

Sumter City Council

1st Reading / Public Hearing
June 21, 2016

Planning Commission Staff Report

RZ-16-07, E. Bartlette – S. Main – S. Harvin – E. Oakland (City)

I. THE REQUEST

Applicant:	Howie Owens for the City of Sumter
Status of the Applicant:	Property Owner Representative
Request:	A request to rezone 3.26 acres from GC (General Commercial) and LI-W (Light Industrial-Warehouse) to CBD (Central Business District).
Location:	201 S. Main St., 8 E. Bartlette St., 12 E. Bartlette St., 130-136 S. Harvin St., 140 S. Harvin St., & 5-7 E. Oakland Ave.
Size of Property:	+/-3.26 acres
Present Use/Zoning:	Vacant Lots & Commercial/Industrial Buildings/GC (General Commercial) & LI-W (Light Industrial-Warehouse)
Proposed Use of Property:	City Water Department & Redevelopment Area/CBD (Central Business District)
Tax Map Reference:	228-13-09-023, 228-13-09-024, 228-13-09-025, 228-13-09-026, 228-13-09-029, 228-13-09-033
Adjacent Property Land Use and Zoning:	North – E. Bartlette St. & CCTC Health Sciences Center/CBD (Central Business District) South – E. Oakland Ave. & Industrial/Office Buildings/LI-W (Light Industrial-Warehouse) East – S. Harvin St. & Clyburn Intermodal Transportation Center/GC (General Commercial) & LI-W (Light Industrial-Warehouse) West – S. Main St. & Commercial Retail Space/GC (General Commercial)

II. BACKGROUND

This request is to rezone the six (6) of the eight (8) parcels that comprise the block bounded by E. Bartlette St., S. Harvin St., E. Oakland Ave. and S. Main St. As proposed the 3.26 acre tract would be rezoned from General Commercial (GC) and Light Industrial-Warehouse (LI-W) to Central Business District (CBD).

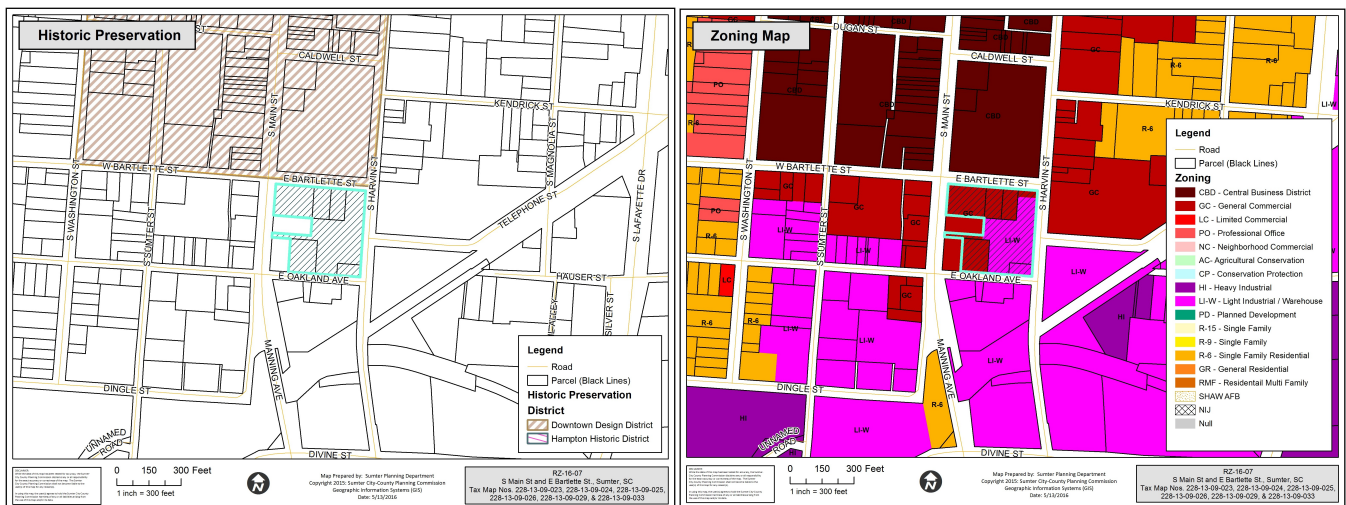
As shown in the pictometry to the right, the tract under review is almost fully developed, hosting a variety of commercial and industrial buildings along with extensive areas of concrete and asphalt pavement.

It is the applicant's intent to utilize this property for two purposes: 1) construction of new administrative offices for the City of Sumter Water Department at the corner of S. Harvin and Bartlette St. and 2) redevelopment along the N. Main St. frontage.

The block is comprised of eight (8) individual parcels. At this time, the City controls six (6) of the eight parcels. They are actively working on acquisition of the remaining two parcels that are not part of this rezoning request. Should this rezoning request be approved, ultimately, the two parcels that are not included in the request should also be rezoned to CBD in order to complete redevelopment of the block.



As shown in the orthophotography above and the historic overlay and zoning maps below, to the south, east and west of the site is a mix of GC/LI-W, while everything to the north is part of the Central Business District (CBD). Additionally, the property to the north is influenced by the Downtown Historic District Design Review Overlay.



Above Left: Historic Preservation Design Review Overlay District.

Above Right: Zoning in proximity to the site under review.

The Historic District Overlay is intended to promote the educational, cultural, economical and general welfare of the public by providing a mechanism for the identification, recognition, preservation, maintenance, protection and enhancement of existing historic and architecturally valuable structures, properties, and neighborhoods that serve as a visible reminder of the social, cultural, economic, political and/or architectural history of the City. In addition, this district is used to guide the appearance

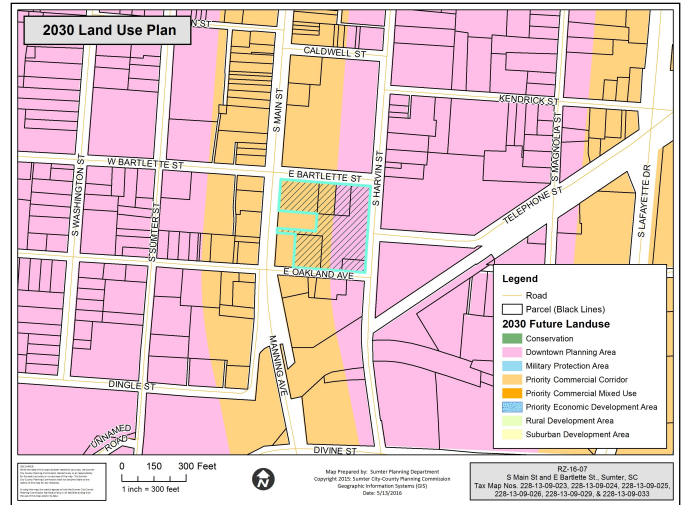
of infill development within the Central Business District to promote compatibility with the historic areas of the downtown.

Development, in proximity to the property under review, closely mirrors the development standards for the CBD—building are placed close to the roadway with parking to the side or rear of the buildings. The existing development densities are also more indicative of an urban core than that of the suburban development commonly seen along Broad St. and other major Commercial Corridors. Should these properties be rezoned, inclusion within the Downtown Historic District Design Review Overlay should be given serious consideration.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The property is in the Downtown Planning Area (DPA) and is influenced by the Priority Commercial Corridor (PCC), a priority investment area within the 2030 Comprehensive Plan.

A major theme of the Plan is to encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors. The Downtown Planning Area represents the historic core of the City. For decades the downtown area has been the center of government, commerce, spirituality, and healthcare. It is the home of the Central Business District (CBD) and is listed on the National Register of Historic Places. The primary goal of the Downtown Planning Area is to achieve a city center which promotes and encourages a design focused, flexible urban core dominated by retail, office/institutional, and residential uses. The Primary Commercial Corridors focus on existing corridors across the community where design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability. The Plan seeks to identify ways to encourage, support, and implement projects with a mix of uses. Infill projects are encouraged. Site design, landscaping, and architecture should play an important role in the decision making process for infill redevelopment.



The purpose of the CBD is to promote the concentration and vitality of commercial and residential development in Downtown Sumter. Multi-storied buildings, retail stores, professional offices, and government and health services characterize the district. In the 2030 Plan, as a matter of Policy consideration of expanding the Central Business District to ensure design protection and preservation of the district's architectural resources is supported (DPA Policy #3). In the Downtown Planning Area, government, schools, public, civic, and other institutional uses are to be highlighted and visually connected.

The 2030 Plan is clearly supportive of CBD zoning in this area, as well as efforts to ensure architectural compatibility. Given the adjacent zoning and permitted uses in concert with the 2030 Plan, rezoning the entirety of the property to CBD makes sense when done in tandem with the extension of the Historic District Design overlay.

IV. TRAFFIC REVIEW

The property comprises the bulk of a City block and is bounded on all four sides by SCDOT owned roadways—on north is E. Bartlette St., to the east is S. Harvin St., to the south the site is bounded by E. Oakland Ave. and to the west is S. Main St.

S. Main St. is classified as a minor arterial. The 2014 traffic count was 6400 AADT at the base of the Manning Avenue Bridge at the southwest corner of the block, transitioning to 3800 AADT just north of the intersection of S. Main St. and E. Bartlette St. This is the primary north-south transit corridor connecting South Sumter to the Downtown. S. Harvin St, the other north-south corridor, is classified as a collector street. The 2014 traffic count was 1800 AADT. Both E. Bartlette St. and E. Oakland Ave. have no functional classifications adjacent to the site. Further to the west of the subject property, E. Bartlette St. is classified as a minor arterial and E. Oakland Ave. is considered to be a collector street.

Depending upon the proposed future redevelopment, access to this block will be carefully scrutinized, to minimize driveway encroachments. Additionally, a Traffic Impact Study may be required depending upon the scale of the project.

V. STAFF RECOMMENDATION

Staff recommends approval of this request. The existing pattern of development and the 2030 Plan support expansion of the Central Business District in this area. Additional consideration should be given to expansion of the Downtown Historic District Design Review Overlay as well to ensure compatible future development with the established CBD.

VI. DRAFT MOTION

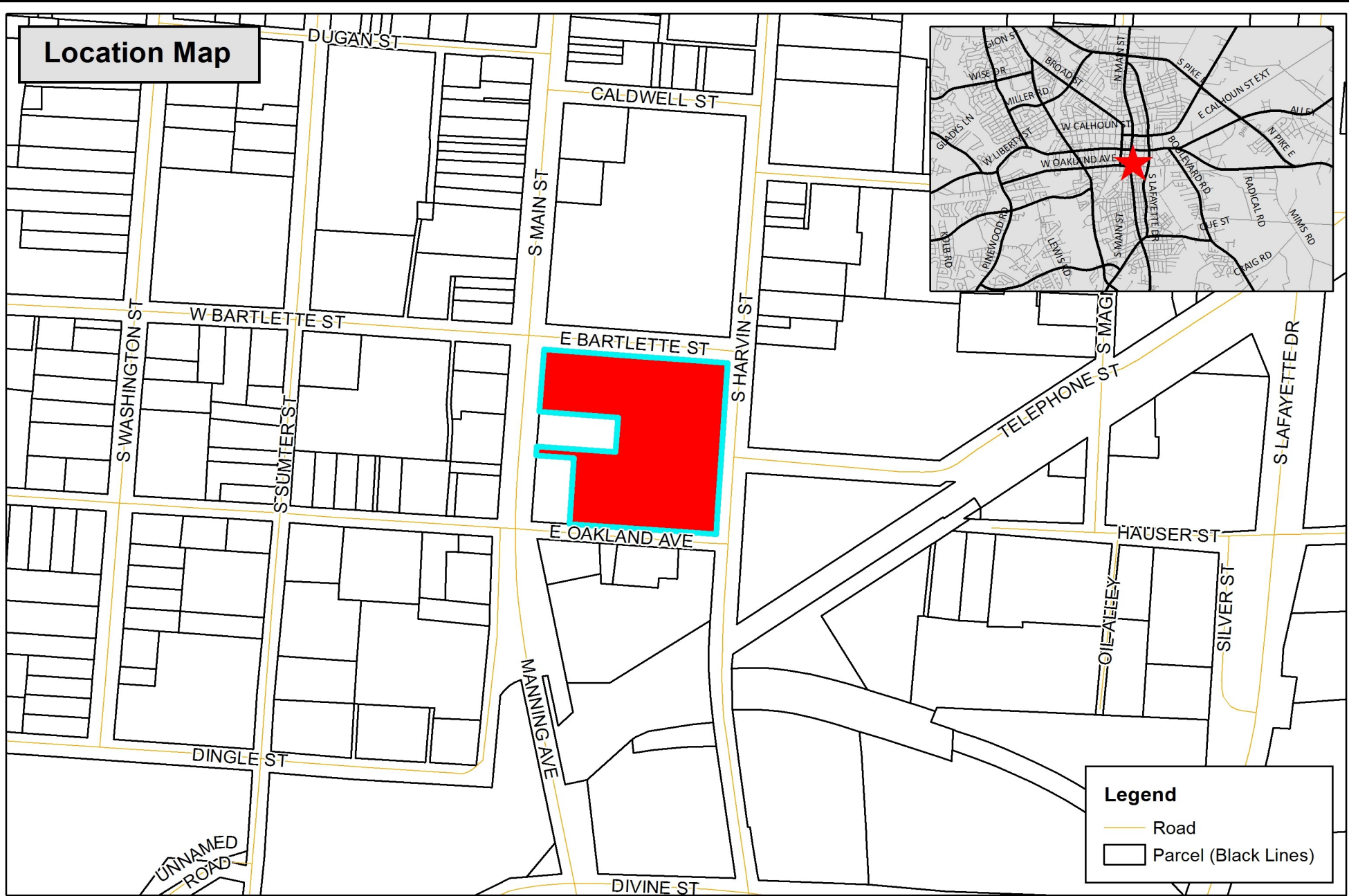
- 1) I move that the Planning Commission approve RZ-16-07, rezoning 3.26 acres from GC and LI-W to CBD.
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – MAY 25, 2016



The Sumter City – County Planning Commission at its meeting on Wednesday, May 25, 2016, voted to recommend approval of this request to rezone +/- 3.26 acres from General Commercial (GC) and Light Industrial-Warehouse (LI-W) to Central Business District (CBD). Properties are located at 201 S. Main St., 8 E. Bartlette St., 12 E. Bartlette St., 130-136 S. Harvin St., 140 S. Harvin St., & 5-7 E. Oakland Ave.

VIII. CITY COUNCIL – JUNE 21, 2016 – FIRST READING / PUBLIC HEARING

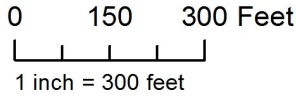
Location Map



Legend

-  Road
-  Parcel (Black Lines)

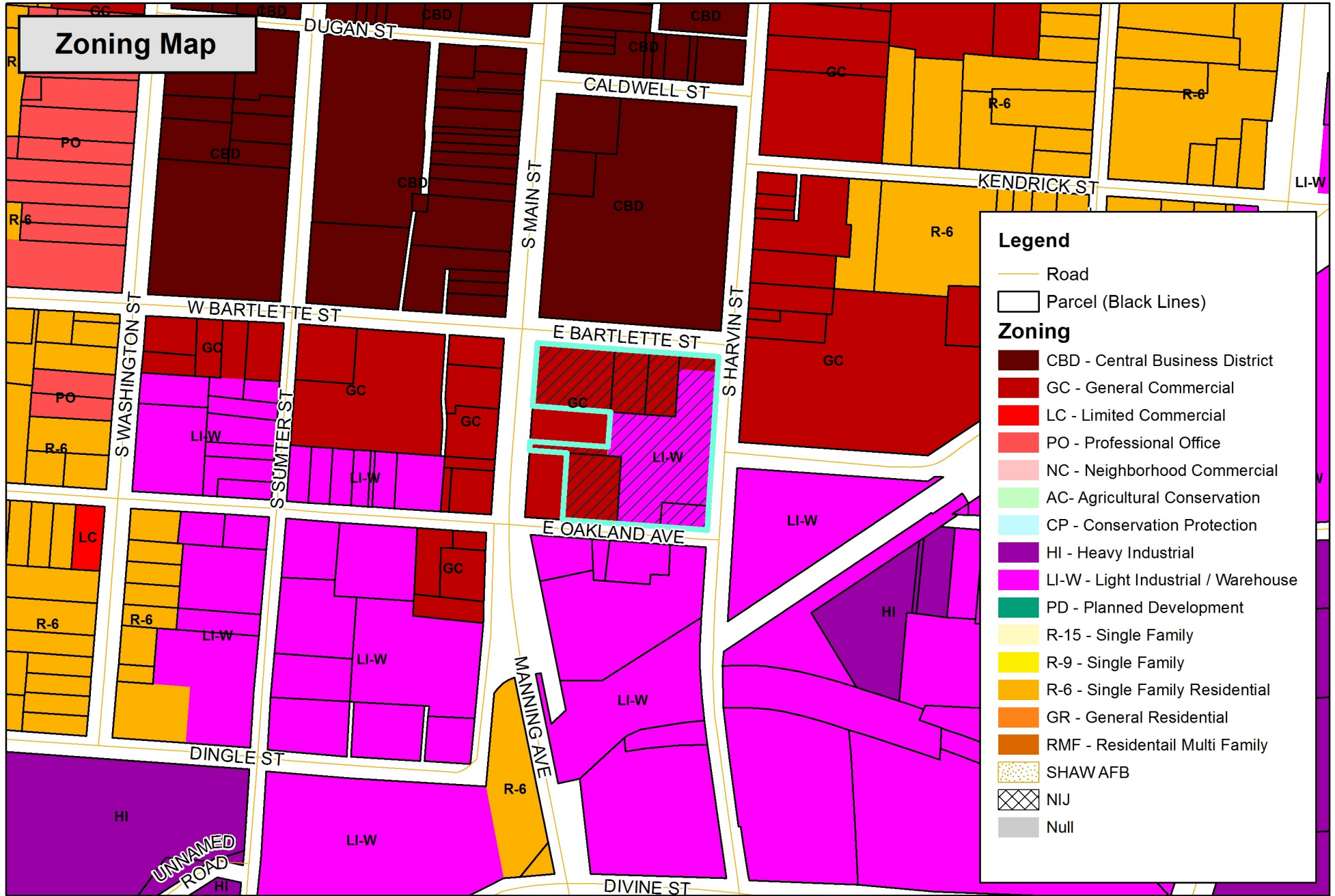
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 Geographic Information Systems (GIS)
 Date: 5/13/2016

RZ-16-07
 S Main St and E Bartlette St., Sumter, SC
 Tax Map Nos. 228-13-09-023, 228-13-09-024, 228-13-09-025,
 228-13-09-026, 228-13-09-029, & 228-13-09-033

Zoning Map



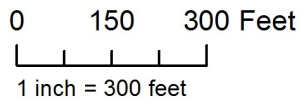
Legend

- Road
- Parcel (Black Lines)

Zoning

- CBD - Central Business District
- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- AC - Agricultural Conservation
- CP - Conservation Protection
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residential Multi Family
- SHAW AFB
- NIJ
- Null

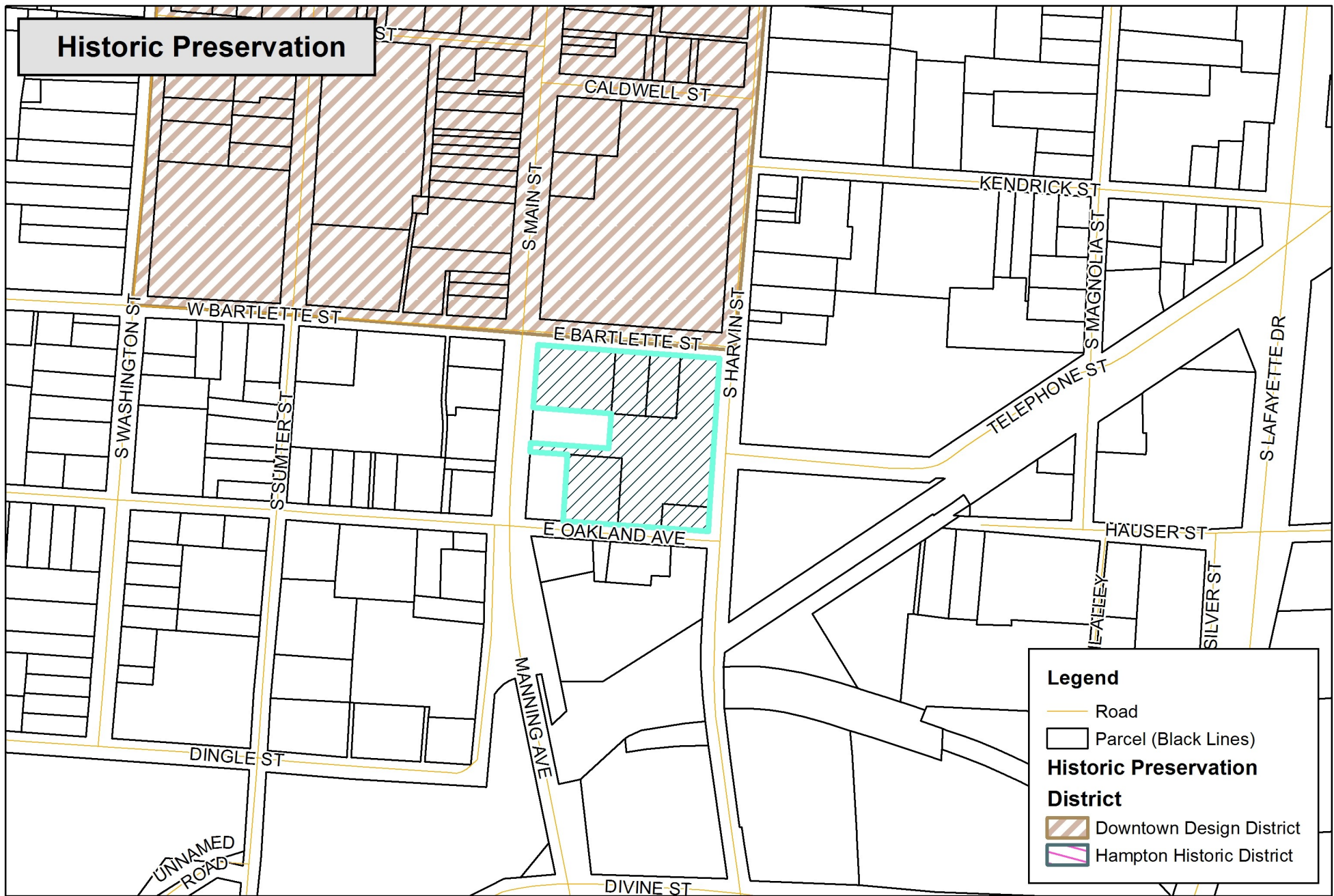
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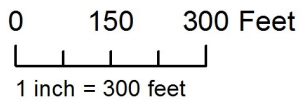
Historic Preservation



Legend

-  Road
-  Parcel (Black Lines)
- Historic Preservation District**
-  Downtown Design District
-  Hampton Historic District

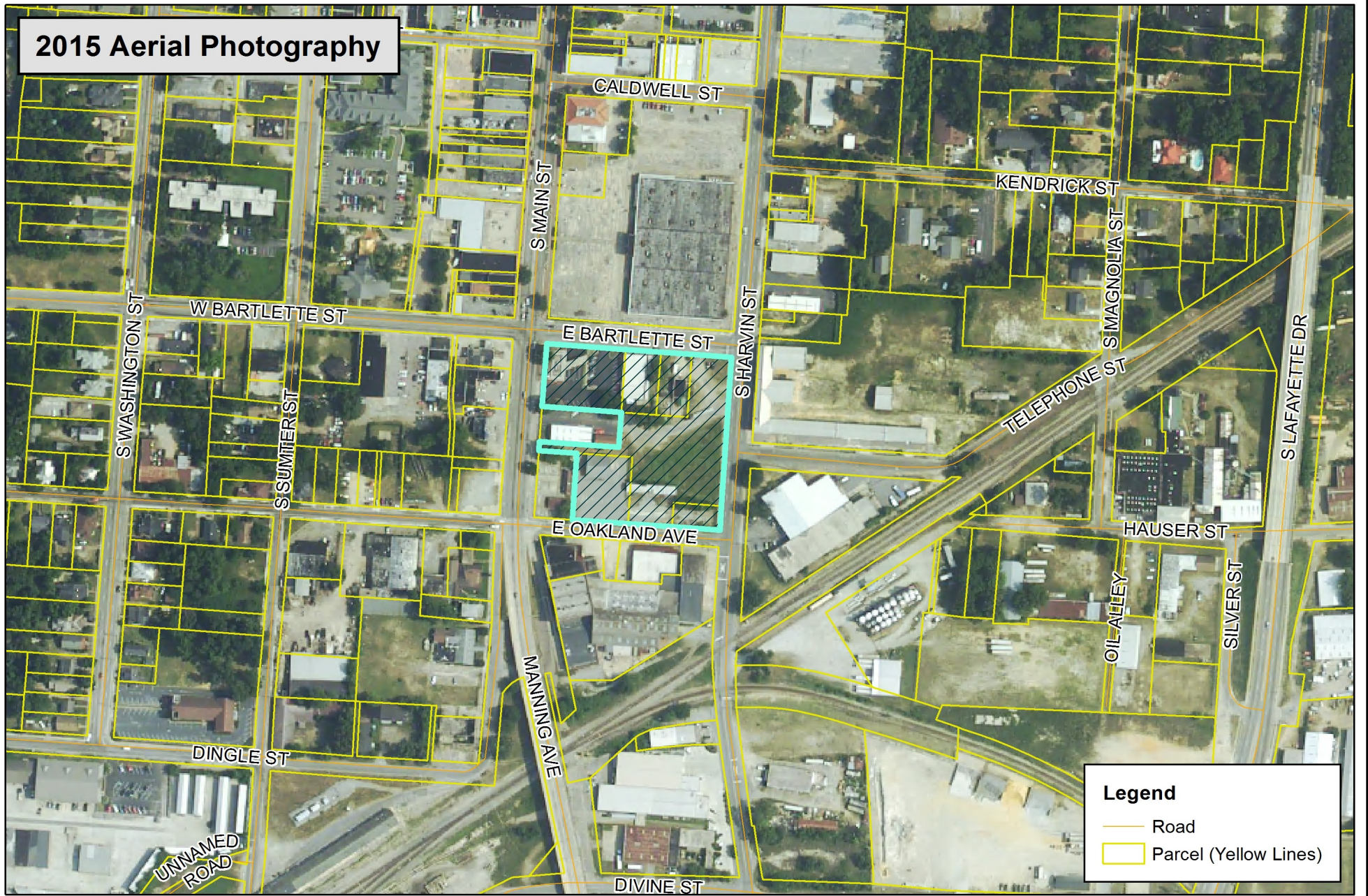
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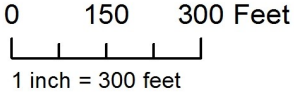
2015 Aerial Photography



Legend

-  Road
-  Parcel (Yellow Lines)

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