

# Sumter City-County Planning Commission

## Staff Report

January 22, 2014

### SV-13-12, 3700 Queen Chapel Rd. (County)

#### I. THE REQUEST

**Applicant:** Asbury Davis

**Status of the Applicant:** Property Owner

**Request:** Relationship approval for lifetime family transfer.

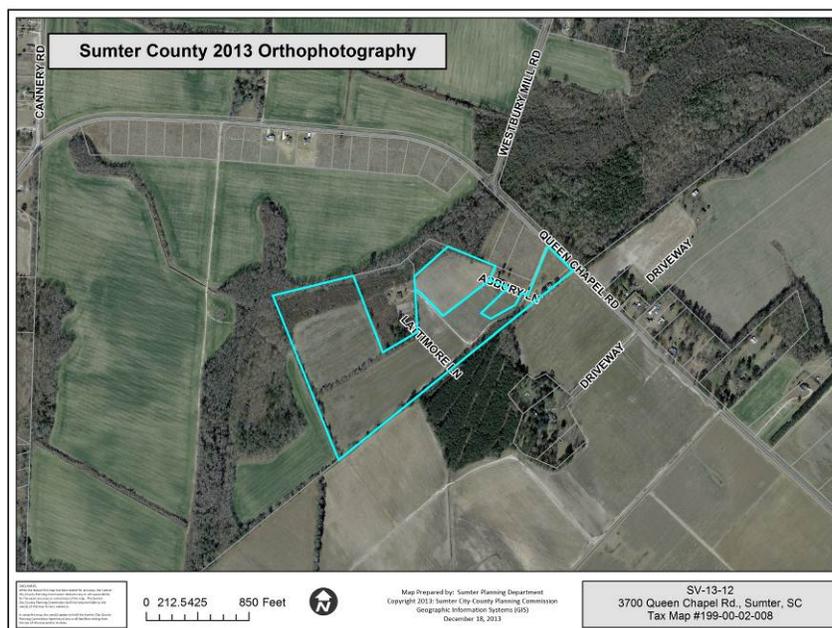
**Location:** 3700 Queen Chapel Rd.

**Present Use/Zoning:** Residential & Vacant Agricultural / AC

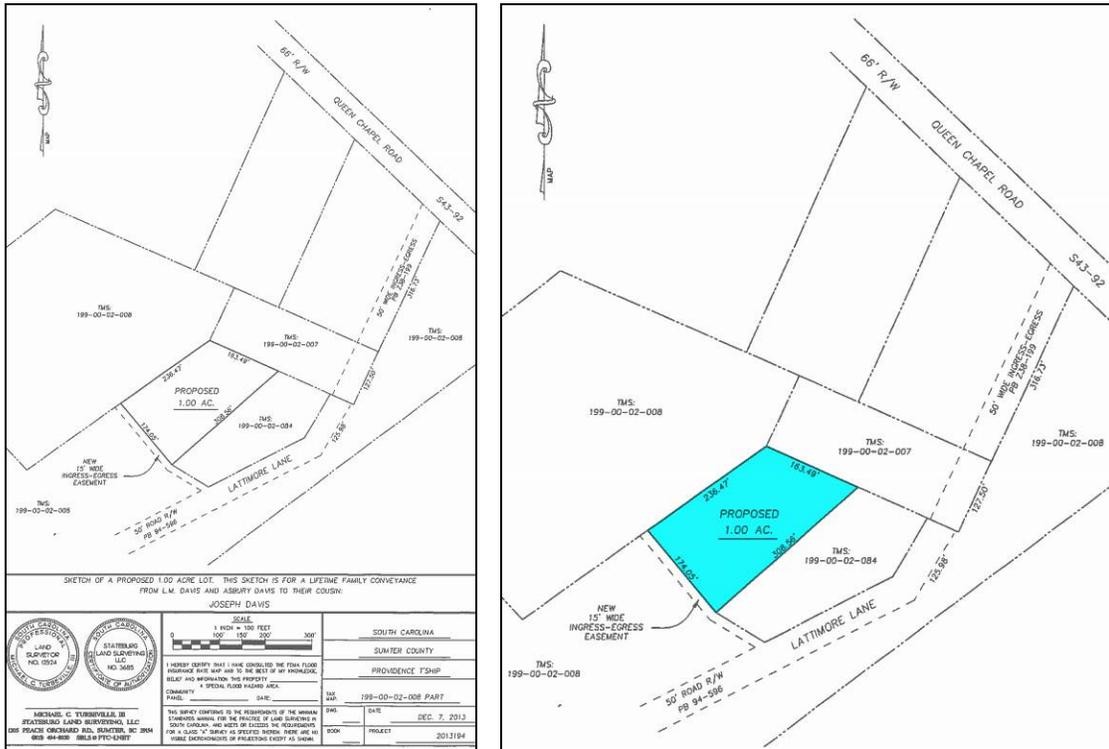
**Tax Map Number:** 1990002008

**Adjacent Property Land Use and Zoning:**  
North – Vacant Agricultural / AC  
South – Vacant Agricultural / AC  
East – Residential & Vacant Agricultural/  
Queen Chapel Rd. / AC  
West – Vacant Agricultural / AC

#### II. BACKGROUND



This request is to subdivide a +/- 33.7 acre parcel, shown in the 2012 Orthophotography to the *left*. The plat showing the proposed division is shown on the following page. The applicant wishes to convey a +/- 1 acre parcel to his cousin.



In order to subdivide the land, it will be necessary to do so as a lifetime family conveyance with relationship approval from the Planning Commission for a Cousin to Cousin transfer, because of the fact that the rear parcel will not have road frontage as required in the ordinance. One acre will be subdivided as shown *above right* in blue, with a 15-foot easement to the rear of the parcel. The parcel is in the Agricultural (AC) zoning district.



**Above left:** Image of the existing home on the parcel  
**Above right:** The driveway, which extends to the rear of the parcel



**Above:** A panorama of the rear field, to be divided if variance is granted

### **III. ENVIRONMENTAL CONDITIONS**

There is no floodplain on either site.

### **IV. STAFF RECOMMENDATION**

This subdivision will retain ownership of the land within the family, which is the intent of the lifetime family transfer language in the ordinance. Staff recommends approval of this request.

### **V. PLANNING COMMISSION – JANUARY 22, 2014**

The Sumter City – County Planning Commission at its meeting on Wednesday, January 22, 2014, voted to approve this request for cousin to cousin relationship approval for a lifetime family transfer to subdivide a +/- 1.0 acre parcel from a larger tract located at 3700 Queen Chapel Rd.