

# Sumter City-County Planning Commission

## Staff Report

April 22, 2015

### SV-15-03, 2970 N. Main St. (County)

#### I. THE REQUEST

<b>Applicant:</b>	Dawn M. Coker
<b>Status of the Applicant:</b>	Daughter of Owners
<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 a +/- 1.389 acre parcel out of a larger +/- 8.09 acre parcel for transfer to family member.
<b>Location:</b>	2970 N. Main Street
<b>Present Use/Zoning:</b>	Residential/AC
<b>Tax Map Number:</b>	244-00-01-021
<b>Adjacent Property Land Use and Zoning:</b>	North – Agricultural & Residential / AC South – Agricultural & Residential / AC East – Agricultural & Residential / AC West – Agricultural & Residential / AC

#### II. THE 2030 COMPREHENSIVE PLAN

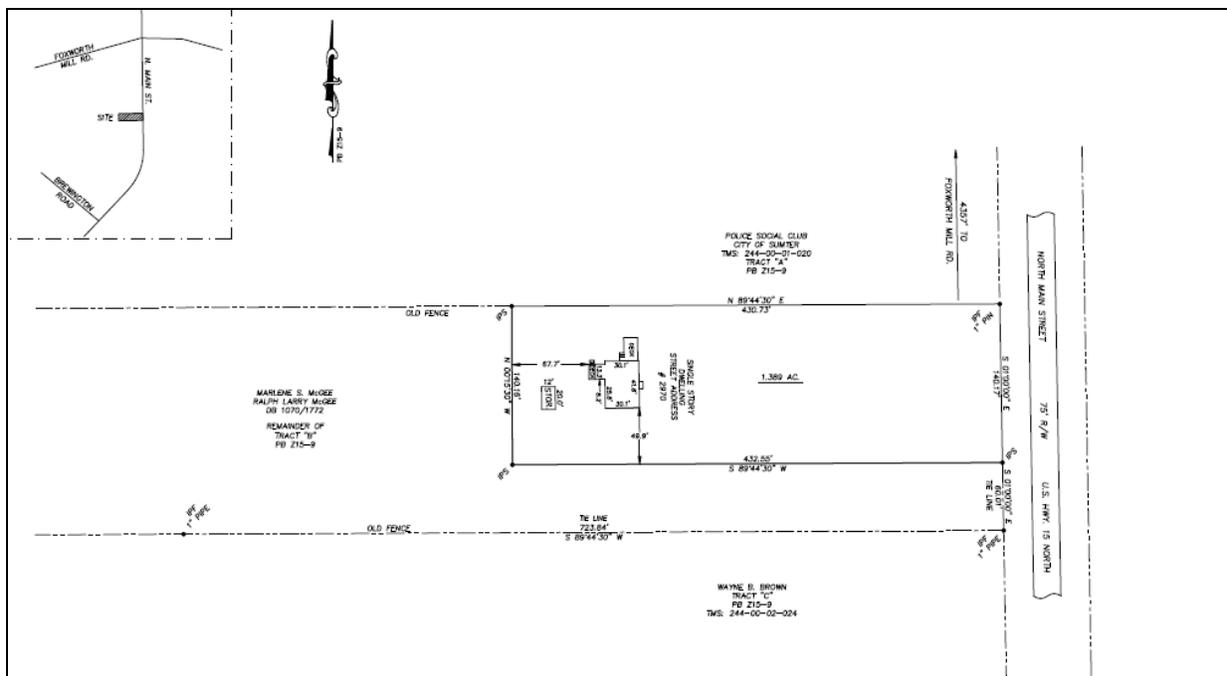
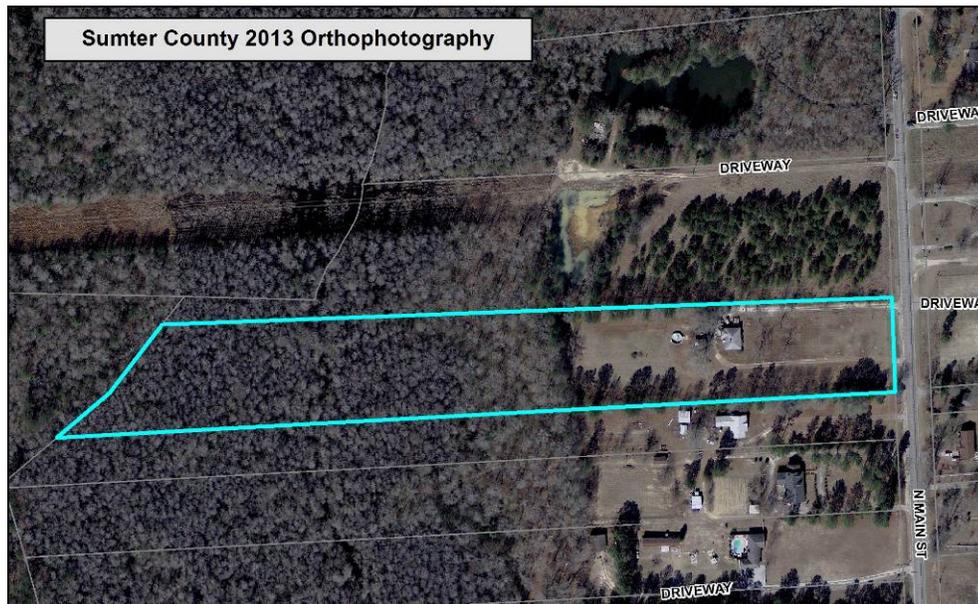
The 2030 Comprehensive Plan designates this parcel as Rural Development (RD). Low density residential development, consisting of large lots of one acre or more located on rural roads and private drives, is appropriate in this district. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

#### III. BACKGROUND

The property in question is a +/- 8.09 acre parcel located on N. Main Street. between W. Foxworth Mill Rd. and W. Brewington Rd. in Sumter County. There is one residence currently on the parcel. The applicant is requesting to subdivide 6.7 acres out of the 8.09 acres in order to place a mobile home on the property. The proposed 6.7 acre parcel will be accessed by a 60 foot wide portion and will be approximately 1640 feet deep, with 60 feet of frontage on N. Main Street. Sixty (60) feet is the minimum road frontage required in the AC zoning district. This will form what is commonly referred as a "flag lot". This new parcel with a private drive does not meet the width to depth standard in the Sumter County Zoning Ordinance.

The 1.389 acre parcel, which will be created to surround the existing home, meets the width to depth ratio. The 6.7 acre 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.

This request is to subdivide a +/- 8.09 acre parcel, shown in the 2013 Orthophotography images below, in order for the property owner to convey the newly created parcel to their daughter.



**Above:** proposed division, a proposed 1.389 acre parcel to be created for Ralph and Marlene MCGee, property owners. The other +/- 6.7 acre area is to be conveyed to the daughter of the property owners.

Both parcels will have road frontage as required in the ordinance.



**Above:** Photo of portion of property fronting N. Main Street.

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

The proposed +/- 6.7 acre parcel requires a variance from 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 property owner wants to convey the majority of the acreage to their children. The applicant was asked to consider a division to provide more equal road frontage between the two parcels being created. There are improvements on the parcel with the existing house, such as landscaping and driveway, that have to be accommodated with this division. Further, the applicant is seeking to place the mobile home on the property so that it is parallel to N. Main Street. Desired placement of the new mobile home on the larger parcel is also a factor in this proposed plan.

#### **IV. ENVIRONMENTAL CONDITIONS**

A small area in the rear of the property falls within the AE Flood Zone. The rear of the property is designated for conservation use in the 2030 Land Use Plan.

#### **V. STAFF RECOMMENDATION**

Staff recommends approval of this request. 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. In this case, by virtue of its size, the proposed +/- 6.7 acre parcel is not considered to be a “flag lot” and

does not create any access issues. Therefore, staff recommends approval of this request as this proposal meets the intent of the ordinance.

**VI. PLANNING COMMISSION – APRIL 22, 2015**

The Sumter City-County Planning Commission at its meeting on Wednesday, April 22, 2015, approved this request as presented by Staff.