

Sumter City-County Planning Commission

August 27, 2014

RZ-14-05, Ellerbe Estates, Hwy. 261 (County)

I. THE REQUEST

Applicant: O. Mack Kolb and Carl Croft

Status of the Applicant: Property Owners

Request: A request to rezone +/-27.9 acres from AC to R-15.

Location: East side of Hwy. 261 north, south side of Meeting House Rd.

Size of Property: +/- 27.9 acres

Present Use/Zoning: Vacant; Abandoned mobile home park.

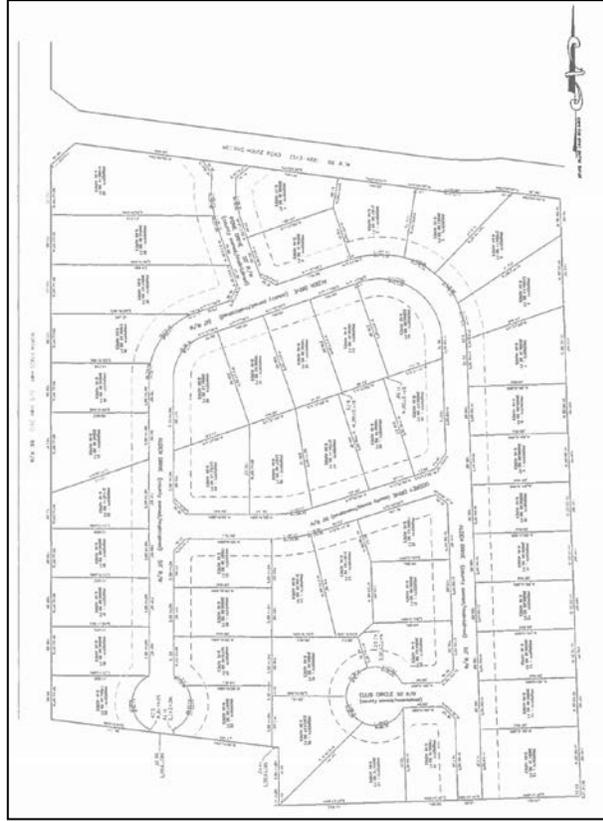
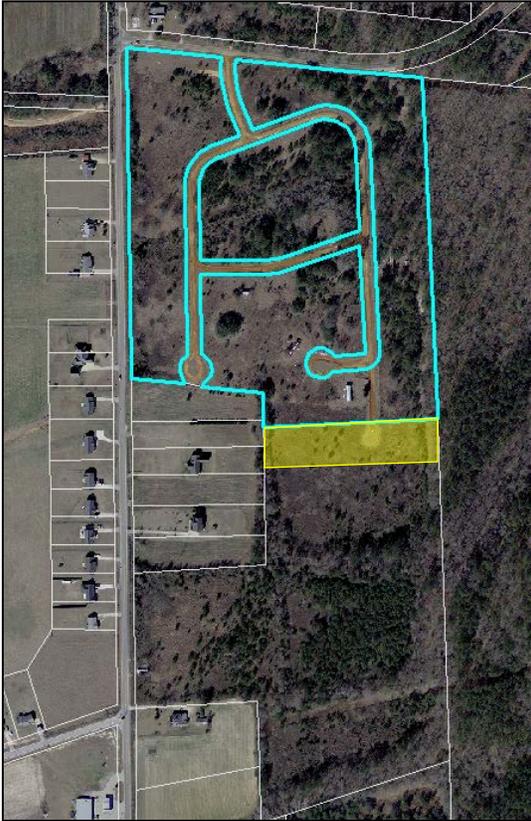
Proposed Use of Property: Residential Subdivision/R-15

Tax Map Reference: 094-00-01-008 & 094-00-01-007Pt.

Adjacent Property Land Use and Zoning: North – Undeveloped / Residential (AC)
South – Undeveloped / Residential (AC)
East – Undeveloped / Residential (AC)
West – Residential (AC)

II. BACKGROUND

The applicant is requesting to rezone approximately 27.9 acres of land from AC to R-15. This property is the former Ellerbe Estates mobile home park that has been vacant for about ten years. The applicant desires to repurpose the property and construct a new single-family residential subdivision. The current proposal plans for approximately 49 lots that meet R-15 dimensional requirements.



Above Left: Aerial view of property to be rezoned, outlined in blue. An approximate 1 acre portion of the parcel to the south (highlighted in yellow) this one is also included in the request.

Above Right: Subdivision Plat showing Ellerbe Estates, the proposed subdivision to be located on the property if the rezoning is approved.

Below: Current entrance from Meeting House Rd.





Above and Below: Views of property from Meeting House Rd., and some adjacent residential



III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The 2030 Comprehensive Plan designates this property as Rural Development Area. Typically, residential densities in this area are one unit per acre or more. However, the comp plan does state that higher density clusters may be supported, particularly if there is a consistent pattern. This particular area of Hwy. 261 north is home to Beech Creek, as well as several other residential subdivisions similar to the proposed subdivision. Therefore, the request meets the intent of the 2030 Comprehensive Plan.

IV. TRAFFIC REVIEW

The AADT for this section of Hwy. 261 is 1800. The road is classified as a collector by SCDOT. Parcel access will need to be reviewed as part of site planning process.

V. STAFF RECOMMENDATION

Staff recommends approval of this request.

VI. DRAFT MOTION

- 1) I move that the Planning Commission approve RZ-14-05, rezoning +/-27.9 acres from AC to R-15.
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – AUGUST 27, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, August 27, 2014, voted to recommend approval for this request.

VIII. COUNTY COUNCIL – SEPTEMBER 9, 2014 – FIRST READING