

# Sumter City-County Planning Commission

## Staff Report

April 22, 2015

### SV-15-05, 12400 Truluck Road (County)

#### I. THE REQUEST

<b>Applicant:</b>	Tyrone D. Lindsey
<b>Status of the Applicant:</b>	Agent for Owner
<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 create two +/- 5.54 acre parcels out of a larger +/- 11.08 acre parcel.
<b>Location:</b>	12400 Truluck Road
<b>Present Use/Zoning:</b>	Residential/AC
<b>Tax Map Number:</b>	379-00-01-034
<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

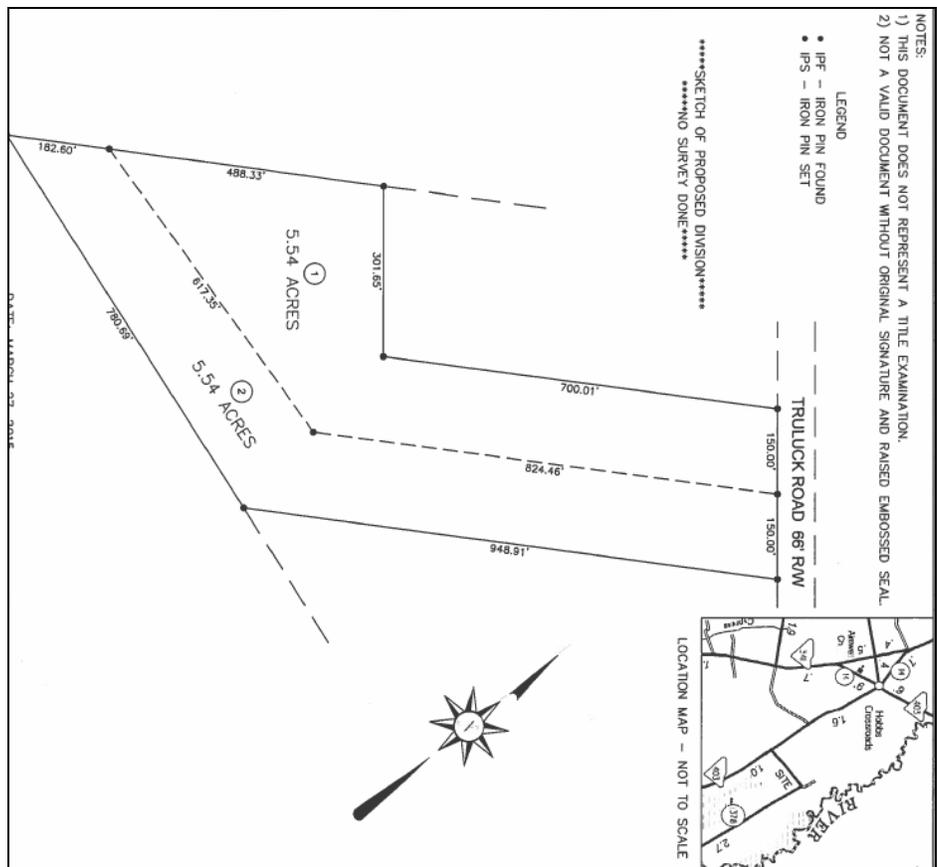
The 2030 Comprehensive Plan designates this parcel as Rural Development (RD). Low density residential development, consisting of large lots of one acre or more located on rural roads and private drives, is appropriate in this district. Therefore, the applicant's request is compatible with the 2030 Comp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

#### III. BACKGROUND

The property in question is a +/- 11.08 acre parcel located on Truluck Road in Sumter County. There are no residences currently on the parcel. The applicant is requesting to subdivide two 5.54 acre parcels out of the 11.08 acre parcel to be conveyed to husband and wife as per a court order. The parcels in question each have approximately 150 feet of frontage along Truluck Road and have approximately 1000 feet and 1180 feet of depth respectively to the rear. The proposed subdivision meets the minimum lot frontage at the public right of way. The two parcels do not to meet the width to depth standard in the Sumter 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.

This request is to subdivide a +/- 11.08 acre parcel, shown in the 2013 Orthophotography images below:



**Above:** proposed division, two proposed 5.54 acre parcels to be created for property owners Andrew and Joyce Gamble.

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



**Above:** Photo of portion of property fronting Truluck Road. Rear of property behind adjacent mobile home site.

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

The proposed +/- 5.4 acre parcels require 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 court has ordered the owner to equally subdivide the property. There is no other feasible way of subdividing said property without creating a landlocked parcel.

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

The entire property falls within the AE Flood Zone. The property is designated for conservation use in the 2030 Land Use Plan.

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

Staff recommends approval of this request. In this particular case, this is a division of property as ordered by the court. The configuration of the proposal, though irregular in its shape and dimensions,

does not constitute “flag lots” as referenced in the ordinance. Further, the property may not be subdivided otherwise without causing access issues. Therefore, staff recommends approval, 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.