

Sumter City Council

First Reading / Public Hearing
December 18, 2018

Planning Commission Staff Report

RZ-18-14, 2135 W. Oakland Ave. (City)

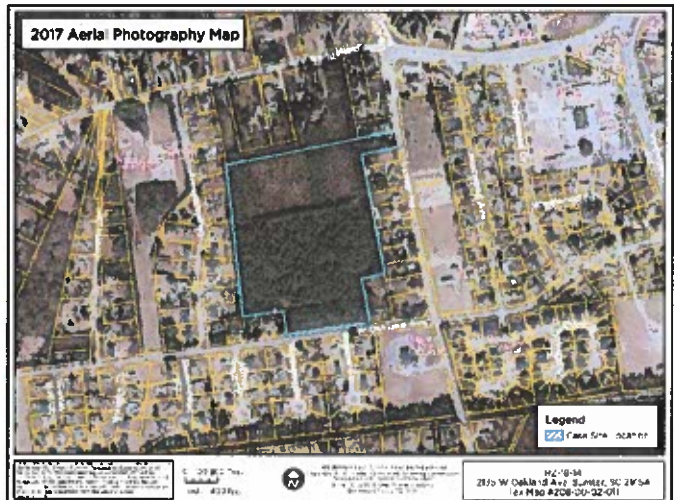
I. THE REQUEST

Applicant:	Knowlton Properties, LLC
Status of the Applicant:	Contract Purchaser
Request:	A request to rezone a +/- 21.76 acre tract from Residential-15 (R-15) to Residential-6 (R-6)
Location:	2135 W. Oakland Ave.
Size of Property:	+/- 21.76 acres
Present Use/Zoning:	Undeveloped/R-15 (Residential-15)
Proposed Use of Property:	Townhouse Development
Tax Map Reference:	206-00-02-011 (part)
Adjacent Property Land Use and Zoning:	North – Undeveloped /Planned Development (PD) South – Single Family Residential/ Residential 15 (R-15) East – Single Family Residential/ Residential 15 (R-15) West – Single Family Residential/ Residential 15 (R-15)

II. BACKGROUND

This request is to rezone a +/- 21.76 acre parcel from Residential-15 (R-15) to Residential-6 (R-6). As shown on the aerial photography map to the right, the subject property has frontage along both W. Oakland Ave. and Lynam Rd., near Wedgefield Rd. Currently the property is under the jurisdiction of Sumter County, however an Annexation Petition has been filed with the City of Sumter, as such the rezoning is being reviewed as a City request.

The subject property is an undeveloped parcel that is one of the last remnants of a larger tract of



land in the Oakland Ave. area that has been parceled off over time for use as single family residential lots.

Below, views of the subject property from both of the streets that it fronts are shown.

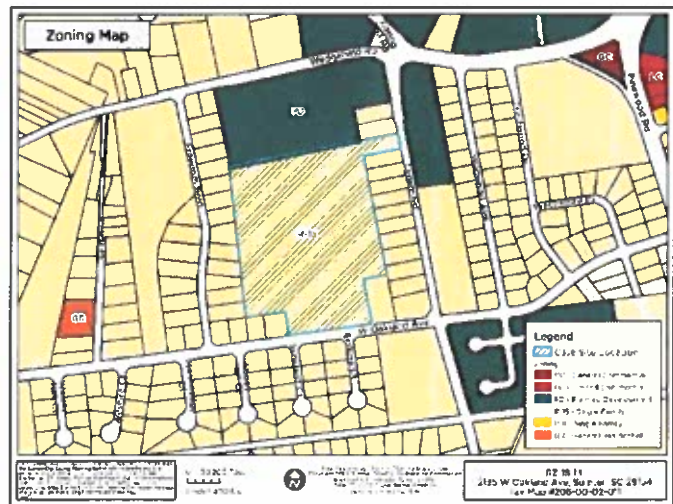


Above Left: View of frontage on W. Oakland



Above Right: View of frontage on Lynam Rd.

To the right, a map detailing the zoning of the area around the subject property is shown. The parcel and the single family residential development to the east, west, and south of the parcel are zoned R-15, a lower density single family residential designation. Areas north of the subject parcel are zoned PD, and were incorporated into plans for the Loring Mill Village Planned Development in 2007. Loring Mill Village Planned Development was approved by County Council as a pedestrian scale mixed use development. While plans for Loring Mill Village were approved, the development was never built and the zoning designation remains.



The applicants are requesting a rezoning of the subject to R-6 in order to allow construction of a townhouse development. The R-6 residential zoning designation allows for greater densities and for a variety of housing types not permitted in the R-15 district—R-15 only permits single-family detached housing developments on larger (15,000 sq. ft. +) lots. Contingent on a successful rezoning, the applicants have tentatively proposed utilizing the subject property for a townhouse residential development. Townhouses are a conditional use within the R-6 district.

As the future use of the parcel has not yet been firmly decided, the following is a non-exhaustive list of some of the permitted and conditional uses within then R-6 zoning district.

By- Right Permitted Uses

- Singly Family Detached Dwellings (excluding mobile homes)
- Duplexes
- Residential Accessory Uses
- Public Parks
- Agricultural Production

Conditional Uses

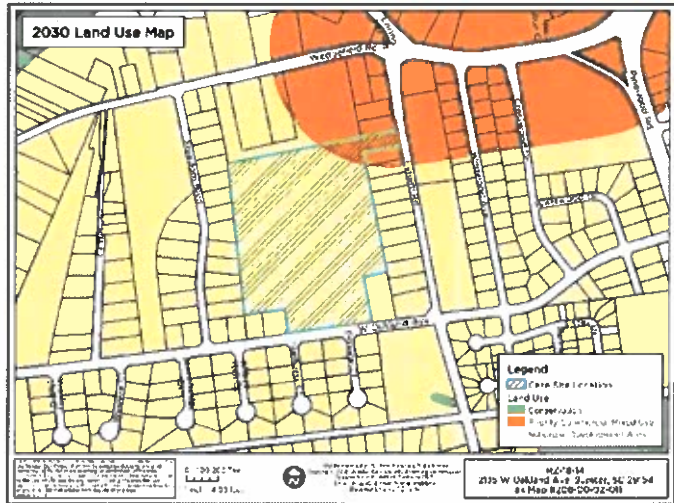
- Townhouses
- Triplexes and Quadraplexes
- Community Centers
- Schools
- Nursing Care Facilities
- Family and Social Services
- Religious Organizations

The property is not currently served by public sewer and water, however; services are available in proximity to the site.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The subject parcel is located within the Suburban Development Planning Area, with a small portion of the property containing Priority Commerical Mixed Use Area designation

The primary objective of the Suburban Development designation is to manage existing development patterns. The policies of the Suburban Development area encourage infill, mixed use opportunities, and fostering diverse medium density residential development.



The subject parcel is also influenced by the Priority Commercial Mixed Use Investment area located at the intersection of Wedgfield Rd. and Lynam Rd. This planning area is designed to concentrate resources into designated areas in order to foster high quality commercial and mixed-use development. Its policies encourage both destination retail commercial uses and neighborhood commercial uses as appropriate.

The proposed rezoning is in harmony with both Suburban Development and Priority Commercial Mixed Use Planning Area policies. The proposed rezoning to R-6 will allow for greater densities and more diverse housing options to complement the neighboring existing single family residential development, while providing a larger residential base to anchor future commercial development within the nearby priority mixed use planning area.

IV. TRAFFIC REVIEW

The subject property has approximately 530ft. of frontage on W. Oakland Ave., a SCDOT owned road classified as a major collector roadway with an AADT of 2,200 in 2017.

The property also has approximately 100 feet of frontage on Lynam Rd., a two lane SCDOT owned road also designated as a major collector roadway, with 2017 AADT of 5,900.

The subject property is near Wedgefield Rd., a four lane minor arterial roadway with a 2017 AADT of 12,700.

Depending upon the scope of proposed future development a traffic impact study may be required prior to any future plan approvals. Traffic impacts will be evaluated, and appropriate mitigation measures required at time of subdivision approval.

V. STAFF RECOMMENDATION

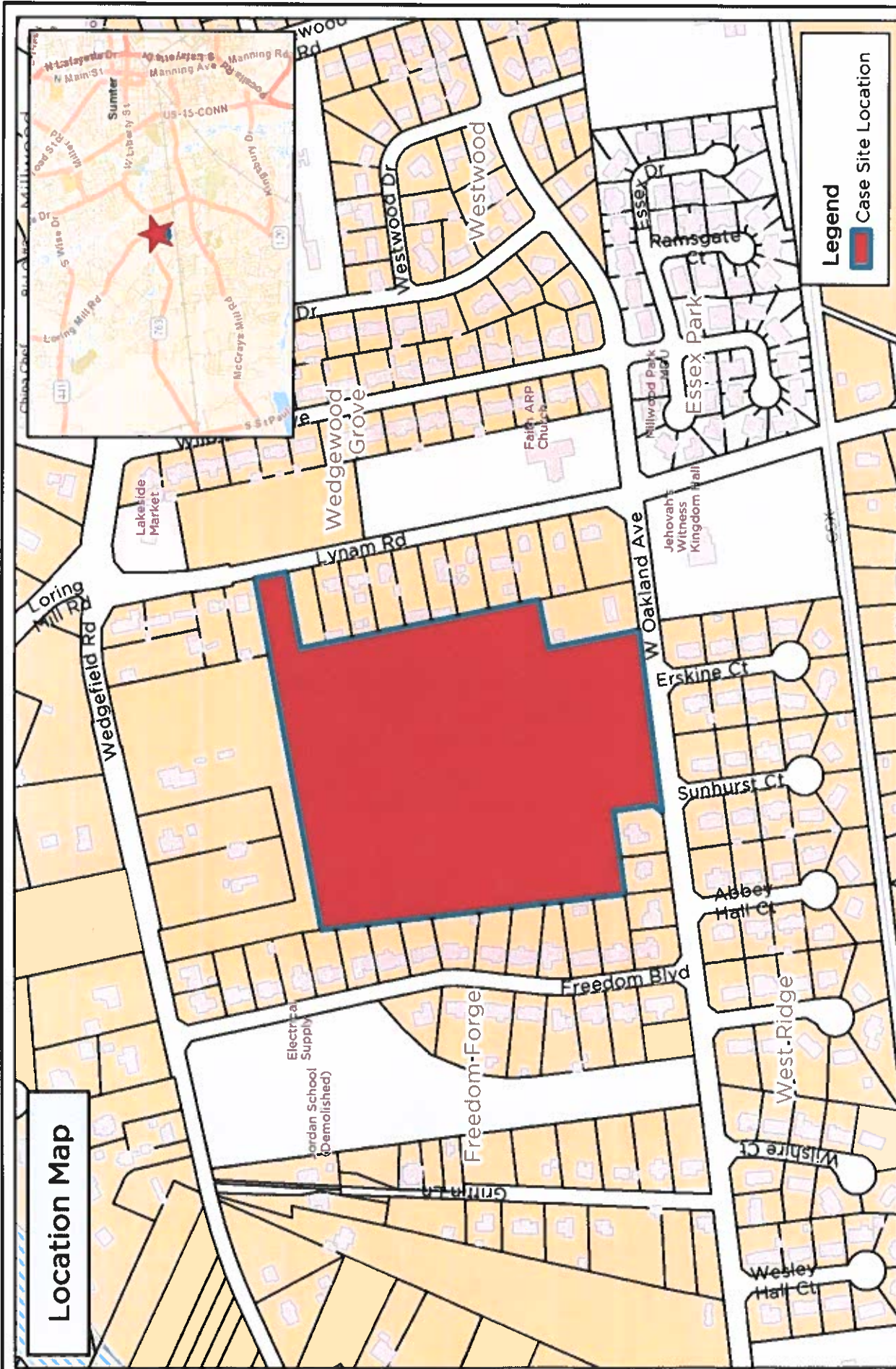
The staff recommends approval of the request. The request is consistent with comprehensive plan policies for the area.

VI. PLANNING COMMISSION – NOVEMBER 28, 2018

The Sumter City-County Planning Commission at its meeting on Wednesday, November 28, 2018, voted to recommend approval of the request.

VII CITY COUNCIL – DECEMBER 18, 2018 – FIRST READING/PUBLIC HEARING

Location Map

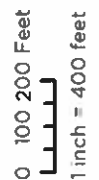


Legend



Case Site Location

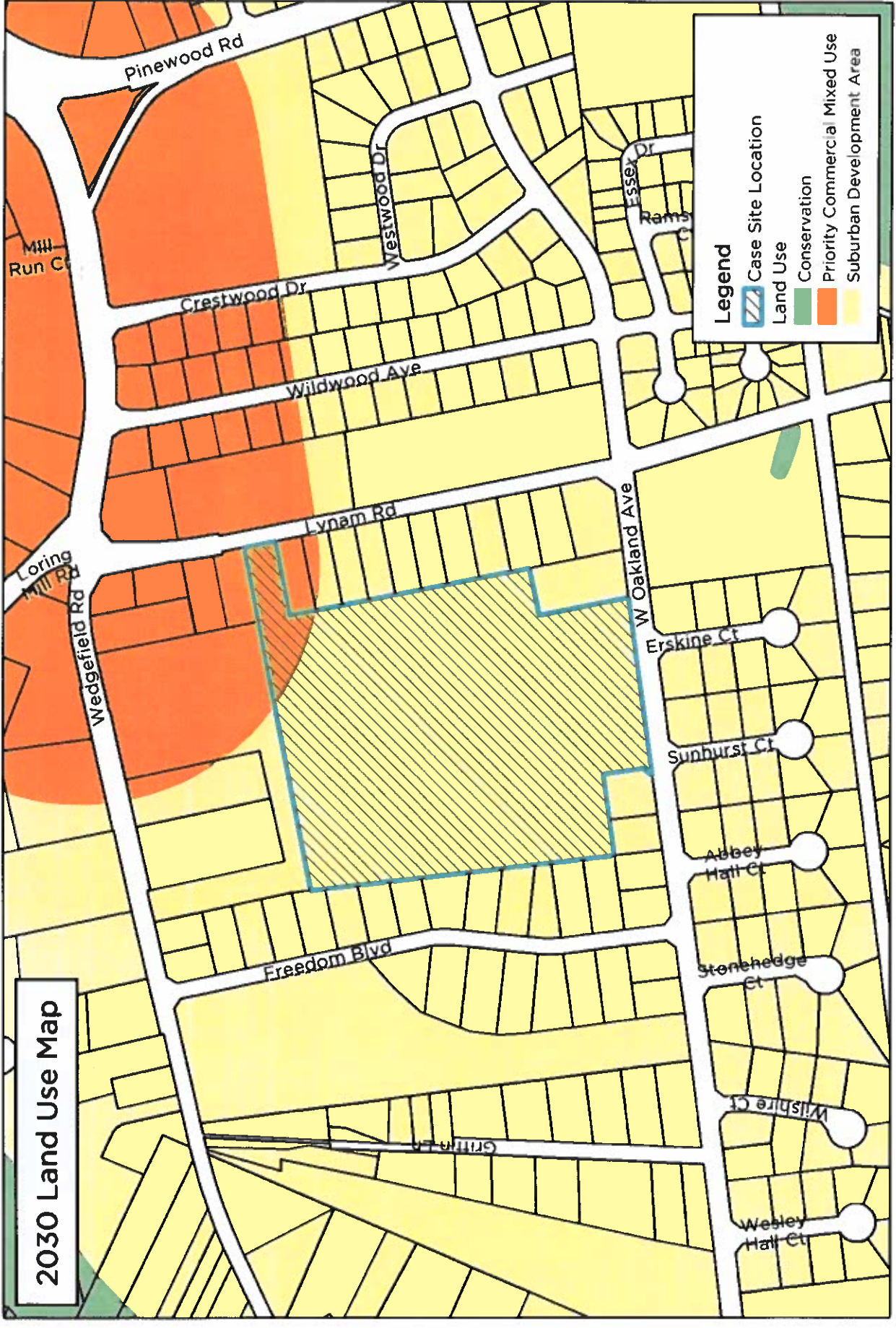
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RZ-18-14
 2135 W Oakland Ave, Sumter, SC 29154
 Tax Map #206-00-02-011

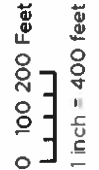
2030 Land Use Map



Legend

- Case Site Location
- Land Use
- Conservation
- Priority Commercial Mixed Use
- Suburban Development Area

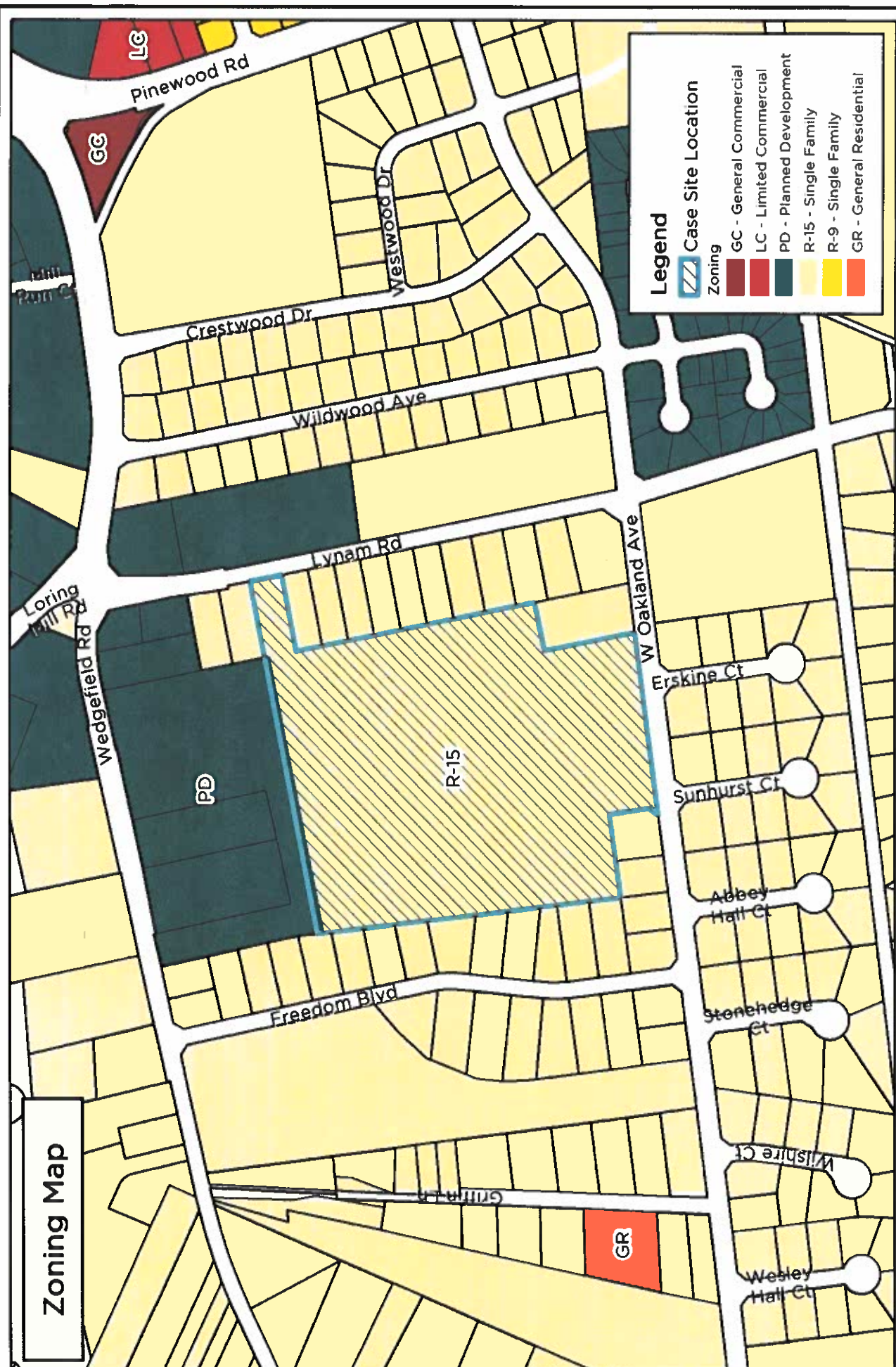
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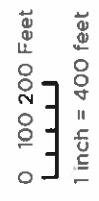
Zoning Map



Legend

-  Case Site Location
-  Zoning
-  GC - General Commercial
-  LC - Limited Commercial
-  PD - Planned Development
-  R-15 - Single Family
-  R-9 - Single Family
-  GR - General Residential

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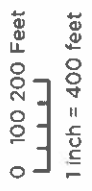
2017 Aerial Photography Map



Legend
 Case Site Location

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Tax Map #206-00-02-011

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