

Sumter City-County Planning Commission

Staff Report

September 24, 2014

SV-14-07, Huckabee Rd. (County)

I. THE REQUEST

Applicant: Dylan Rogers

Status of the Applicant: Property Owner's Grandson

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 +/- 0.92 acre tract from a larger +/- 3.34 acre parcel.

Location: Huckabee Rd.

Present Use/Zoning: Vacant / AC

Tax Map Number: 258-00-01-011 Part

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

II. THE 2030 COMPREHENSIVE PLAN:

The 2030 Comprehensive Plan designates this parcel as Rural Development (RD). Low density residential development, consisting of large lots of one acre or more located on rural roads and private drives, is appropriate in this district. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

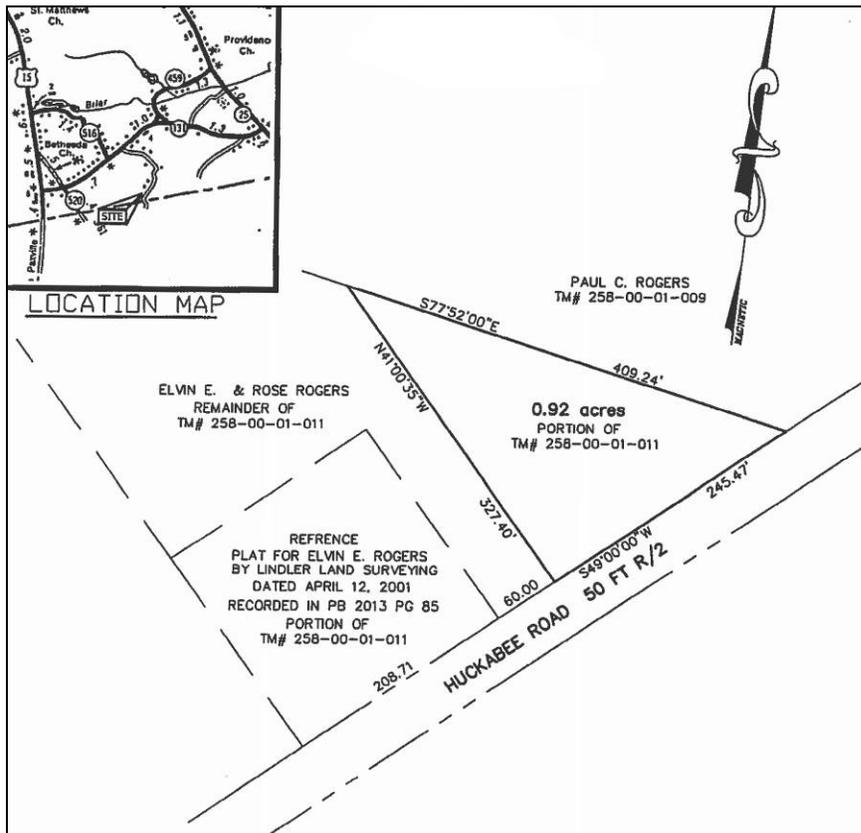
III. BACKGROUND

The property in question is a +/- 3.34 acre parcel located off of Huckabee Rd. in Sumter County. There is one residence currently on the parcel.



Above: Aerial of property.

Below: Proposed plat showing subdivision of property. The 0.92 acre triangular parcel to the north would be a lifetime family transfer from the grandparent and property owner. This subdivision meets the regulations. However, cutting out this parcel creates a non-conforming parcel in the rear.



Below: Photos of property and existing homes.



The proposed +/- 2.42 acre parcel requires a variance for the width to depth ratio. 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. Any proposed structures will be required to meet setbacks for this 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.



Above Right: The proposed parcel in the rear is 60 feet wide at the street, which meets the minimum lot frontage at the street, but with a depth of > 650 feet, which is approximately 500 feet greater than the permitted depth ratio ($60 \times 2.5 = 150$ feet) this creates a width to depth ratio issue.

IV. ENVIRONMENTAL CONDITIONS

There is no floodplain on the site.

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. Staff recommends approval of this request.

VI. PLANNING COMMISSION – SEPTEMBER 24, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, September 24, 2014, approved this request as presented.