

Sumter City-County Planning Commission

May 23, 2012

SV-12-04, Catchall Rd. (County)

I. THE REQUEST

Applicant: Arthuree L. Ricks

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: 5450 Catchall Rd.

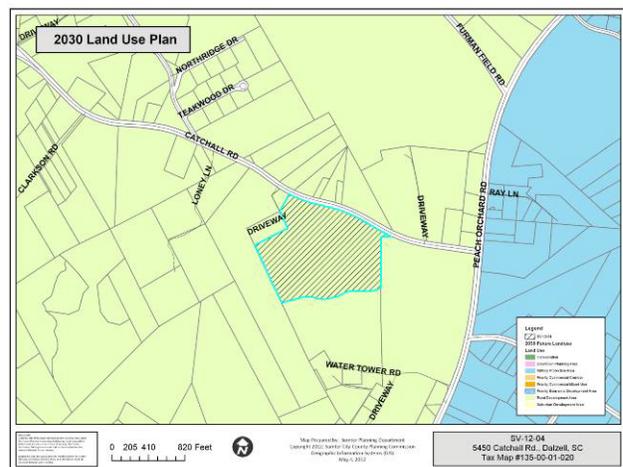
Present Use/Zoning: Residential / AC

Tax Map Number: 135-00-01-020

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

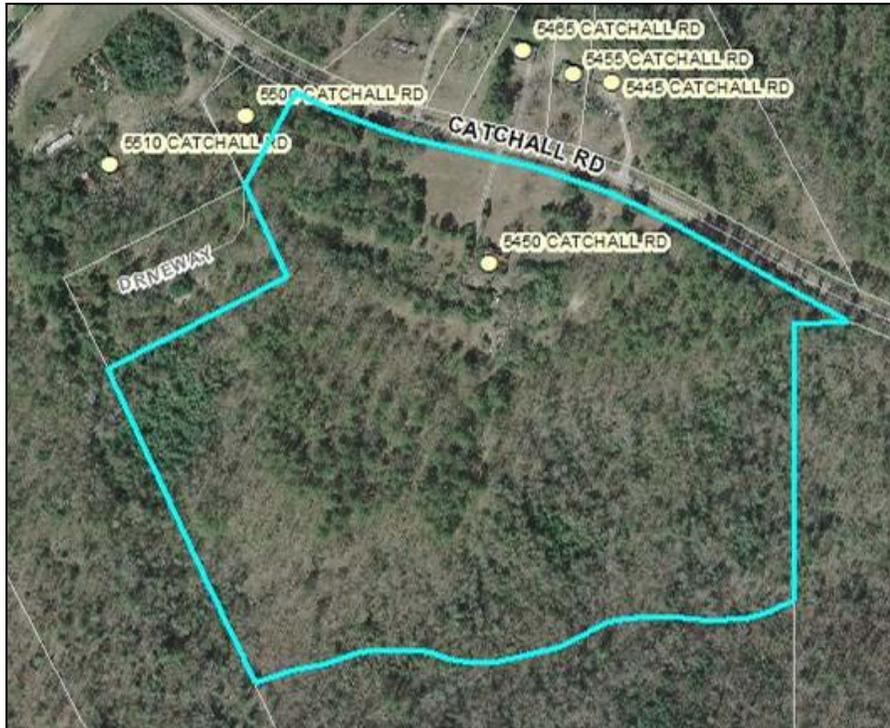
II. THE 2030 COMPREHENSIVE PLAN:

The 2030 Comprehensive Plan designates this parcel as Rural Development (RD). Low or medium 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 +/- 27.46 acre parcel located on Catchall Road. The property is to be divided as part of an estate. There is one residence currently on the parcel.

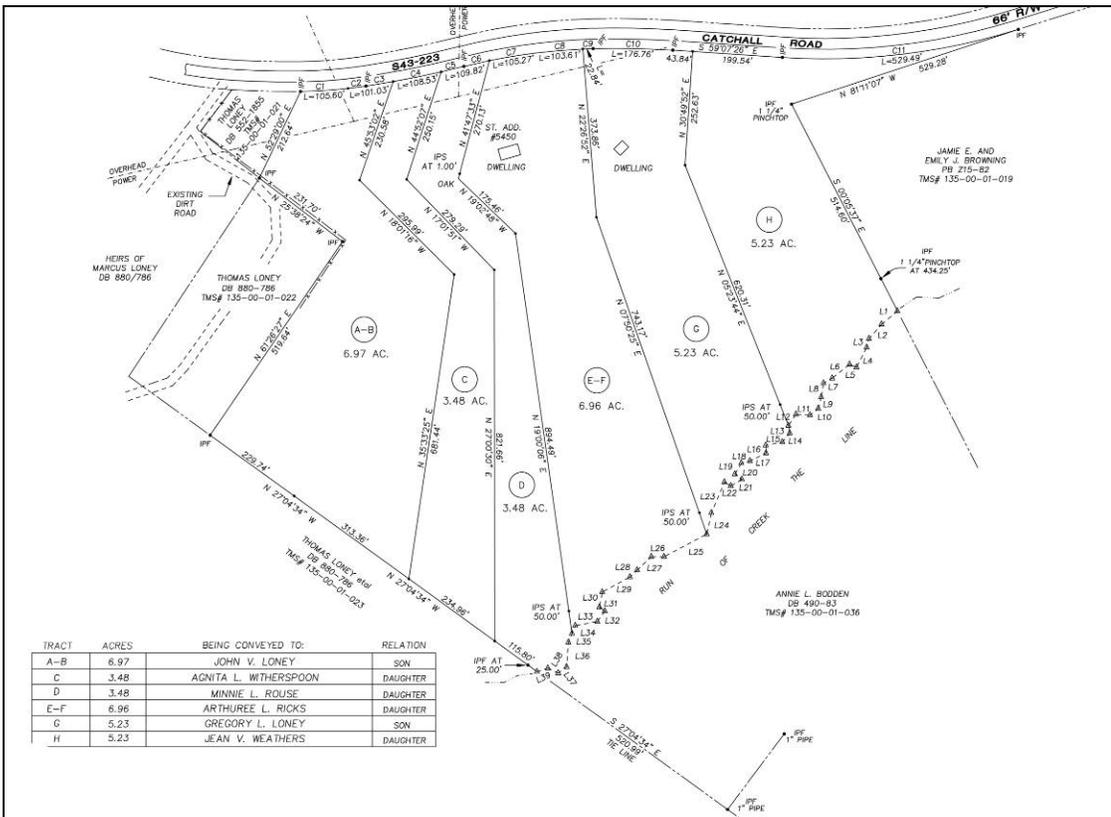


Above: The existing residence located at 5450 Catchall Rd.



Above: The road frontage for the property to be divided.

The applicant wishes to divide the property as shown in the diagram to create six new parcels, +/- 6.97, 3.48, 3.48, 6.96, 5.23 and 5.23 acres respectively (see below).



The 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 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. All the proposed parcels will meet the minimum required lot size & width for the AC zoning district, and any proposed structures will be required to meet setbacks for this district. This is the best manner of dividing the land so that the proposed parcels have adequate road frontage and the existing house can meet AC side setbacks.

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.

V. ENVIRONMENTAL CONDITIONS

There is no floodplain or wetlands as indicated in the NWI (National Wetlands Inventory) on the site.

VI. STAFF RECOMMENDATION

Staff recommends approval of this request.

VII. PLANNING COMMISSION – MAY 23, 2012

The Sumter City-County Planning Commission at its meeting on Wednesday, May 23, 2012, approved this request as presented.