

Sumter City-County Planning Commission

June 22, 2011

SV-11-07, 4130 Patriot Pkwy. (County)

I. THE REQUEST

Applicant: Luther Bells Jr.

Status of the Applicant: Applicant for Property Owner

Request: Approval of the relationship for sibling-to-sibling lifetime family transfer.

Location: 4130 Patriot Pkwy.

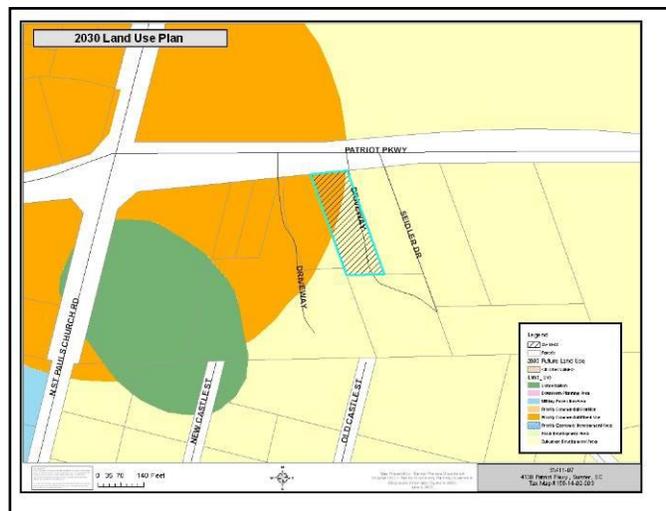
Present Use/Zoning: Residential / Agricultural Conservation (AC)

Tax Map Number: TMS#156-14-02-003

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

II. THE 2030 COMPREHENSIVE PLAN:

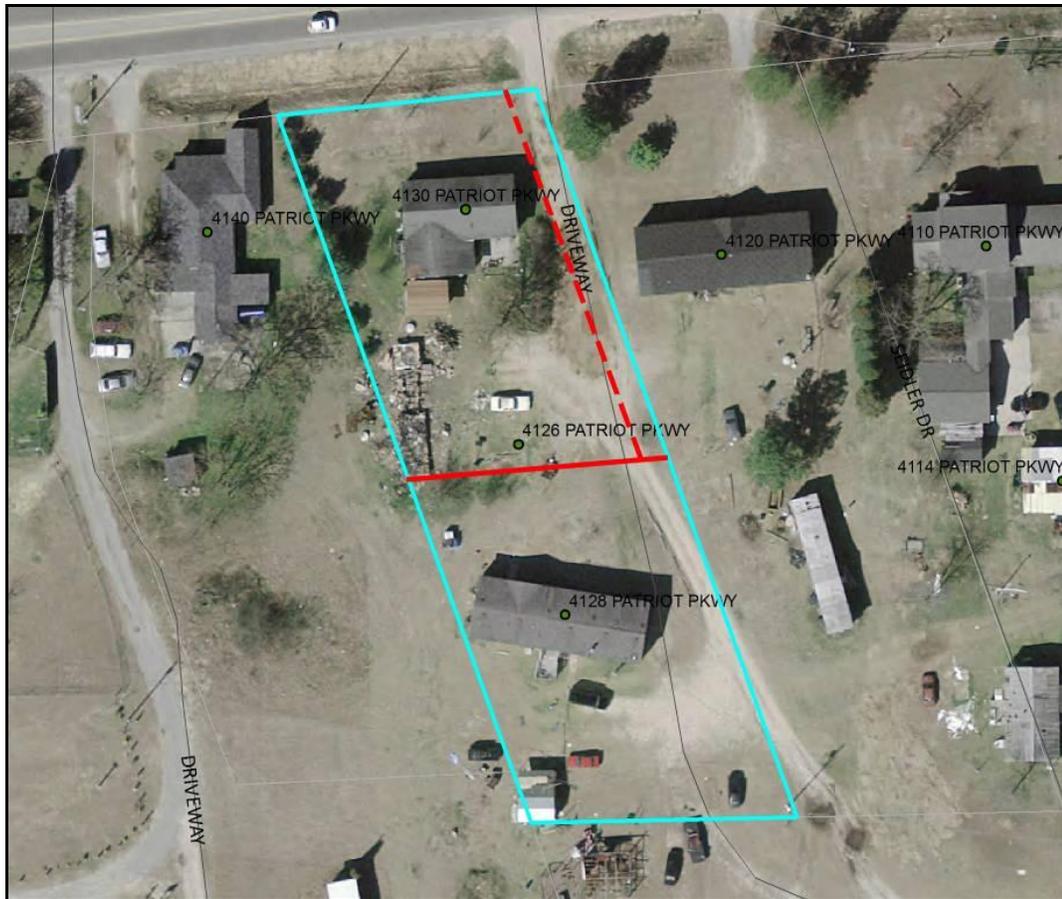
The 2030 Comprehensive Plan designates this parcel as both Priority Commercial Mixed Use and Suburban Development (SD). These districts support higher residential density. Therefore, the applicant's request is compatible with the 2030 Comp Plan.



III. BACKGROUND

The applicant owns a +/- 0.84 acre piece of property that currently has two houses located on it. The owner of the property, Theresa B. Davis, wants to convey the back portion of the parcel to her brother, Luther Bells Jr., by lifetime family transfer. According to the Sumter County Zoning Ordinance, lifetime family transfers are only permitted from a parent to child or grandparent to grandchild; all other relationships must be approved by Planning Commission for the purpose of conveyance. A separate variance for the parcel size limitation after division must be obtained from the Board of Zoning Appeals before final approval of this subdivision is granted.

The proposed division of the parcel would be similar to the diagram shown below:



Below left: The house at 4130 Patriot Pkwy. (in front of property – this is the residence of Theresa B. Davis)

Below right: The house at 4128 Patriot Pkwy. (at rear of property - this is the residence of Luther Bells Jr.)



V. ENVIRONMENTAL CONDITIONS

There are no floodplains or wetlands indicated on the parcel.

VI. STAFF RECOMMENDATION

Staff recommends approval of this request. Granting this variance is one part of the two-step process necessary for the property owner to divide this property.

VII. PLANNING COMMISSION – JUNE 22, 2011

The Sumter City-County Planning Commission, at its meeting on Wednesday, June 22, 2011, approved this request for the relationship of sibling-to-sibling for a lifetime family transfer to subdivide a +/-0.84 parcel located at 4130 Patriot Parkway and represented by tax Map # 156-14-02-003.