

# Sumter City-County Planning Commission

February 23, 2011

## SV-11-02 , Thomas Stradford – 6425 Spring Hill Rd. (County)

### I. THE REQUEST

**Applicant:** Thomas Stradford

**Status of the Applicant:** Property owner

**Request:** Request for approval of sibling to sibling family relationship for a lifetime family conveyance to subdivide +/- 3 acres

**Location:** Spring Hill Road

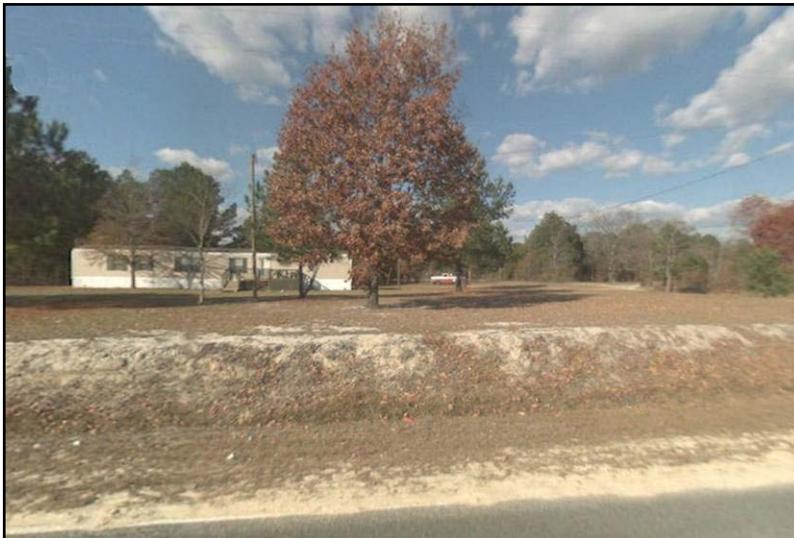
**Present Use/Zoning:** Residential / AC

**Proposed Use:** Residential

**Tax Map Number:** 084-00-01-096

**Adjacent Property Land Use and Zoning:** North – Vacant / AC  
South – Residential / AC / Spring Hill Rd  
East – Residential / AC  
West – Residential / AC

### II. BACKGROUND

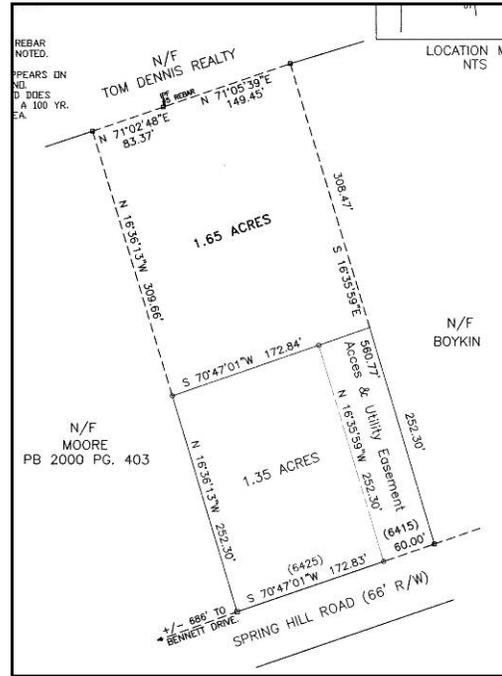


**(Left:** Photo of property)

The applicant, Thomas Stradford, who is the owner of the property, is requesting approval of the relationship between himself and his sister, for the purpose of a lifetime conveyance. Lifetime conveyances are considered to be an exempt subdivision meant to allow an individual to transfer

property to an immediate family member that may not meet subdivision regulations for public access. Mr. Stradford proposes to convey +/- 1.65 acres at the rear of the parcel to his sister. The rear parcel will be accessed by a 60 foot easement.

The following images show the existing parcel (*below left*) and the proposed division (*below right*):



As defined in Article 10 of the Zoning Ordinance, a lifetime transfer or conveyance of property is from parent to child and/or the spouse of any such child, or from grandparent to grandchild. Any other family relationships requesting to use the lifetime conveyance provision must be reviewed and approved by the Planning Commission.

As a condition of any lifetime conveyance, the grantor must ensure that the grantee has sufficient access to the property either through direct access, through frontage on a road or through an access easement.

***Compatibility with the 2030 comprehensive plan:***

The 2030 Comprehensive Plan designates this area as Rural Development (RD). The primary objective of the Rural Development designation is to promote low density residential development and selected non-agricultural and agricultural uses in a relaxed regulatory climate. Therefore the subdivision of this parcel in this manner is considered appropriate and in alignment with the goals of the 2030 Comprehensive Plan.

### **III. STAFF RECOMMENDATION**

Staff recommends approval of the request for lifetime transfer variance.

### **IV. PLANNING COMMISSION – FEBRUARY 23, 2011**

The Sumter City-County Planning Commission at its meeting on Wednesday, February 23, 2011, approved this request as presented.