

Sumter City-County Planning Commission

July 24, 2024

SV-24-06, 2950 Ebenezer Rd. (County)

I. THE REQUEST

Applicant:	Charlotte James
Status of the Applicant:	Authorized Agent for Property Owner
Request:	A request for subdivision width-to-depth variance to subdivide a 10.0 acre portion of TMS #189-00-03-012.
Location:	2950 Ebenezer Rd.
County Council District	District 5
Present Use/Zoning:	Residential-9
Tax Map Number:	189-00-03-012
Adjacent Property Land Use and Zoning:	North – Residential / Residential-9 (R-9) South – Residential / Residential-9 (R-9) East – Residential / Residential-9 (R-9) West – Agricultural / Agricultural Conservation (AC)

II. BACKGROUND

The applicant is requesting subdivision variance approval in order to subdivide a 42.4-acre tract into a 10.0 acre lot and a 32.4 acre tract. This property division will result in a lot width-to-depth ratio for the proposed 10.0 acre lot that exceeds minimum development standards, and thus requires Planning Commission approval.

As shown on the map to the right, the property is located on Ebenezer Rd. adjacent to the Ginkgo Hills Subdivision in Sumter County.

The applicant owns a licensed backyard nursery and plans to purchase 10 acres adjacent to their current home to use as a space to grow plants for sale at farmers market locations. The current property owners intend to develop the remaining property (+/- 32.4 tract as a residential subdivision, but have agreed to split the 10 acres. The proposed lot is a “flag lot”, meaning it has a narrower (+/- 75 ft) “flagpole” leading to a wider “flag” to the rear. The proposed width of the “flagpole” is 75 feet and the length is +/- 1,121 feet.

The current Residential-9 (R-9) zoning development standards are found in *Article 3.b.5.* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”). While the

proposed subdivision does not conflict with *Article 3.b.5.* minimum standards, the proposed depth of the tract prevents the proposed boundary change because the division would result in the new lot exceeding the maximum depth allowed by the Ordinance as prescribed in *Article 8.e.13.f.* (excerpt below):

8.e.13. Lots:

- f. Except in the Agricultural Conservation (AC) District, the depth of residential lots shall not be less than one nor more than 2.5 times their width; provided however, that the Sumter City-County Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.*



Above: Proposed Lot Division Sketch

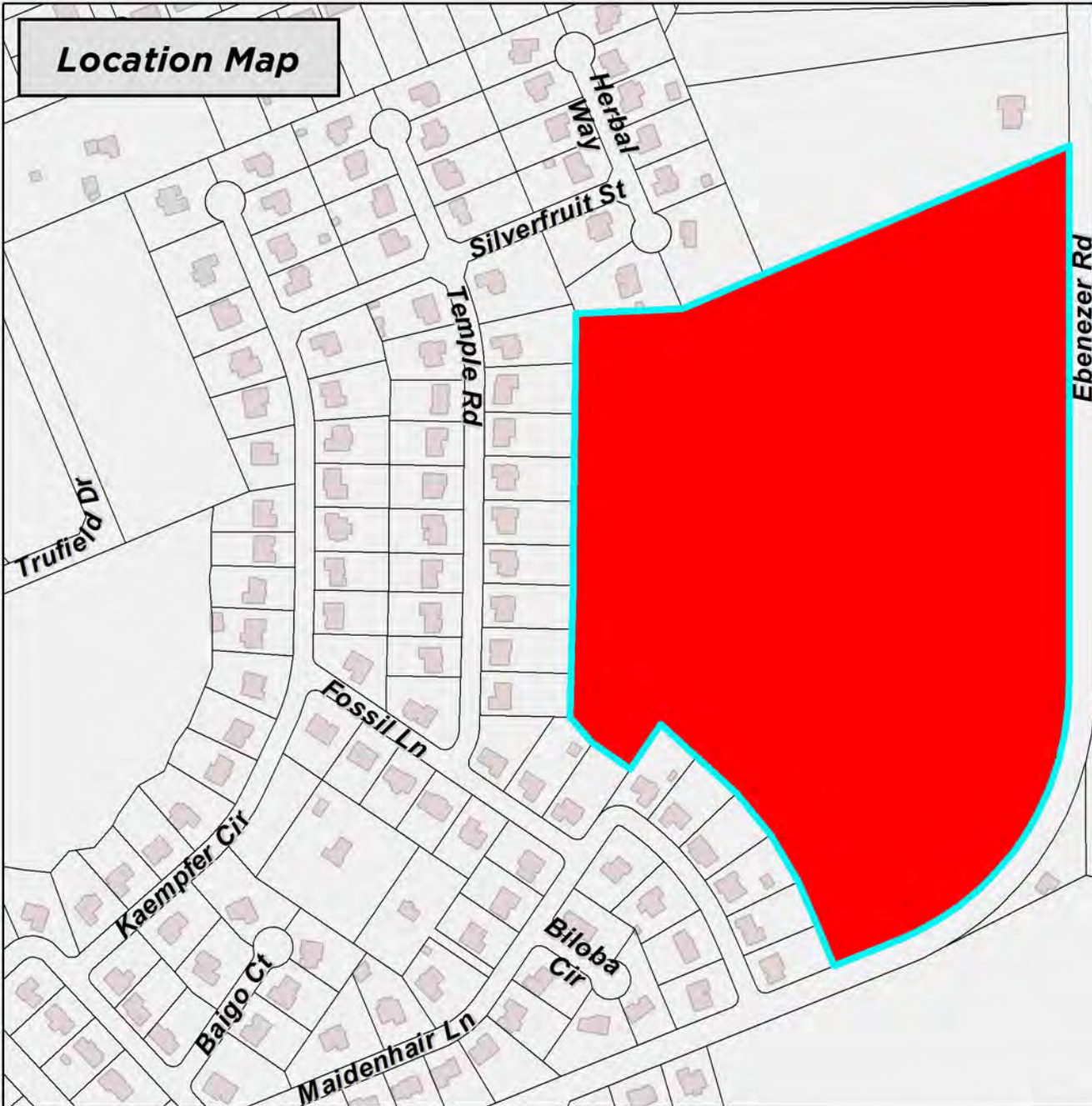
III. STAFF RECOMMENDATION

While approval of the proposed subdivision would result in the dimensions of 2950 Ebenezer Rd. being inconsistent with the general rule allowed under the Ordinance, a subdivision variance is the only way to establish the tract as desired by the property owner.

While a rezoning request could be initiated by the applicant to revise the 10.0 acre tract’s zoning to Agricultural Conservation (AC), which would permit the creation of the lot as illustrated without need for any variances, the logistics involved in the pending sale transaction between the involved parties at this time precludes the applicant from initiating the rezoning action, though rezoning may be pursued at a later date once the applicant has purchased the property.

IV. PLANNING COMMISSION – July 24, 2024

Location Map

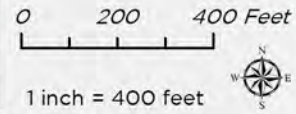


Area Map

Legend

-  Case Site Location

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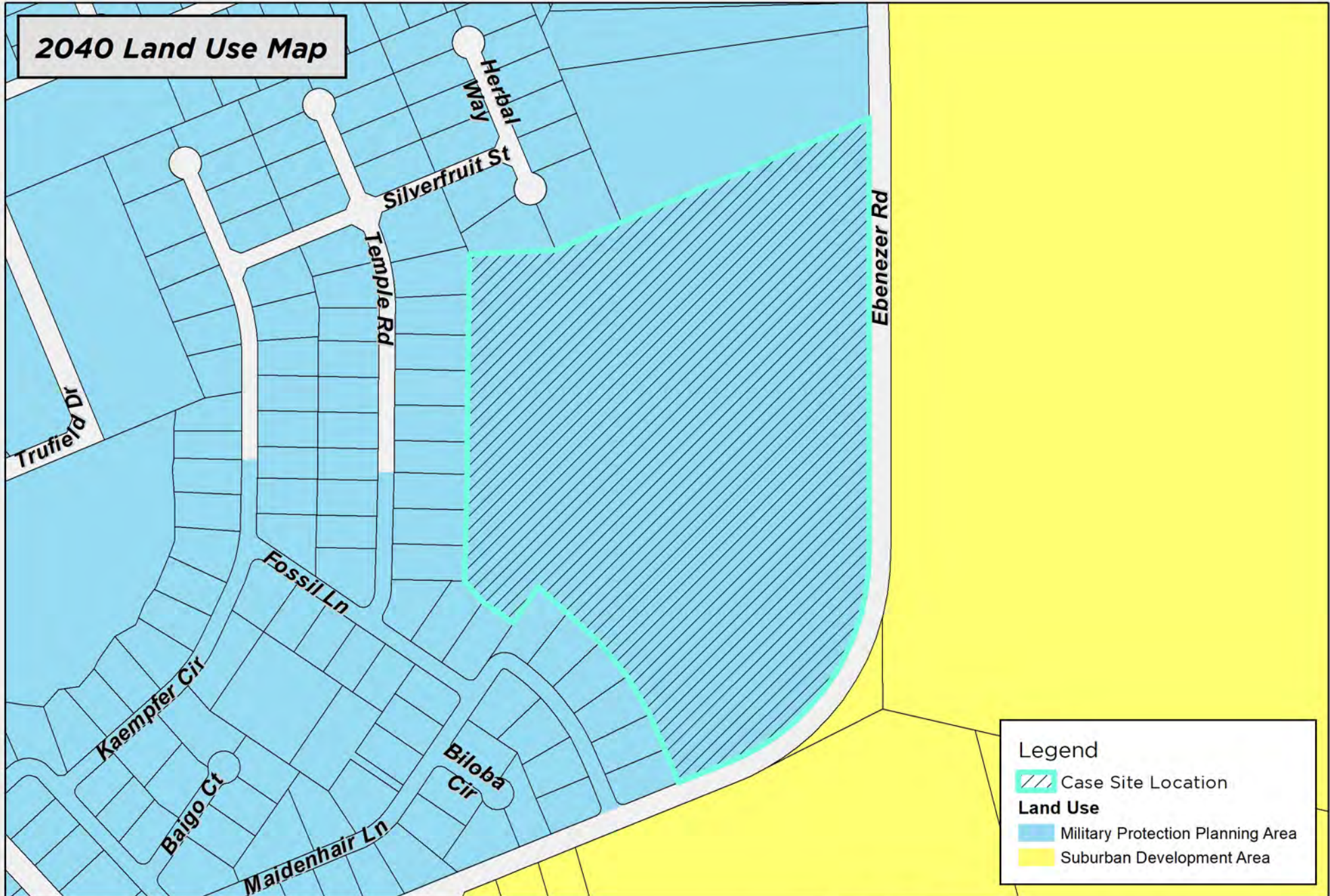


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Tax Map # 189-00-03-012

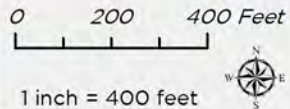
2040 Land Use Map



Legend

- Case Site Location
- Land Use**
- Military Protection Planning Area
- Suburban Development Area

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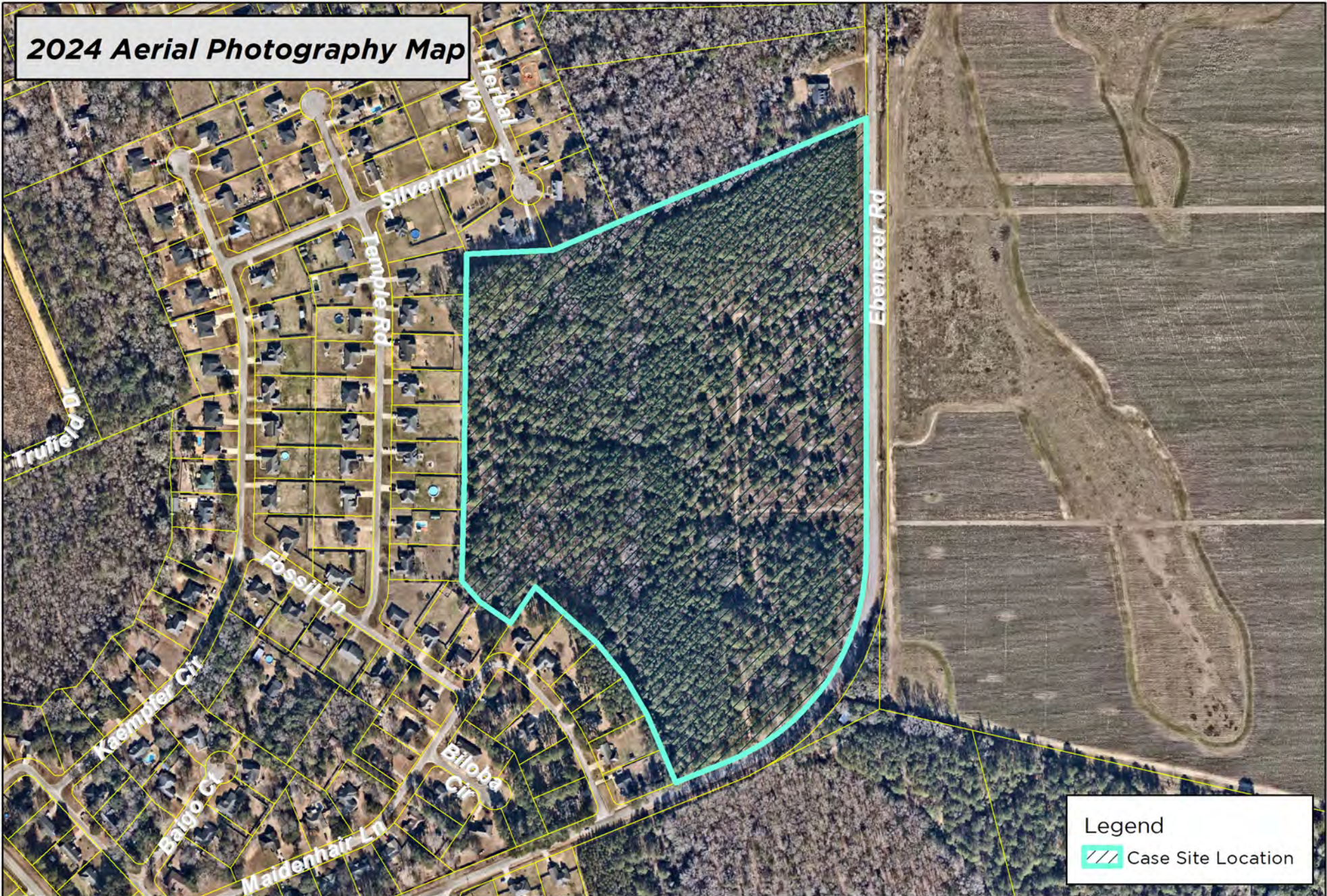


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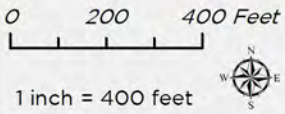
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2024 Aerial Photography Map



Legend
 Case Site Location

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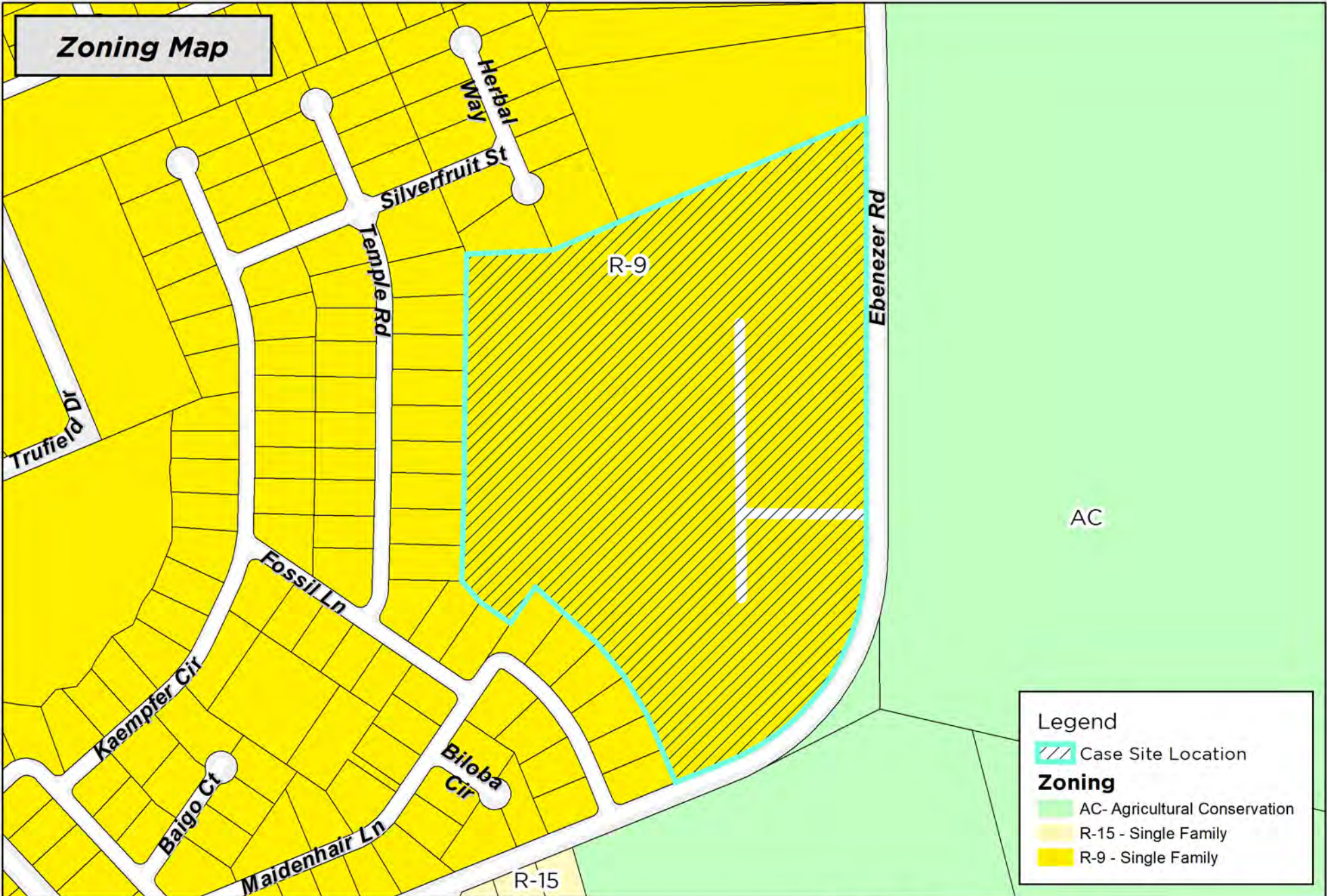


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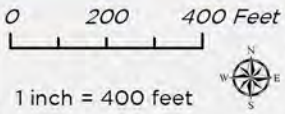


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Zoning Map



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