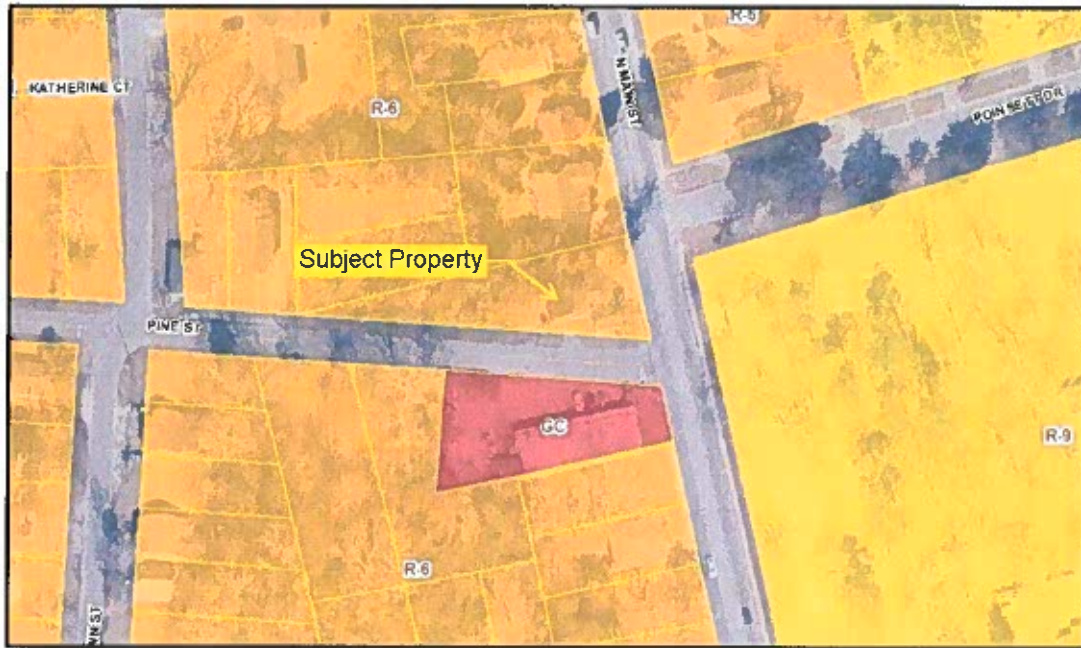
II. BACKGROUND

This is a request to rezone a +/- 0.30 acre parcel from Residential-6 (R-6) to Neighborhood Commercial (NC). 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 applicant previously submitted a request to rezone the property to the General Commercial (GC) zoning district. This request was not recommended by the Planning Commission and ultimately denied by City Council.

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 NC designation for the property in order to develop a new beauty salon on the property.

The purpose of the NC district is to meet the commercial and service needs generated by nearby residential development. Goods and services normally available in this district are of a “convenience variety”. Permitted uses in this zoning district are of lesser intensity than that of the GC or Limited Commercial (LC) zoning districts.

Staff notes that due to the size and shape of the property, commercial development on this site will be challenging. Applicable NC setback standards are as follows:

- Front: 45' (N. Main St) – 20' (if parking is not located in front)
- Side Exterior 22.5' (Pine St.) – 10' (if parking is not located in front)
- Side Interior 30' (Adjacent to existing residential zoning district)
- Rear 30' (Adjacent to existing residential zoning district)

The property will have limited buildable area due to applicable setbacks; however, it may be achievable to develop a small commercial structure in accordance with applicable zoning and land development standards. Setbacks standards for the NC zoning district are less restrictive than that of the GC zoning district. Site access is an additional concern that will need to be addressed if this rezoning is approved and plans for commercial development commence.

While the N. Main St. corridor does support commercial uses within relatively close proximity of the property, the surrounding immediate area 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.

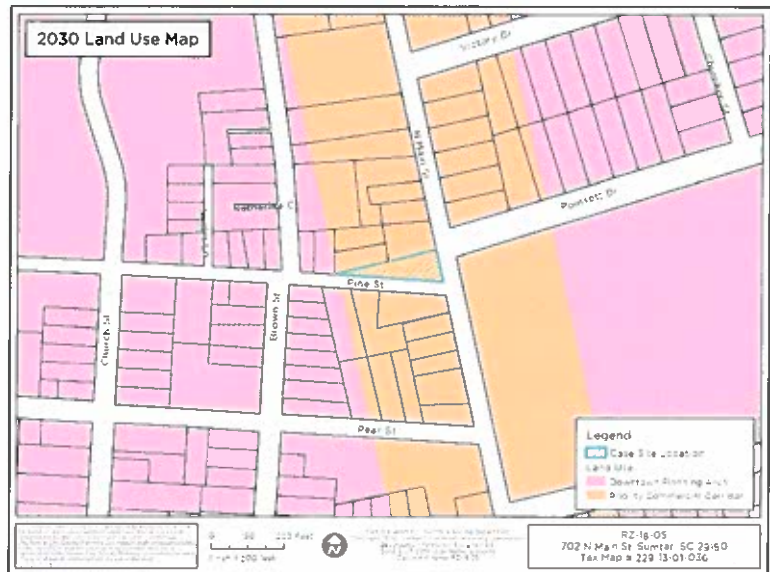


Above: View of property from N. Main St. **Below:** View of property from Pine St.



III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is located within the Priority Commercial Corridor 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 in conformance with the policies of the 2030 Plan, as the site is located within Priority Commercial Corridor. However, staff notes that development on the site will be challenging due to the shape and size of the property.

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 the N. Main St. and Pine St. right-of-ways are controlled by the state, and new or improved access to the property off these streets would require approval of a SCDOT encroachment permit.

V. STAFF RECOMMENDATION

Staff supports this request to rezone +/- 0.30 acres of property from R-6 to NC. The site is within the Priority Commercial Corridor priority investment planning area, where applicable policies support this request. While staff notes that the development of this site for commercial use in adherence to applicable zoning and land development policies will pose challenges, it is potentially feasible.

VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend approval RZ-18-08, rezoning +/- 0.30 acres from Residential-6 (R-6) to Neighborhood Commercial (NC).

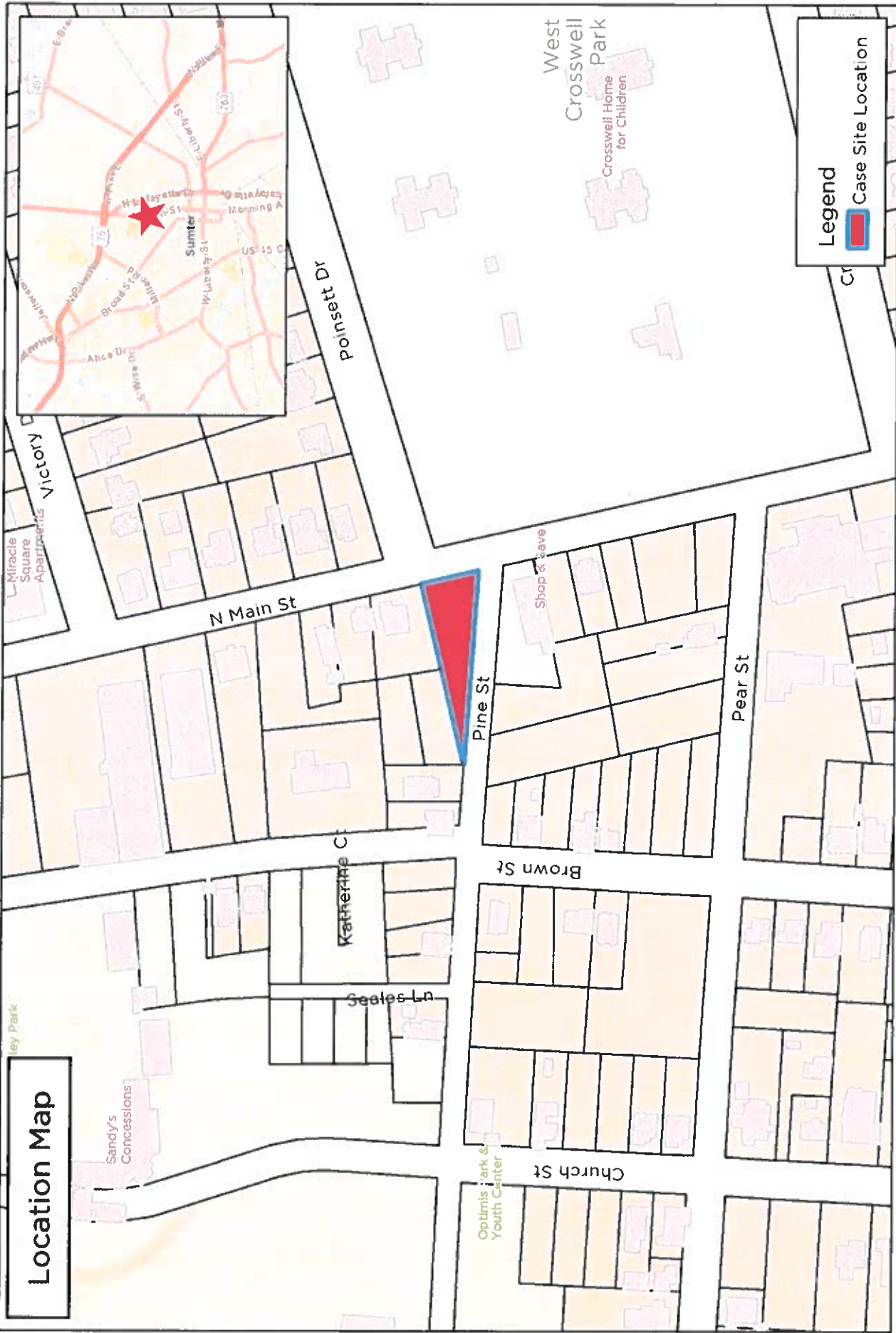
- 2) I move that the Planning Commission recommend denial RZ-18-08, rezoning +/- 0.30 acres from Residential-6 (R-6) to Neighborhood Commercial (NC).
- 3) I move an alternate motion.

VII. PLANNING COMMISSION – July 25, 2018


The Sumter City-County Planning Commission at its meeting on Wednesday, July 25, 2018, voted to recommend approval of this request.

VIII. CITY COUNCIL – AUGUST 21, 2018 – FIRST READING/PUBLIC HEARING

Location Map

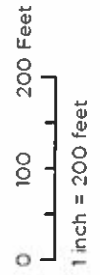


Legend



Case Site Location

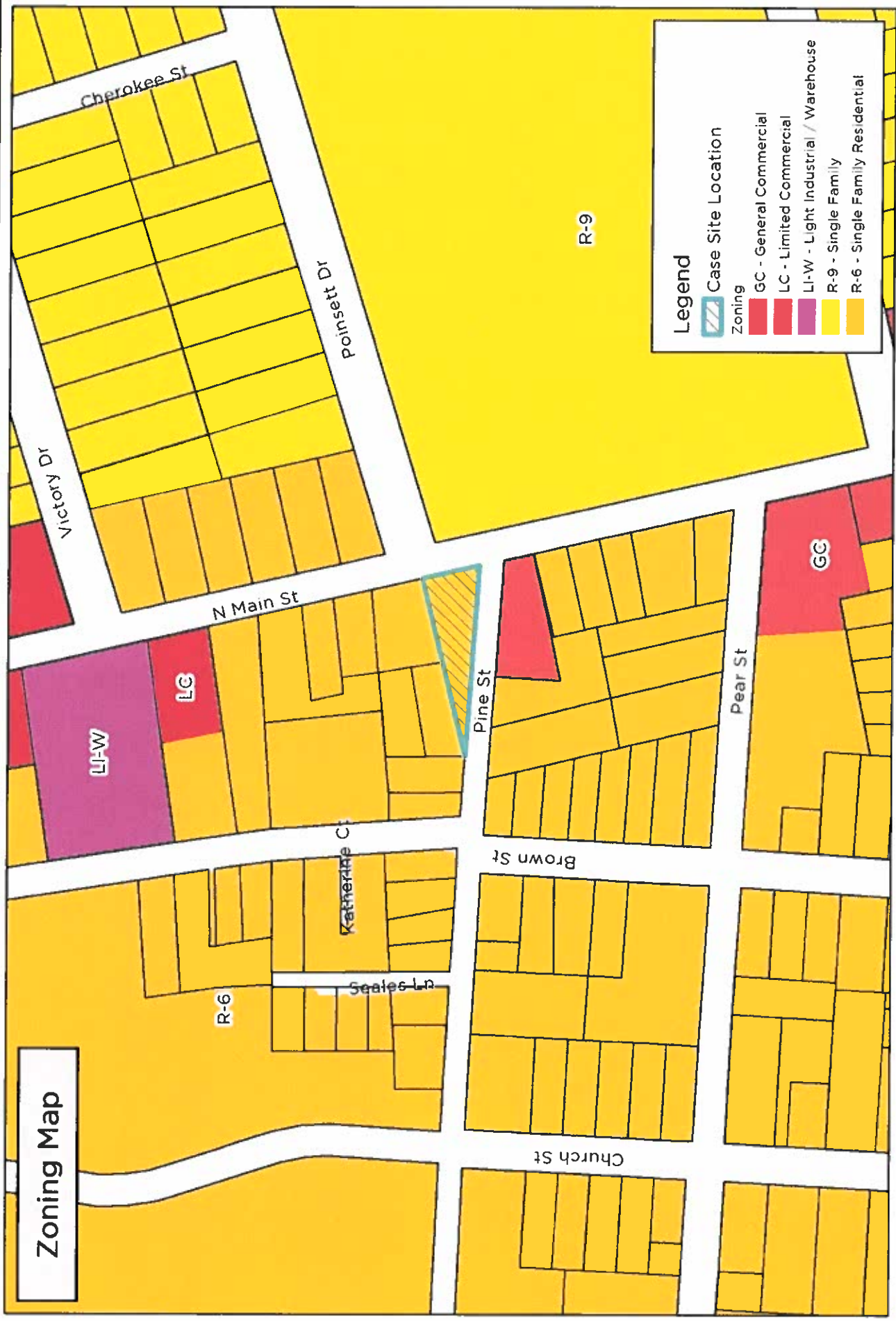
DISCLAIMER: While the data on this map has been tested for accuracy, the Sumter City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The user of this map for any purpose other than that intended by the Commission shall not become liable to the user of this 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 System (GIS)
 Date: 5/23/2018; User Name: crobbsc
 Document Name: RZ-18-05

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

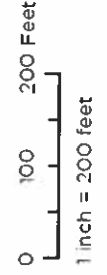
Zoning Map



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

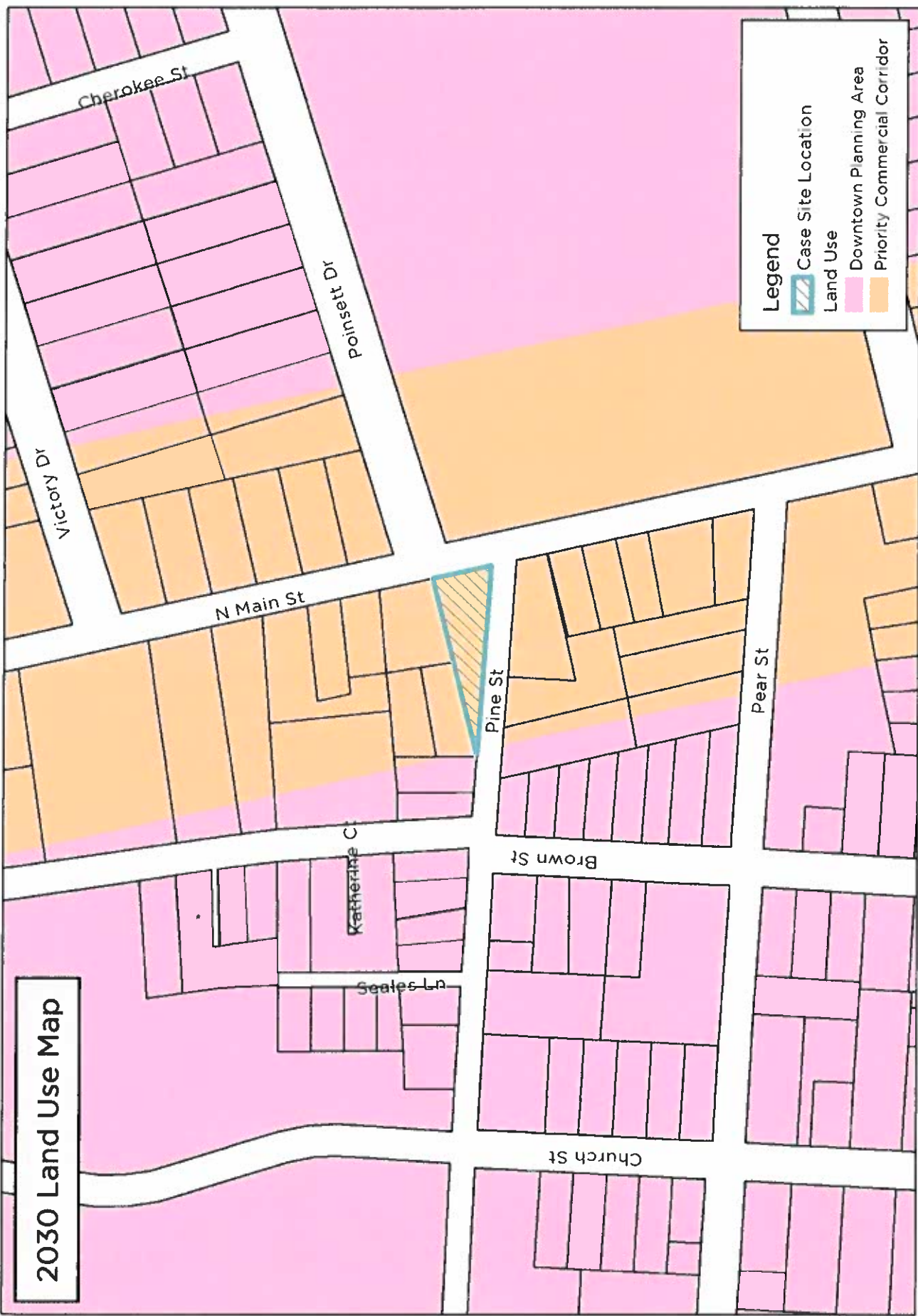
DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-County Planning Commission harmless of any and 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 5/23/2018 User Name: cobbins
 Document Name: RZ-18-05

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

2030 Land Use Map

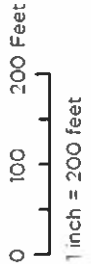


Legend

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

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

Map Prepared by: Sumter Planning Department
 Copyright 2018, Sumter City-County Planning Commission
 Geographic Information Systems (GIS)
 Date: 5/23/2018, User Name: erobbins
 Document Name: RZ-18-05



DISCLAIMER: While the contents of this map have been tested for accuracy, the Sumter City-County Planning Commission does not assume any responsibility for the exact accuracy or correctness of the map. The Sumter City-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 City-County Planning Commission harmless for any or all liabilities arising from the use of this map.

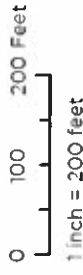
2017 Aerial Photography Map



Legend

 Case Site Location

DISCLAIMER: While the data in this map has been tested for accuracy, the Sumter City Planning Commission disclaims any and all responsibility for the exact accuracy or correctness of the map. The Sumter City Planning Commission shall not become liable to the user of this map for any reason, in using this map, the user acknowledges that the City Planning Commission is not liable for 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 System (GIS)
 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