

Sumter City-County Planning Commission

Staff Report

August 22, 2012

SV-12-12, 440 Boots Branch Rd. (County)

I. THE REQUEST

Applicant: Brian T. Oseland

Status of the Applicant: Surveyor

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 +/- 25 acre parcel.

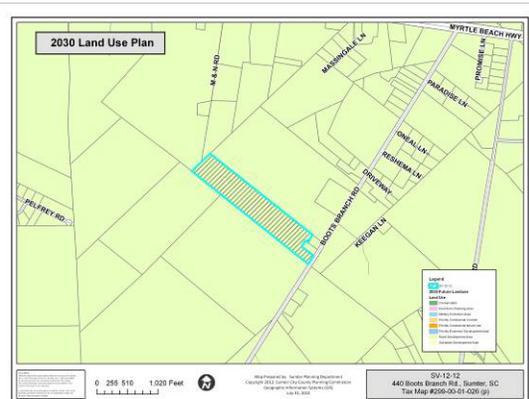
Location: 440 Boots Branch Rd, Sumter County

Present Use/Zoning: Residential / AC

Tax Map Number: 299-00-01-026(PT)

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

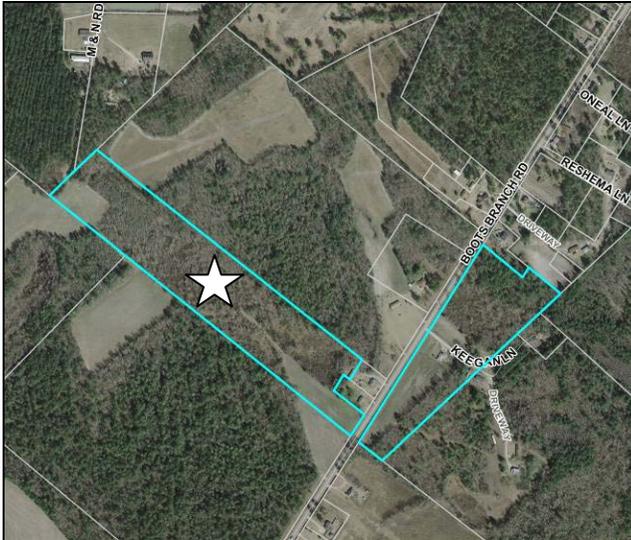
II. THE 2030 COMPREHENSIVE PLAN:



The 2030 Comprehensive Plan designates this parcel as Rural Development (RD). Low or medium density residential development, consisting of large lots of one acre or more located on rural roads and private drives, 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 +/- 25 acre parcel located on Boots Branch Rd., in eastern Sumter County. This parcel is part of a larger 38 acre parcel as shown below split by Boots Branch Rd.



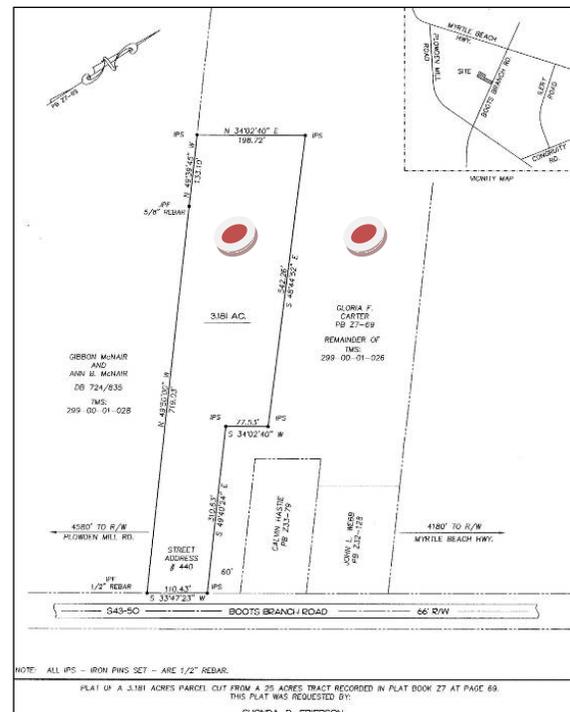
Above: The parcel involved in the proposed subdivision is marked with a star. The portion of the parcel shown south of Boots Branch Rd. will become a separate parcel with its own tax map number if this variance is granted.

The property owner (Gloria Carter) wishes to sell out right the 3.181 acre parcel to Shonda D. Frierson). There is no family relation between the two.

Right: The proposed plat.

The new proposed parcels shown to the right (Noted with Red Dots) 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 property according to the Wetlands Inventory Maps is almost entirely in the wetlands. This is the only piece of high land

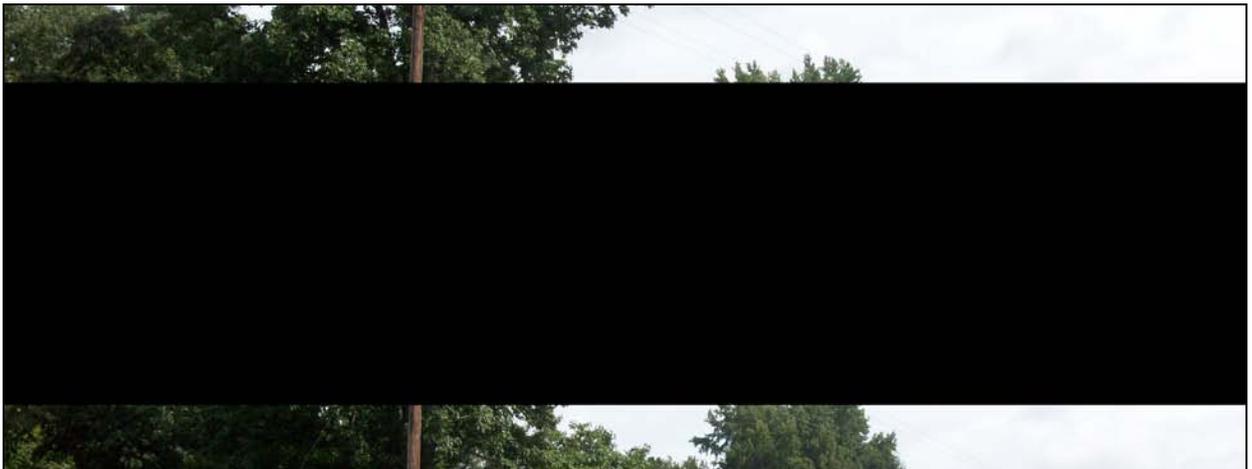


left to be developed. Therefore, this is the best manner of dividing the land so that the proposed parcels have adequate road frontage.

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.

Below: Photos of the parcel. The site is currently an agricultural field.



Above: There are no residences on the proposed 3.1 acre tract in question at this time. There are two adjacent residences on their separate parcels in front of this large parcel, to the east, on Boots Branch Rd.

IV. ENVIRONMENTAL CONDITIONS

There is no floodplain on the site but there appears from the National Wetland Maps to be wetlands on a large portion of this property. The soil types do not support development on the remainder parent parcel only on the proposed 3 acre tract.

V. STAFF RECOMMENDATION

As with many older properties in Sumter County, this parcel is of a long, narrow shape that makes it difficult to divide under current ordinance criteria. The proposed division is the best way to divide the property while still maintaining adequate road frontage. This is the only suitable portion of the large parcel left for development. Soils for the parent parcel are not supportive of any future development. The remainder tract does have a dwelling on it but it is mostly corn field. Staff therefore recommends approval of this request.

VI. PLANNING COMMISSION – AUGUST 22, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, August 22, 2012, voted to approve this request as presented.