

Sumter City-County Planning Commission

Staff Report

November 19, 2014

SV-14-08, 4013 & 4015 N. Kings Hwy. (County)

I. THE REQUEST

Applicant: Margaret S. Edwards

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 +/- 0.38 acre tract from a larger +/- 1.41 acre parcel.

Location: N. Kings Hwy.

Present Use/Zoning: Residential / AC

Tax Map Number: 078-00-02-037

Adjacent Property Land Use and Zoning: North – Undeveloped / AC
South – Residential / AC
West – Residential / AC
East – Residential / 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. This request is compatible with the Plan.

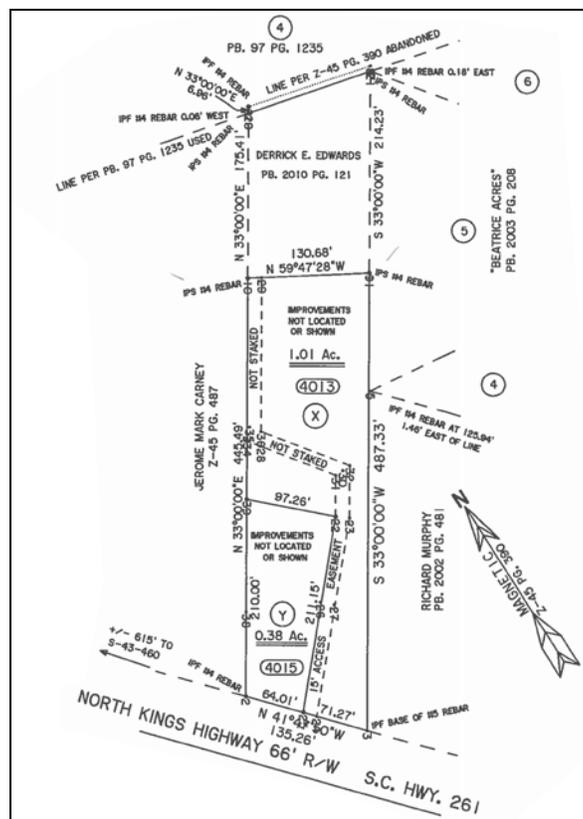
III. BACKGROUND

The property in question is a +/- 1.41 acre parcel located off of N. Kings Hwy. (also known as Hwy. 261 North) in Sumter County. There are two residences currently on the parcel.



Above: Aerial of property.

Below: Proposed sketch showing subdivision of property. The proposed parcel created in front will be less than 1 acre in size which is the minimum lot size required for the AC district. A variance has been applied for the size of the parcel to be created from this division, BOA-14-14, to be addressed at the meeting on November 12.



The proposed +/- 1.01 acre parcel remaining when this proposed division takes place will require 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.

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. There are also two houses on the parcel, and these existing conditions reinforce support of the variance. Staff recommends approval of this request.

VI. PLANNING COMMISSION – NOVEMBER 19, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, November 19, 2014, approved this request as presented by Staff.