

# Sumter City-County Planning Commission

## Staff Report

June 25, 2014

### SV-14-04, 2095 Florence Hwy. (County)

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

**Applicant:** Mollie Eleanor Boykin

**Status of the Applicant:** Representative of Owner, Anthony Osteen

**Request:** A request for 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 a +/- 1.0 acre tract from a larger +/- 2.5 acre parcel.

**Location:** 2095 Florence Hwy.

**Present Use/Zoning:** Vacant / AC

**Tax Map Number:** 269-81-01-016

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

#### **II. THE 2030 COMPREHENSIVE PLAN:**

The 2030 Comprehensive Plan designates this parcel as Suburban Development (SD). In this area, infill and redevelopment adjacent to existing infrastructure is encouraged. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

#### **III. BACKGROUND**

The property in question is a +/- 2.5 acre parcel located off of Florence Hwy. in Sumter County. There is one residence currently on the parcel.



the ordinance is designed to prevent creation of “flag lots” and other methods of subdividing land that often create access issues. Both proposed parcels will meet the minimum required lot size & width for the AC zoning district.

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.*

The proposed new lot is 101.45 feet wide and an average depth of 438.11 feet, which is approximately 185 feet greater than the permitted depth ratio ( $101.45 \times 2.5 = 253.63$  feet). However, the proposed lot has a ditch running the length of it that greatly diminishes the area upon which a home can be placed. This site constraint influences the shape of the parcel in order to create the necessary 1 acre minimum, and achieve setbacks from the property lines, adjacent home and ditch.



***Above:*** Existing home at 2095 Florence Hwy., adjacent to the proposed parcel.

***Below:*** The new mobile home has already been placed on the adjacent parcel as shown. This is the approximate location where other mobile homes have been placed in past years. There is an existing septic tank on the property



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

There is no floodplain on the property.

#### **V. STAFF RECOMMENDATION**

This is the most suitable shape and dimensions of the subdivision to accommodate the existing ditch on the property. Staff recommends approval of this request.

#### **VI. PLANNING COMMISSION – JUNE 25, 2014**

The Sumer City-County Planning Commission at its meeting on Wednesday, June 25, 2014 deferred action on this request until its next meeting on July 23, 2014.

#### **VII. PLANNING COMMISSION – JULY 23, 2014**