

Sumter City-County Planning Commission

Staff Report

July 25, 2012

SV-12-09, 1855 N. Main St. (County)

I. THE REQUEST

Applicant: Robert W. Hall, Sr.

Status of the Applicant: Property Owner

Request: A variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width* to subdivide +/- 2 acres from the larger tract.

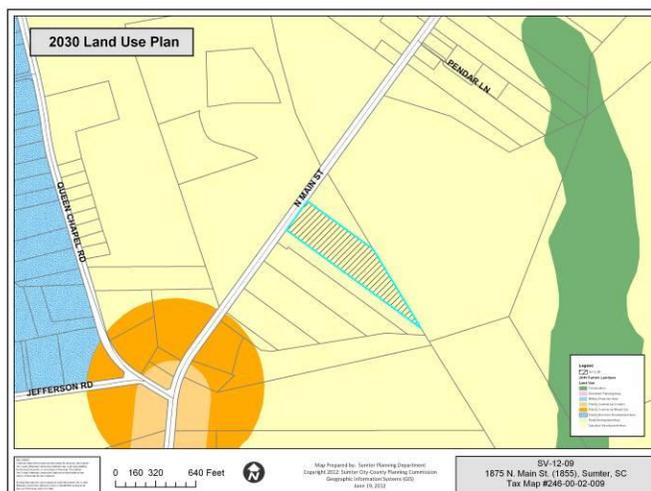
Location: 1855 N. Main St., Sumter

Present Use/Zoning: Residential / AC

Tax Map Number: 246-00-02-009

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

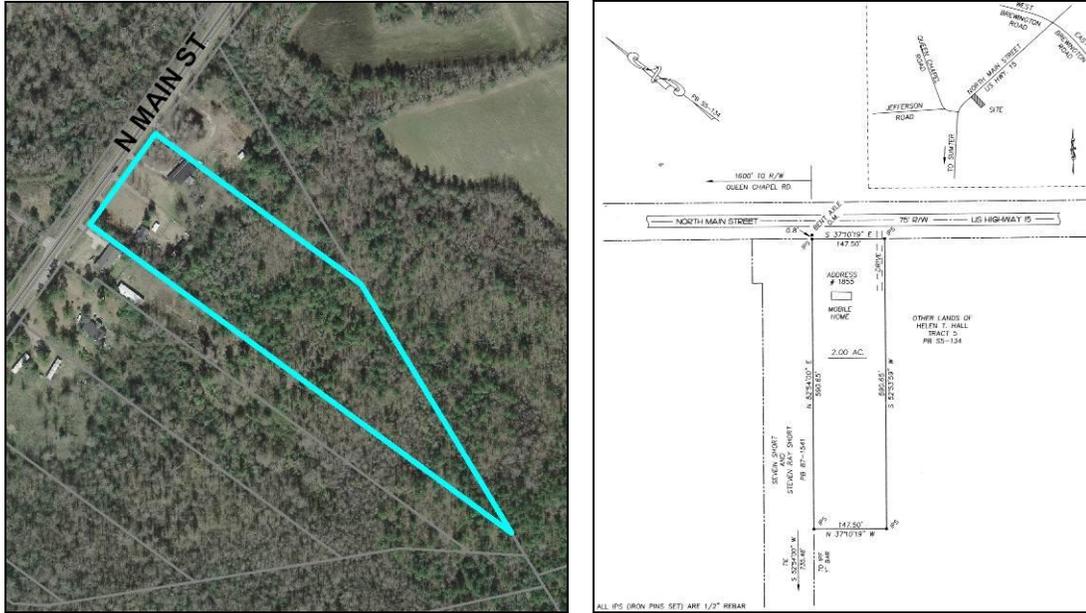
II. THE 2030 COMPREHENSIVE PLAN:



The 2030 Comprehensive Plan designates this parcel as Suburban Development (SD). An intentional mix of medium density residential, commercial and mixed-use development is appropriate in this district. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

III. BACKGROUND

The property in question is a +/- 6.44 acre parcel located on N. Main St. The property is to be divided as part of an estate. There are two residences currently on the parcel.



Above Left: The parcel involved in the proposed subdivision.

Above Right: The proposed plat.

The new proposed 2 acre parcel shown above along with the remaining parent parcel 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. Both 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 so that the proposed parcels have adequate road frontage and the existing house can meet AC side setbacks.

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.



Above and Below: Photos of the two existing residences on the parcel.



IV. ENVIRONMENTAL CONDITIONS

There is no floodplain on the site. There are possibly wetlands as indicated in the NWI (National Wetlands Inventory), as shown in the diagram (**Right**).



V. STAFF RECOMMENDATION

Staff recommends approval of this request.

VI. PLANNING COMMISSION – JULY 25, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, July 25, 2012 approved this request as presented by Staff.