

# Sumter City-County Planning Commission

## Staff Report

May 28, 2014

### SV-14-02, Belle St. / McLaurin Rd. (County)

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

**Applicant:** Marvin Lang

**Status of the Applicant:** Property Owner

**Request:** A request for approval of Cousin to Cousin family relationship for a lifetime family conveyance to subdivide +/- 0.860 acres from a larger +/- 3.0 acre tract.

**Location:** Belle Street, off of McLaurin Rd.

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

**Tax Map Number:** 130-00-03-037 Part

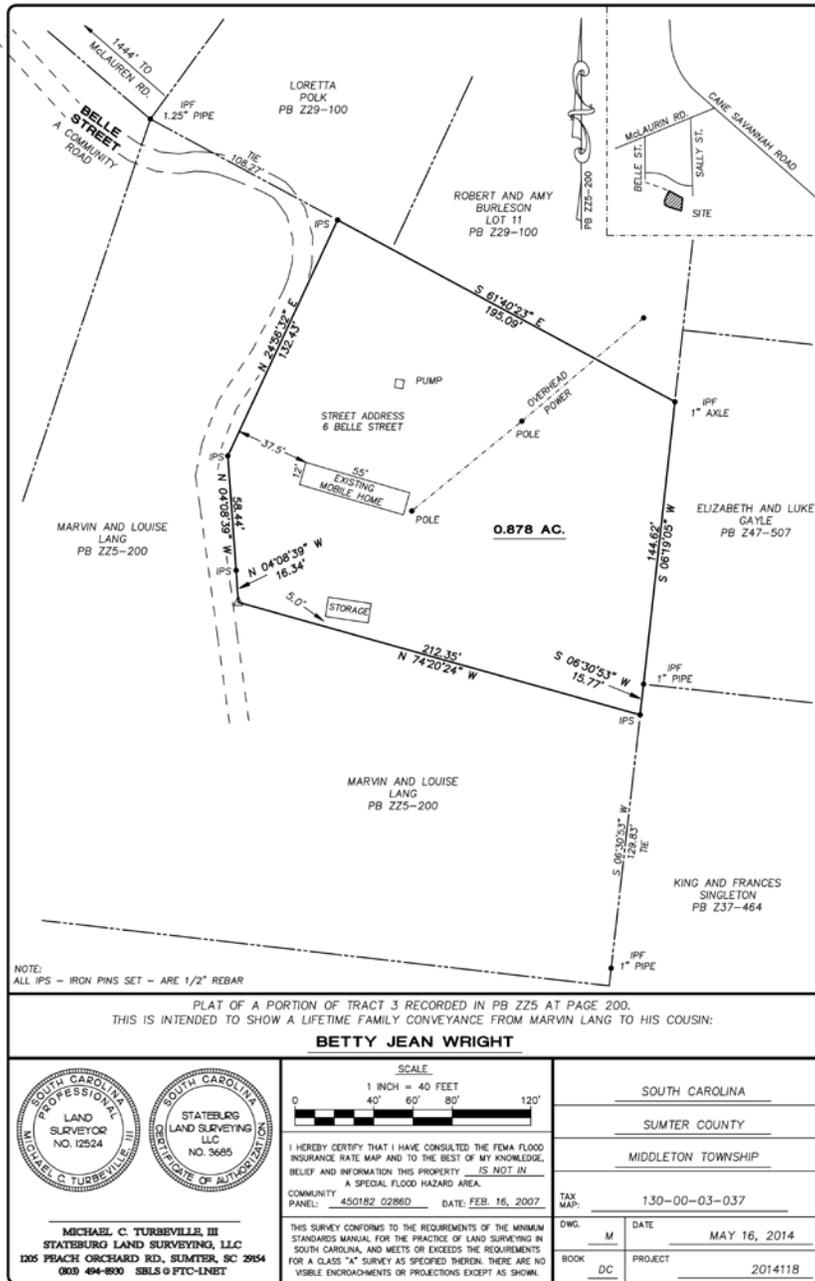
**Adjacent Property Land Use and Zoning:** North – Residential / AC  
South – Undeveloped / AC  
East – Residential / AC  
West – Residential / AC

#### **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 located on rural roads and private drives, is appropriate in this district. Also, the variance does not increase the density of the parcel, since there are already several existing homes. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

#### **III. BACKGROUND**

The property in question is a +/- 3.0 acre parcel located off of McLaurin Rd. in Sumter County. There are four residences currently on the parcel.



Above: The proposed subdivision plat.

The applicant is requesting approval of the relationship between himself and his cousin, Betty Jean 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 standard 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 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 – MAY 28, 2014**

The Sumter City-County Planning Commission at its meeting on Wednesday, May 28, 2014, voted to approve this request with the condition that proper signage be provided on the private roads leading to the new parcels.