

Sumter City-County Planning Commission

February 27, 2013

SV-13-01, 2550 Thomas Sumter Hwy. (County)

I. THE REQUEST

Applicant: Release R. Oakley

Status of the Applicant: Sibling of 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.*

Location: 2550 Thomas Sumter Hwy.

Present Use/Zoning: Vacant / AC

Tax Map Number: 188-00-01-050

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

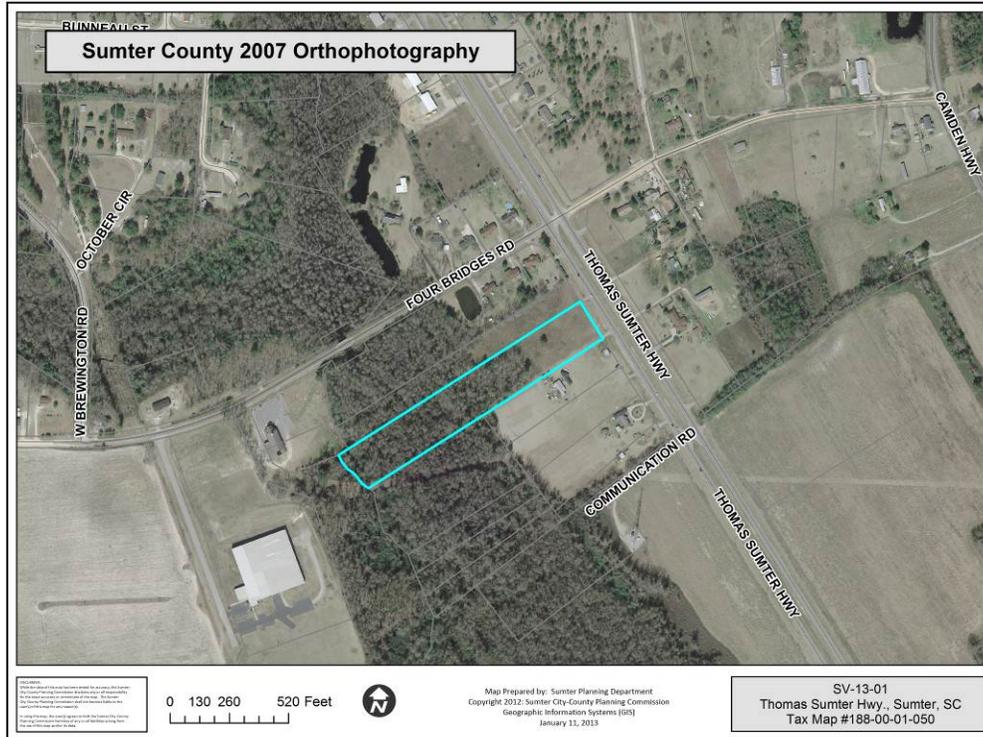
II. THE 2030 COMPREHENSIVE PLAN:



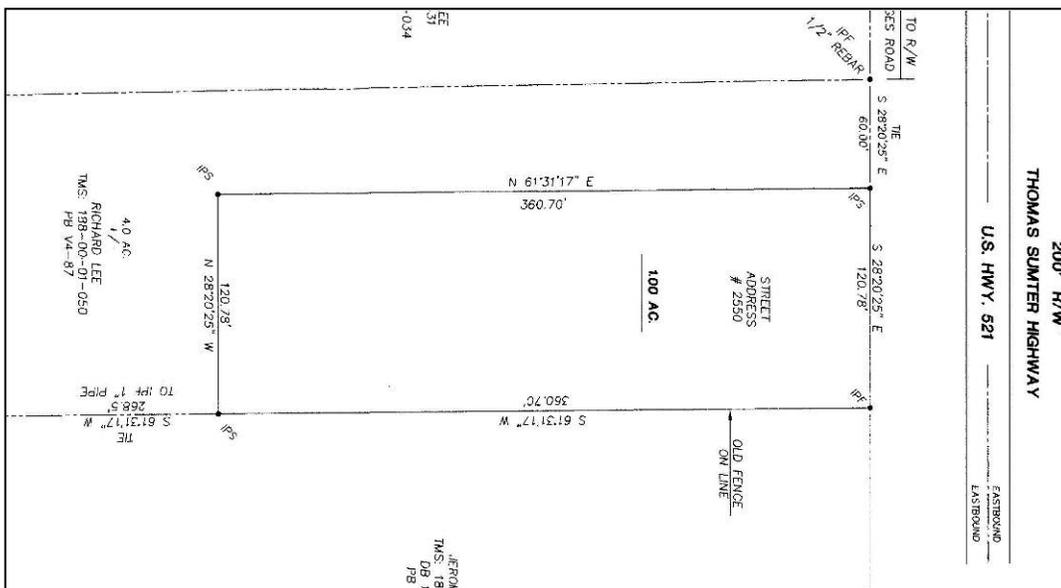
The 2030 Comprehensive Plan designates this parcel as Suburban Development (SD). This district supports higher residential density. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

III. BACKGROUND

The property in question is a +/-5.52 acre parcel located on Thomas Sumter Hwy.



Below: The proposed parcel if the variance is approved. The front 1-acre parcel exceeds the lot width to depth ratio by sixty feet.



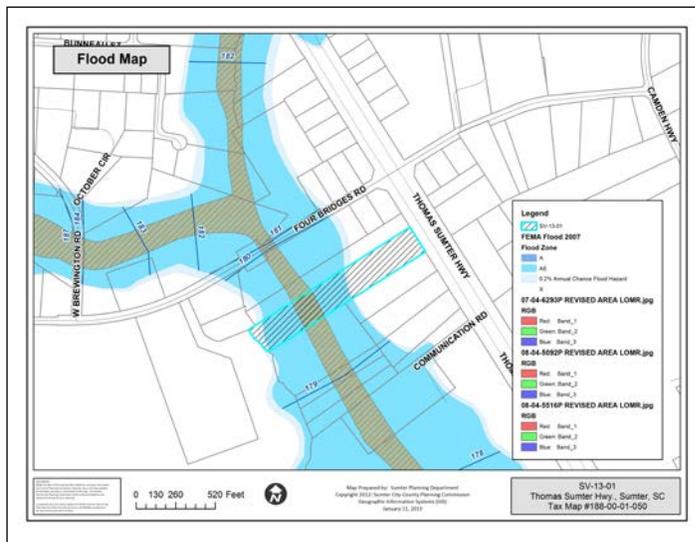
The applicant wishes to divide the property as shown in the diagram to create two new parcels, +/- 1.0 and +/- 4.5 acres respectively. The two new proposed parcels will each require a variance from the residential lot width to depth ratio requirements found in section 8.e.13.f of the Sumter County Zoning & Development Standards Ordinance. The front parcel only exceeds the ratio by sixty feet, however. The proposed layout was necessary in order to provide sixty feet of road frontage access for the rear parcel.

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. However, the parcel in front is the one most suitable for development and will have ample road frontage. The “flag lot” in this case is environmentally sensitive land with floodway and floodplain on the rear of this property making it unsuitable for development.

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.

V. ENVIRONMENTAL CONDITIONS



Left: There is floodplain on the rear half of the parcel which restricts development and makes further division unlikely.

The same area is also in the National Wetlands Inventory (NWI) as being the location of wetland conditions.

VI. STAFF RECOMMENDATION

The division of this parcel is creating a situation where the environmentally sensitive area in the rear is separated from the portion in front most suited for residential development. Staff recommends approval of this request.

VII. PLANNING COMMISSION – FEBRUARY 27, 2013

The Sumter City-County Planning Commission at its meeting on Wednesday, February 27, 2013, approved this request.