

Sumter City-County Planning Commission

March 27, 2013

OA-13-02, Schools and Childcare in RMF Zoning District (City)

I. THE REQUEST

Applicant: Dr. Larry DuRant for World International Ministries

Request: A request to amend **Article 3, Exhibit 4 and Article 3, Section 3.e.3. Conditional Uses** in the Residential Multi-Family (RMF) Zoning District to allow elementary and secondary schools (SIC Code 82 & 821) and Child Care Services (SIC Code 835) as conditional uses.

II. BACKGROUND

The applicant, Dr. Larry DuRant, initiated this request. His church, World International Ministries at 1010 North Guignard Drive, is interested in running a full-time school that instructs approximately 25 students. According to Dr. Durant, the structure has historically been operated as a school and the facilities have already been designed as such. This parcel is zoned Residential Multi-Family (RMF). Under the current City of Sumter Zoning & Development Standards Ordinance, elementary or secondary schools are not a conditional use in the Residential Multi-Family (RMF) zoning district.

Additionally, when referencing the zoning map (Attachment 1), one can note that all of the surrounding parcels with the exception of one other adjoining Residential Multi-Family (RMF) property are zoned either Residential Single-Family (R-9) or (R-6), both of which allow schools as a conditional use. Residential Multi-Family (RMF) zones are the only residential zoning designations that do not allow elementary and secondary schools as a conditional use.

Furthermore, after reviewing the Residential Multi-Family (RMF) conditional uses, staff recommends allowing Child Care Services as a conditional use as well. Many subsidized and public housing projects in this zoning district offer Head Start or other Child Care Services but cannot run them in-house. Staff feels that allowing Child Care Services in this particular zoning district would help to better serve these communities.

Proposal

Article 3, Exhibit 4 and Article 3, Section 3.e.3. Conditional Uses in the Residential Multi-Family (RMF) Zoning District to include elementary and secondary schools (SIC Code 82 and 821) and Child Care Services (SIC Code 835) as conditional uses.

III. RECOMMENDATION

Staff recommends approval of this request. Elementary and secondary schools are conditional uses in the Residential Single-Family (R-15), (R-9), (R-6), and General Residential (GR) zoning districts. The Residential Multi-Family (RMF) zone is the only residential zone to not allow elementary or secondary schools as a conditional use and staff sees no repercussions to allowing elementary and secondary schools in the city's Residential Multi-Family (RMF) districts. Furthermore, allowing schools in high density development zones will add character to the community and allow for easy accessibility to households within the district which may enhance the educational opportunities available to the children therein.

Staff also recommends approval of the request to allow Child Care Services (SIC Code 835) as a conditional use in the Residential Multi-Family (RMF) District. Child Care Services are already allowed as conditional uses in the Single-Family (R-9) and (R-6), and General Residential (GR) zoning designations. Staff sees no repercussions to allowing Child Care Services in the city's Residential Multi-Family (RMF) districts and feels that this amendment would help the city better serve residents of those areas.

IV. PLANNING COMMISSION ORDINANCE WORKSHOP – MARCH 20, 2013

The Planning Commission held an Ordinance workshop on Wednesday, March 20, 2013, and is forwarding a favorable recommendation for this request.

V. DRAFT MOTIONS

I move that the Planning Commission approve Staff's Proposal of OA-13-02 as submitted by the applicant.

I move that the Planning Commission deny Staff's Proposal of OA-13-02 as submitted by the applicant.

I move that the Planning Commission consider an alternate action on OA-13-02.

V. PLANNING COMMISSION – MARCH 27, 2013

The Sumter City-County Planning Department at its meeting on Wednesday, March 27, 2013, recommended approval for this request.

V. CITY COUNCIL – APRIL 16, 2013 – FIRST READING /PUBLIC HEARING

