

Sumter City-County Planning Commission

Staff Report

October 22, 2014

SV-14-09, West Ave. South (County)

I. THE REQUEST

Applicant: Joey Smoak

Status of the Applicant: Property Owner

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 +/- 11.40 acre tract from a larger +/- 62.50 acre parcel.

Location: West Ave. South

Present Use/Zoning: Vacant / AC

Tax Map Number: 117-00-02-057 Part

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

II. THE 2030 COMPREHENSIVE PLAN:

The 2030 Comprehensive Plan designates this parcel as Conservation Planning (CP). Low density residential development, and preservation of environmentally sensitive and agricultural land is encouraged. Each of the proposed lots is 2 acres in size, which is twice the minimum size for this zoning district. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

III. BACKGROUND

The property in question is a +/- 62.50 acre parcel located off of West Ave. South, near Pinewood, in Sumter County. There are two residential parcels that were previously cut out of this larger tract along West Ave. South.



Above: Aerial of property.

Below: Proposed plat showing subdivision of property. The 11.40 acre portion shown here is proposed to be subdivided into four lots. Lots 1-3 would be +/- 2.00 acres in size and Lot 4 would be +/- 4.40 acres.



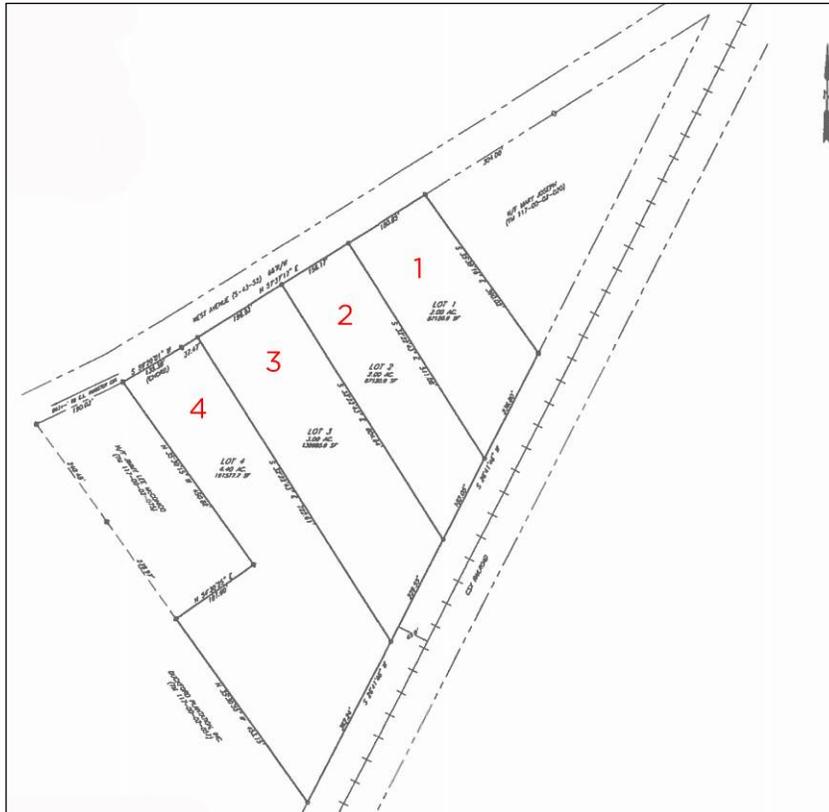
Below: Photos of property and existing residence at 1635 West Ave. South:



The proposed parcels require variances 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.



The dimensions below for each lot list the width, depth and discrepancy:

Lot 1 - meets the width to depth ratio.

Lot 2 - 156' x 557' (average) – discrepancy = 167'

Lot 3 - 196' x 663' (average) – discrepancy = 173'

Lot 4 - 135' x 813' (average) – discrepancy = 475'. Lot 4 is also considered a “flag lot”.

IV. ENVIRONMENTAL CONDITIONS

There is no floodplain on the site.

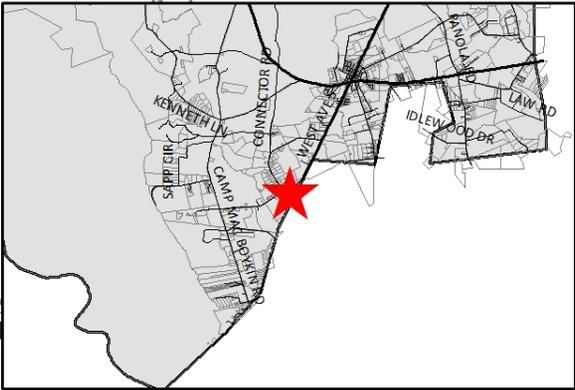
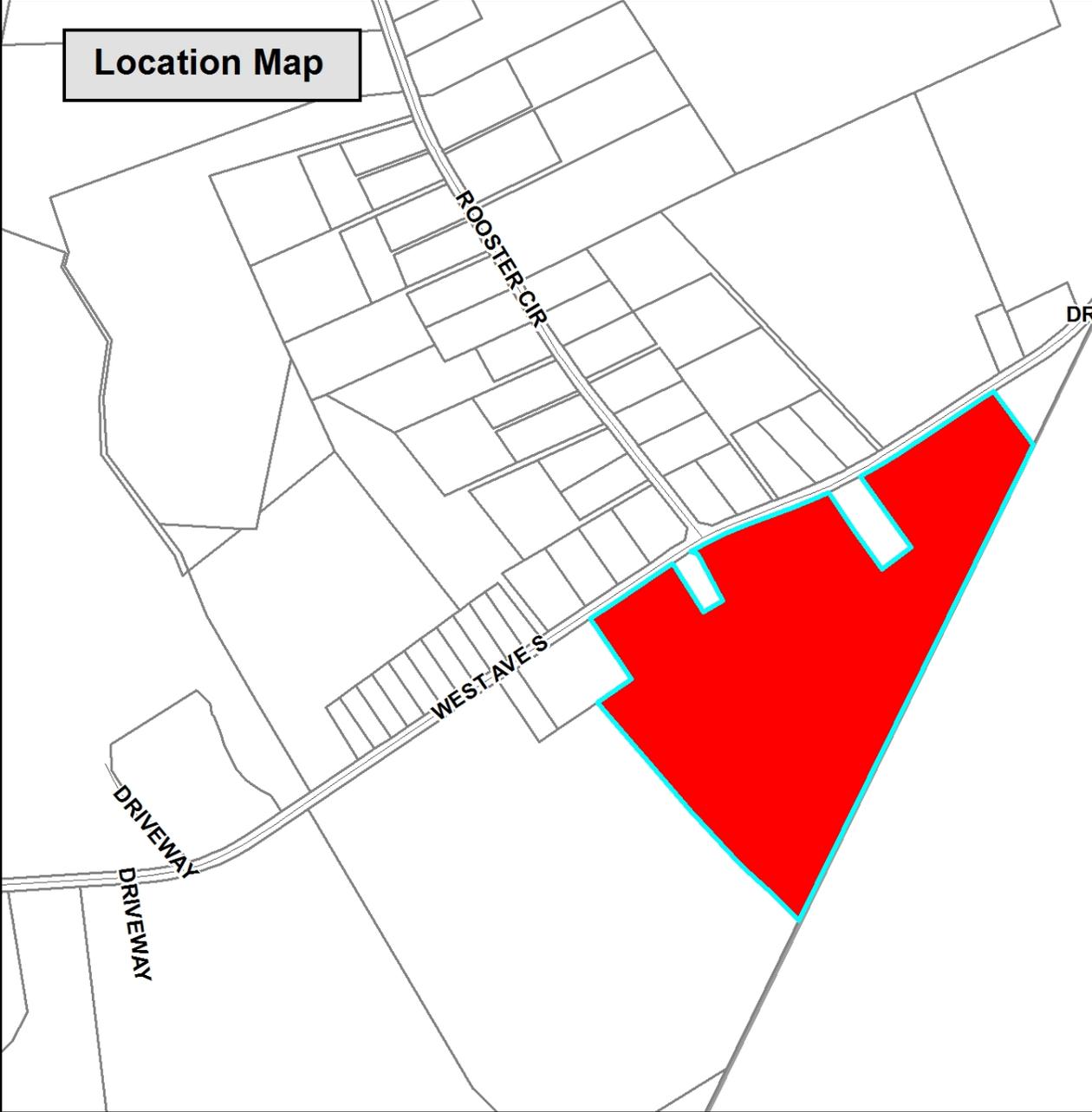
V. STAFF RECOMMENDATION

The intent of the lot width to depth language is to prevent creation of flag lots and other non-conforming parcels. The only flag lot being created here cannot be helped because it is partially behind an existing lot, all the other parcels to be created have adequate road frontage and the railroad to the rear constricts any other type of subdivision. This division meets the intent of the ordinance. Staff recommends approval of this request.

VI. PLANNING COMMISSION – OCTOBER 22, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, October 22, 2014, approved this request as presented by Staff.

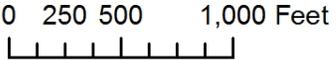
Location Map



Legend

 SV-14-09

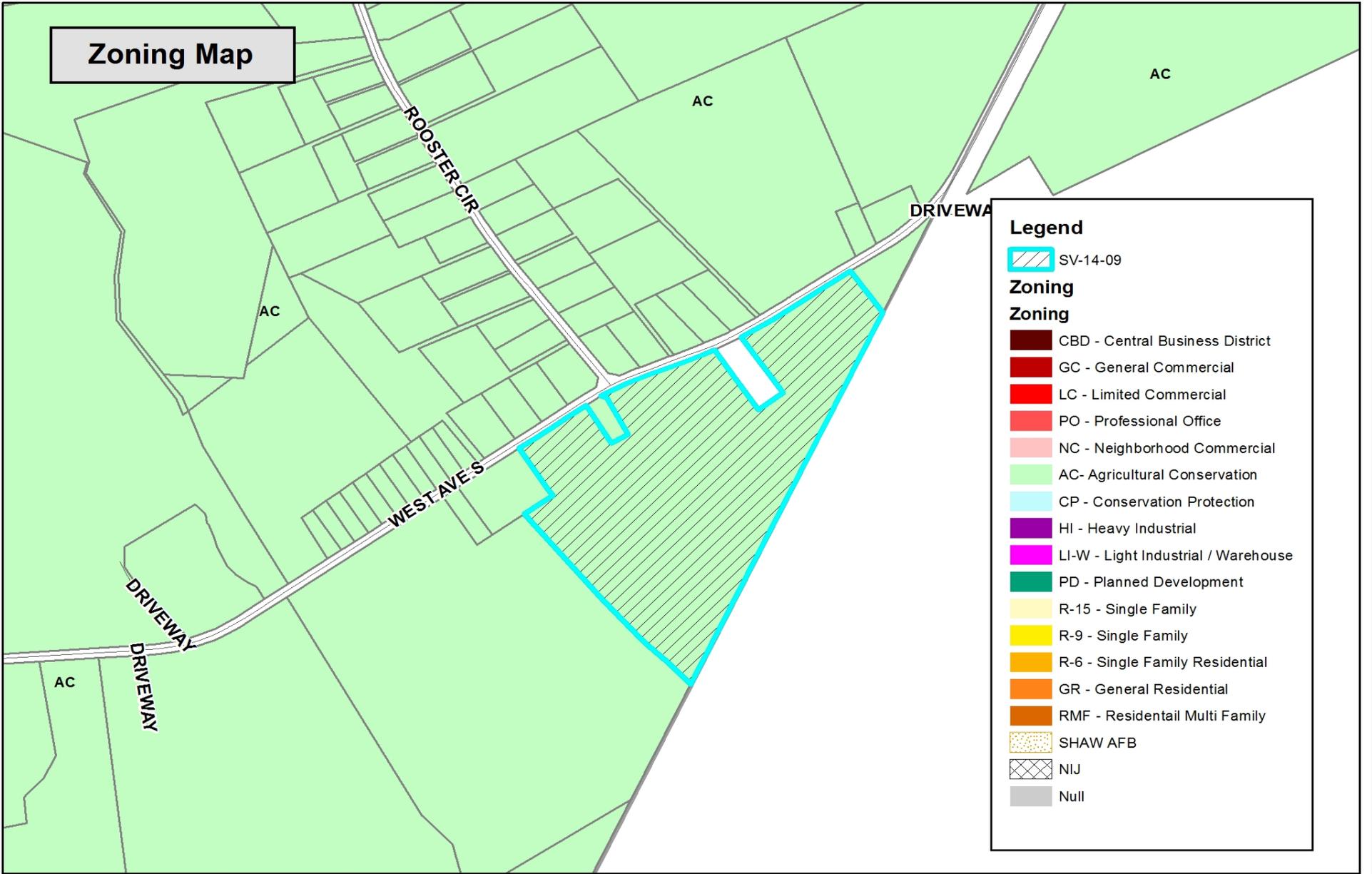
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1765 West Avenue South, Sumter, SC
Tax Map #117-00-02-057 (p)

Zoning Map



Legend

 SV-14-09

Zoning

Zoning

-  CBD - Central Business District
-  GC - General Commercial
-  LC - Limited Commercial
-  PO - Professional Office
-  NC - Neighborhood Commercial
-  AC- Agricultural Conservation
-  CP - Conservation Protection
-  HI - Heavy Industrial
-  LI-W - Light Industrial / Warehouse
-  PD - Planned Development
-  R-15 - Single Family
-  R-9 - Single Family
-  R-6 - Single Family Residential
-  GR - General Residential
-  RMF - Residentail Multi Family
-  SHAW AFB
-  NIJ
-  Null

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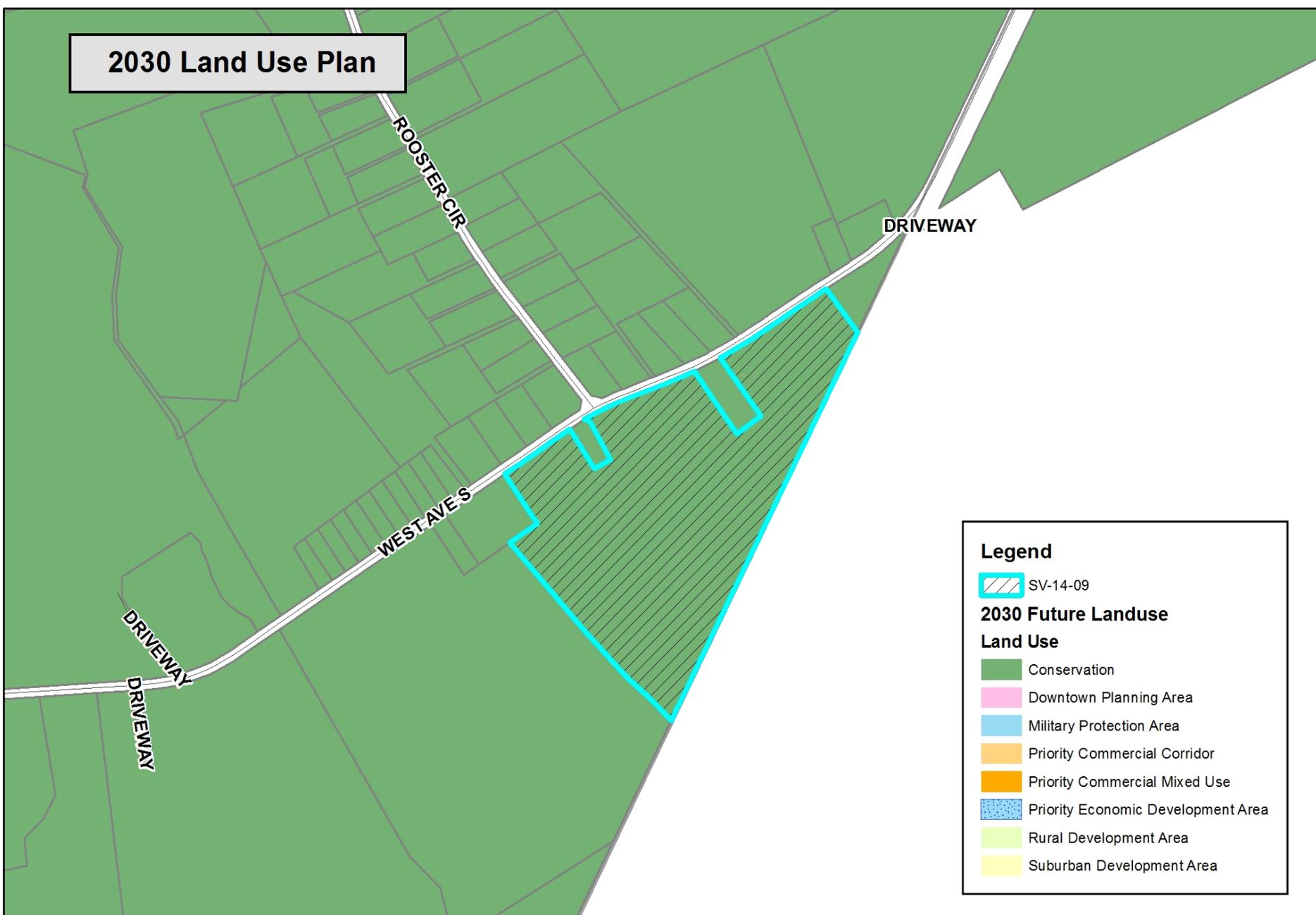
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2030 Land Use Plan



Legend

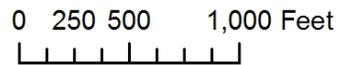
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2030 Future Land Use

Land Use

-  Conservation
-  Downtown Planning Area
-  Military Protection Area
-  Priority Commercial Corridor
-  Priority Commercial Mixed Use
-  Priority Economic Development Area
-  Rural Development Area
-  Suburban Development Area

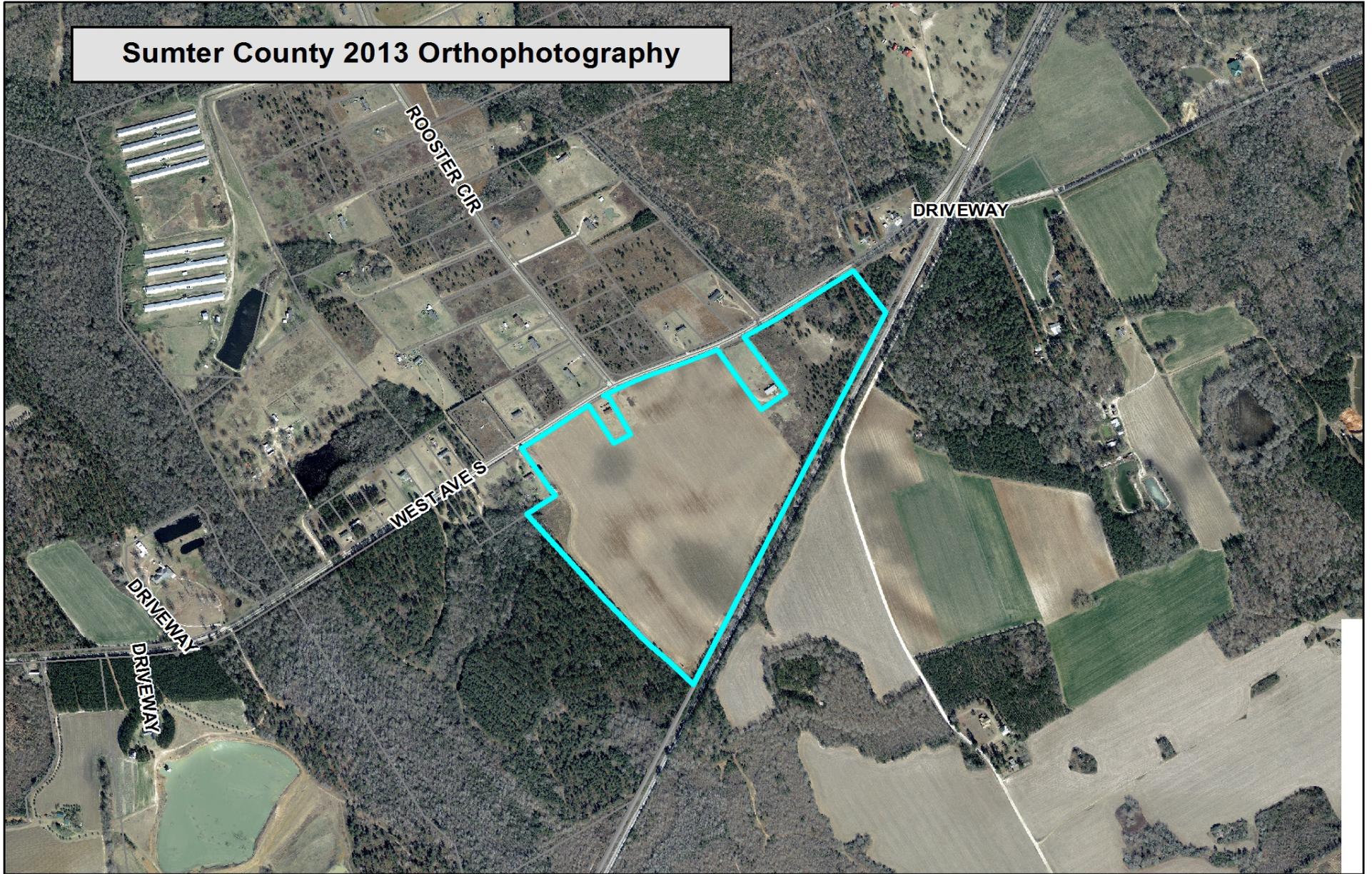
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Sumter County 2013 Orthophotography



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