

R-22-015006
Hall Robertson

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.: R-22-015006

LANDOWNER(S): Hall Robertson

REQUESTED ACTION: Rezone 10-acre portion of a 37-acre parcel MOL from A10C (Agriculture - conventional housing) to RR5C (Rural Residential – 5-acre lot minimums)

PARCEL NUMBER: D05-149

EXISTING ZONING(S): A10C

EXISTING USE: Vacant

FUTURE LAND USE: Agriculture

PARCEL SIZE(S): 10-acre portion of a 37-acre parcel

LOCATION: Oxford area – intersection of CR 103 and NE 137th Rd

STAFF RECOMMENDATION: Approval

ANALYSIS:

The applicant was present at the hearing.

According to the staff report, the applicant desires to create two five-acre parcels for development. This rezoning, concurrent with the land use amendment, will allow for site built and Class A mobile homes to be constructed on two five-acre parcels.

This application is being brought forth concurrently with large-scale CP-22-16490 Oxford Future Land Use change from Agriculture to Rural Residential for this area, which includes the site at issue.

Section 13-313(d) of the Sumter County Code requires the following considerations for zoning map amendments.

- a) Change of conditions, or absence of changed conditions.
- b) Community need, or lack of community need.
- c) Benefits to the community.

d) The rights of private property owners.

The Special Master has reviewed staff's analysis of the relevant factors and agrees with staff that sufficient conditions are satisfied to recommend the requested rezoning. The testimony at the hearing was consistent with staff's recommendation.

Therefore, subject to the approval of CP-22-16490, the Special Master recommends Application R-22-015006 for APPROVAL to the Board of County Commissioners.

ORDERED this 9th day of January, 2023.

/s Derrill McAteer
Derrill L. McAteer
Special Master
FBN 0628972