

Sumter City-County Planning Commission

November 19, 2014

SV-14-10, 4120 Hwy 15 North (County)

I. THE REQUEST

Applicant: Joe A. Graham

Status of the Applicant: Property Owner.

Request: A variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width.*

Location: 4120 Hwy 15 North

Present Use/Zoning: Residential / AC

Tax Map Number: TM# 242-00-01-028

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

II. THE 2030 COMPREHENSIVE PLAN:

The 2030 Comprehensive Plan designates this area as Rural Development Planning Area (RD). The Rural Development Planning Area is intended to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate. Residential densities shall be supported at one unit per acre or more. This request is not increasing the density in anyway; just subdividing around an existing dwelling for financing purposes. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

III. BACKGROUND

The applicant is requesting to subdivide a 1.69 acre parcel including his house out of 5.41 acres of property he owns located on Hwy 15 North which is located about .2 miles north of the

intersection with Dubose Siding Rd.. The purpose of the proposed subdivision is to acquire reverse mortgage financing. The property in question is located on a private dirt drive. This private drive is approximately 360 feet long reaching from Hwy 15 North with 60 feet of frontage on Hwy 15 North to the proposed 1.69 acre parcel. The proposed subdivision meets the minimum lot frontage at the public right a way with the 60 feet. The actual parcel surrounding the house meets the width to depth but the private drive with its extensive length from Hwy 15 North causes this proposal not to meet the width to depth standard in the County Zoning Ordinance. The new proposed parcel will require a variance from the residential lot width to depth ratio requirements found in section 8.e.13.f of the Sumter County Zoning & Development Standards Ordinance.

The lot width to depth language in the ordinance is designed to prevent the creation of “flag lots” and other methods of subdividing land that often create access issues. This is a division of the applicant’s land for the purpose of reverse mortgage financing. The property owner does not want to tie up all of his 5.41 acres into a financial loan agreement. There is no other feasible method of dividing out the acreage around the house because of the setback distance of the house from the public right-of-way. The house sits over 360 feet off the public right-of- way and has access by a private driveway.

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.*

A sketch of the proposed division of land showing the 1.69 acre parcel around the existing residence is attached with this report.

Photos showing existing drive & residence.



IV. ENVIRONMENTAL CONDITIONS

There is no floodplain on the site.

V. STAFF RECOMMENDATION

Staff recommends approval of this request. Under normal circumstances, staff would not recommend approval of a flag shaped lot because the intention of the Subdivision Ordinance is not to create such lots. In this particular case, the owner of the property is being required to survey out a portion of the property with his residence in order to fulfill requirements for reverse mortgage financing requirements. This property is not being cut out in order to be conveyed to any other person just for the sole purpose of reverse mortgage financing. A letter from the Fire Department is enclosed with this report approving the private drive for fire access purposes which is one of the primary concerns of the County. Because of these mentioned reasons, staff is recommending approval of this width to depth subdivision variance with one important condition that there will be no further subdivision of this property.

VI. PLANNING COMMISSION – NOVEMBER 19, 2014

The Sumter City-County Planning Commission at its meeting on Wednesday, November 19, 2014 approved this request with the condition that there will be no further subdivision of this property.