

# Sumter City-County Planning Commission

June 22, 2016

## RZ-16-08, Industrial Rd. / Florence Concrete Products (County)

### I. THE REQUEST

<b>Applicant:</b>	Sherry M. Jones, Florence Concrete Products
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	A request to rezone +/- 14.47 acre portion of properties on the northeast side of Industrial Rd. south of E. Fulton St. from General Residential (GR) to Light Industrial/Warehouse (LI-W).
<b>Location:</b>	Northeast side of Industrial Rd. south of E. Fulton St.
<b>Present Use/Zoning:</b>	Concrete Product Plant.
<b>Tax Map</b>	250-15-02-001 (Part), 250-15-02-003, 250-15-02-004
<b>Adjacent Property Land Use &amp; Zoning:</b>	North – Industrial/LI-W South – Vacant & Residential/GR East – Turkey Creek & Residential/GR West – Railroad & Vacant, Residential & Industrial/GR/HI

## II. BACKGROUND



The applicant is requesting to rezone +/- 14.47 acres (a portion of parcel number 250-15-02-001, as well as both parcels 250-15-02-003 and 250-15-02-004) on the northeast side of Industrial Rd. south of E. Fulton St. from General Residential (GR) to Light Industrial/Warehouse (LI-W). The parcels in question are the site of an existing concrete products plant. The portion in hatched orange in the Zoning Map below is the subject of this request. The site has +/- 2193 ft. of frontage and +/- 1600 ft. of depth from Industrial Rd.





There is a residential area nearby the concrete plant. The closest residence is approximately 179 feet from the proposed location for the concrete plant, separated by the railroad line, and is currently vacant. It is +/- 407 feet from the site to Murray St., and additional residences.



**Above Left:** View of house on Cedar Ave. from Industrial Road next to site.

**Above Right:** View of site from residence on Cedar Ave.

As per Exhibit 7 and based on the Standard Industrial Classification Code (SIC Code) Concrete Manufacturing falls under SIC Major Group 32: Stone, Glass, and Concrete Products. This use is not permitted in the GR zoning district. Therefore, the applicant is requesting to rezone these parcels to bring all of their property under one zoning classification of Light Industrial Warehouse. Applicant was not aware that all of the property was not currently Light Industrial Warehouse. They need expanded area for outside storage yard of their products.

### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



As shown in the 2030 Comprehensive Plan Map above, land uses in the proposed area for rezoning are influenced by Priority Economic Development, Suburban Development and Conservation Planning Areas. The Land Use Element is the primary tool when making land use decisions. The Comp Plan states that in the Suburban Development area, Light Industrial uses with a dominant outdoor storage component should be directed to established area with like uses. The overall site in question is an established industrial area, with more industrial uses adjacent to the north and west. The Comp Plan also states that in the Priority Economic Development area, protection for existing industrial parks is offered. Part of the site is in the Conservation Planning area because of both floodplain and National Wetlands Inventory conditions. Restrictions related to floodplain or wetlands would be handled as part of the site planning process, as new development occurs at the site in future.

### IV. TRAFFIC REVIEW

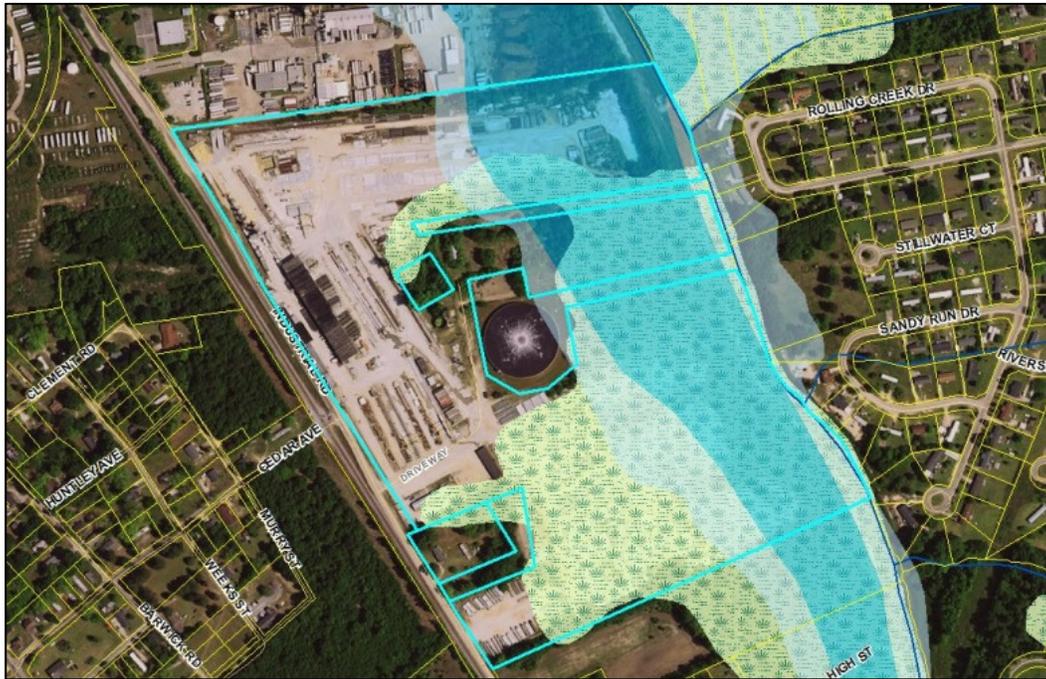
Industrial Rd. is classified as a minor collector with a 30 mph posted operating speed. Any future development on this site will require close scrutiny of any proposed access plans. Additionally, depending upon the scale and scope of future development proposals a Traffic Impact Study prepared in accordance with Article 7, Section 7.d.10 may be a requirement of site plan review and approval.

### V. WATER AND SEWER AVAILABILITY

Public water is available in the vicinity, public sewer is not available.

## **VI. ENVIRONMENTAL ISSUES**

As shown in the orthophotography below, the property is influenced by floodplain and possibly wetlands as shown in the green areas taken from the National Wetlands Inventory Maps. The blue areas are the 100 year floodplain boundaries and the hatched areas within the blue areas are the floodways. The floodways can not be built upon. A wetlands delineations/determination from the US Army Corps of Engineers may be required before future development of the property occurs.



## **VII. STAFF RECOMMENDATION**

The proposed rezoning meets the intent of the Comprehensive Plan. This area is an established industrial area and has been for many years. The Comp Plan supports the request because of the language regarding protection for existing industrial parks. The industrial area is buffered on the east by Turkey Creek /floodplain and on the west by the railroad. Any future redevelopment would necessitate accommodating the environmental conditions on the site. Therefore staff recommends approval of the request.

## **VIII. PLANNING COMMISSION – JUNE 22, 2016**

The Sumter City-County Planning Commission at its meeting on Wednesday, June 22, 2016, voted to recommend approval for this request.

## **IX. COUNTY COUNCIL – JULY 12, 2016 – FIRST READING**