

Sumter City-County Planning Commission

March 27, 2024

SV-24-04, 3070 Sun Valley Drive (County)

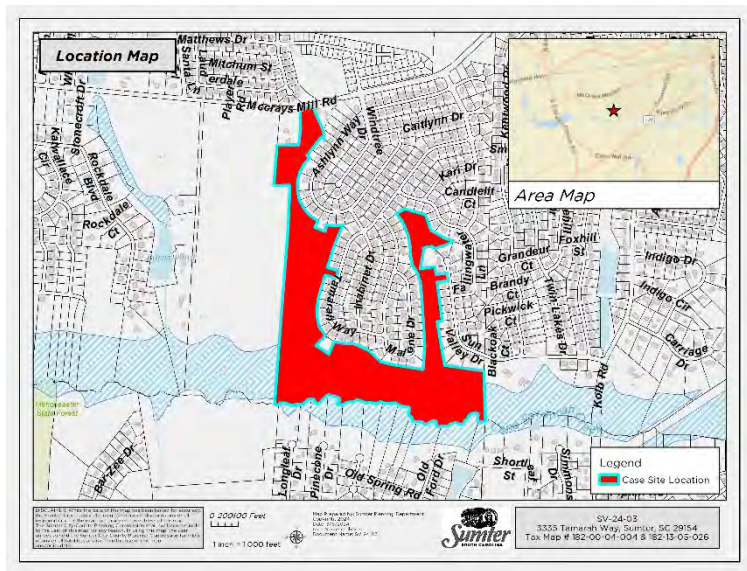
I. THE REQUEST

Applicant:	Carl Croft
Status of the Applicant:	Property Owner
Request:	A request for subdivision width-to-depth variance to subdivide a 0.92 acre portion of TMS #182-00-04-004 and combine it with the existing 0.70 acre lot known as 3070 Sun Valley Drive
Location:	3070 Sun Valley Dr.
County Council District	District 3
Present Use/Zoning:	Residential-15 / R-15
Tax Map Number:	182-00-04-004 (part) & TMS 182-13-05-026
Adjacent Property Land Use and Zoning:	North – Residential / Residential-15 (R-15) South – Residential / Residential-15 (R-15) East – Residential / Residential-15 (R-15) West – Undeveloped / Residential-15 (R-15)

II. BACKGROUND

The applicant is requesting subdivision variance approval in order to combine a 0.92-acre portion of TMS #182-00-04-004 with the existing parcel at 3070 Sun Valley Drive (TMS #182-13-05-026). This property combination will result in a lot width-to-depth ratio that exceeds standards, and thus requires Planning Commission approval.

As shown on the map to the right, the property is located in the Meadowcroft Subdivision of Sumter County.



The current Residential-15 (R-15) zoning development standards found in the *Sumter County Zoning and Development Standards Ordinance* can be found in *Article 3.b.5.* of the Ordinance. The R-15 standards allow for a minimum lot size of 15,000 sq. ft. (0.34 acres), and minimum lot width of 100 ft. for detached single family dwellings.

While the proposed combination does not conflict with *Article 3.b.5.* minimum development standards for the R-15 district, the depth of the tract (+/- 315 linear feet) prevents the proposed boundary change because the combination would result in the expanded 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.*



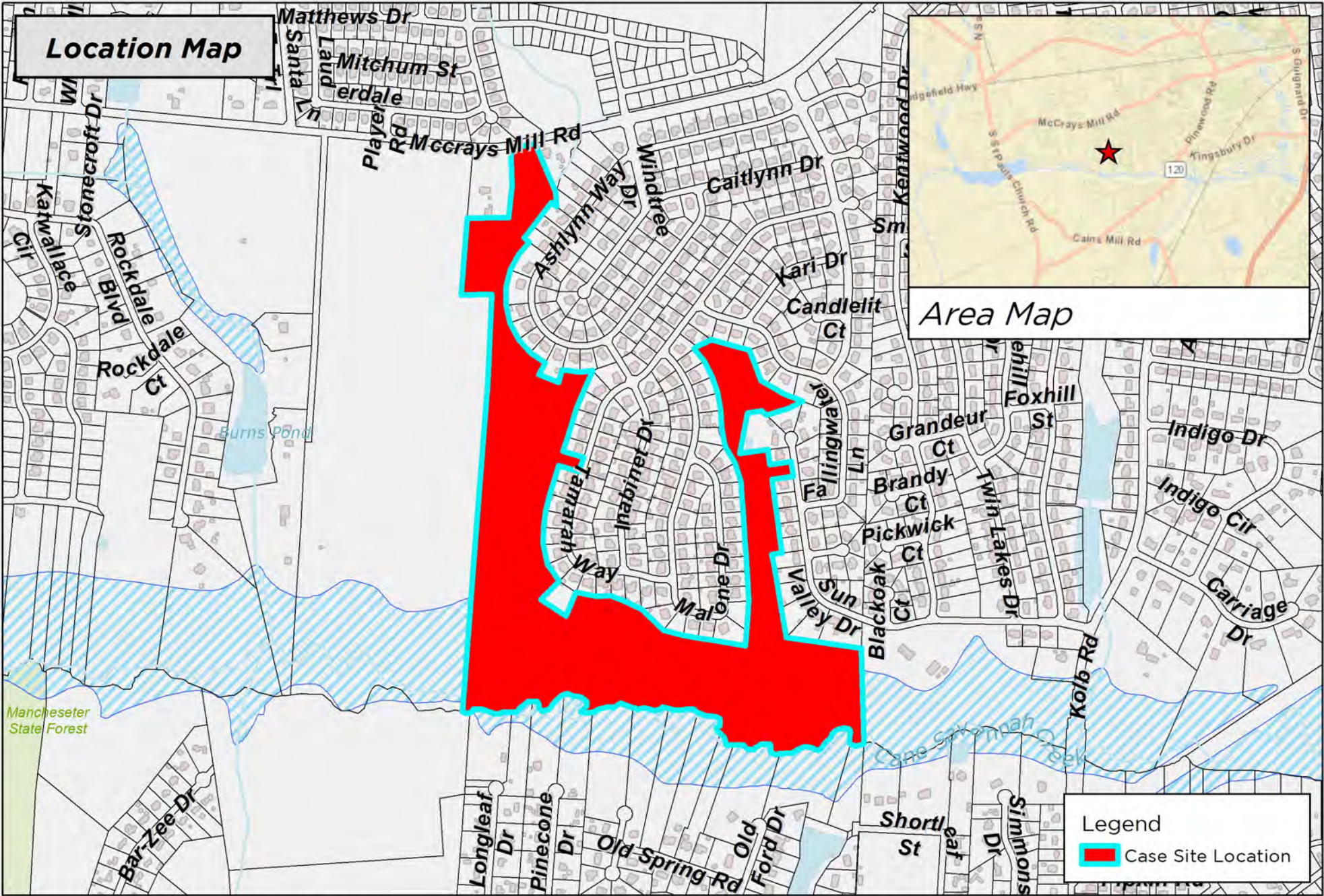
Above: Proposed Lot Division and Combination Sketch

III. STAFF RECOMMENDATION

While approval of the proposed combination would result in the dimensions of 3070 Sun Valley Dr. being inconsistent with the general rule allowed under the Ordinance, a subdivision variance is the only way to expand the lot at 3070 Sun Valley Dr. as desired by the property owner.

IV. PLANNING COMMISSION – MARCH 27, 2024

Location Map



Area Map

Legend

- Case Site Location

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0 200/100 Feet

 1 inch = 1,000 feet

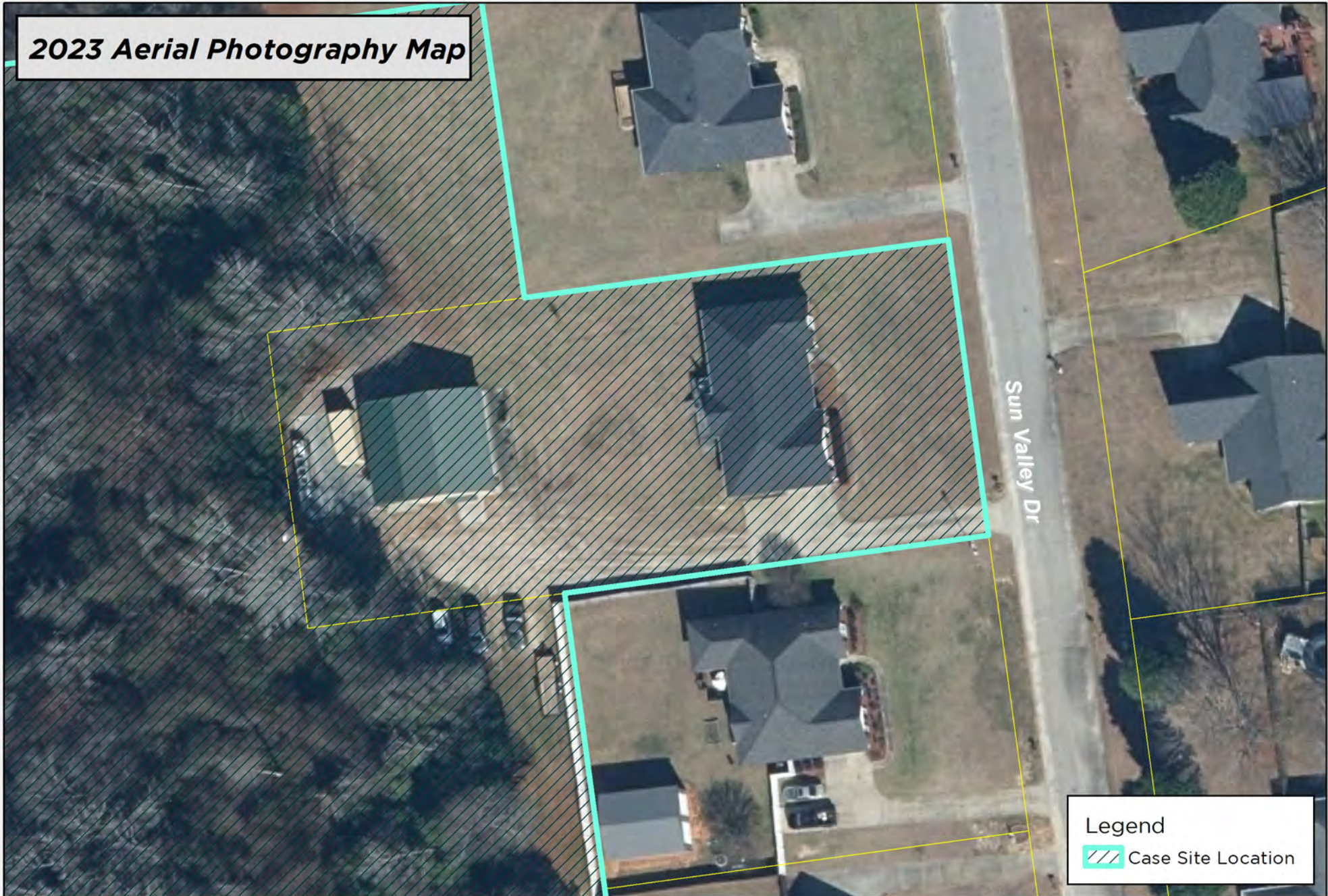



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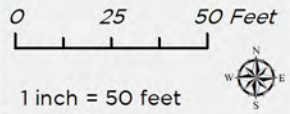
SV-24-03
 3335 Tamarah Way, Sumter, SC 29154
 Tax Map # 182-00-04-004 & 182-13-05-026

2023 Aerial Photography Map



Legend
 Case Site Location

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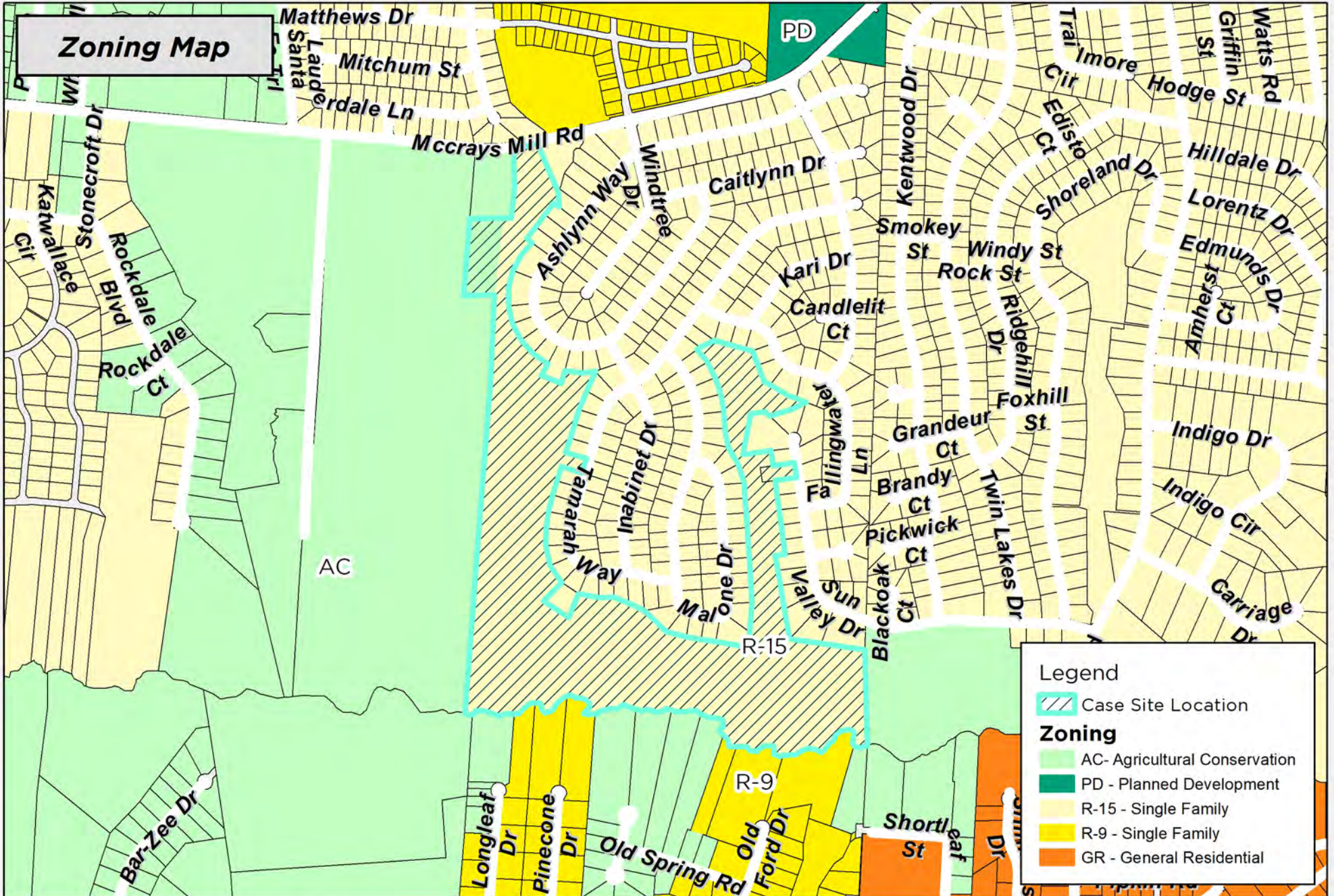


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SV-24-03
3335 Tamarah Way, Sumter, SC 29154
Tax Map # 182-00-04-004 & 182-13-05-026

Zoning Map



Legend

- Case Site Location
- AC - Agricultural Conservation
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- GR - General Residential

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