

**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**November 1, 2010**

**BOARD OF SUMTER COUNTY COMMISSIONERS**  
**November 9, 2010**

<b>CASE NO.</b>	R2010-0011
<b>APPLICANT:</b>	Rudolph & Barbara Gurrola
<b>REPRESENTATIVE:</b>	N/A
<b>REQUESTED ACTION:</b>	Rezone 0.70 acres MOL from a non-compliant A5 to CH (Heavy Commercial).
<b>LEGAL DESCRIPTION:</b>	<b>Sec. 19, Twp. 18S, Rng. 23E:</b> Lots 1-6 incl Blk R Wildwood Terrace less Hwy 301 R/W & the S ½ of Grove St N of Lots 1 & 3 & The E ½ of Jarrell Ave W of Lots 3 & 4 & The area covered by the intersection of the E ½ of Jarrell Ave & The S ½ of Grove St PB 1 PG 8
<b>EXISTING ZONING:</b>	Non-compliant A5
<b>FUTURE LAND USE:</b>	Commercial (Subject to SS2010-0003)
<b>EXISTING USE:</b>	Residence
<b>PARCEL SIZE:</b>	0.70 acres MOL
<b>GENERAL LOCATION:</b>	Wildwood
<b>COMMISSIONER'S DISTRICT:</b>	Don Burgess

**CASE SUMMARY:**

The subject property is located on the west side of US 301 in the unincorporated Wildwood area of Sumter County. The subject site is 0.70 acres MOL with a Commercial Future Land Use (subject to SS2010-0003) and non-compliant A5 zoning. The applicants are requesting to rezone from a non-compliant A5 to CH (Heavy Commercial).

**CASE ANALYSIS:**

The general character of the area is a mix of commercial, agricultural and residential. The subject property is located on a major state arterial road (US 301). The original requested rezoning was to CH. However, after further discussion with the applicant staff has determined that rezoning the subject property to CL will provide the appropriate zoning district for the parcel and accommodate the applicant's business plans and not unnecessarily assign the more intensive CH zoning district for a use that is appropriate in CL. Staff discussed changing the rezoning request from CH to CL with the applicant on October 28, 2010. The applicant did not object to the CL zoning, as long as the district would allow for his business plan. Staff confirmed that the CL zoning is appropriate for his business plan.

**DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:**

Staff recommends the subject property not be rezoned to CH (Heavy Commercial) but be rezoned to CL (Light Commercial). The CL zoning district is more appropriate for the area and is consistent with the business plans of the applicant.

**Notices Sent: 3 (In objection) 0 (In favor) 0**

**Zoning & Adjustment Board Recommendation: Approved (10-0)**

**Board of County Commissioners:**