

Sumter City-County Planning Commission

Staff Report

August 22, 2012

SV-12-13, 3035 Cabbage Rd. (County)

I. THE REQUEST

Applicant: Amy Brown

Status of the Applicant: Daughter of Property Owner (Kathy Brown)

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 +/- 3.1 acres from a larger tract.

Location: 3035 Cabbage Rd., Sumter County

Present Use/Zoning: Residential /AC

Tax Map Number: 273-00-05-004

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

II. THE 2030 COMPREHENSIVE PLAN:



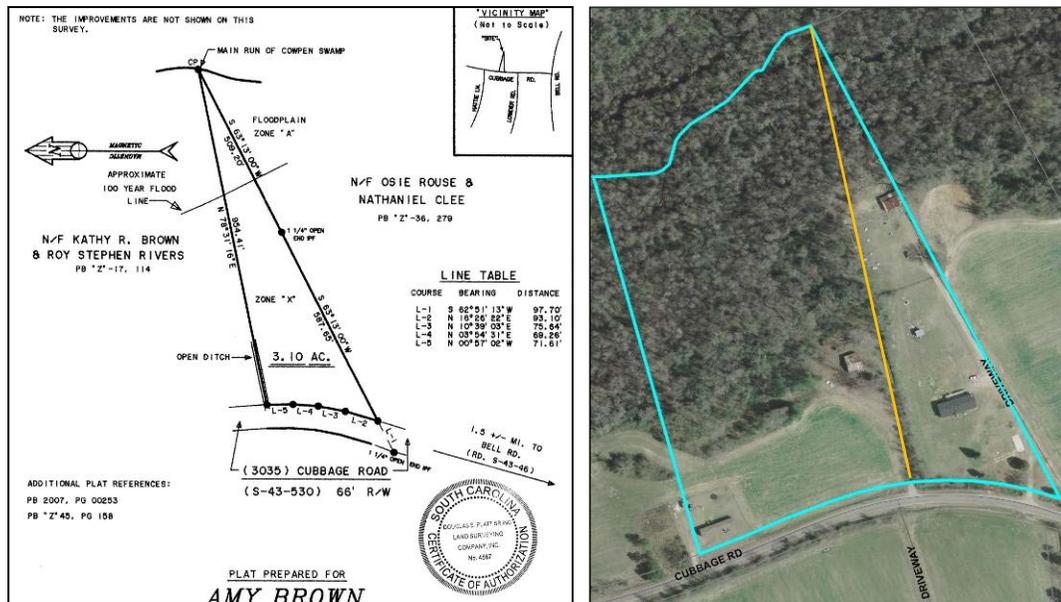
The 2030 Comprehensive Plan designates this parcel as Rural Development (RD). Low or medium density residential development, consisting of large lots of one acre or more located on rural roads and private drives, is appropriate in this district. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

III. BACKGROUND

The property in question is a +/- 14.7 acre parcel located on Cubbage Rd., in northeastern Sumter County near Hwy. 401 owned by Kathy Brown. Ms. Brown's two daughters currently live on the property in separate dwellings. The property owner wishes to divide the parcel in order to give one of her daughter the piece of land with her home on it and also to obtain clear title for these properties.

Below Left: The proposed plat.

Below Right: The parcel as it exists now, with proposed new property line shown in orange.



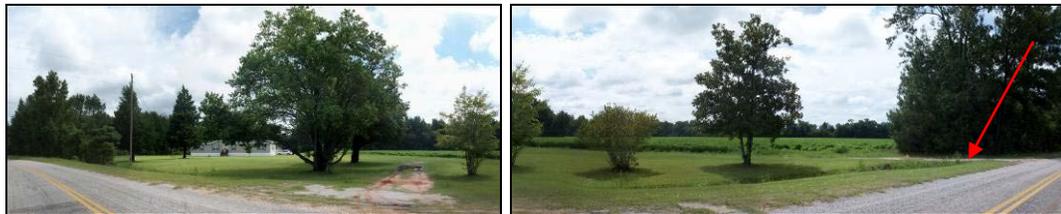
The new proposed parcel that is triangular in shape requires a variance from the residential lot width to depth ratio requirements found in section 8.e.13.f of the Sumter County Zoning & Development Standards Ordinance. The remaining +/- 11.6 acre portion meets the ordinance standards and does not require a variance.

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 clear titles, and meet ordinance standards.

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.

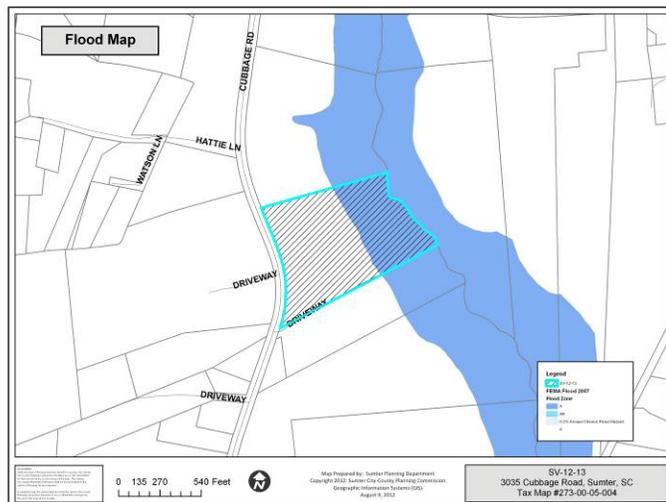
Below: The right (south) property line is flagged on the property and indicated with the orange line below.



Above : The frontage on Cabbage Rd. for this parcel. The southern property corner is shown in the photo on the right.

IV. ENVIRONMENTAL CONDITIONS

There is zone “A” floodplain on the site, in the rear of the parcel as shown in the diagram to the right.



V. STAFF RECOMMENDATION

This is a division of family land from mother to daughter and has two existing homes on one parcel. This is the only way to obtain clear title for each home situated on its own property. Also, there is floodplain on the rear portion of this triangular piece for approximately 350 feet in depth from the rear point of the property and is therefore unbuildable area. Staff recommends approval of this variance 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.