

# Sumter City-County Planning Commission

## Staff Report

February 25, 2015

### SV-15-02, 4255 Cotton Acres Rd. (County)

#### I. THE REQUEST

**Applicant:** Mary Bradley

**Status of the Applicant:** Niece of Property Owner

**Request:** Relationship approval for lifetime family transfer.

**Location:** 4255 Cotton Acres Rd.

**Present Use/Zoning:** Agricultural & Residential / AC

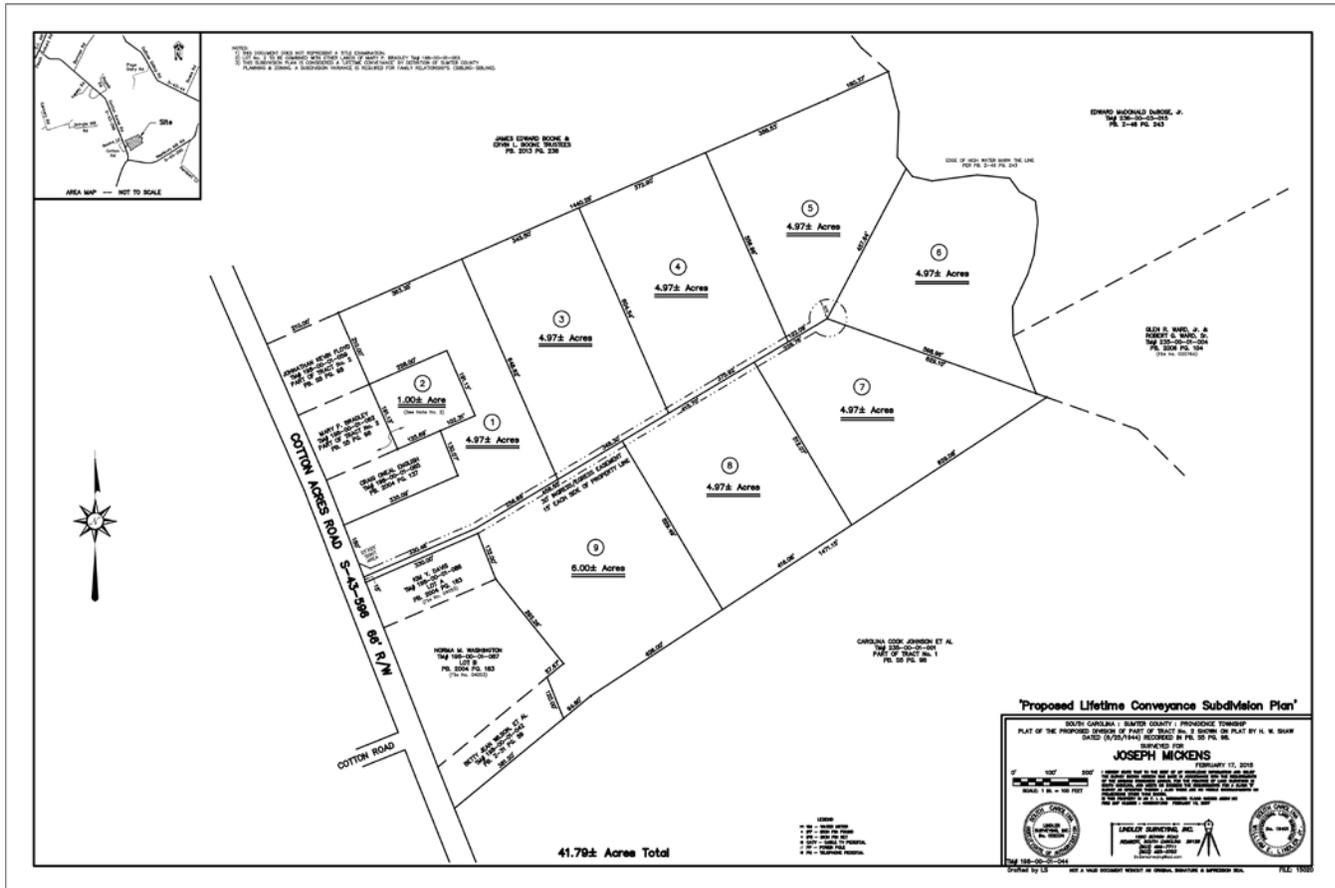
**Tax Map Number:** 198-00-01-044

**Adjacent Property Land Use and Zoning:** North – Agricultural & Residential / AC  
South – Agricultural & Residential / AC  
East – Agricultural & Residential / AC  
West – Agricultural & Residential / AC

#### II. BACKGROUND

This request is to subdivide a +/- 42.7 acre parcel, shown in the 2012 Orthophotography images below, in order for the property owner to convey parcels to his nieces and nephews.





**Above:** proposed division, with 1 acre to be combined for Mary Bradley, one of the siblings of the property owner. The other eight +/- 4.97 acre pieces are to be conveyed to nieces and nephews of the property owner.

In order to subdivide the land, it will be necessary to do so as a lifetime family conveyance with relationship approval from the Planning Commission, because of the fact that the rear parcels will not have road frontage as required in the ordinance.



**Above:** Photo of portion of property fronting Cotton Acres Rd.

The parent parcel is in the Agricultural Conservation (AC) zoning district. The proposal for division is shown in the diagram below:

### **III. ENVIRONMENTAL CONDITIONS**

There is a small area at the rear of the parcel that indicates the possible presence of wetlands, according to the National Wetlands Inventory (NWI). There is no floodplain on the property.

### **IV. STAFF RECOMMENDATION**

This is a relationship for family division of property, and this proposal meets the intent of the ordinance. Staff recommends approval of this request.

### **V. PLANNING COMMISSION – FEBRUARY 25, 2015**

The Sumter City-County Planning Commission at its meeting on Wednesday, February 25, 2015 approved this request as presented by Staff.