

Sumter City-County Planning Commission

Staff Report

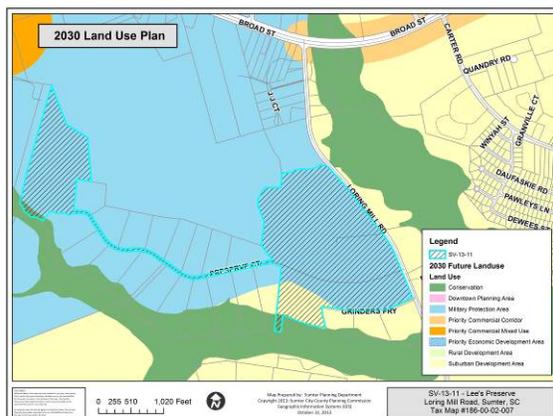
November 20, 2013

SV-13-11, Lot 16B Lee's Preserve. (County)

I. THE REQUEST

Applicant:	Louis Tisdale, Black River Land Surveying, LLC
Status of the Applicant:	Representative for Developer
Request:	A variance from Article 8.e.13, Section f, <i>depth of residential lots shall not be more than 2-1/2 times their width</i> in order to subdivide two parcels (+/- 7.71 acres and +/- 5.78 acres) from a larger tract.
Location:	Lee's Preserve, off Loring Mill Rd.
Present Use/Zoning:	Residential /AC
Tax Map Number:	186-00-02-007(Pt.)
Adjacent Property Land Use and Zoning:	North – Vacant / AC South – Vacant / AC & R-15 East – Vacant / R-15 West – Vacant / GR

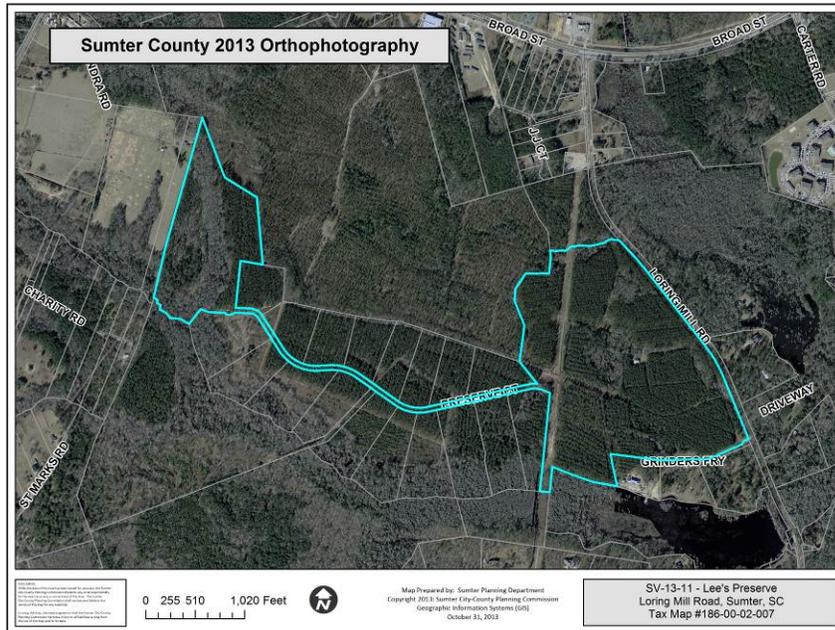
II. THE 2030 COMPREHENSIVE PLAN:



The 2030 Comprehensive Plan designates this parcel as Military Protection (MP). Low or medium density residential development, consisting of large lots of one acre or more is supported. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

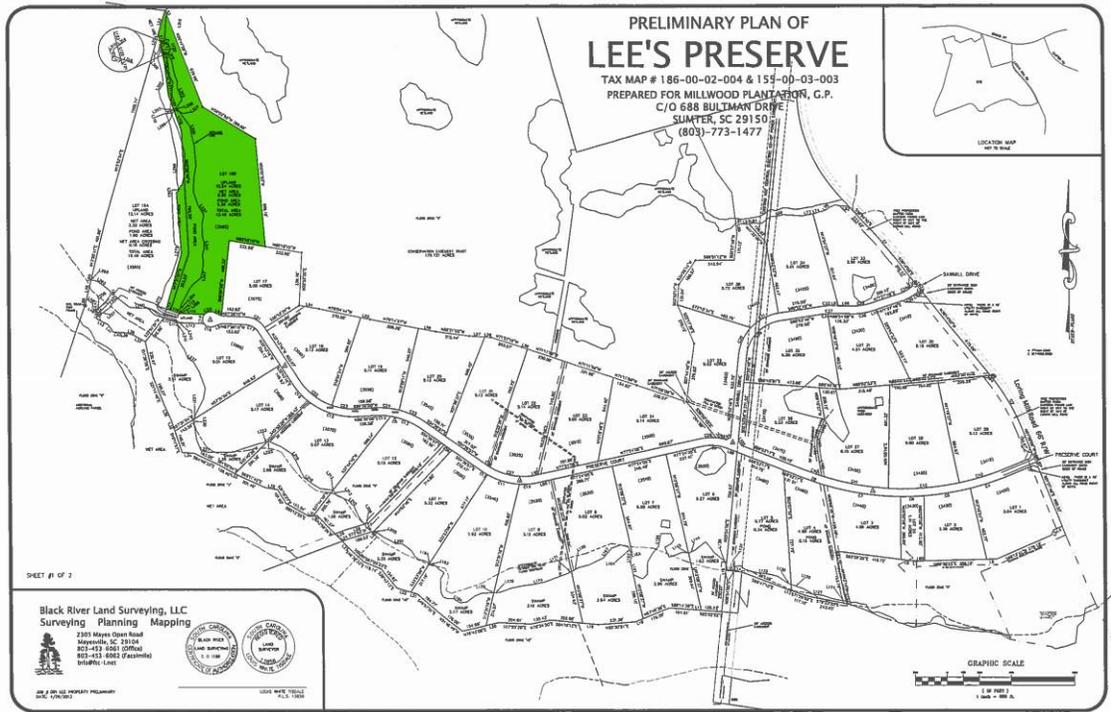
III. BACKGROUND

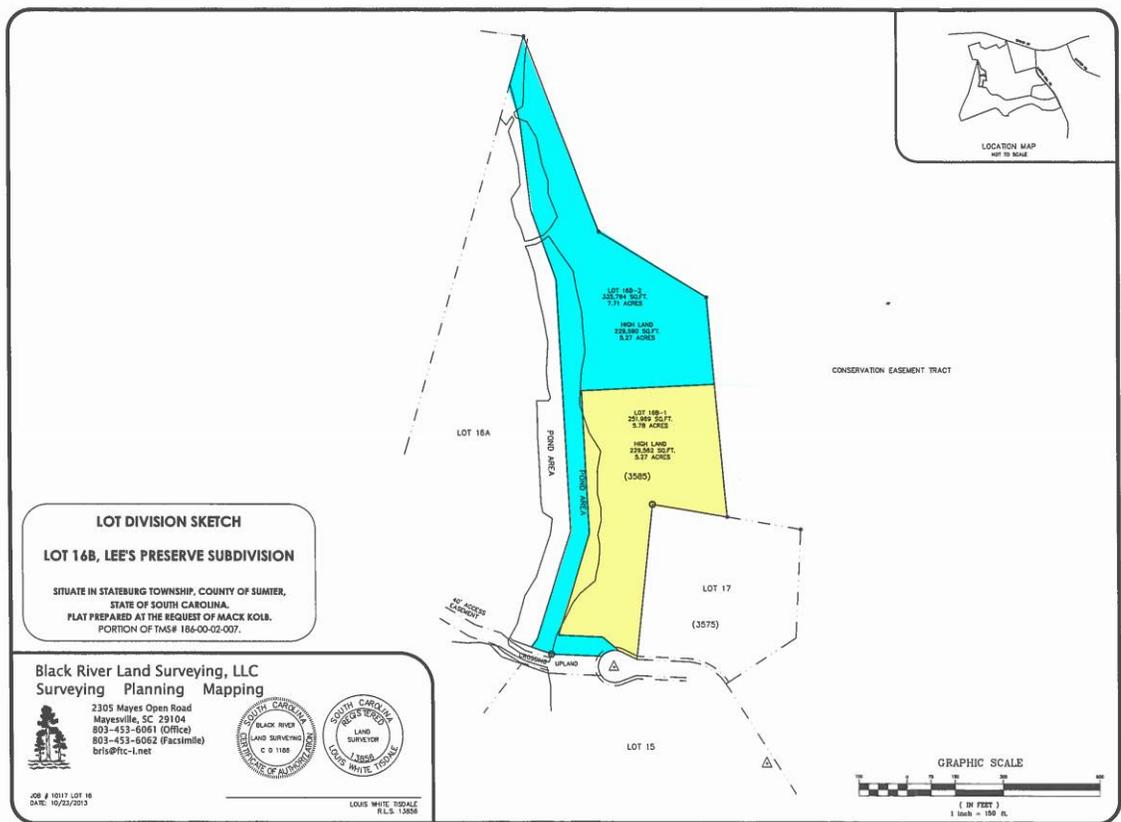
The property in question is a +/- 123.98 acre parcel located off Loring Mill Rd., in Sumter County west of the City of Sumter. The property as shown below is part of the Lee's Preserve Subdivision development.



Above: The entire parcel as it exists currently, outlined in blue.

Below: The portion of the parcel for the variance request outlined in green.





Above: The two proposed parcels are to each have 60’ of road frontage on the cul-de-sac and will be +/- 7.71 and +/- 5.78 acres in size, respectively. Any proposed structures will be required to meet setbacks for the Agricultural Conservation zoning district. Both parcels 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 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: Entrance to Lee's Preserve subdivision, under construction at this time.

Below: The parcels in question will be located to the right hand side within the cul-de-sac at the end of the road.



IV. ENVIRONMENTAL CONDITIONS



Left: A portion of this property is shown on the National Wetlands Inventory (NWI) maps (in green), which is indicative of poor soils and the possibility of jurisdictional wetlands. Only a wetlands delineation conducted by a qualified wetlands consultant or the US Army Corps of Engineers can verify the existence of jurisdictional wetlands on a property.

V. STAFF RECOMMENDATION

Staff recommends approval of this variance request. The parcels both are greater than 5 acres in size and have sufficient road frontage to create good access to them. Additionally, constraints, such as poor soil conditions and the odd shape of the existing larger parcel create a situation whereby there is no other way to divide the properties without requiring a variance.

VI. PLANNING COMMISSION – NOVEMBER 20, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, November 20, 2013, voted to approval this request as presented by staff.