

Sumter City Council

Second / Final Reading

November 6, 2018

Planning Commission Staff Report

RZ-18-11, Camden Highway & Alice Dr. (City)

I. THE REQUEST

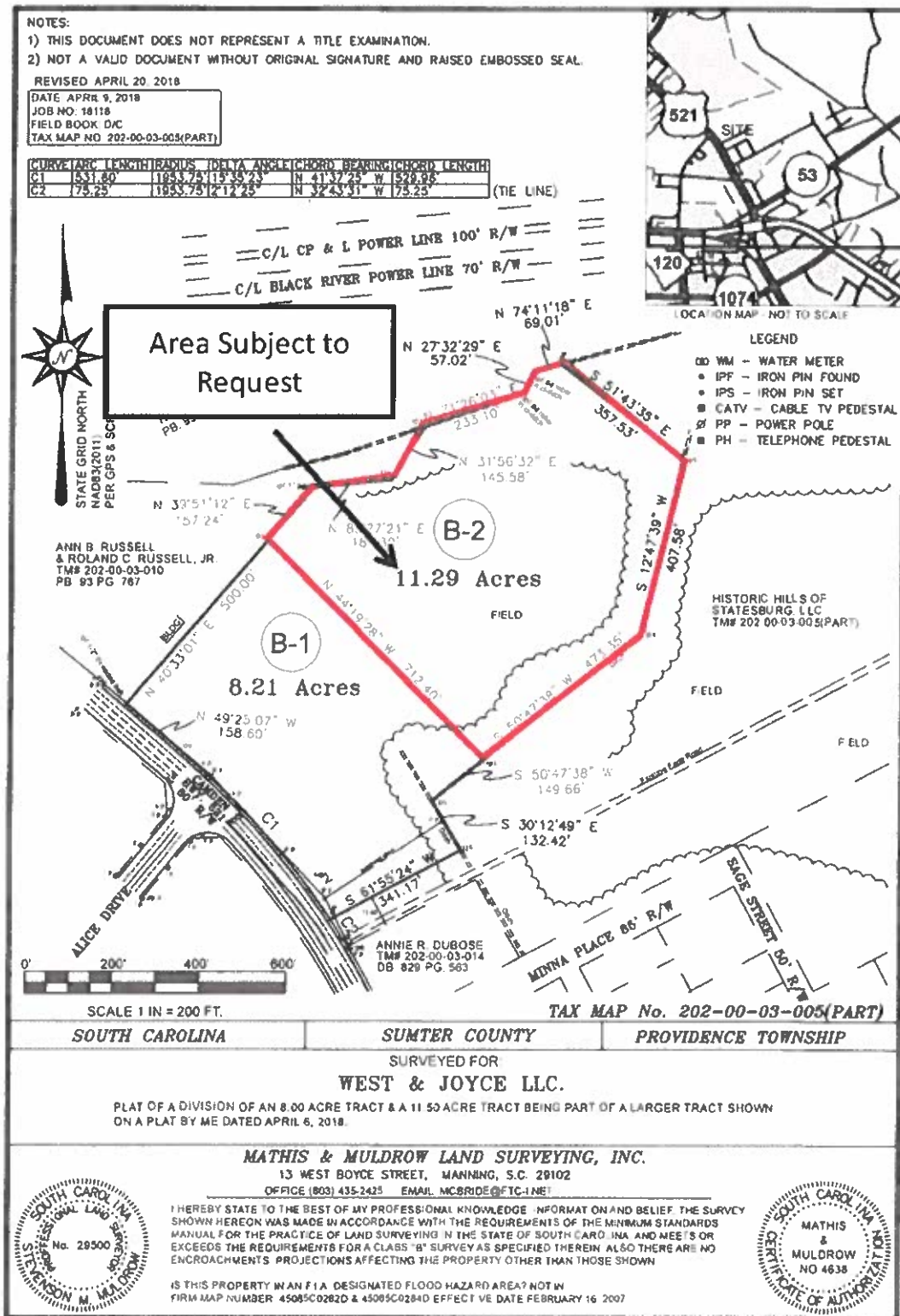
Applicant:	Jay Davis
Status of the Applicant:	Authorized Agent for property owner
Request:	A request to rezone a +/- 11.29 acre portion of TMS# 202-00-03-028 from Agricultural Conservation (AC) to General Commercial (GC)
Location:	Camden Hwy (US 521) & Alice Dr.
Size of Property:	+/- 11.29 acres (subject of this request); +/- 19.5 acres (overall size of property)
Present Use/Zoning:	Vacant / AC
Proposed Use of Property:	Gas Station/Convenience Store & Future Undetermined Commercial Use
Tax Map Reference:	202-00-03-028 (p)
Adjacent Property Land Use and Zoning:	North – Vacant / PD & AC South – Vacant/ AC East – Single Family Residential / AC West – Vacant / GC & AC

II. BACKGROUND

This request is to rezone a +/- 11.29 acre portion of a larger 19.5 acre 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 area subject to this request is located directly behind an 8.21 acre portion of the same property that was recently rezoned to GC (RZ-18-01). The larger 19.5 acre parcel is split zoned



between GC & AC, and thus approval of this request would bring the entire property within the GC zoning district.

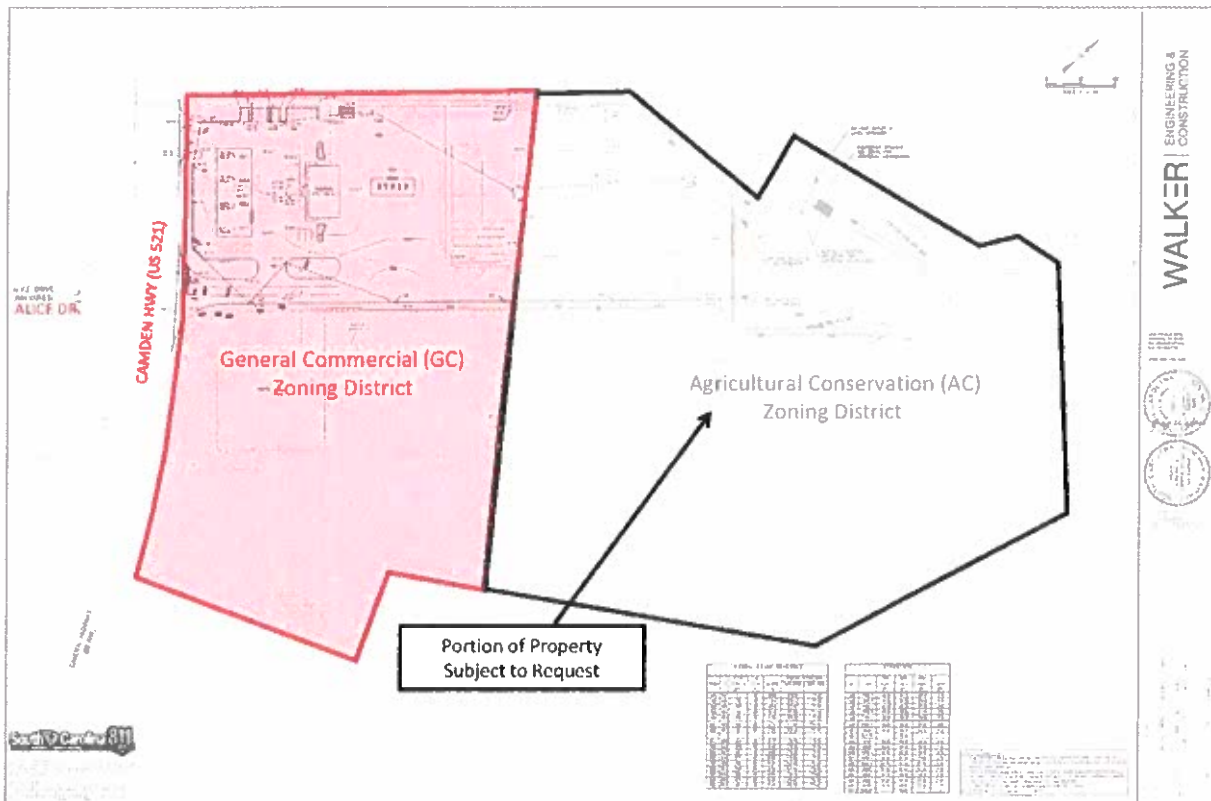
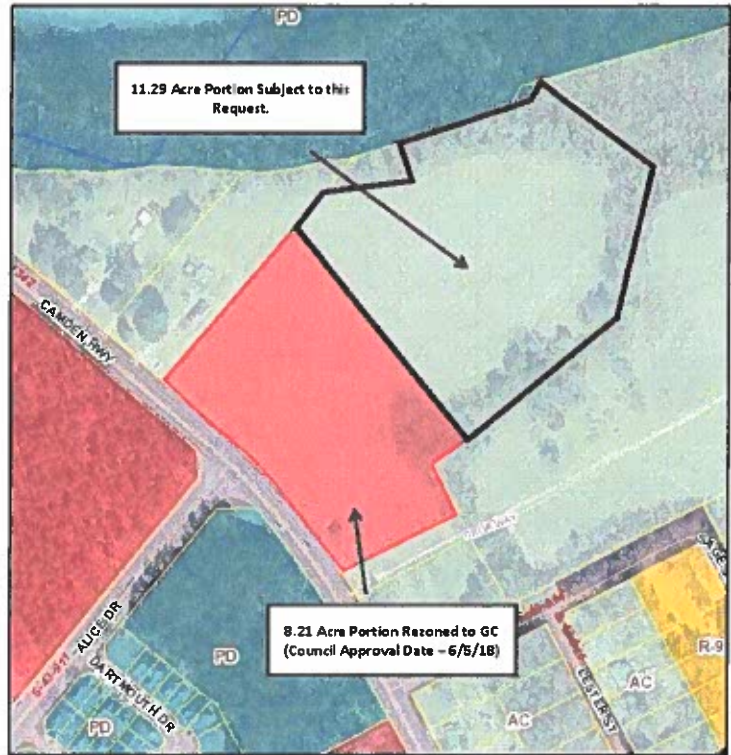


Above: Plat showing areas subject to request.

Adjacent zoning districts to the 11.29 acre portion of property, subject to this request, include Planned Development (PD) and AC to the north, AC to the south, GC & AC to the west, and AC to the east.

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 owner of the property currently has a major site plan application on file for a proposed gas station/convenience store development. Approximately +/- 4 acres of this proposed development is within the 11.29 acre area subject to this rezoning request.

The applicant has indicated there are no development plans for the remaining 7.29 acres of the property at this time. The 11.29 acre area is directly outside of current city municipal boundaries. The applicant is requesting city annexation for this entire area in conjunction with rezoning.

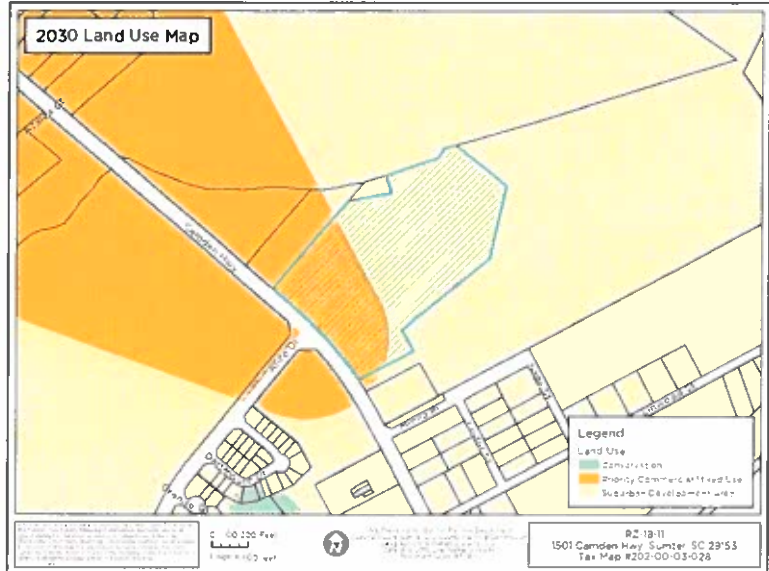


Above: Proposed Gas Station/convenience Store & Current Zoning

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The area subject to this rezoning request is located in the Suburban Development Planning Area within the Sumter 2030 Comprehensive Plan. It is also influenced by the Priority Commercial Mixed Use Priority Investment Planning Area that covers the front half of the larger 19.5 acre parcel.

According to the Sumter 2030 Comprehensive Plan, the primary objective of the Suburban Development designation is to scrutinize and manage the existing development patterns, foster intentional mixed-use development and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner.



The 2030 Plan indicates that areas designated Priority Commercial Mixed Use are identified to direct future, high quality commercial and mixed use development. These areas include anticipated green fields and established locations expected to re-develop with higher and better uses overtime. Priority Commercial Mixed Use areas are to 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, where design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.

The finding was made under RZ-18-01 that a commercial zoning designation for the Camden Hwy. frontage is in accordance with applicable policies of the Sumter 2030 Comprehensive Plan. Additionally, the SUATS 2040 LRTP envisions an extension of Alice Dr. directly through the 11.29 acre site that is the subject of this request. When considering previous zoning actions, the LTRP, and the influence of the Priority Commercial Mixed Use Planning Area, commercial designation for this 11.29 acres is in accordance with the primary objectives of the Suburban Development Planning Area as well as the intent of Priority Commercial Mixed Use Area.

IV. TRAFFIC REVIEW

Camden Highway (US 521) is a state maintained major arterial road with a 2017 annual average daily trip (AADT) count of 19,200 near the subject property. Alice Dr. is a state maintained minor arterial road with a 2016 AADT count of 5,700 near the subject property.

The Traffic Impact Study (TIS) completed for the proposed gas station/convenience store use indicates that the development will generate a maximum of 6,424 trips with 222 A.M. peak hour (7:15 to 8:15 am) trips and 258 P.M. peak hours (5:00 to 6:00 pm) trips. The TIS notes that it is anticipated that 66% of the

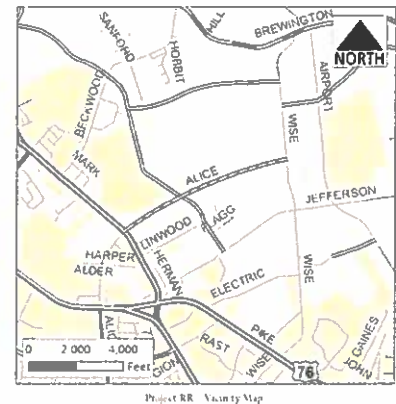
site trips will be made by drivers already on the study network, with the proposed development generating 34% or 2,184 newly added daily trips to the study network. Additional traffic studies may be required for future development on the property, and would be reviewed at time of site plan review.

The SUATS 2040 LRTP envisions Alice Dr. being extended across portions of the subject property to connect with N. Wise Dr. to the north, and the 2045 LRTP continues the this vision of future Alice Dr. extension. Any proposed development on the site will need to be reviewed within the context of this planned future road alignment.

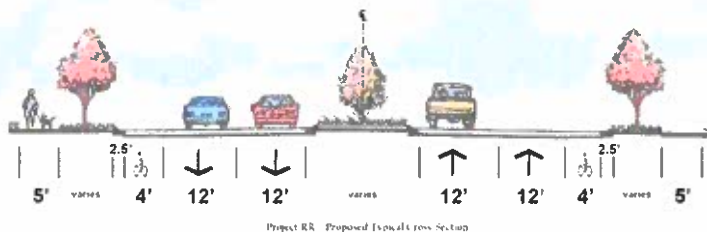
Project RR – Alice Drive Extension

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 +/- 11.29 acres from AC to GC.

The larger 19.5 acre property is split zoned, with the front 8.21 acres currently zoned GC. A portion of the subject area is a part of a submitted commercial development proposal that is under review, and a portion of the site is the location of an envisioned extension of Alice Dr. The subject area is influenced by the Priority Mixed Use Commercial Planning Area, where policies support a commercial zoning designation. The request is also in accordance with the Suburban Development Planning Area policy to identify new commercial and industrial locations where form and design are focus.

VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend approval of RZ-18-11, rezoning +/- 11.29 acres from Agricultural Conservation (AC) to General Commercial (GC).
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – SEPTEMBER 26, 2018

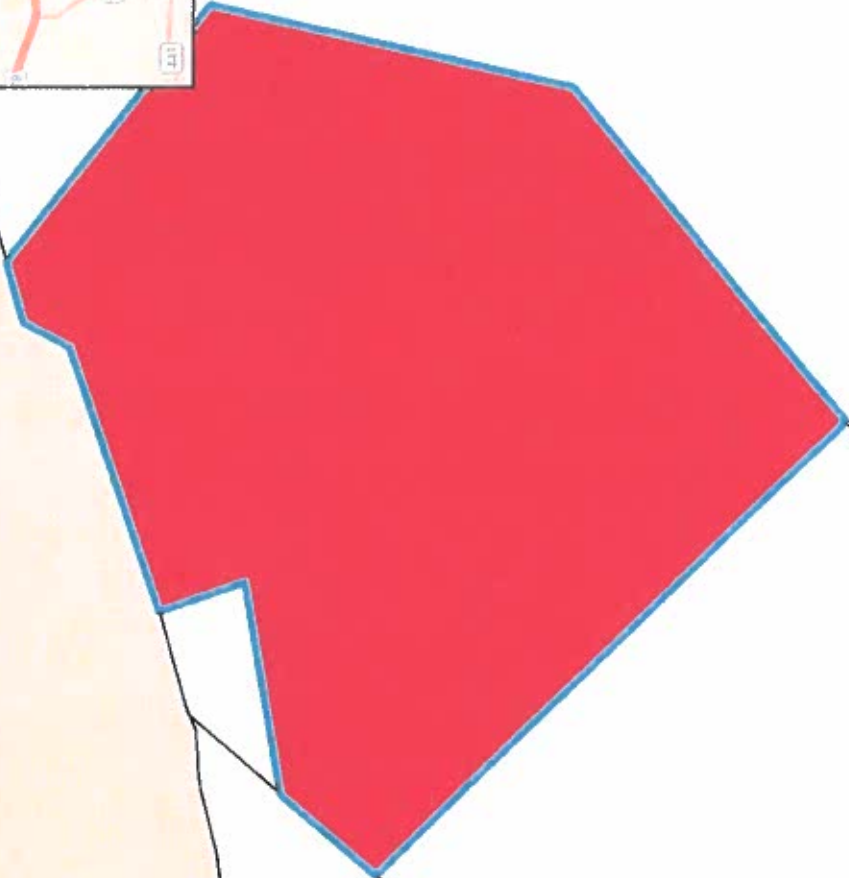
The Sumter City-County Planning Department at its meeting on Wednesday, September 26, 2018, voted unanimously to recommend approval for this request.

VIII. CITY COUNCIL – OCTOBER 16, 2018 – FIRST READING/PUBLIC HEARING

The Sumter City Council at its meeting on Tuesday, October 16, 2018, gave First Reading approval of this request.

IX. CITY COUNCIL – NOVEMBER 6, 2018 – SECOND / FINAL READING

Location Map



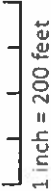
Legend



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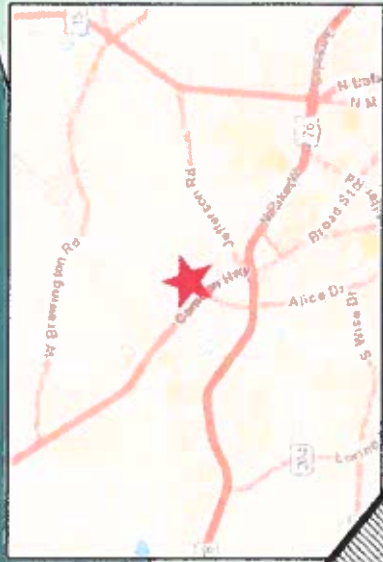
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1 inch = 200 feet

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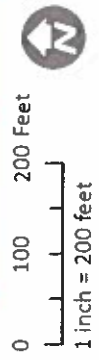
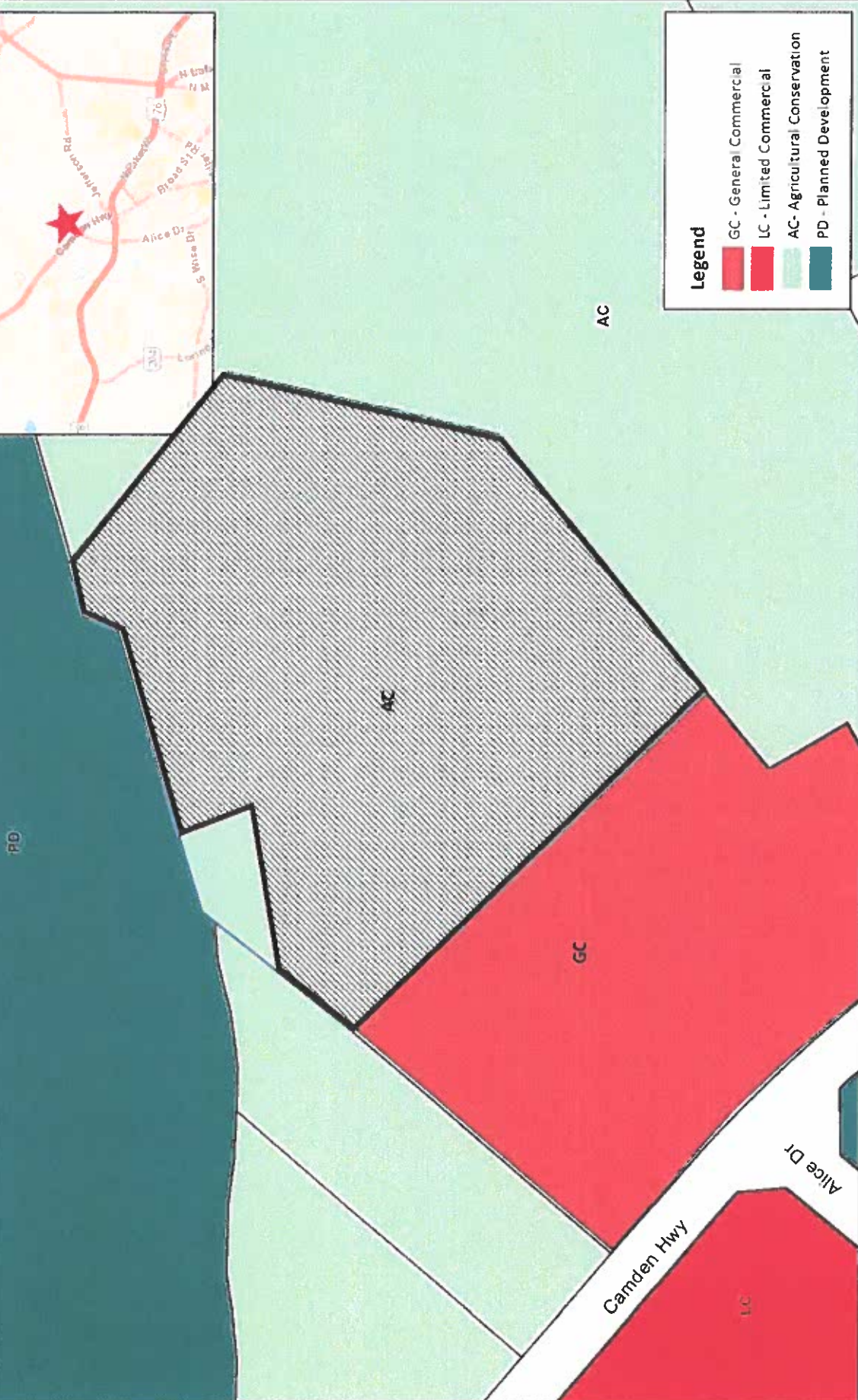
RZ-18-11
1501 Camden Hwy, Sumter, SC 29153
Tax Map # 202-00-03-028



Legend

- GC - General Commercial
- LC - Limited Commercial
- AC - Agricultural Conservation
- PD - Planned Development

Zoning Map

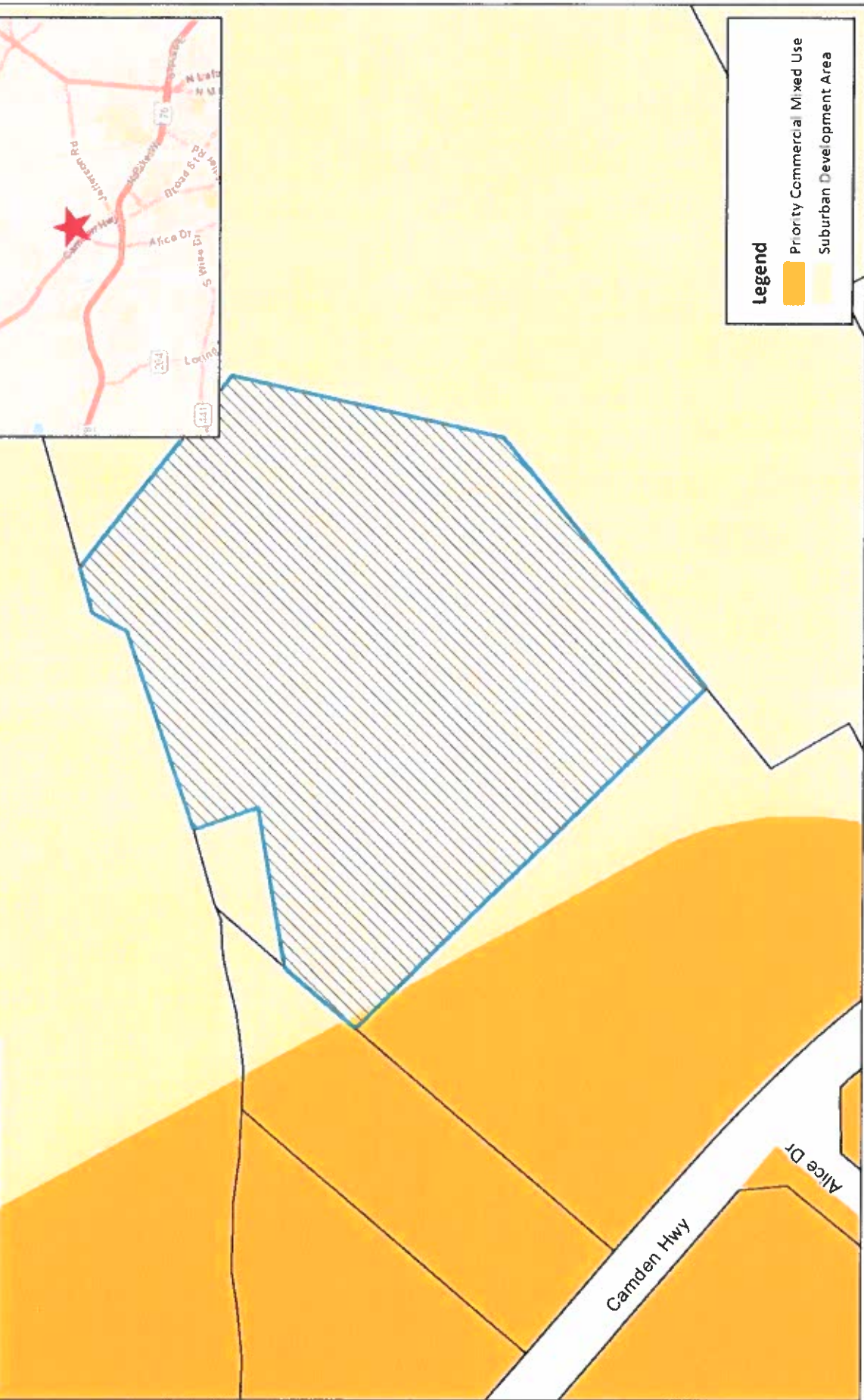


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2030 Land Use Map



Legend

- Priority Commercial Mixed Use
- Suburban Development Area

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