



# Sumter County Council

**RZ-11-07, 2920 Sun Valley Dr. (County)**

Request to rezone a +/- 30 acre portion of a parcel located at 2920 Sun Valley Dr. from Residential-15 (R-15) to Agricultural Conservation (AC). The property is represented by Tax Map # 207-00-02-001(p).

**First Reading:** June 28, 2011

**Second Reading/Public Hearing:** July 12, 2011

**Third/Final Reading:** July 26, 2011

# Sumter City-County Planning Commission

June 22, 2011

## RZ-11-07, 2920 Sun Valley Dr. (County)

### I. THE REQUEST

**Applicant:** Keller Hayes Watson

**Status of the Applicant:** Property Owner

**Request:** Rezone a +/- 30 acre portion of a parcel from Residential (R-15) to Agricultural Conservation (AC).

**Location:** 2920 Sun Valley Dr.

**Present Use/Zoning:** Vacant / Residential (R-15)

**Tax Map Reference:** A portion of 207-00-02-001

**Adjacent Property Land Use and Zoning:** North – Residential (R-15)  
South – Residential / Agricultural Conservation (AC) / General Residential (GR)  
East – Residential (R-15)  
West – Residential (R-15)

### II. BACKGROUND

This property fronts on Kolb Road and Sun Valley Drive. Applicant is requesting to rezone the larger portion of the property south of Sun Valley Dr. from Residential (R-15) to Agricultural Conservation (AC). The piece north of Sun Valley Dr. and another smaller piece fronting Kolb Rd. are not to be included in this rezoning request. The owner desires to construct a residence and a garage/shop building on the property. The reason for the rezoning is so the property owner can construct the proposed garage/shop building before constructing the residence. The Sumter County Zoning Ordinance per Article 4, Section 4.g.2.a.1 states the following:

**No accessory building or structure shall be constructed on any residential lot prior to the time of construction of the principal building to which it is accessory.**



**(Left):** The applicant only proposes to rezone a portion of the parcel, as shown outlined in red. The blue portion of the parcel would remain in the R-15 zoning district.

**Below left:** A portion of the wooded parcel to be rezoned.

**Below right:** The street where the parcel is located. The wooded area on the left in this image is a portion of the parcel to be rezoned.



The restrictive covenants for Twin Lakes subdivision (see attached) state that this parcel may be used for residential purposes only. Any proposed barn or other structure on this property must have plans submitted for review by an officer of the Twin Lakes homeowner's association before construction begins.

### III. COMPATIBILITY WITH 2030 COMPREHENSIVE LAND USE PLAN

The parcel is primarily within the Conservation Planning (CP) Area of the 2030 Comp Plan, because of both floodplain and wetland conditions found on the site. CP Areas protect environmentally sensitive areas from residential encroachment and other types of development. Therefore, this rezoning request is consistent with the goals of the 2030 Comp Plan.



### IV. TRAFFIC REVIEW

The 2009 Traffic count for Kolb Rd. at Sun Valley Dr. is 2400 Average Daily Trips (ADT). Approval of this request will have a minimal effect on Traffic.

### V. ENVIRONMENTAL CONSIDERATIONS



**Left:** This is a large tract made up of the residual acreage and the re-combination of several lots that were previously approved along the south side of Sun Valle Drive as a part of Twin Lakes subdivision. Soils are (Ru) Rutlege loamy sands, (TrB) Troupe sands with

0-6% slope, and (VeC2) Vaucluse sandy loam with 3-8% slope. Rutlege is a hydric soil in Sumter County that is associated with swamps and riverine lowlands. It makes up over half the soil found on the site. The remaining soils are fairly well drained and moderately suited for low density residential development.

Most of the site is mapped Zone AE (shown in pale blue shading) according to FEMA FIRM #45085C0293D, effective date February 16, 2007, with a substantial portion consisting of regulatory Floodway, shown in the orange striped shading. The Floodway is the area within a Special Flood Hazard Area as defined by FEMA that must be reserved in order to safely discharge the base (100-year) flood. The remaining Zone AE is designated floodway fringe, and special development requirements within this Zone ensure that structures and property have low flood damage potential. In addition, there are several acres of mapped and delineated wetlands within the site that have been affirmed by the US Army Corps of Engineers and are under their jurisdictional determination. These areas are shown in green patterned shading on the above map.

The parcel as a whole, therefore, has substantial limitations to development, and this limits the property's potential for actual uses under the current R-15 zoning district. Agricultural Conservation (AC) appears to be a better fit for this property because of the lower density of development potential and the associated uses for agriculture, hunting, and forestry that can more readily be realized on the site.

## **VI. WATER AND SEWER AVAILABILITY**

Public water is available to this parcel, but public sewer is not.

## **VII. STAFF RECOMMENDATION**

Rezoning this property from Residential (R-15) to Agricultural Conservation (AC) will permit the property to be lightly developed and used in a manner that is sensitive to the wetland and floodplain conditions on the parcel, as well as being more compatible with the 2030 Comprehensive Plan. There are also several lots contiguous to the south of this property zoned Agricultural Conservation.

Staff recommends approval of the rezoning request.

## **VIII. DRAFT MOTIONS**

### *Motion #1:*

I move that the Sumter City-County Planning Commission approve RZ-11-07 to rezone +/- 30 acres of land from Residential (R-15) Agricultural Conservation (AC).

### *Motion #2:*

I move that the Sumter City-County Planning Commission deny RZ-11-07 to rezone +/- 30 acres of land from Residential (R-15) Agricultural Conservation (AC).

### *Motion #3:*

I move that the Sumter City-County Planning Commission propose an alternate motion for RZ-11-07.

**IX. PLANNING COMMISSION – JUNE 22, 2011**

The Sumter City – County Planning Commission at its meeting on Wednesday, June 22, 2011, voted to recommend approval of this request.

**X. COUNTY COUNCIL – JUNE 28, 2011 – FIRST READING**