

R-23-002508  
Jessica Simpson

**SUMTER COUNTY  
SPECIAL MASTER PROCEEDING**

**CASE NO.:** R-23-002508

**LANDOWNER:** Jessica Simpson

**REPRESENTATIVE:** Sandra Howell

**REQUESTED ACTION:** Rezone 2.2 acres +/- from A10C (Agricultural) to RR1 (Rural Residential – one-acre minimum lot size) to complete a lineal descent transfer.

**PARCEL NUMBER:** S06-023

**EXISTING ZONING(S):** A10C

**EXISTING USE:** Mobile home

**FUTURE LAND USE:** Agricultural

**PARCEL SIZE(S):** 2.2 acres

**LOCATION:** Bushnell Area – North side of CR 673, 1/3 mile west of CR 674

**STAFF RECOMMENDATION:** Approval

**ANALYSIS:**

The applicant’s representative, Sandra Howell, was present at the hearing.

The site at issue is located in the St. Catherines area of the unincorporated County. It is located outside the Urban Development Area in an agricultural area with rural residential homesites positioned along the county road. There is an existing mobile home on the property. Surrounding land uses include a limerock mine, ranches, and rural residential homesites. Surrounding properties are zoned A10C, (north, west and east) and RR1 (south).

**CASE SUMMARY**

The subject parcel is a 2.2-acre lot created through the lineal descent process. The Dixon Family Trust has transferred the house with 2.2 acres to a descendant. The requested rezoning will allow the continued use of the homesite by a granddaughter of the trust grantor.

The requested rezoning category is consistent with the parcel size and use of the existing mobile home. RR1 zoning is compatible with the surrounding development pattern.

Staff has reviewed the representative authorization and proof of ownership of the property. The deed has been supplemented by a recorded "Consent to Lineal Transfer Regulations" document.

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 of the applicant's representative at the hearing was consistent with staff's recommendation.

Therefore, the Special Master recommends Application R-23-002508 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for April 11, 2023.

**ORDERED** this 20th day of March, 2023.

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