

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
February 1, 2021**

**BOARD OF COUNTY COMMISSIONERS
February 9, 2021**

CASE NO.: R2021-0002

REPRESENTATIVE: Margaret Tarver

LAND OWNERS: Margaret and Charlie Tarver, and Catherine Steele

REQUESTED ACTION: Rezone 3 acres from RR5C to RR1C to complete a lineal descent subdivision.

PARCEL NUMBERS: C28-040 and C28-227

LEGAL DESCRIPTION: See Attachment

EXISTING ZONING: RR5C

EXISTING USE: house and pasture

FUTURE LAND USE: Rural Residential

PARCEL SIZES: 1 acre and 2 acres.

LOCATION: Wildwood area: West side of CR 231- .25 miles south of E C-462(Map 1).

SURROUNDING LAND USE AND ZONING

The application site is located in a rural area near unincorporated Royal. The subject property includes Catherine Steele's homestead (C28-040) and a two acre parcel deeded to her daughter (C28-227). The surrounding area has a mixture of farms, rural home sites. It is inside the Rural Residential Future Land Use District. The subject property is surrounded by parcels zoned A10C (south), RR5 (east), RR5C (north), and RR1 (East) (Map 2).

CASE SUMMARY

The landowners are requesting this rezoning to complete the lineal transfer process. Rezoning will bring both properties into zoning compliance. The proposed lot split is lawful and meets the Comprehensive Plan and Land Development code standards.

The requested rezoning is consistent with the assigned future land use designation and policies of the Unified Comprehensive Plan. The requested rezoning is consistent with the surrounding development pattern and will not change the allowable density or intensity of development.

CASE ANALYSIS:

Section 13-313 (d), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides for the following review criteria for LDC and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
The property was recently divided in compliance with lineal descent subdivision standards.
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to the community.
The rezoning will allow a landowner to complete a lineal descent transfer
- d) The rights of private property owners.
The rezoning will not impinge on the rights of adjacent property owners.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 17 (Support/no comment) 7 (Oppose) 0

ATTACHMENT

LEGAL DESCRIPTION

C28-227 (Tarver)

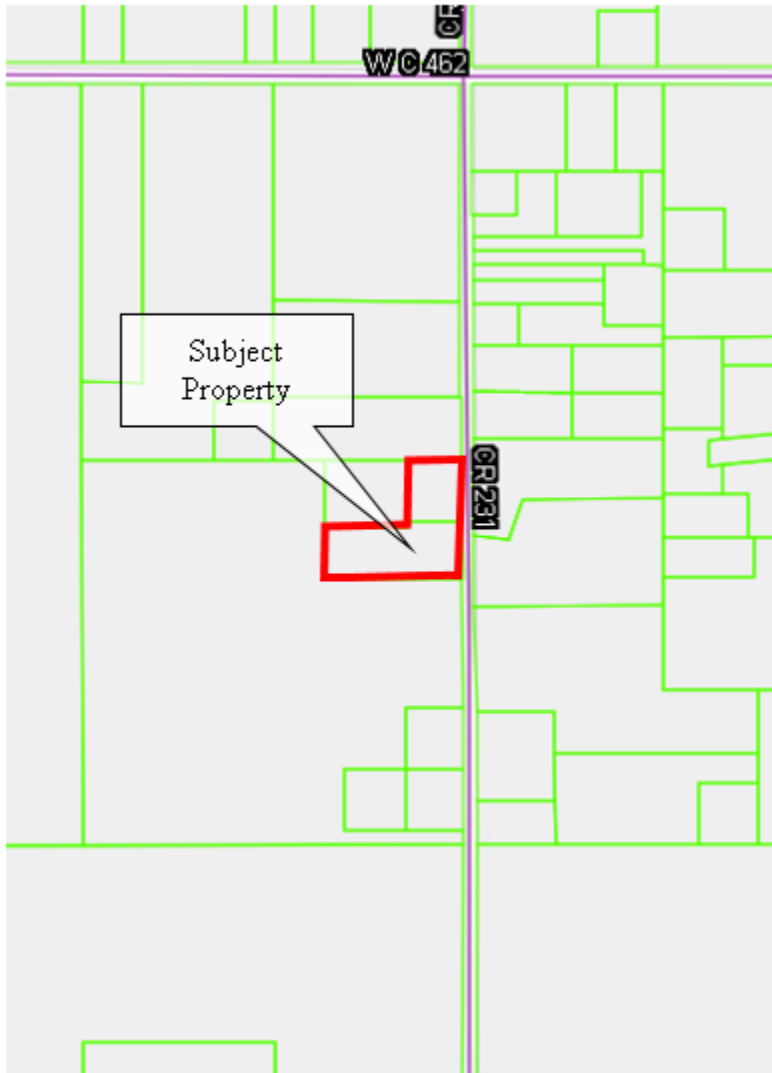
THE N 440 FT OF E 495 FT OF NE 1/4 OF SW 1/4 OF SE 1/4 OF SEC 28, TWP 18S, RNG 22E; LESS THE N 210 FT OF E 210 FT THEREOF LESS THE N 229.26 FT OF W 285 FT OF E 495 FT OF NE 1/4 OF SW 1/4 OF SE ¼

And

C28-040 (Steele)

BEG AT NE COR OF SW 1/4 OF SE 1/4 OF SEC 28, TWP 18S, RNG 22E; RUN S 70 YDS W 70 YDS N 70 YDS E 70 YDS LESS ROAD R/W

Map 1
General Location of R2021-0002



Map 2
Surrounding Area with Zoning Designations
R2021-0002

