

# Sumter City-County Planning Commission

November 20, 2013

## RZ-13-16, 1257 Barnwell Dr. / Millhouse Rd.(County)

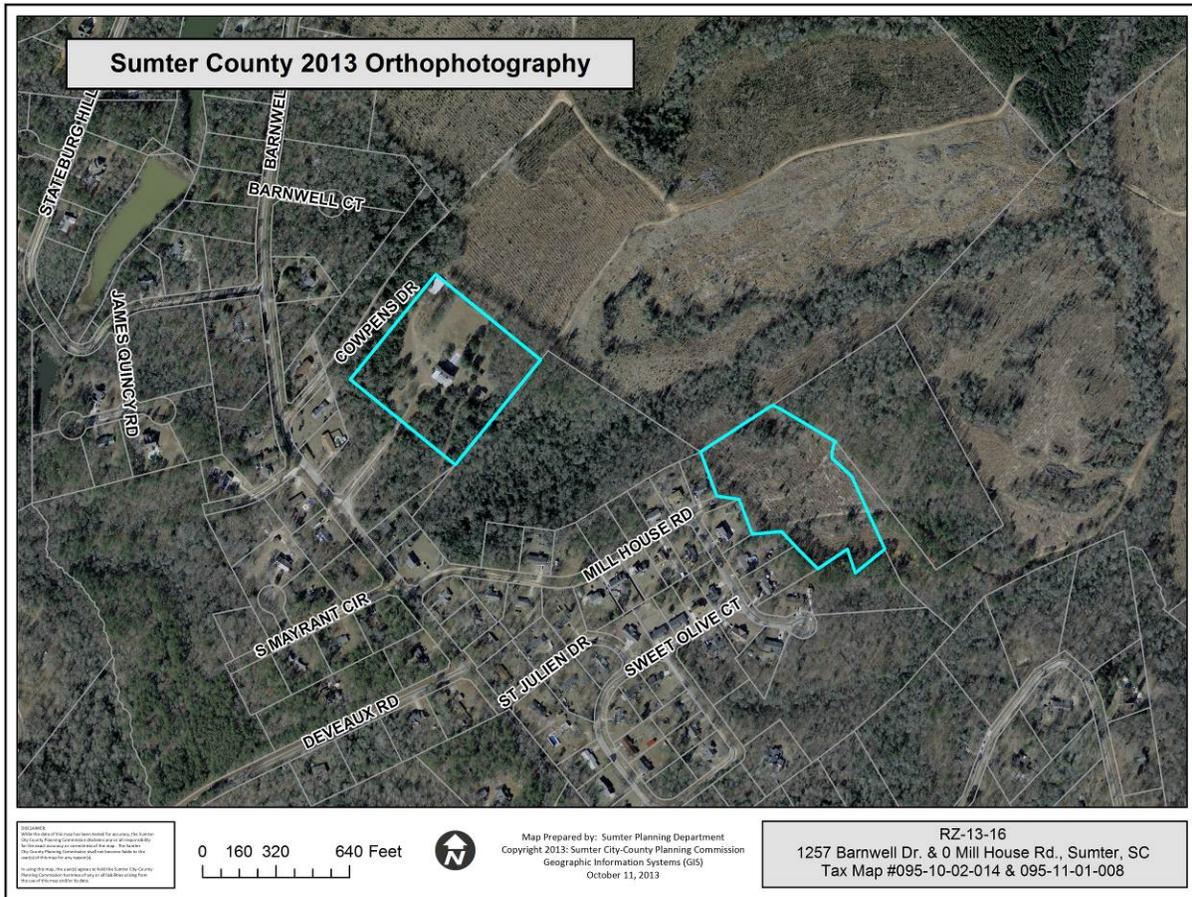
### I. THE REQUEST

<b>Applicant:</b>	Rett Summerville
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	A request to rezone two parcels, one +/- 7.99 acre and the other +/- 7.2 acres from R-15 to AC.
<b>Location:</b>	Barnwell Drive, off Hwy. 261 North
<b>Size of Property:</b>	Two parcels, one +/- 7.99 acres and the other +/- 7.2 acres (a total of +/- 15.19 acres), part of a larger land trust encompassing several hundred acres.
<b>Present Use/Zoning:</b>	Residential and vacant wooded/ R-15
<b>Proposed Use of Property:</b>	Residential as well as conservation easement / land trust
<b>Tax Map Reference:</b>	095-11-01-008 and 095-10-02-014
<b>Adjacent Property Land Use and Zoning:</b>	North – Undeveloped (AC) South – Residential (AC, R-15) East – Undeveloped (AC, R-15) West – Residential (AC, R-15)

### II. BACKGROUND

The applicant is requesting to rezone two parcels, one +/- 7.99 acre and the other +/- 7.2 acres, for a total of +/- 15.19 acres, from R-15 to AC. The properties are part of a larger conservation easement / land trust (>300 acres) associated with a plantation whose history reaches back to 1784, when General Thomas Sumter had a house on the property that was destroyed by British troops in the Revolutionary War. John Mayrant built a house on the property and called it "The Ruins" c. 1800.

The property owners desire to rezone these two parcels to AC in order to increase flexibility with regards to uses on the property related to its historic significance and to have all of their properties under one zoning district. At some point in the future, the owners are considering constructing a banquet hall in order to host weddings and other social events on the property, and this would not be permitted in the R-15 zoning district.

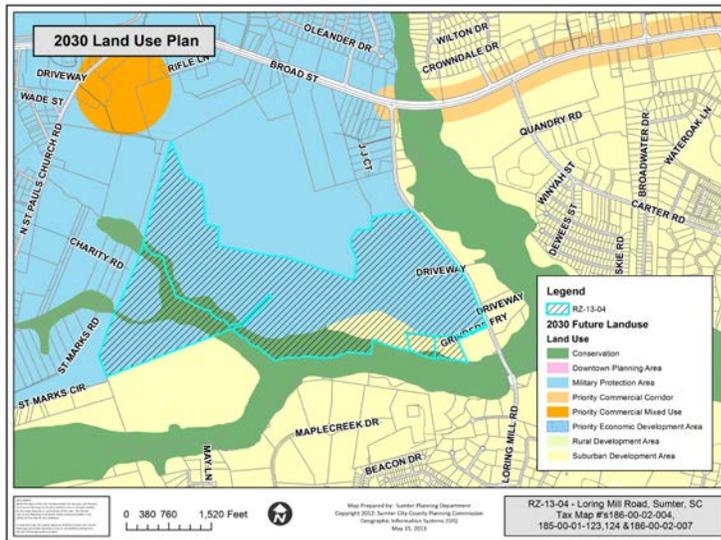


**Above:** Photo of the entrance to “The Ruins” Plantation. This property is one of the two parcels that are part of the rezoning request.



**Above:** Photo of area on Mill House Rd. in front of the vacant parcel to be rezoned.

### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



The 2030 Comprehensive Plan designates this property in the Military Protection (MP) 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. Rezoning this property from R-15 to AC is a transition to a lower residential density which is one of the goals of the (MP) area. This application therefore, is consistent with the 2030 County Comprehensive Plan.

### IV. TRAFFIC REVIEW

Rezoning these parcels to agricultural zoning will not change any previously approved encroachments on Barnwell Dr. nor is it projected to have any negative impacts on existing traffic patterns.

## **V. STAFF RECOMMENDATION**

Staff recommends approval of this request. Request complies with the Long Range Plan. All of the applicant's properties will be under one zoning district as part of the Conservation Easement.

## **VI. DRAFT MOTION**

- 1) I move that the Planning Commission approve RZ-13-16, rezoning two parcels, one +/- 7.99 acre and the other +/- 7.2 acres from R-15 to AC.
- 2) I move an alternate motion.

## **VII. PLANNING COMMISSION – NOVEMBER 20, 2013**

The Sumter City-County Planning Commission at its meeting on Wednesday, November 20, 2013, voted to recommend approval for this request.

## **VIII. COUNTY COUNCIL – DECEMBER 10, 2013 – FIRST READING**