

Sumter City-County Planning Commission

Staff Report

December 21, 2011

SV-11-10, 4095 Wedgefield Rd. (County)

I. THE REQUEST

Applicant: David Murray

Status of the Applicant: Property Owner

Request: A variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width.*

Location: 4095 Wedgefield Rd.

Present Use/Zoning: Vacant / AC

Tax Map Number: TM#158-00-02-014

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

II. THE 2030 COMPREHENSIVE PLAN:

The 2030 Comprehensive Plan designates this parcel as Suburban Development (SD). Low density residential development is appropriate in some cases in this district where property is in close proximity to the Military Protection Area (Blue Area) and in such cases where family land is being divided among heirs. Therefore, the applicant's request is compatible with the 2030 Comp Plan.



III. BACKGROUND

The applicant wishes to divide this property in half lengthwise between two brothers. The property in question is a +/-7.17 acre parcel located on Wedgefield Road. The sketch to the right shows the proposed division. The red dotted line indicates the railroad to the east of the property.

Each new parcel will consist of +/- 150 feet of frontage on Wedgefield Road, and +/- 1028 feet in depth.

The two new proposed parcels will each 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 ordinance permits a maximum depth of 375 feet for a parcel with a width of 150 feet.



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. This is a division of family land for the purpose of dividing family property in an equal manner, and access is already provided to the parcels. There is no other feasible method of equally dividing the land because there is a railroad line adjacent to the parcel on the right / eastern side.

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.

Below: A panorama of the parcel to be divided.



Below: A view of the access road, railroad line and adjacent residence to the east / right of the parcel to be divided.



V. ENVIRONMENTAL CONDITIONS

There is no floodplain on the site.

VI. STAFF RECOMMENDATION

Staff recommends approval of this request. The two new parcels will exceed the minimum lot width of 60 feet and minimum lot area of 1 acre required by ordinance for the Agricultural Conservation (AC) zoning district. Each parcel will have a lot width of 150 feet and a lot area of 3.5 acres. There is no other configuration for dividing these parcels in half without creating nonconformities with development standards because of just one street frontage. This is all family property on both sides of this parcel.

VII. PLANNING COMMISSION – DECEMBER 21, 2011

The Sumter City-County Planning Commission at its meeting on Wednesday, December 21, 2011, approved this request as presented by Staff.