

# Sumter City-County Planning Commission

## Staff Report

April 24, 2013

### SV-13-04, 7365 Scales Rd. (County)

#### **I. THE REQUEST**

**Applicant:** Samuel Wright

**Status of the Applicant:** Property Owner's Brother

**Request:** A request for approval of Sibling to Sibling family relationship for a lifetime family conveyance to subdivide +/- 1.00 acre from a larger +/- 4.45 acre tract.

**Location:** 7365 Scales Rd.

**Present Use/Zoning:** Vacant / AC

**Tax Map Number:** 074-00-02-009 Part

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

#### **II. THE 2030 COMPREHENSIVE PLAN:**

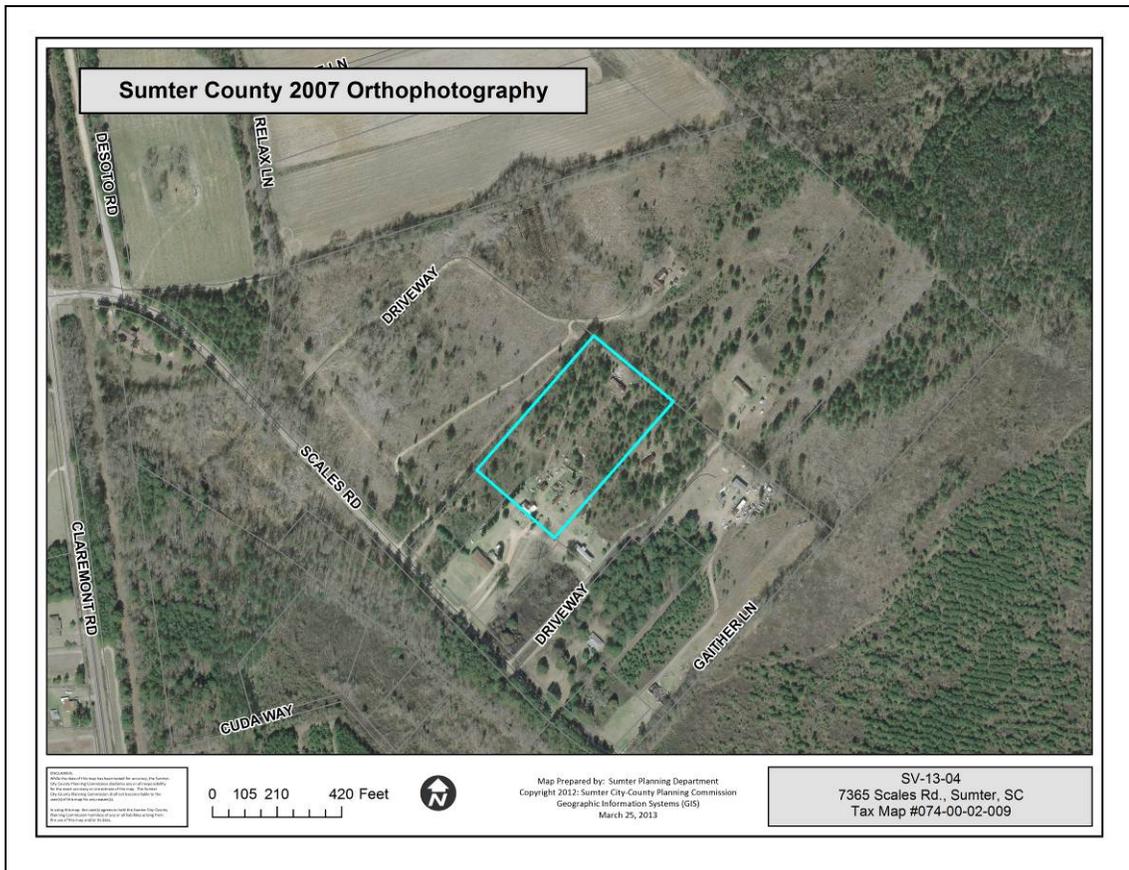
The 2030 Comprehensive Plan designates this parcel as Rural Development (RD). Low or medium density residential development, consisting of large lots of one acre or more located on rural roads and private drives, is appropriate in this district. Therefore, the applicant's request is compatible with the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

#### **III. BACKGROUND**

The property in question is a +/- 4.45 acre parcel located off of Scales Rd. in Sumter County. There is one residence currently on the parcel.



**Above:** The proposed subdivision plat, with the new parcel shown in orange.  
**Below:** Aerial of property.



The applicant is requesting approval of the relationship between herself and her brother, Samuel Wright, for the purpose of a lifetime conveyance. Lifetime conveyances are considered to be an exempt subdivision meant to allow an individual to transfer property to an immediate family member that may not meet subdivision regulations for public access.

As defined in Article 10 of the Zoning Ordinance, a lifetime transfer or conveyance of property is from parent to child and/or the spouse of any such child, or from grandparent to grandchild. Any other family relationships requesting to use the lifetime conveyance provision must be reviewed and approved by the Planning Commission.

As a condition of any lifetime conveyance, the grantor must ensure that the grantee has sufficient access to the property either through direct access, through frontage on a road or through an access easement. This property is considered landlocked and has no direct access to public road frontage. The grantor is providing a 15 foot wide easement through her property for access to the new parcel.

#### **IV. ENVIRONMENTAL CONDITIONS**

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

#### **V. STAFF RECOMMENDATION**

The intent of the lifetime family conveyance is to keep family land tied together while still allowing family members to live on the land together. This division meets that intent. However, due to the layout of this parcel and the fact that it is landlocked, it is recommended that signage be provided on the private roads leading to the new parcels so that they can be easily located by emergency services. Staff recommends approval of this request.

#### **VI. PLANNING COMMISSION – APRIL 24, 2013**

The Sumter City-County Planning Commission at its meeting on Wednesday, April 24, 2013, approved this request as presented.