

Sumter City-County Planning Commission

Staff Report

May 27, 2015

SV-15-06, Verdelle Lane (County)

I. THE REQUEST

Applicant:	Clarence Glymph II
Status of the Applicant:	Son of Property Owner
Request:	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 parcels out of a larger +/- 7.97 acre parcel.
Location:	Furman Field Road
Present Use/Zoning:	Residential/AC
Tax Map Number:	173-00-01-007
Adjacent Property Land Use and Zoning:	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

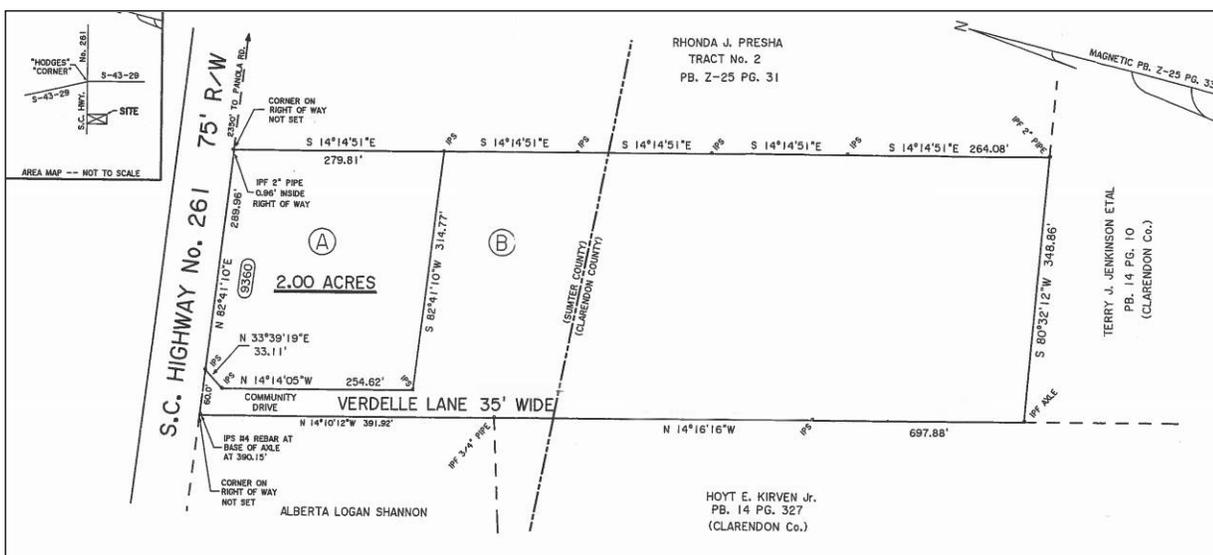
The property in question is a +/- 7.97 acre parcel located on Hwy. 261, with +/-3.86 acres located in Sumter County. The remaining +/-4.11 acres are in Clarendon County. There are no residences currently on the parcel. The applicant is requesting to two (2) parcels out of larger tract to be conveyed to grandchildren. The parcels are (A) 2 acres and (B) 5.97 acres. Each parcel in question meets the minimum lot frontage requirements of 60 feet; however the rear parcel does not to meet the width to depth standard in the Sumter County Zoning Ordinance. This 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 applicant was asked to consider increasing the frontage width of lot 2 in order to more closely conform to the requirements of the ordinance. However, to the applicant asked that the variance be requested as shown in order to prevent having to do another survey of the property.

This request is to subdivide a +/- 7.97 acre parcel, as shown in the graphic below, in order for the property owner to convey property to a grandchild.



Left: Graphic showing the proposed layout of parcels (A) 2 acres and (B) 5.97 acres. Parcel B is partially in Clarendon County, indicated in blue. Verdel Lane forms the access to the rear parcel and is already a dedicated easement. If approved, the frontage for the rear parcel would be 60' at the road and would narrow to 35' until reaching the back portion.

Below: A sketch of the proposed division.



Below: Verdel Lane. Both parcels will have road frontage along Hwy. 261 South, as required in the ordinance.



The parent parcel is in the Agricultural Conservation (AC) zoning district.

The proposed +/-5.97 acre rear 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 ordinance discourages creating “flag lots” in general. However, this parcel already has a private road, Verdel Lane, and due to the fact that the rear parcel is in another county, it is beneficial to have public road frontage rather than utilizing a lifetime family transfer, where the rear portion that is in Clarendon County would essentially be landlocked.

III. ENVIRONMENTAL CONDITIONS

The property is not located within a rated flood zone. The property is designated for rural development use in the 2030 Land Use Plan.

IV. STAFF RECOMMENDATION

Staff recommends approval of this request. Under normal circumstances, staff would not recommend approval of the flag shaped lot because the intention of the Subdivision Ordinance is not to create such lots. In this particular case, the rear property is to be conveyed to the grandchild of the owner. Furthermore,

as was mentioned previously, this parcel already has a private road, Verdel Lane, and to prevent creation of a landlocked portion of the property in another county it is beneficial to allow public access.

V. PLANNING COMMISSION – MAY 27, 2015

The Sumter City-County Planning Commission at its meeting on Wednesday, May 27, 2015, approved this request as presented.