

Sumter City-County Planning Commission

June 26, 2013

RZ-13-07, 2355 Wedgefield Rd. (County)

I. THE REQUEST

Applicant: Cindy L. Strickland

Status of the Applicant: Power of Attorney for Marjorie M. Sickelsmith, Property Owner

Request: A request to rezone +/-2.05 acres of land from PD-08-05 to Residential-15 (R-15).

Location: 2355 Wedgefield Rd.

Size of Property: +/-2.05 acres

Present Use/Zoning: Single-family Detached Residential/PD

Proposed Use of Property: Single-family residential

Tax Map Reference: 206-03-01-010

Adjacent Property Land Use and Zoning: North- Residential/R-15
South- Wedgefield Rd.
East- Undeveloped & Single-Family/PD-08-05
West- Single-Family/R-15

II. BACKGROUND

The applicant is requesting to rezone this +/-2.05 acre parcel of land from Planned Development (PD) to Residential-15 (R-15) to allow for the sale of the parcel as a residence. The current PD zoning (PD-08-05) does not permit single-family or any residential uses, which presents a problem for some traditional buyer financing instruments.





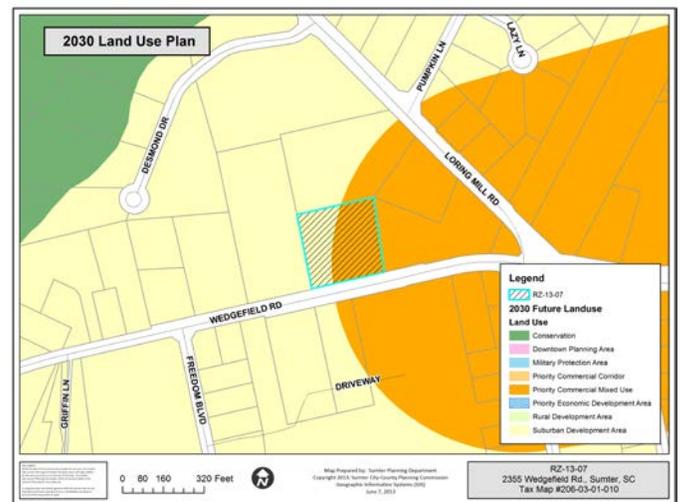
This parcel was included as part of a multi-parcel rezoning for the Loring Mill Village Center (PD-08-05) that encompassed 11 separate parcels under the ownership of eight (8) separate owners at the intersection of Wedgefield Hwy. and Loring Mill Rd.

The extent of the Planned Development boundary is shown in the graphic to the left. Since 2008 there has been no progress towards

development of the conceptual commercial development proposed under the PD plan, and no master developer has acquired unified control of the approved development site. The owner of 2355 Wedgefield Rd. wishes to remove this parcel from the planned development and return the zoning designation to R-15 in order to sell the property for residential use.

III. 2030 COMPREHENSIVE PLAN

The property is influenced by the Suburban Development Planning Area (SD) and is included as part of a Priority Commercial/Mixed-Use Area. The Suburban Development Area encompasses a large area surrounding the historic core of Sumter. The area is characterized by the influences of modern suburban development. The primary objective of the Suburban Development designation is to scrutinize and manage existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are a focus. Priority Commercial/Mixed-Use areas are identified to direct future, high quality commercial and mixed use development. These locations encourage both destination retail commercial uses and neighborhood commercial uses as appropriate. Design, Layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.



Rezoning this parcel back to an R-15 designation does not contradict the goals and objective of the 2030 Plan in this instance. Although the property is influenced by a Priority Commercial designation, the current market climate has not generated commercial development in this area. An R-15 designation is consistent with how the parcel has historically been used and in accord with its current marketing as a residential property.

IV. STAFF RECOMMENDATION

Staff recommends approval of this request. At some point in the future, the proposed commercial development envisioned under PD-08-05 may come to fruition, however; at this time the market demand for the parcel under review is for residential use, as it was originally developed.

V. PLANNING COMMISSION – JUNE 26, 2013

The Sumter City-County Planning Commission at its meeting on Wednesday, June 26, 2013, voted to recommend approval for this request.

VI. COUNTY COUNCIL – JULY 23, 2013 – FIRST READING