

**ACTION:** MOTION was made by Councilman Singleton, seconded by Councilman Burr, and carried by Council to deny second reading to this ordinance amendment request. Councilman Fleming abstained.

# Sumter City-County Planning Commission

March 27, 2002

OA-02-08, David C. Ross (County)

## I. THE REQUEST

**Applicant:** David C. Ross

**Status of Applicant:** Property Owner

**Request:** A request to amend the 2020 Sumter County Comprehensive Plan Ordinance from Agricultural Conservation (AC) to Residential Conservation. The properties are located at Old Camden Highway 521, West of Whispering Meadows Mobile Home Subdivision across from Charles Jackson Street, behind Rollin Hills Subdivision, and North of the first 2 tracts at the intersection of Black River Road and Red Lane Road. (Tax Map Nos. 151-00-02-010, 011, and 191-00-01-004)

## II. BACKGROUND

Applicant is requesting to amend the 2020 Sumter County Comprehensive Plan Ordinance. The amendment would consist of changing the Land Plan designation from Agricultural Conservation to Residential Conservation. There are three (3) different parcels of land in question (see attached location map). Parcels 10 and 11 consist of 71.2 acres and a 74-acre tract located on Old Camden Highway 521, West of Whispering Meadows Mobile Home Subdivision across from Charles Jackson Street (to be known as Boykin Estates). Parcel 11 is located behind Rollin Hills Subdivision. The third tract consists of 62.29 acres located North of the first 2 tracts at the intersection of Black River Road and Red Lane Road. The applicant is proposing to develop these properties into Residential-15 lots.

## III. STAFF RECOMMENDATION

The Staff has reviewed this request and recommends denial for the following reasons:

1. Staff feels this amendment does not meet the four conditions addressed in the 2020 Comprehensive Plan. The Ordinance states that no request to change the text/map of the Comprehensive Map shall be acted upon favorably except:
  - 1) Where necessary to implement the community's vision. The community's short and long-term goals have not been developed or established for this particular area. The inventory of the area is still predominantly agricultural farmlands with low intensity scattered housing. A few developments were implemented under the previous Zoning Ordinance when the district of RDD existed requiring no minimum lot area, thus creating lots smaller than 1 acre (Whispering Meadows Mobile Home Subdivision, Rolling Hills Housing Development, + 5 lots on Red Lane Road).
  - 2) Correct an original mistake – Staff feels that the Agricultural Conservation Designation placed on this area was not a mistake since the area is agricultural in nature and in close proximity of Shaw AFB noise overlay boundary (shown on enclosed map).
  - 3) Recognize substantial change or changing conditions in a particular locality – there appears to be no substantial change to this area.
  - 4) Recognize change in technology – there appears to be no change in technology.
2. The present zoning of the property (Agricultural Conservation) currently allows for Residential Subdivisions, but with minimum lot area of 1 acre. The applicant can develop as presently zoned but with lower intensity of use, which meets the analysis, and recommendations of the Shaw - Sumter County Joint Land Use Study. Staff also feels denial of this request preserves agricultural land and open space conservation (see insert from Comprehensive Plan) and is more compatible with the Shaw - Sumter County Joint Land Use Study. This would prevent sporadic changes to the Plan just to increase density for Residential development.

#### **IV. PLANNING COMMISSION – MARCH 27, 2002**

A motion to recommend denial of the request was made by Eldridge. The motion was seconded by Mr. Shaw and carried with a vote of 5. Mr. Tisdale did not vote due to a conflict of interest.

#### **IV. COUNTY COUNCIL – APRIL 9, 2002**

The Sumter County Council at its meeting on Tuesday, April 9, 2002 gave First Reading approval to the request.

#### **V. COUNTY COUNCIL – APRIL 23, 2002**