

Sumter City-County Planning Commission

Staff Report

April 27, 2016

SV-16-01, Hiram Jenkins Rd. (County)

I. THE REQUEST

Applicant: Andrea Reynolds

Status of the Applicant: Property Owner's Niece

Request: A request for approval of family relationship for a lifetime family conveyance to subdivide two +/- 1.08 acre tracts from a larger +/- 3.5 acre parcel.

Location: Hiram Jenkins Rd.

Present Use/Zoning: Vacant / AC

Tax Map Number: 143-00-03-057 Part

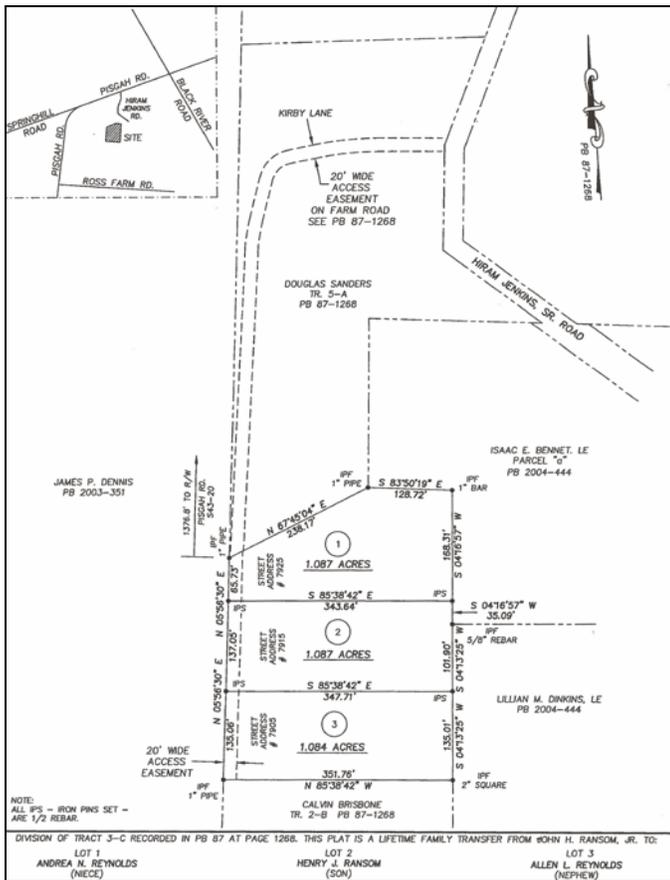
Adjacent Property Land Use and Zoning: North – Undeveloped / AC
South – Residential / AC
West – Residential / AC
East – Undeveloped / AC

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 +/- 3.5 acre parcel located off of Hiram Jenkins Rd. in Sumter County. The parent parcel is currently undeveloped.



Above Left: The proposed subdivision plat, with the three new parcels being created as shown. Parcels 1 and 3 are to be conveyed to a niece (Andrea Reynolds) and a nephew (Allen Reynolds).
Above Right: Aerial of property.
Below: Photo of Hiram Jenkins Rd. near entrance to property.



The applicant is requesting relationship approval for the purpose of a lifetime conveyance from John H. Ransom, Jr. to his niece Andrea N. Reynolds (Lot 1), his son Henry J. Ransom (Lot 2), and his nephew Allen L. Reynolds (Lot 3). Lifetime conveyances are considered to be an exempt subdivision meant to allow an individual to transfer property to an immediate family member that may not meet standard subdivision regulations for public access.

As defined in Article 10 of the Zoning Ordinance, a lifetime transfer or conveyance of property is from parent to child and/or the spouse of any such child, or from grandparent to grandchild. Any other family relationships requesting to use the lifetime conveyance provision must be reviewed and approved by the Planning Commission. Therefore both Lot 1 and Lot 3 require relationship approval before the subdivision can take place.

As a condition of any lifetime conveyance, the grantor must ensure that the grantee has sufficient access to the property either through direct frontage on a public road or by an access easement. This property is considered landlocked and has no direct access to public road frontage. Douglas Sanders, family member of applicant, owning the property just north of the subject property, is providing a 20 foot wide easement from Hiram Jenkins Rd. through his property for access to the new parcels.

IV. STAFF RECOMMENDATION

The intent of the lifetime family conveyance is to keep family land tied together while still allowing family members to live on the land together. This division meets that intent. Staff recommends approval of this request. However, because there are already multiple addresses located off a network of private roads through this area, staff recommends that directional signage is placed at the entrance to the three new properties in order to aid in locating them.

V. PLANNING COMMISSION – APRIL 27, 2016

The Sumter City-County Planning Commission at its meeting on Wednesday, April 27, 2016, approved this request as presented.