

# Sumter City-County Planning Commission

## Staff Report

June 27, 2012

### SV-12-07, Easy St. & Old Camden Rd.(County)

#### I. THE REQUEST

**Applicant:** Barbara Williams

**Status of the Applicant:** Representative for Property Owner

**Request:**

- 1) A variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width.*
- 2) Relationship approval for lifetime family transfer.

**Location:** 0 Easy Street & 5585 Old Camden Road

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

**Tax Map Number:** 089-00-01-016 & 150-00-02-008

**Adjacent Property Land Use and Zoning:**

- North – Residential / AC
- South – Undeveloped / AC
- East – Undeveloped / AC
- West – Residential / AC

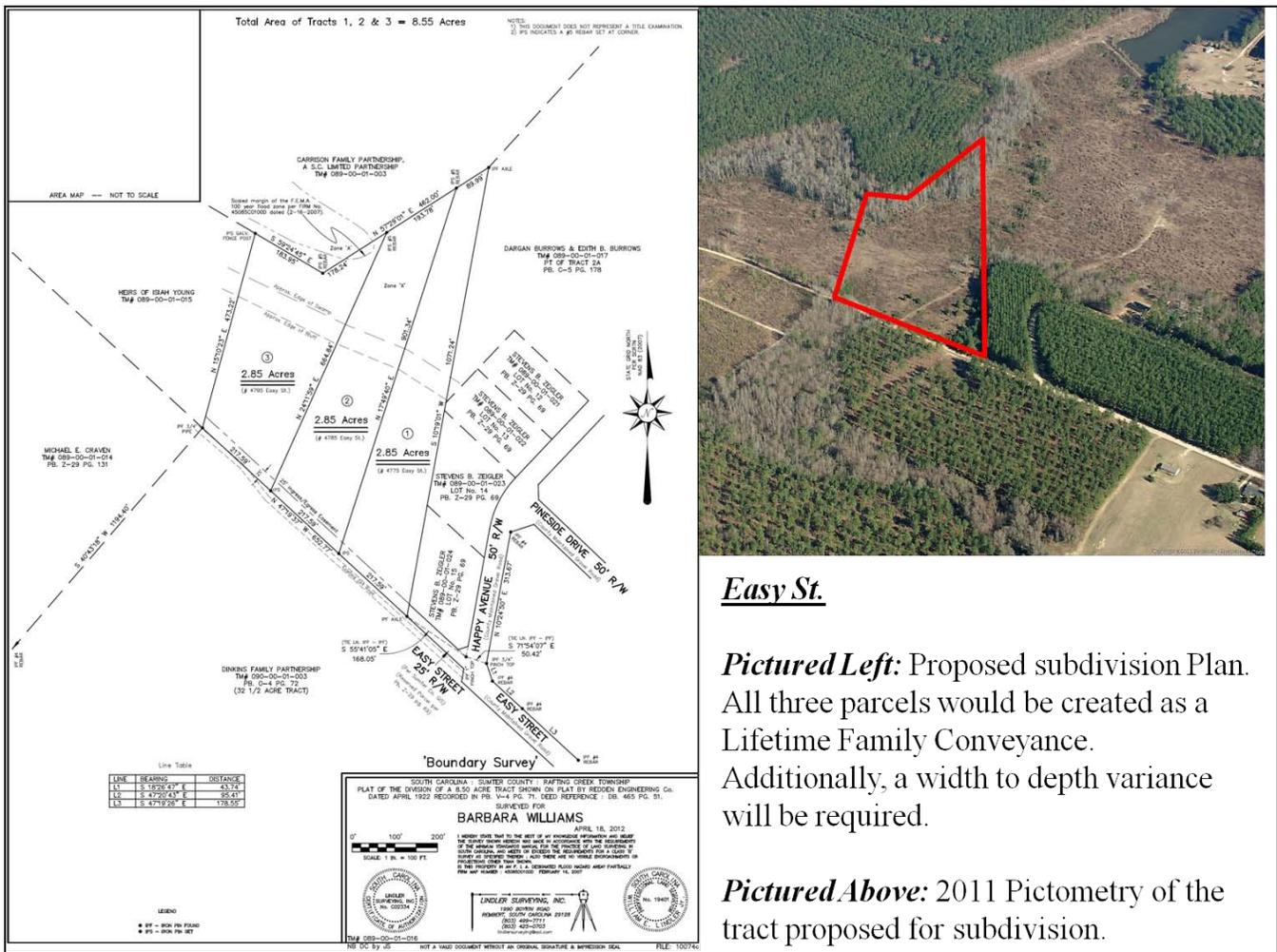
#### II. BACKGROUND

This request is to subdivide two separate parcels, shown in the 2007 Orthophotography below, into a total of seven (7) pieces in order to finalize the distribution of the applicant's parents' estate to the seven (7) children that inherited the property.



Due to the actions of Probate Court, the two tracts of land were transferred into the names of all seven children and they now wish to divide the property up so that each can have a portion of the family land. In order to subdivide the land it will be necessary to do so as a lifetime family conveyance with relationship approval from the Planning Commission for a Sibling to Sibling transfer.

Between the two tracts of land there is a total of 12.49 acres to be subdivided. Because of the size, shape and environmental constraints on the two tracts, it is not realistic or possible to subdivide each parcel in to seven (7) pieces, therefore; the applicant is proposing to subdivide the +/-8.59 acre tract off of Easy St. in to three (3) parcels as shown below.



Easy St.

**Pictured Left:** Proposed subdivision Plan. All three parcels would be created as a Lifetime Family Conveyance. Additionally, a width to depth variance will be required.

**Pictured Above:** 2011 Pictometry of the tract proposed for subdivision.

The parcels proposed on Easy St. will each require a variance from the residential lot width to depth ratio requirements found in section 8.e.13.f of the Sumter County Zoning & Development Standards Ordinance.

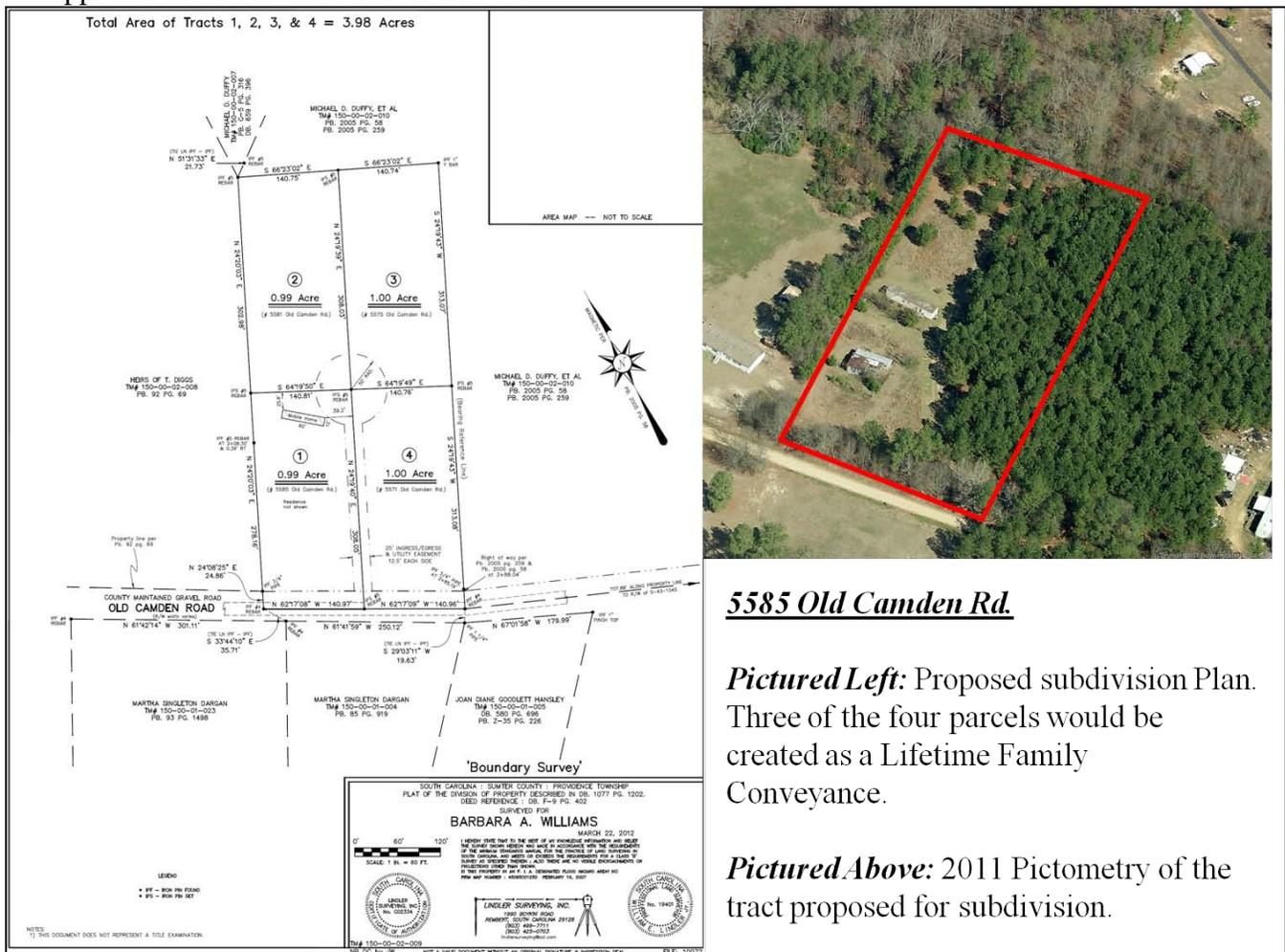
The lot width to depth language in the ordinance is designed to prevent creation of “flag lots” and other methods of subdividing land that often create access issues. All the proposed parcels will meet the minimum required lot size & width for the AC zoning district, and any proposed structures will be required to meet setbacks for this district. This is the best manner of dividing the land due to a

change in topography and soils to the rear of the tracts which render approximately 50% of the three lots undevelopable.

8.e.13 states:

*f. Lots – Excessive lot depth in relation to lot width shall be avoided, and as a general rule, the depth of residential lots shall not be less than one nor more than 2-1/2 times their width; provided however, that the Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.*

The applicant wishes to subdivide the +/-3.9 acre tract on Old Camden Rd. into four (4) parcels as shown below. The parcels created as a result of the proposed subdivision plan shown below will meet the width to depth requirement and will only need to have the Sibling to Sibling relationship approval in order to subdivide the tract.



### III. ENVIRONMENTAL CONDITIONS

There is no floodplain or wetlands as indicated in the NWI (National Wetlands Inventory) on either site.

### IV. STAFF RECOMMENDATION

Staff recommends approval of this request.

**V. PLANNING COMMISSION – JUNE 27, 2012**

The Sumter City-County Planning Commission at its meeting on Wednesday, June 27, 2012, approved this request as presented.