REZONING CASE 2016-02

TO:	**PLANNING COMMISSION**
FROM:	**PLANNING AND DEVELOPMENT**
DATE:	**WEDNESDAY, FEBRUARY 10, 2016**
APPLICANT:	**JOYCE MARLOW**
REQUEST:	**TMS # 644-00-00-030- REQUEST TO REZONE APPROXIMATELY 4.24 ACRES FROM RUD IN THE COUNTY TO B-2 IN THE CITY**

Staff Summary:

The subject property is being proposed for annexation and rezoning as an operations facility which is a by-right use in the B-2 district. This zoning district is a general business district which would permit a variety of commercial, retail, office, and professional uses.

The property is bounded on the north by lands now or formerly owned by Springland Inc., on the east by Gold Hill Elementary and Middle Schools, on the west by Dam Road, and on the south by lands now or formerly owned by Darryl G. McDaniel.

The site is currently zoned RUD (rural residential) in the County. RUD is a zoning classification which permits a development density of 1 residential unit per lot no matter how large the lot is. General commercial uses are prohibited in this classification. It is intended to protect and preserve areas of the county, which are presently rural in character and use. The requested rezoning designation is B-2 (General Business District). The purpose of the B-2 district is to create and protect business centers for the retailing of merchandise and for the carrying on of professional and business services and is generally located adjacent to major thoroughfares.

The subject property is located in an identified mixed-use area in the 2015-2025 Comprehensive Plan which calls for a diversity of commercial services and professional uses that integrate flexible design standards compatible with the principles outlined in the Plan. Staff believes that the Annexation and Rezoning is appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan; 2) the site is located in a transitioning area from traditional single family residential uses to commercial uses.

Potential Benefits:

1. The proposed rezoning and annexation will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are no potential concerns.

Staff Recommendation: **APPROVAL** based on the information prepared by staff outlined in this Planning Commission Report.

Ordinance 77, Section 19.504 PLANNING COMMISSION REPORT

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezoning of the site and annexation by meeting a major goal of the of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

The site is located in an area of the Dam Road corridor that is transitioning from rural residential uses in a suburban pattern to more commercial uses in an urban setting. Located nearby are the major commercial developments in the Stonecrest Planned Development District including Walmart. Also located nearby is the Auto Impound Facility that is currently being utilized by the Tega Cay Police Department. The intended use as an operations facility by is highly compatible with these uses. In addition the property also abuts the Gold Hill Middle and Elementary Schools and the proposed use and subsequent high development standards will serve to buffer the school from the more retail uses in Stonecrest. Therefore the impact on surrounding properties would be minimal and would actually complement the current property owners.

3. *What is the relationship of this request to the official land use development plan?*

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for mixed uses in this area. Annexation of this particular property will assist the City in accomplishing the City's goals outlined in the Plan. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

Currently, **THERE IS** vacant land zoned for similar uses within the vicinity of the subject site. However, these properties are mainly in the Stonecrest Planned Development District. **THERE ARE NO** vacant lands in the vicinity available for commercial uses in the county's jurisdiction.

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed annexation and rezoning **IS APPROPRIATE** for the area due to its location in an area transitioning from traditional residential uses to more commercial and mixed uses as outlined in the Comprehensive Plan.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

N/A. Since the annexation will be for business uses there will be no impact on school facilities.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change?

This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

The annexation of the subject property will have limited effect on Dam Road due to its intended use as an operations facility. However, included in the Site Plan requirements is the completion of a Traffic Impact Analysis based on the proposed use. Based upon the findings in this study there may be mitigation required due to any identified impacts on the transportation system. These may include such items as a dedicated turning lane or improvements to the signalized intersection at Dam Road and Hwy 160. However, the impacts and subsequent mitigation requirements are **UNKNOWN** at this time.

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

The site is currently served by well and septic but is proposed to be served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities once annexation is completed. Therefore, existing public facilities **ARE ADEQUATE.**

9. What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?

The soils present on site are Cecil Clay Loam with red or brown, firm clay subsoil and **IS considered a PRIME soil**. No **Hydric** soils have been identified onsite.

10. Have floodplains been identified on the site?

There **NO FLOODPLAINS** identified onsite.

11. Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries onsite.