

Sumter City-County Planning Commission

Staff Report

August 27 2014

SV-14-06, 3410 Hwy. 15 South (County)

I. THE REQUEST

Applicant: Geneva Zeigler

Status of the Applicant: Property Owner

Request: Relationship approval for lifetime family transfer.

Location: Genbyrd Road

Present Use/Zoning: Agricultural & Residential / AC

Tax Map Number: 221-00-01-001

Adjacent Property Land Use and Zoning: North – Agricultural & Residential / AC
South – Agricultural & Residential / AC
East – Agricultural & Residential / AC
West – Agricultural & Residential / AC

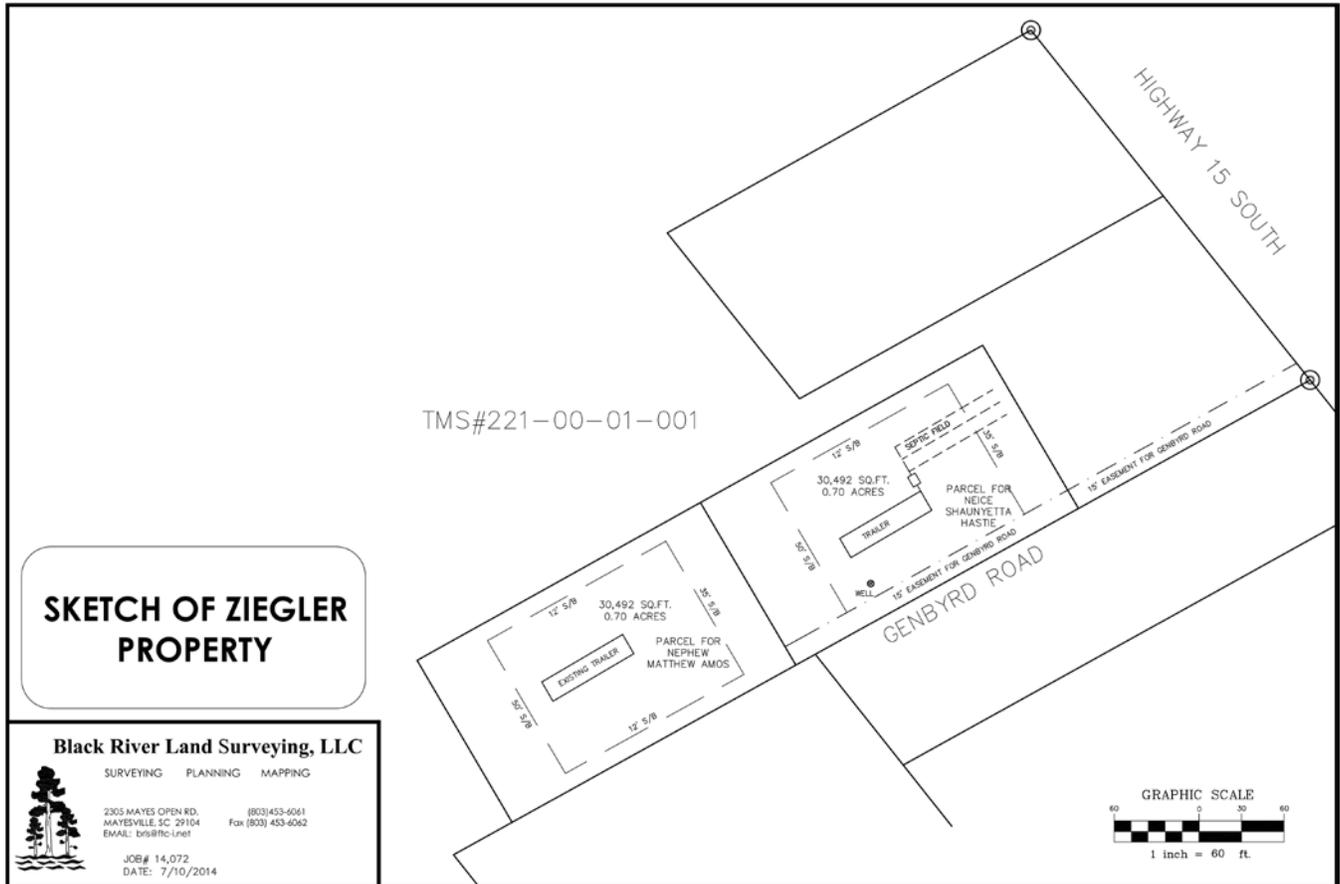
II. BACKGROUND

This request is to subdivide a +/- 9.8 acre parcel, shown in the 2012 Orthophotography images below, in order for the property owner to convey parcels to her niece and nephew.



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, because of the fact that the rear parcels will not have road frontage as required in the ordinance.

The parent parcel is in the Agricultural Conservation (AC) zoning district. The proposal for division is shown in the diagram below:



Above: Images of the existing building on the front of the parcel, (*left*) and the driveway to the rear of the parcel. (*right*)

There are currently two mobile homes on the rear of the parcel and each requires their own parcel in order to meet regulations, so they can be occupied. The middle one received septic tank approval but no zoning approval and has already been placed there. The rear mobile home has existed for quite some time. In order for the newest middle mobile home to remain it has to have its own parcel and a separate parcel for mobile home existing in the rear.

III. ENVIRONMENTAL CONDITIONS



Left: There is zone A floodplain on the parcel (shown in blue). There is also an area on the parcel that indicates the possible presence of wetlands, according to the National Wetlands Inventory (NWI).

IV. STAFF RECOMMENDATION

This is a relationship for family division of property, and this proposal meets the intent of the ordinance. Staff recommends approval of this request.

V. PLANNING COMMISSION – AUGUST 27, 2014

The Sumer City-County Planning Commission at its meeting on Wednesday, August 27, 2014, approved this request as presented.