

**SUMTER COUNTY
REZONING APPLICATION**

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

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

CASE NO.: R2021-0003

REPRESENTATIVE: Margaret Tarver

LAND OWNERS: Milton and Yolanda Harrison

REQUESTED ACTION: Rezone 1.5 acres MOL from RR5C to RR1 to complete a lineal descent transfer.

PARCEL NUMBER: C28-228

LEGAL DESCRIPTION: THE N 229.26 FT OF W 285 FT OF E 495 FT OF NE 1/4 OF SW 1/4 OF SE ¼ IN SEC 28, TWP 18S, RNG 22E.

EXISTING ZONING: RR5C

EXISTING USE: Pasture

FUTURE LAND USE: Rural Residential

PARCEL SIZE: 1.5 acres MOL

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 is a lineal descent parcel transferred from mother to son. 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 (west), RR5C (north, south & east), (Map 2).

CASE SUMMARY

The landowner is requesting this rezoning to allow the installation of a Class B mobile home on a lineal descent lot. The lineal descent subdivision 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:

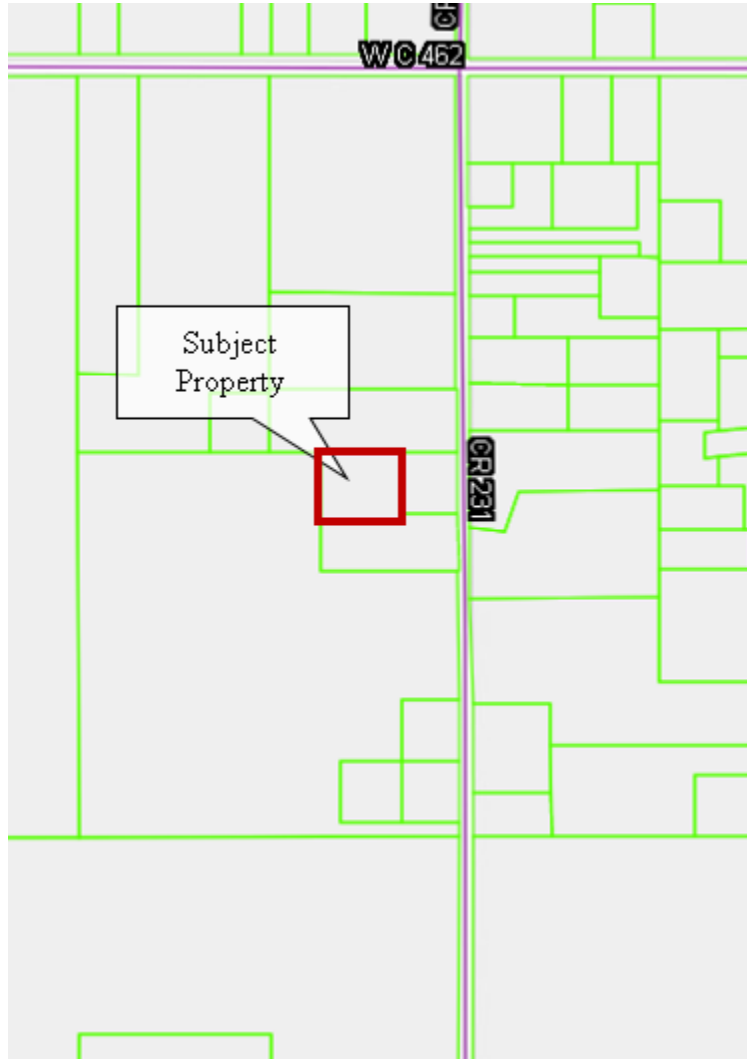
- a) Change of conditions, or absence of changed conditions.
The parcel was recently created through the lineal descent subdivision process.
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to the community.
The rezoning will allow a landowner to develop their parcel after a lawful lot split..
- 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: 14 (Support/no comment) 5 (Oppose) 0

Map 1
General Location of R2021-0003



Map 2
Surrounding Area with Zoning Designations
R2021-0003

