

# Sumter City-County Planning Commission

November 20, 2013

## SD-12-02 (Rev.1), Lee's Preserve (County)

### I. THE REQUEST

**Applicant:** Mack Kolb

**Status of the Applicant:** Agent for Owner, Lee's Preserve LLC

**Request:** A request to amend plat approval to modify two parcels within a residential subdivision.

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

**Size of Property:** +/- 123.98 acres

**Present Use/Zoning:** Partially developed wooded/AC

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

**Tax Map Reference:** 186-00-02-007

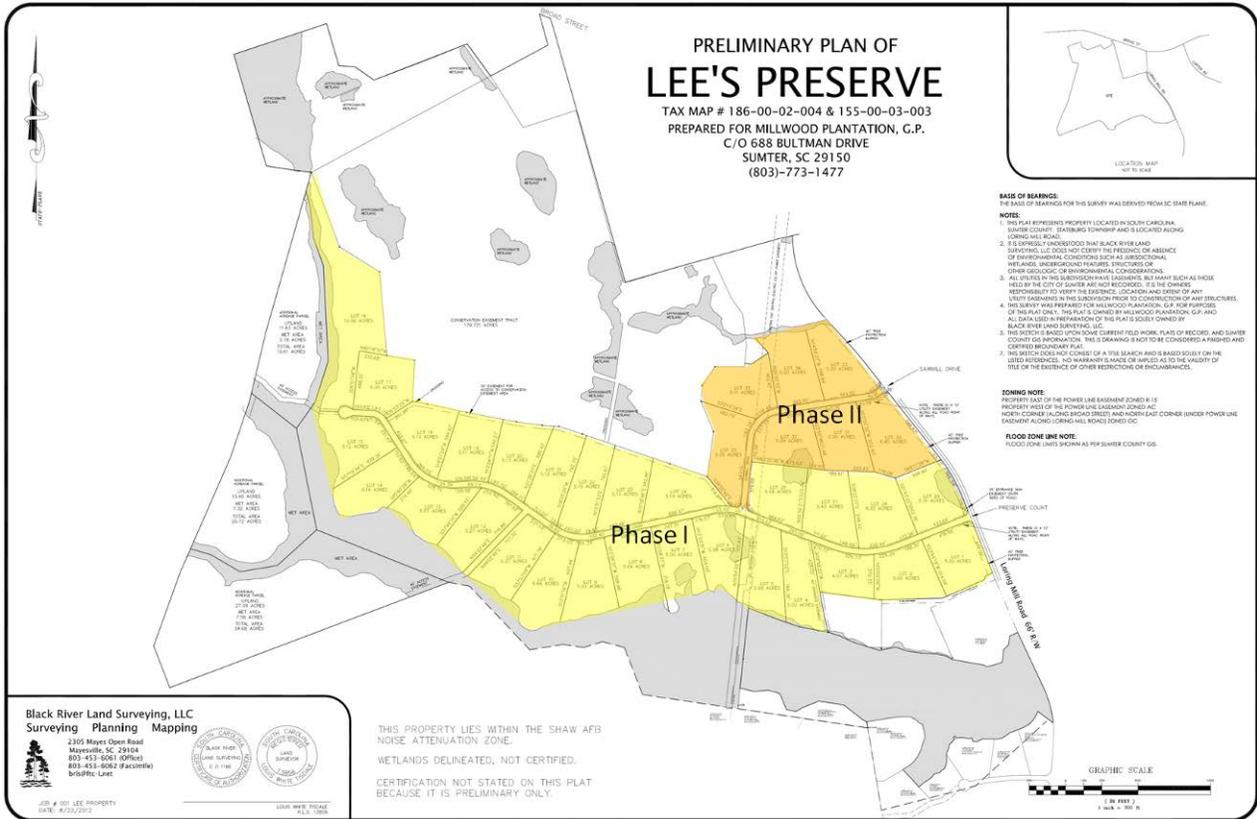
**Adjacent Property Land Use and Zoning:** North – Vacant / AC  
South – Vacant / AC & R-15  
East – Vacant / R-15  
West – Vacant / GR

### II. BACKGROUND

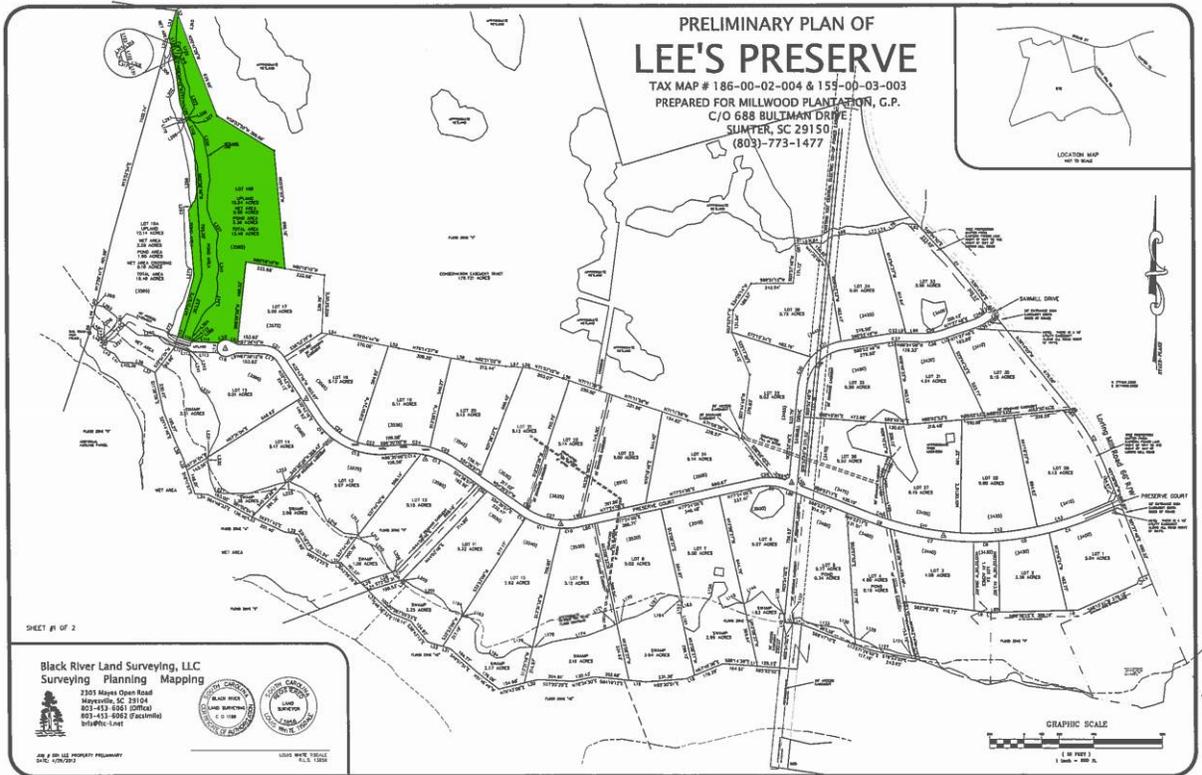
The applicant is in the process of developing a 35 lot residential subdivision on an overall 506 acre tract. The 35 large lots, ranging above 4 acres to 10 acres in size, occupy approximately 190 acres. The remaining acres are placed in a large conservation easement tract and several larger tracts. The applicant is requesting a change to the configuration of parcel 16B, located in the very back of the property at the cul-de-sac.

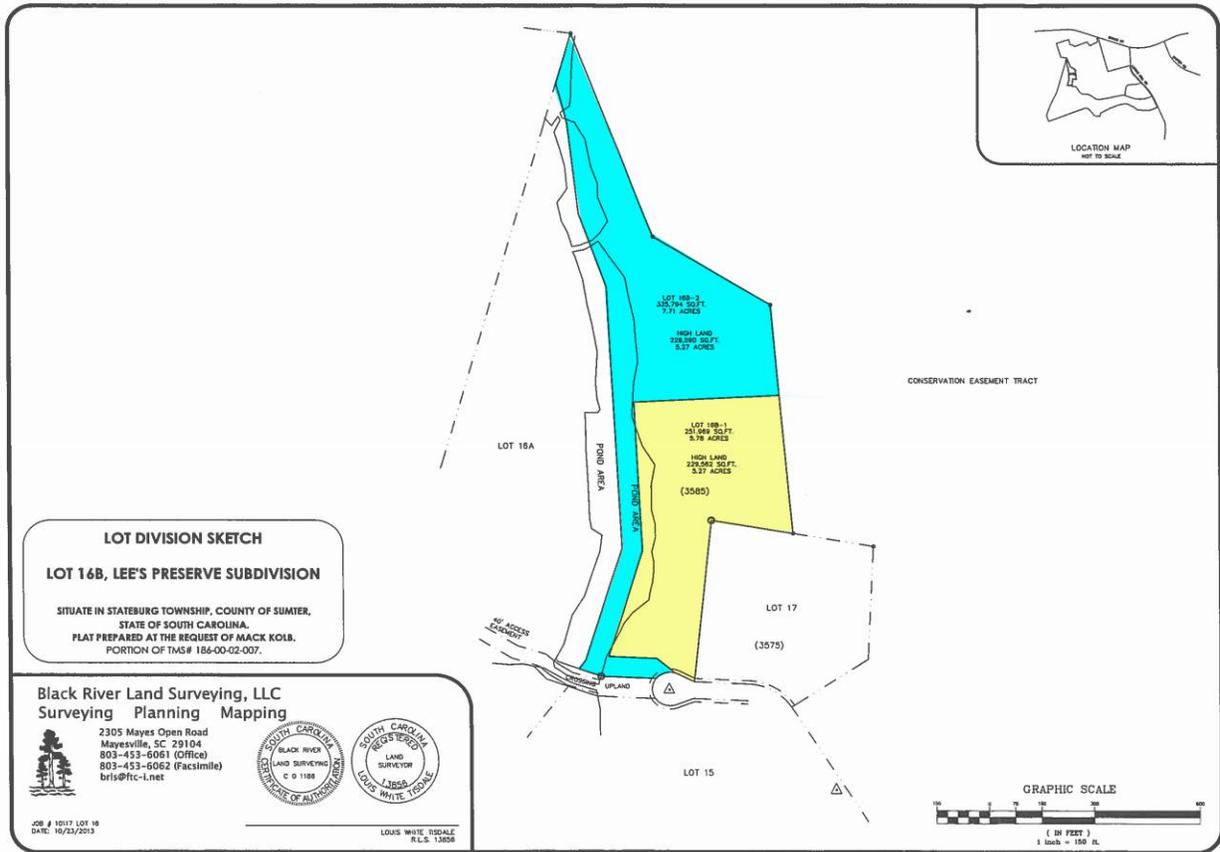
The property is located within the Shaw A.F.B. Noise Attenuation Area, as set forth under the Zoning Ordinance. Primarily, this means that the subdivision is in an area of potential sensitivity to aircraft noise, requiring notification to all residents through properly placed signs.

Approved preliminary subdivision plans and close-ups of the parcels in question are shown on the next pages.

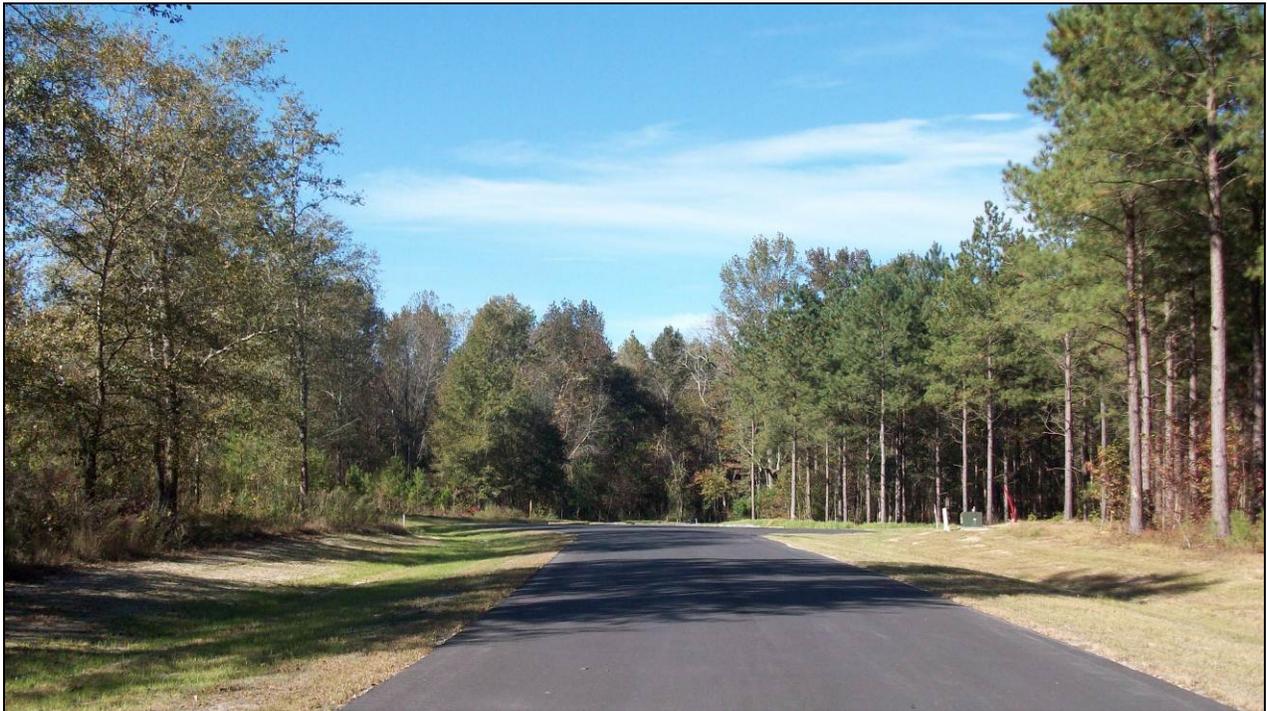


**Above:** original preliminary subdivision plat  
**Below:** Lot to be modified if request is approved, shown in green.





**Above:** the two proposed parcels are shown above in blue and yellow. A variance request for lot width to depth (SV-13-11) is also required for these parcels. The two new parcels are intended to be accessed via a shared driveway from the cul-de-sac.



**Above:** Lot 16B, the parcel proposed for modification, is located to the right hand side within the cul-de-sac at the end of the road.

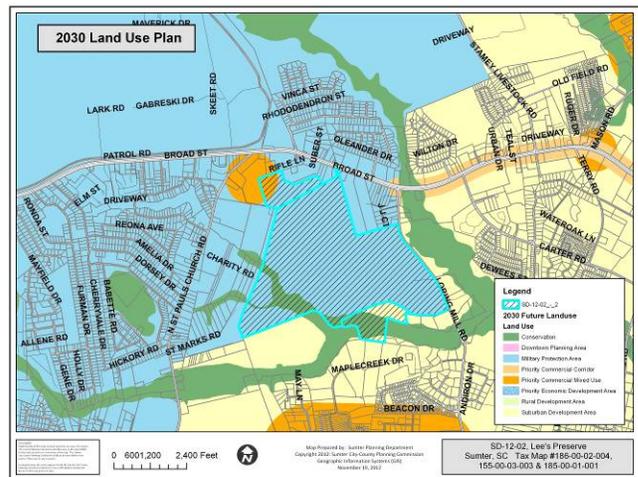
**Below:** Entrance to Lee's Preserve subdivision, under construction at this time.



### 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 proposed in this preliminary subdivision application meet this policy area's expectations.

The subdivision is already approved, and this revision does not change the density of the development significantly, since only one additional lot is to be added. This application therefore, is consistent with the 2030 County Comprehensive Plan.



### IV. TRAFFIC REVIEW

The change in lot number from 35 to 36 will have negligible impact on traffic generation for the local street network.

### V. PROPOSED REVISION

The language of the subdivision plat will be changed to address the addition of one more lot, making it 36 rather than 35. Additionally, the approved subdivision plat will be revised to show the additional lot and the layout of the two parcels that are now comprised of lot 16B. These changes must be approved in conjunction with the approval of SV-13-11, for the lot width to depth issue on the two parcels.

## **VI. STAFF RECOMMENDATION**

The proposed changes to the subdivision plan do not affect the character of the development and are limited to two parcels in the very back of Lee's Preserve. Staff recommends approval of the revision.

## **VII. DRAFT MOTION**

- 1) I move that the Planning Commission approve SD-12-02 (Rev.1), subject to the revised plat titled, "Lot Division Sketch, Lot 16B, Lee's Preserve Subdivision" dated October 23, 2013, prepared by Black River Land Surveying, LLC.
- 2) I move an alternate motion.

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

The Sumter City-County Planning Commission at its meeting on Wednesday, November 20, 2013, voted to approve this request as presented by staff.