

Sumter City-County Planning Commission Staff Report

December 19, 2012

RZ-12-10, 3205 Sargent Rd. (County)

I. THE REQUEST

Applicant: Barbara S. Johnson

Status of the Applicant: Property Owner

Request: A request to rezone +/- 1.0 acres from split zoned Residential (R-15) /Agricultural Conservation (AC) to AC

Location: 3205 Sargent Rd. (appx. 3,300 ft. southeast of intersection at Dodgen Hill Rd.), across from Linwood Plantation Subdivision.

Present Use/Zoning: Undeveloped / split zoned R-15 & AC

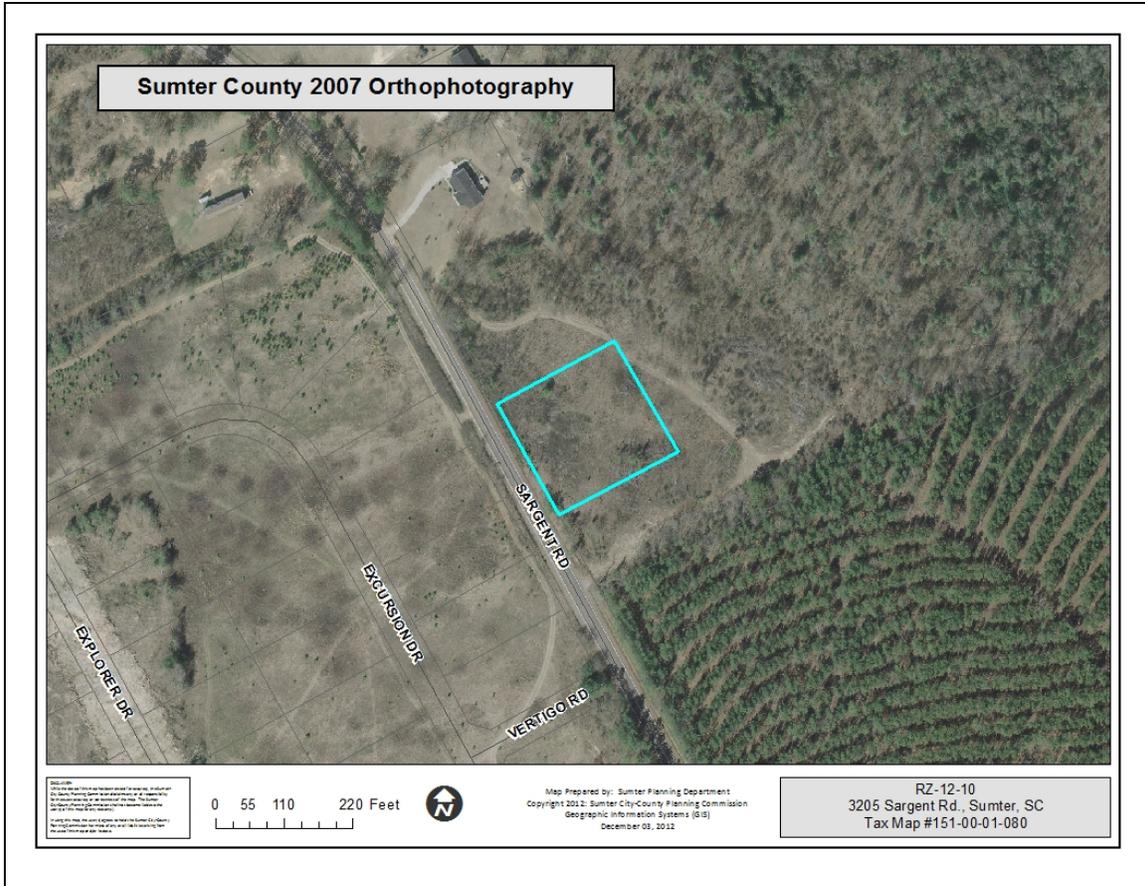
Tax Map Reference: 151-00-01-080

Adjacent Property Land Use and Zoning:
North – Agricultural / Residential (AC)
South – Residential / Undeveloped (R-15)
East – Agricultural / Residential (AC)
West – Residential / Subdivision (R-15)

II. BACKGROUND



This request is to rezone a one-acre parcel of land situated on Sargent Rd. (the "Property"). The property is currently split zoned, with the northern half zoned AC and the southern half zoned R-15. The applicant wishes to place a mobile home on the property, which is permissible in AC but not in R-15. There are several mobile homes already located in this district.



III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Comprehensive Plan Map to the right, the subject property is designated in the Military Protection Area. A change from R-15 to AC supports the base protection initiative because the MP planning area has a goal of lower residential density. The AC zoning district has a minimum lot size of one acre; R-15 on the other hand has a minimum lot area of 15,000 square feet, which equals roughly 0.34 acres. The rezoning to AC therefore is compatible with the 2030 Comprehensive Plan.



IV. TRAFFIC REVIEW

There will be no additional traffic generated from this rezoning request.

V. STAFF RECOMMENDATION

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

VI. PLANNING COMMISSION – DECEMBER 19, 2012

The Sumter City – County Planning Commission at its meeting on Wednesday, December 19, 2012, voted to recommend approval of this request to rezone a +/- 1.0 acre parcel located at 3205 Sargent Rd. and represented by Tax Map # 151-00-01-080 from split zoned Residential (R-15) /Agricultural Conservation (AC) to AC.

VII. SUMTER COUNTY COUNCIL – JANUARY 8, 2013 – FRIST READING