

Sumter City-County Planning Commission Staff Report

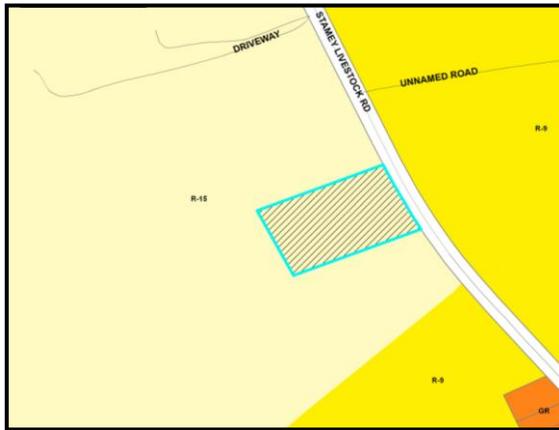
July 25, 2012

RZ-12-06, 1980 Stamey Livestock Rd. (City)

I. THE REQUEST

Applicant:	Sumter County
Status of the Applicant:	Contract Property Owner
Request:	A request to rezone +/- 3.0 acres from R-15 to Agricultural Conservation (AC).
Location:	Stamey Livestock Rd. (appx. 4,000 ft. northwest of intersection at US 378)
Present Use/Zoning:	Undeveloped / R-15
Tax Map Reference:	187-00-01-001 (<i>3 acre portion of a 935 acre tract</i>)
Adjacent Property Land Use and Zoning:	North – Agricultural/Undeveloped (R-15) South – Agricultural/Undeveloped (R-9) East – Agricultural/Undeveloped (R-9) West – Undeveloped (R-15)

II. BACKGROUND



This request is to rezone a three (3) acre portion of land situated on Stamey Livestock Rd. (the "Property"). The 935 acre parent tract is more locally referred to as the "Booth Property," and is currently owned by the City of Sumter in partnership with Sumter County. The parcel was acquired pursuant to the 2008 Penny Sales tax referendum. The Property is currently zoned R-15.

Sumter County wishes to rezone the property to AC in order to establish a future manned recycling center. The County plans to relocate the existing recycling center located just about two miles north on Stamey Livestock Rd.

The recycling use requires Special Exception and Site Plan approval in the AC zoning district. The County is processing a special exception application concurrently and will be heard by the Zoning Board of Appeals on August 8, 2012. The Site Plan will be processed when the site design and engineering is complete.

III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Comprehensive Plan Map below, the subject property is designated in the Military Protection Area. On its face, therefore, a change from R-15 to AC roundly supports this base protection initiative. The Sumter Community, by approving the Penny Sales Tax Referendum in 2008, also signified its commitment to protecting Shaw AFB and its mission, by allocating Sales Tax dollars to be used to purchase the property. The rezoning to AC conforms to the Policies and Land Use Map found in the 2030 Comprehensive Plan.



IV. TRAFFIC REVIEW

There will be no additional traffic generated from this rezoning request. As the County proposes to relocate an existing manned recycling facility, we anticipate no significant net increase in traffic.

V. STAFF RECOMMENDATION

Staff recommends approval of this request as we find the request in conformance with the 2030 Comprehensive Plan.

VI. PLANNING COMMISSION – JULY 25, 2012

The Sumter City- County Planning Commission at its meeting on Wednesday, July 25, 2012, recommended approval for this request.

VII. CITY COUNCIL – AUGUST 7, 2012 – FIRST READING / PUBLIC HEARING

