

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: *R-23-006301– John A. Papagno –Rezone 1.12 acres MOL from Rural Residential (RR1C) to Planned Commercial (CP) – Southeast corner of CR 416N and N C-470.

REQUESTED ACTION: Planning and Zoning Special Master Recommends Approval.

Meeting Type: Regular Meeting

DATE OF MEETING: 6/13/2023

CONTRACT: N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept: **Building & Code / Development Services**

BUDGET IMPACT: .N/A

FUNDING SOURCE: _____

Type: N/A

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

This application proposed to rezone 1.12 acres MOL from Rural Residential (RR1C) to Heavy Commercial (CH). The property is located within the urban development area and has central water service but lacks central sewer service with no connection opportunities in the nearby area at this time. Staff had concerns with the intensity of CH and its compatibility with the surrounding neighborhood and believed the proposed zoning to not be compatible with the Unified Comprehensive plan.

A verbal request was proposed, and approved, by Mr. Papago for Planned Commercial zoning with the following conditions:

1. All Light Commercial uses permissible by the Land Development code Section 13-431 will be permitted under this planned commercial zoning designation.
2. Outside storage usage is permitted
3. All outside storage must be screened from adjacent properties by 6-foot opaque fencing.
4. Buffering shall follow LDC Table 13-563A for Light Commercial zoning districts.

The Planning and Zoning Special Master held a public hearing on May 15, 2023, and recommended approval for Planned Commercial zoning and the above conditions.

PZSM Cases:

TR-23-04285 Whatley

SS-23-05853 Radcliff for Kennedy

R-23-006541 Radcliff for Kennedy

SS-23-06300 Papagno

R-23-006301 Papagno

LDC Text Amendment – Home Based Business

LDC Text Amendment – Agritourism

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Notified Property Owners:

F31F007	PAPAGNO JOHN A SR
F30F028	WHITFIELD GALE A
F31F004	DIGGENS JOHN PAPAGNO JR
F30F030	BENOIT BRYAN & YVONNE Y
F31-051	MEAD SHANE
F31E019	WARREN JODIE
F31-005	VANN RALPH ALLEN
F30F029	LITTEN KRISTINE & WILLHITE
F30F023	SMITH SHAWN
F31-025	MCGURRAN TIMOTHY J
F30F024	BUEG JOYCE K
F30-011	NOREIKA CHARLES A

Prepared by: Kathleen Brugnoli

ProWritingAid Check