

Sumter City-County Planning Commission Staff Report

August 28, 2013

RZ-13-14, 640 Godwin St. (County)

I. THE REQUEST

Applicant: Gary A. Griffin

Status of the Applicant: Property Owner

Request: A request to rezone +/- 5.02 acre lot from Residential (R-15) to Agricultural Conservation (AC).

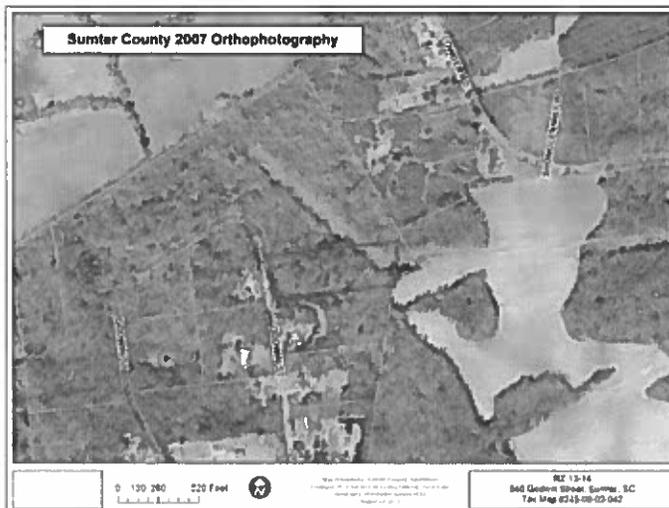
Location: Godwin St. off N. Main St./US Hwy 15 N., past White's Mill Pond.

Present Use/Zoning: Vacant/R-15

Tax Map Reference: 245-00-02-042

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

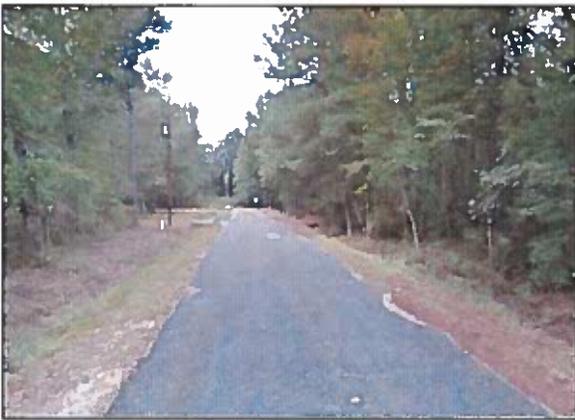
II. BACKGROUND



This request is to rezone the parcel shown in the blue outline (see diagram, Left) from R-15 to AC in order to place a mobile home on the property. The applicant intends to build a house on the property and wants to live in the mobile home temporarily, until the site-built home is constructed.



Above: View of property, which has recently been cleared for a home site.
Below: A ditch runs through a culvert beneath the driveway to the property.



Left: View of road in front of property.

Neighborhood character and adjacent properties:



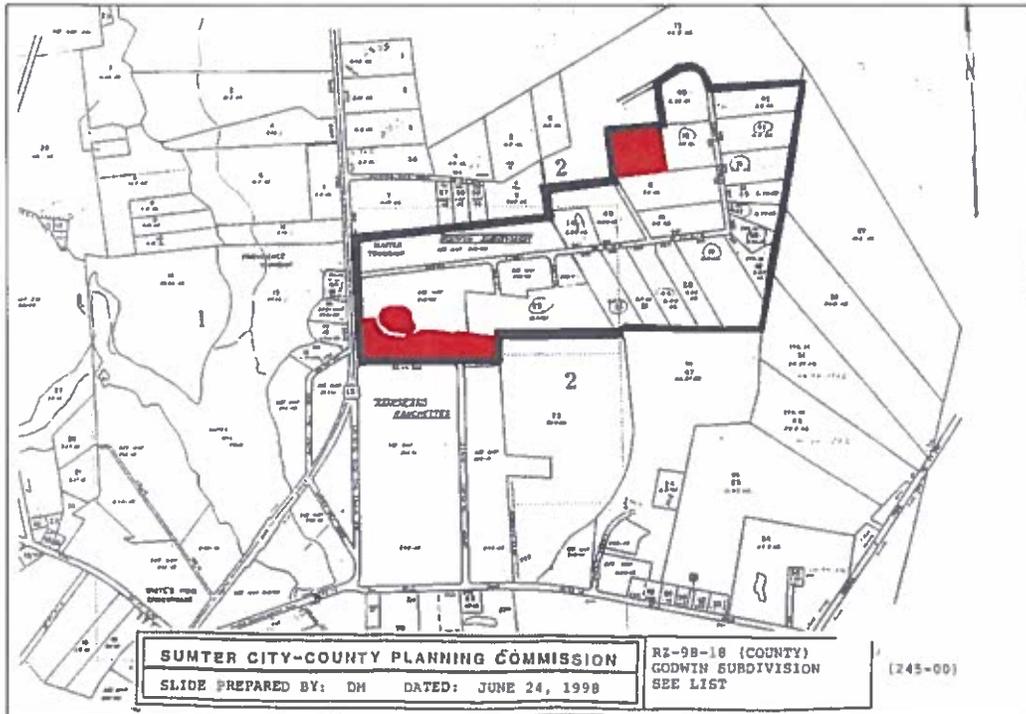
Above: Home directly across the street from property. No other homes are visible from the property, as it is located in the back of a dead-end residential street.

Below: Other homes located along Godwin St.

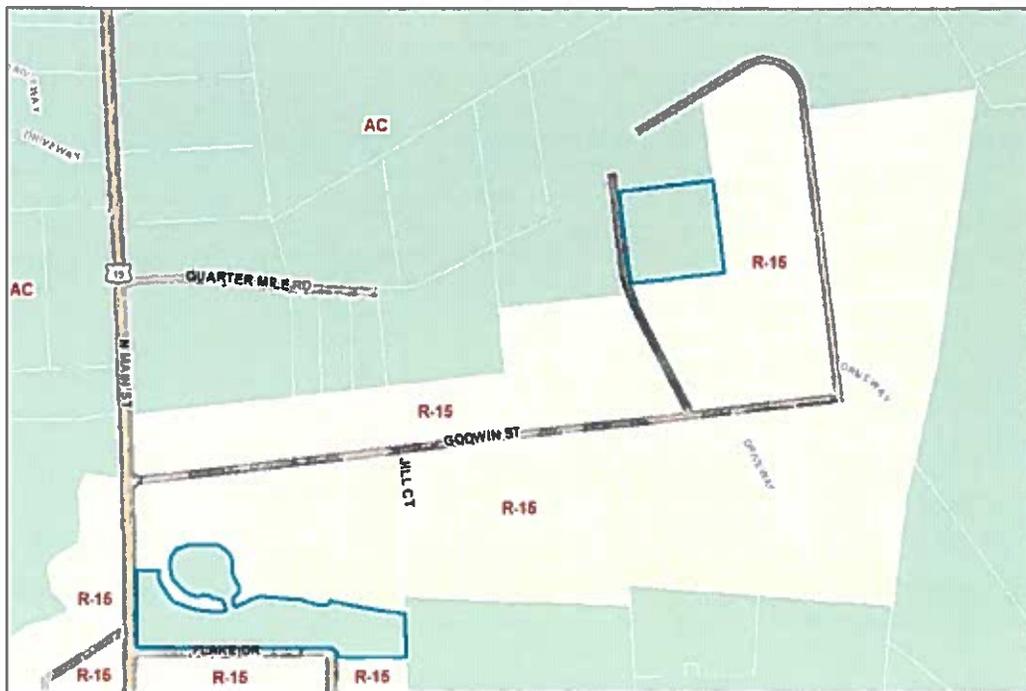




Above: Map of property outlined in orange, with nearby mobile homes shown in light blue. The applicant is requesting the rezoning so that a mobile home can be located on the property temporarily, while a house is being constructed.



Above: A portion of the Godwin St. neighborhood was rezoned from Agricultural to R-15 in 1998. The two parcels shown in red were withdrawn from the rezoning request, and remain AC today, as shown in the zoning district map below.

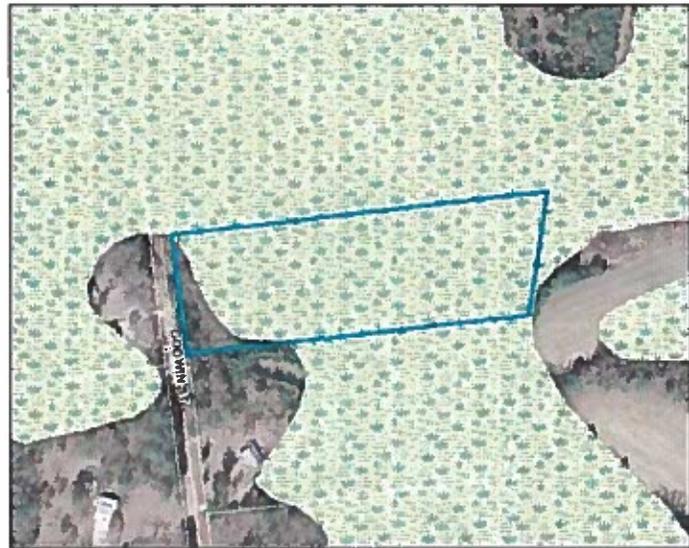


III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Comprehensive Plan Map below, the proposed area for rezoning is influenced by Rural Development Area (RD), which supports residential densities at one acre or more. This request would change the density from 15,000 SF (+/- 0.34 acre) to 1 acre, if approved. Therefore this request meets the goals of the comp plan.

IV. ENVIRONMENTAL CONSIDERATIONS

This parcel is located almost entirely in the National Wetlands Inventory (NWI) area which indicates that jurisdictional wetlands may be located on the property. It is recommended that the applicant contact the US Army Corps of Engineers to determine if there are jurisdictional wetlands, and to ensure that building a home or any other disturbance on the property is permitted.



V. TRAFFIC REVIEW

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

VI. STAFF RECOMMENDATION

Staff recommends approval of the rezoning for this parcel for the following reasons:

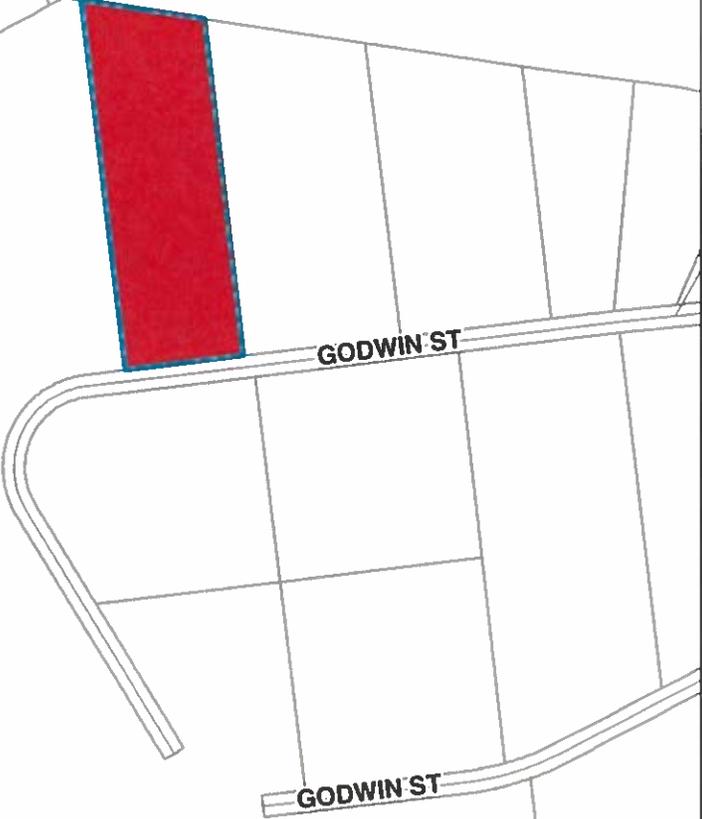
- The request meets the intent of the 2030 Comprehensive Plan.
- There is adjacent AC zoning to the north, east and west.
- Two parcels in this subdivision chose to remain AC when others were rezoned in 1998.
- The request is intended as a temporary measure for locating a mobile home on the property while a site-built home is constructed.
- There are environmental conditions on the property that support a lower density zoning designation, which AC provides.

VII. PLANNING COMMISSION – AUGUST 28, 2013

Location Map



Legend
 RZ-13-14



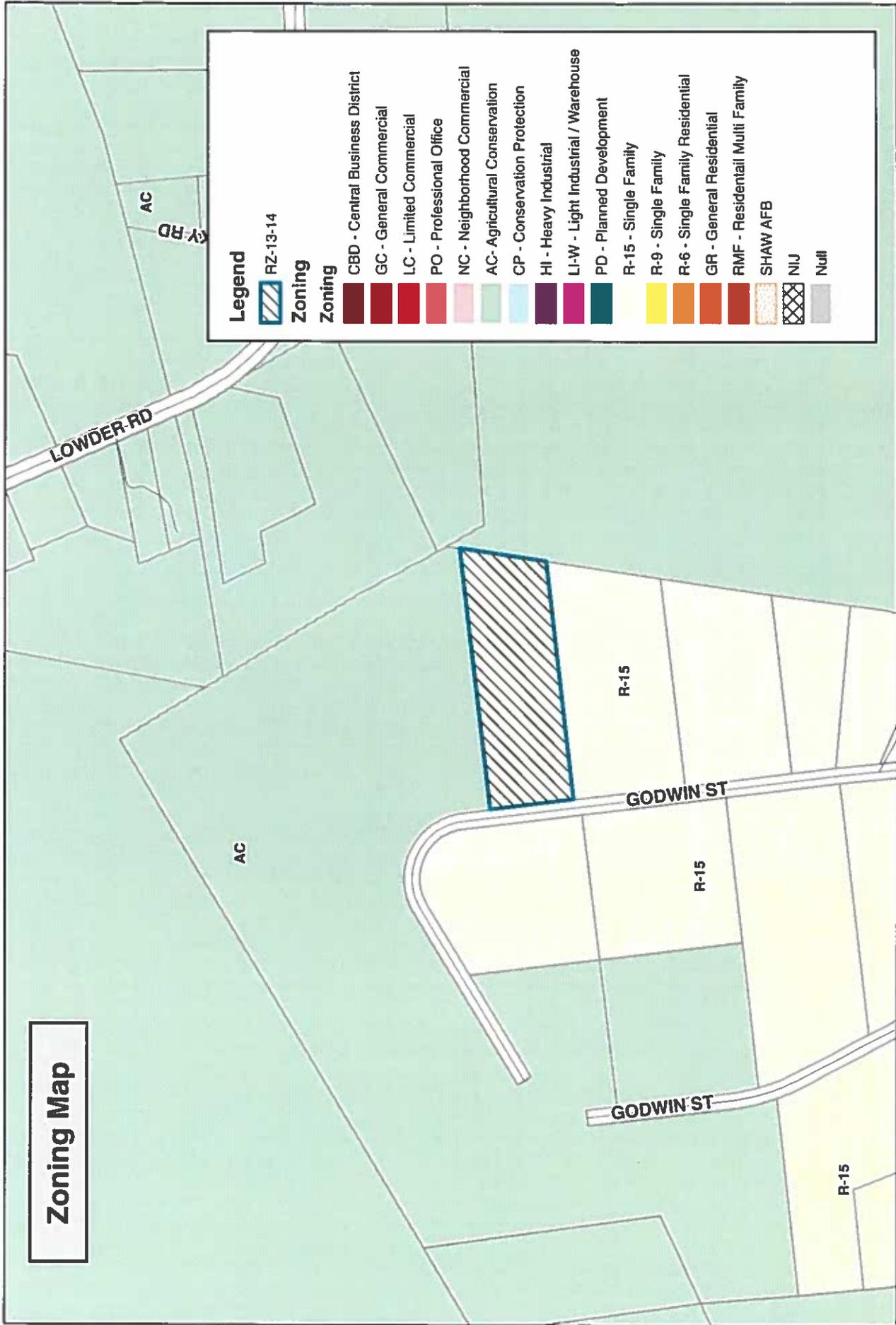
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RZ-13-14
640 Godwin Street, Sumter, SC
Tax Map #245-00-02-042

Zoning Map



Legend

RZ-13-14

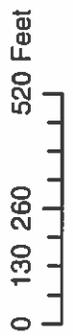
Zoning

Zoning

- CBD - Central Business District
- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- AC - Agricultural Conservation
- CP - Conservation Protection
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residential Multi Family
- SHAW AFB
- NIJ
- Null

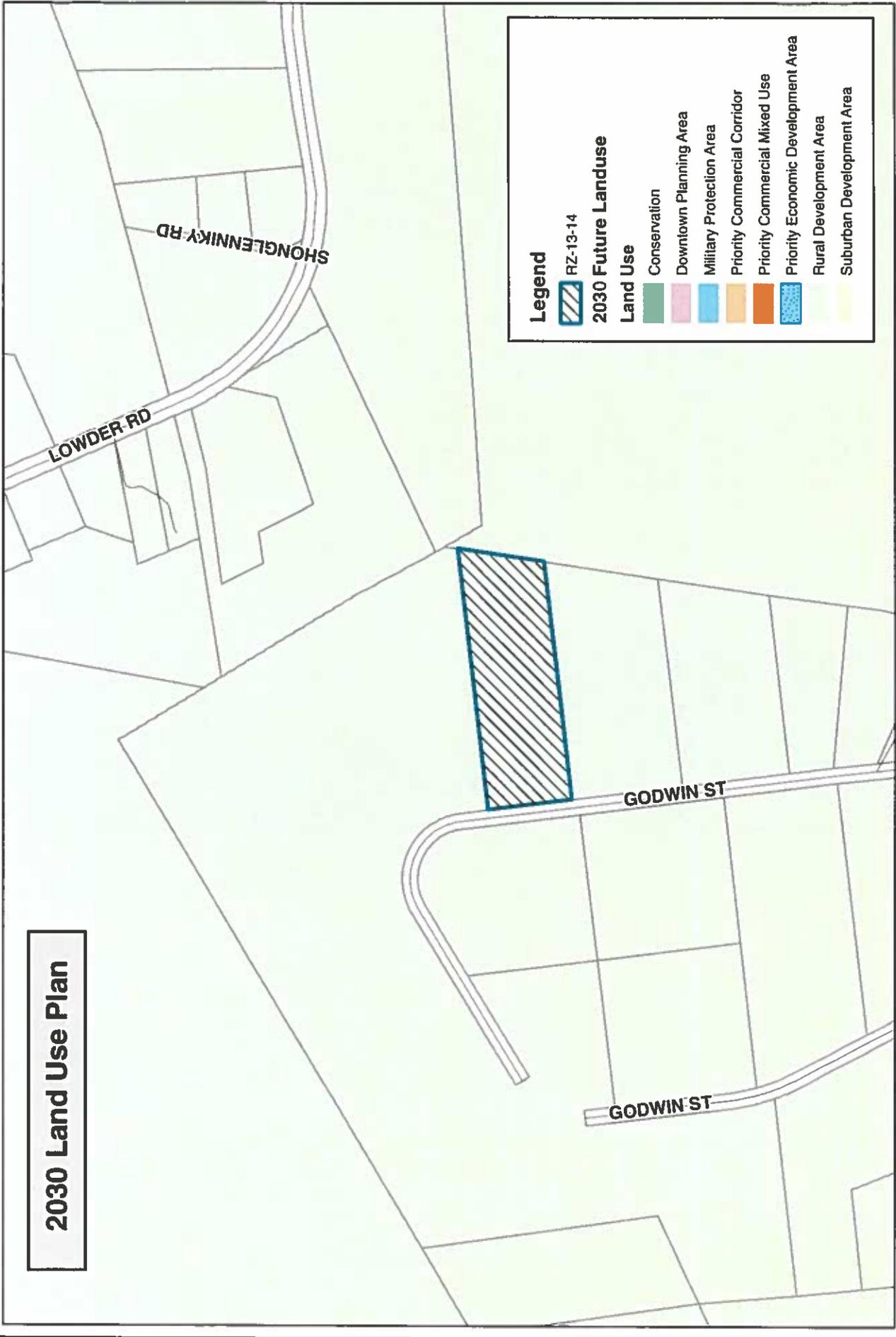
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2030 Land Use Plan



Legend

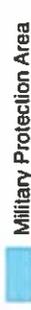


2030 Future Landuse

Land Use



Conservation



Downtown Planning Area



Military Protection Area



Priority Commercial Corridor



Priority Commercial Mixed Use



Priority Economic Development Area



Rural Development Area



Suburban Development Area

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0 130 260 520 Feet

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