

Sumter City-County Planning Commission

Staff Report

October 23, 2013

SV-13-10, Horatio-Hagood Rd. (County)

I. THE REQUEST

Applicant: Cheves Johnston

Status of the Applicant: 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: Horatio-Hagood Rd.

Present Use/Zoning: Vacant / AC

Tax Map Number: 0750002013, 0750002022

Adjacent Property Land Use and Zoning: North – Undeveloped & Horatio-Hagood Rd. / AC
South – Undeveloped / AC
East – Residential / AC
West – Undeveloped / AC

II. THE 2030 COMPREHENSIVE PLAN:

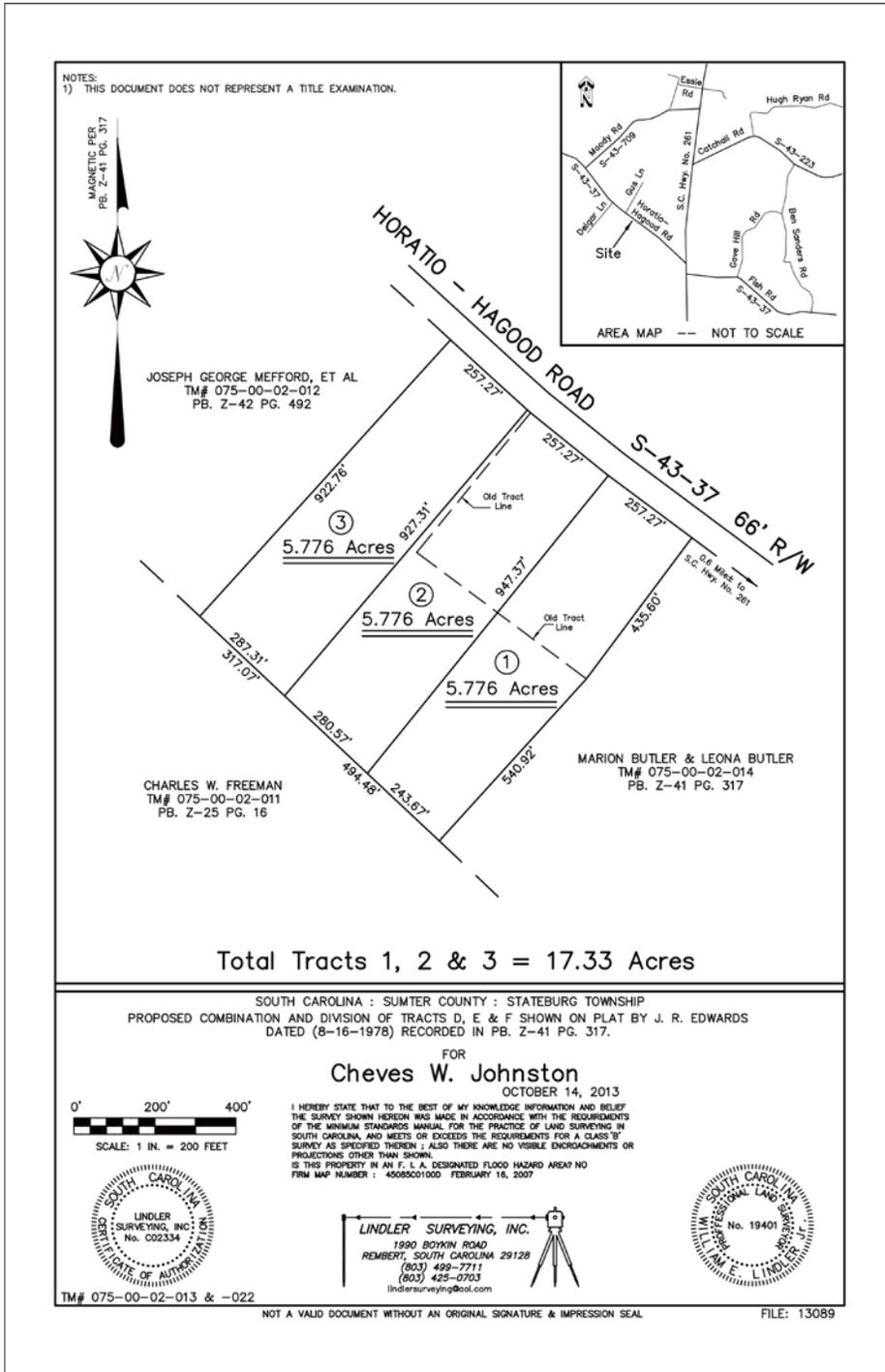
The 2030 Comprehensive Plan designates this parcel as Rural Development (RD). This district supports a development pattern of large lots (one acre or more) located on rural roads and private drives. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

III. BACKGROUND

The request is for the recombination of two parcels, a +/-12.15 acre and a +/- 5.18 acre piece (total +/- 17.3 acres) located on Horatio-Hagood Rd. off N. King's Hwy. in northwestern Sumter County.



The applicant wishes to combine the two parcels and then subdivide the property as shown in the diagram below to create three new parcels, each +/- 5.776 acres in size. The width of each proposed lot is 257.27', and 2.5 times this measurement is 643.175'. The actual depth of the lots is +/- 927'. Therefore, these proposed parcels will 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 proposed layout was necessary in order to grant equal acreage to the three parcels. The applicant intends to sell the lots once division takes place.



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. As with many rural properties, there is always a challenge in dividing property equally while accommodating deep parcels and inadequate road frontage. The proposed layout is the most sensible for this purpose.

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. STAFF RECOMMENDATION

Staff recommends approval of this request. The proposed layout gives each parcel more than the required minimum lot frontage and plenty of road access. This layout in fact is more in keeping with the lot dimensions of the existing lots on both sides of these proposed lots.

VI. PLANNING COMMISSION – OCTOBER 23, 2013

The Sumter City-County Planning Commission at its meeting on Wednesday, October 23, 2013, approved this request as presented.