

# Sumter City-County Planning Commission

May 22, 2013

## RZ-13-04, Lee's Preserve & Grinders Ferry (County)

### I. THE REQUEST

**Applicant:** Mack Kolb

**Status of the Applicant:** Agent for Owners

**Request:** A request to rezone +/-124.75 acres from R-15, and GR to AC.

**Location:** West side of Loring Mill Rd., north of Wise Dr./Patriot Parkway

**Size of Property:** +/- 124.75 acres

**Present Use/Zoning:** Lee's Preserve, Grinders Ferry & Undeveloped Woodland/AC, R-15, & GR

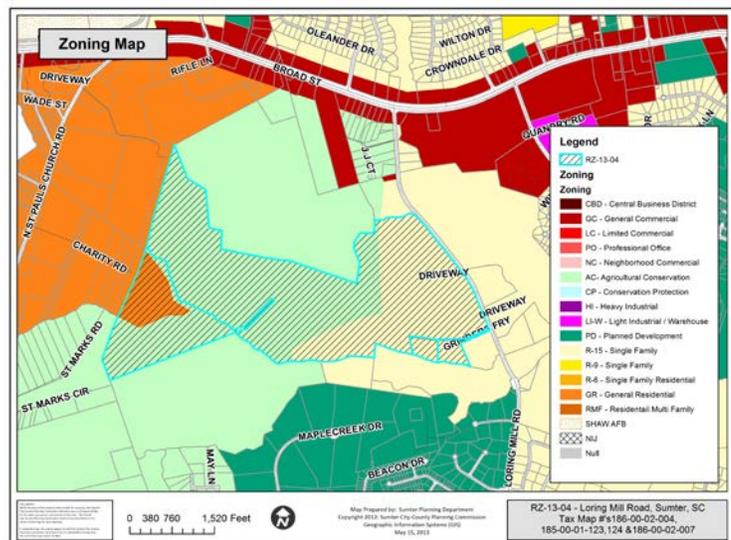
**Proposed Use of Property:** Residential Large Lot Subdivision/AC

**Tax Map Reference:** 186-00-02-004, 186-00-02-007, 185-00-01-124, & 185-00-01-123

**Adjacent Property Land Use and Zoning:**  
North – Undeveloped (GR, GC)  
South – Undeveloped Floodplain (AC, R-15)  
East – Undeveloped (GR, AC)  
West – Undeveloped (R-15)

### II. BACKGROUND

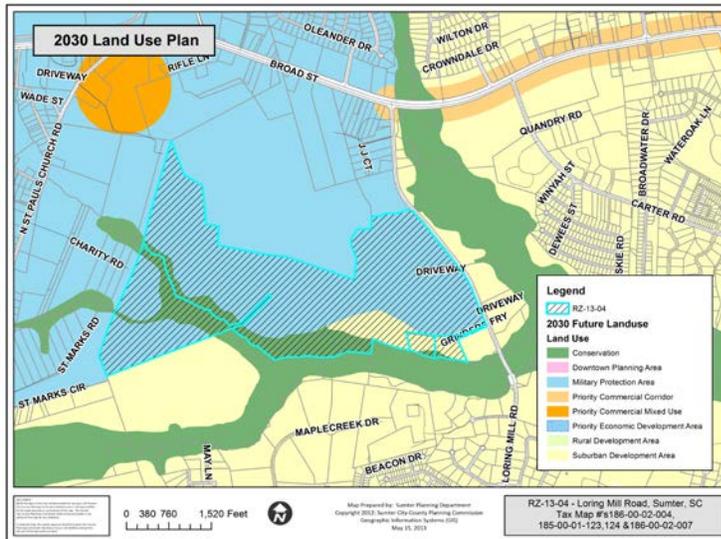
The applicant is requesting to rezone approximately 124.75 acres of land from R-15 and GR to AC. This is the same property that was granted preliminary plat approval under SD-12-02 at the November 28, 2012 Planning Commission Meeting. The large lot development known as Lee's Preserve has parcels ranging in size from 4 acres to 10 acres in size occupying approximately 190 acres. The remaining acreage is placed in a



large conservation easement tract as well as several larger tracts.

The applicant has requested to rezone the entirety of the development to Agricultural Conservation (AC) in order to allow for the construction of accessory buildings on the properties prior to development of the principal structures. On April 9, 2013 Sumter County Council granted Final Reading approval to OA-13-01, allowing the construction of accessory buildings prior to the principal structure as long as the property is zoned AC and is 5 acres in size or greater. Rezoning the entirety of the property to AC does not conflict with the approved subdivision plan.

### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



The 2030 Comprehensive Plan designates this property in the Military Protection Planning Area. The policy area intends to protect Shaw A.F.B. from incompatible land use encroachment. Residential uses of typically suburban densities on public water and sewer are not supported. However, large lot, low density residential development, of the kind approved under SD-12-02 meet this policy area's expectations. Further, rezoning the R-15 and GR portions of this development to AC removed any entitlements to a higher development

density.

Policy two of the Planning Area states that "very low density residential uses" are supported (page LU 17). This application therefore, is consistent with the 2030 County Comprehensive Plan.

### IV. TRAFFIC REVIEW

Rezoning this +/-124.75 acres to agricultural zoning will not change any previously approved encroachments on Loring Mill Rd. nor is it projected to have any negative impacts on existing traffic patterns.

### V. STAFF RECOMMENDATION

Staff recommends approval of this request.

### VI. DRAFT MOTION

- 1) I move that the Planning Commission approve RZ-13-04, rezoning +/-124.75 acres from R-15, and GR to AC.
- 2) I move an alternate motion.

**VII. PLANNING COMMISSION – MAY 22, 2013**

The Sumter City-County Planning Commission at its meeting on Wednesday, May 22, 2013, voted to recommend approval for this request.

**VIII. COUNTY COUNCIL – MAY 28, 2013 – FIRST READING**