

# Sumter City-County Planning Commission

## Staff Report

January 28, 2015

### SV-14-13, Red Lane Rd.(County)

#### **I. THE REQUEST**

<b>Applicant:</b>	William Lindler Jr.
<b>Status of the Applicant:</b>	Surveyor for Property Owner, Thomas Watts
<b>Request:</b>	A request for variance from Article 8.e.13, Section f, <i>depth of residential lots shall not be more than 2-1/2 times their width</i> to subdivide +/- 7.05 acre tract from a larger +/- 15.93 acre parcel.
<b>Location:</b>	Red Lane Road
<b>Present Use/Zoning:</b>	Residential / AC
<b>Tax Map Number:</b>	078-00-02-037
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential / AC South – Undeveloped / AC West – Undeveloped / AC East – Residential / AC

The property owner is desiring to sell the rear property, which is currently landlocked and has a house on it. His mother lives in the house in front, closer to Red Lane Rd., and it is much more desirable for the adjacent property to be accessed by its own dedicated access lane than through her property, as is the case now.

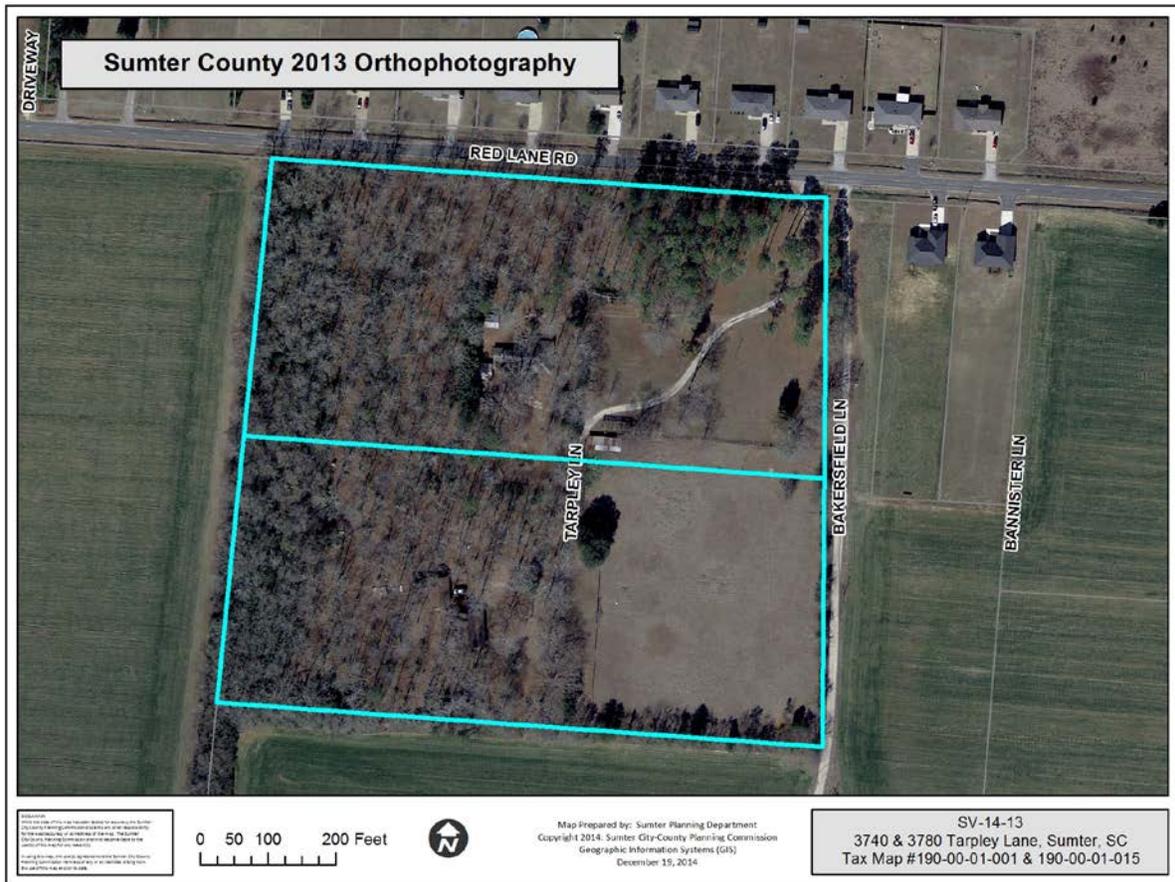
#### **II. THE 2030 COMPREHENSIVE PLAN:**

The 2030 Comprehensive Plan designates this parcel as Military Protection (MP). 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**

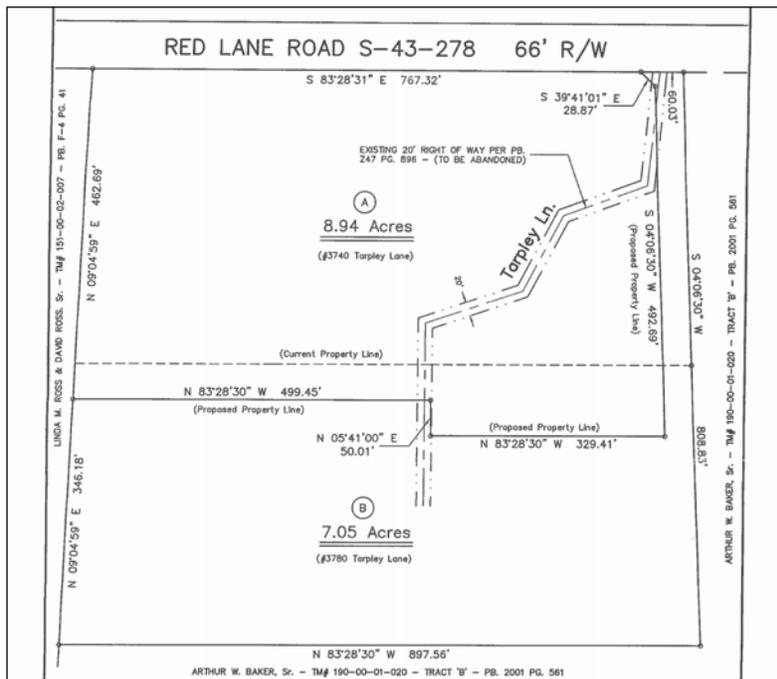
The property in question is comprised of two parcels to be reconfigured, the one on Red Lane Rd. is +/- 7.95 acres and the rear parcel is +/- 7.98 acres (total of two is +/- 15.93 acres)

located off of Red Lane Rd. in Sumter County. There is one residence currently on each of the parcels.



**Above:** Aerial of property.

**Right:** Proposed sketch showing subdivision of property. The proposed parcel created in front will be 8.94 acres in size, and the new rear parcel will be 7.05 acres in size and will have access to the road. It is currently landlocked.



The proposed +/- 7.05 acre parcel in the rear 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.*

**Photos of Site:**



**Above Left:** Driveway to rear parcel.

**Above Right:** House across street, on other side of Red Lane Rd.

**IV. ENVIRONMENTAL CONDITIONS**

There is no floodplain on the site.

**V. STAFF RECOMMENDATION**

There are two houses on the parcel, and these existing conditions reinforce support of the variance. The property owner’s mother lives in the house in front, and he desires to sell the rear property. Providing dedicated access makes a more desirable and accessible rear property. Staff recommends approval of this request.

**VI. PLANNING COMMISSION – JANUARY 28, 2015**

The Sumter City-County Planning Commission at its meeting on Wednesday, January 28, 2015 approved this request as presented by Staff.