

# Sumter City-County Planning Commission

## Staff Report

September 25, 2013

### SV-13-07, Concord Church Rd. (County)

#### I. THE REQUEST

**Applicant:** Michael T. Brogdon

**Status of the Applicant:** Buyer of proposed parcel

**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 +/- 5.91 acres from a larger tract.

**Location:** Concord Church Rd., Sumter County

**Present Use/Zoning:** Residential /AC

**Tax Map Number:** 300-00-03-044

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

#### II. THE 2030 COMPREHENSIVE PLAN:

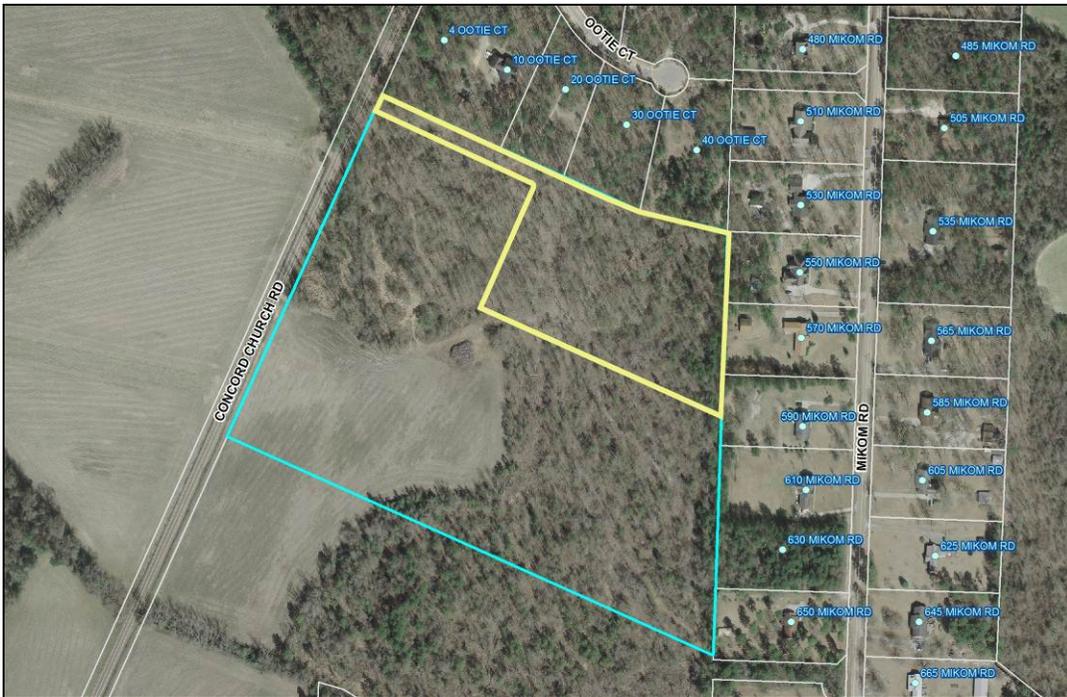


The 2030 Comprehensive Plan designates this parcel as Rural Development (RD). Low or medium density residential development, consisting of large lots of one acre or more located on rural roads and private drives, is appropriate in this district. Therefore, the applicant's request is compatible with the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

### III. BACKGROUND

The property in question is a +/- 27.15 acre parcel located on Concord Church Rd., in eastern Sumter County near Myrtle Beach Hwy. The property owner wishes to sell a +/- 5.91 acre portion to the applicant, Mr. Brogdon.

**Below:** The parcel as it exists now, with proposed new property line shown in yellow. This division would create what is commonly referred to as a flag lot.



The applicant has suggested this configuration because of wetland conditions and poor soils present on both the front and rear of the parcel. Any proposed structures will be required to meet setbacks for this district. The proposed +/- 5.91 acre flag lot configuration 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. (Please see the attached letter submitted by the applicant.)

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.

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 :** Photos of the property on Concord Church Rd. The woods in the distance in the bottom photo is where the proposed parcel will be located if the variance is approved.

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

A portion of this property is shown on the National Wetlands Inventory (NWI) maps and a small portion of the northeast corner is delineated wetlands according to the US Army Corps of Engineers.



## V. STAFF RECOMMENDATION

Staff recommends denial of this variance request. The Ordinance discourages the creation of a “flag lot” because it creates issues pertaining to access to the parcel and potential nuisance conditions between adjacent parcels. This proposed parcels would have a depth of plus or minus 400 feet off the public right of way.

However, staff offers an alternate proposal that would attain the same size property while creating a more rectangular parcel, as shown below:



This proposal also creates a parcel +/- 5.9 acres in size, but it is rectangular instead of flag shaped and has approximately 260 feet of road frontage. While it would still require a variance for the lot width to depth, it comes closer to meeting the intent of the ordinance with regards to parcel shape than the layout proposed by the applicant.

## VI. PLANNING COMMISSION – SEPTEMBER 25, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, September 25, 2013, approved this request subject to Staff’s alternate proposal depicted above.

