

Sumter City-County Planning Commission

July 23, 2014

RZ-14-03, Alpenglow Dr. (County)

I. THE REQUEST

Applicant: Mike Turbeville

Status of the Applicant: Surveyor for the Property Owner

Request: A request to rezone a +/- 0.97 acre parcel from AC to R-15.

Location: Alpenglow Dr., off Camden Hwy.

Size of Property: +/- 0.97 acres, part of a larger approved subdivision.

Present Use/Zoning: Residential and vacant wooded/ AC

Proposed Use of Property: Residential

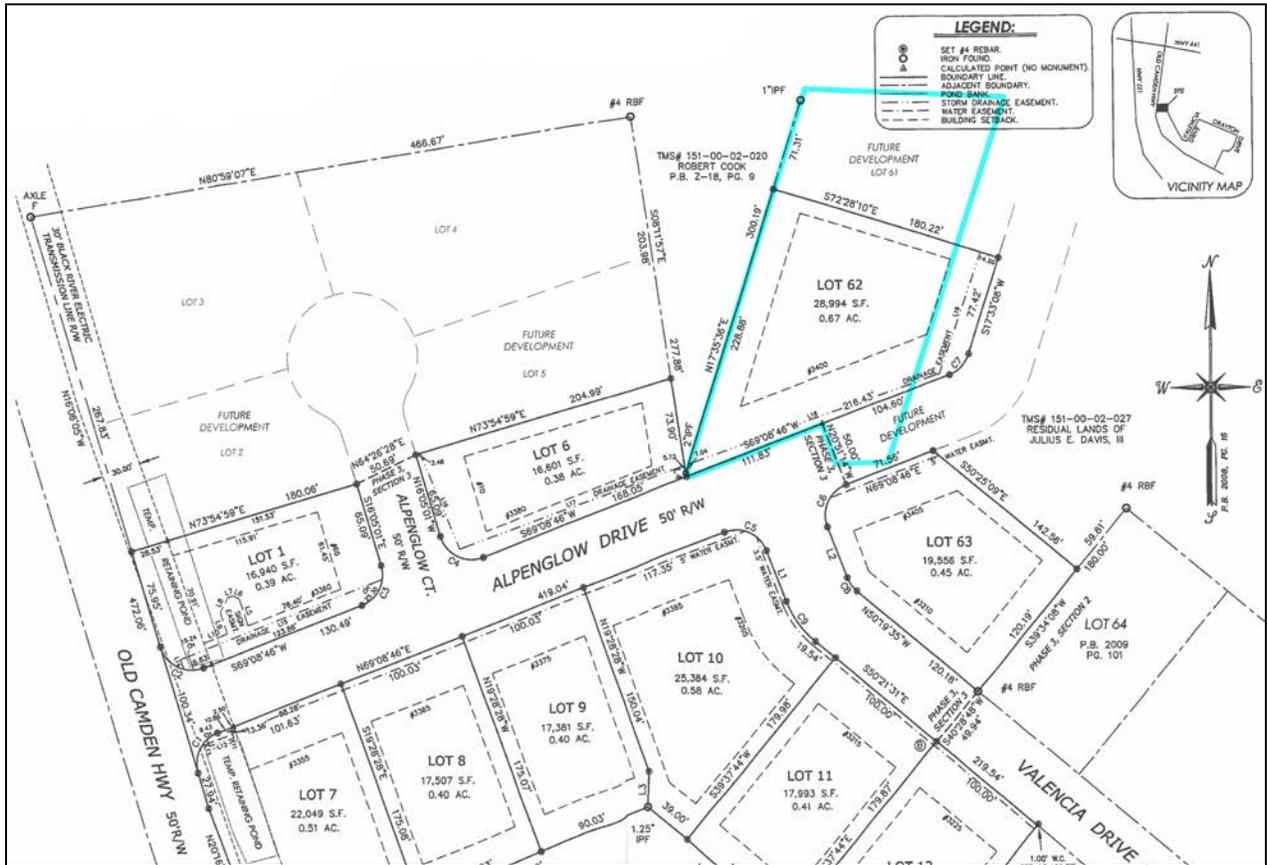
Tax Map Reference: 151-00-02-053

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

II. BACKGROUND

The applicant is requesting to rezone a +/- 0.97 acre parcel from AC to R-15. The property is a portion of the Rolling Hills subdivision (SD-06-04). The 60 acre subdivision property was rezoned from Agricultural to Residential (R-15) in 2005. In 2006, a preliminary layout for the subdivision, including this parcel, was approved but this parcel remained in the agricultural zoning district (**Right**). The applicant was not aware that this parcel was not part of the original rezoning request.





Above: Phase III plat of subdivision approved. The parcel in question is part of Lot 62 and the Alpenglow Drive extension (portion to be rezoned is outlined in blue).

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. However, rezoning this small parcel just merges this parcel into an already approved subdivision layout and brings the entire subdivision into one zoning district of R-15.



IV. TRAFFIC REVIEW

Rezoning this parcel to residential zoning will not change any previously approved encroachments on Alpenglow Dr. nor is it projected to have any negative impacts on existing traffic patterns. It is

recommended that access to public transit be provided in the vicinity of the subdivision, on Camden Hwy.

V. STAFF RECOMMENDATION

Staff recommends approval of this request. This will bring the entire subdivision and this future phase of development into one zoning district.

VI. DRAFT MOTION

- 1) I move that the Planning Commission approve RZ-14-03, rezoning one +/- 0.97 acre from AC to R-15.
- 2) I move for an alternate motion.

VII. PLANNING COMMISSION – JULY 23, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, July 23, 2014, voted to recommend approval for this request.

VIII. COUNTY COUNCIL – AUGUST 26, 2014 – FIRST READING