

Sumter City-County Planning Commission

August 28, 2024

SV-24-07, 3170 McCray's Mill Rd (County)

I. THE REQUEST

Applicant: Carl Croft

Status of the Applicant: Property Owner

Request: A request for subdivision width-to-depth variance for the Meadowcroft Subdivision to allow depths of lots on Ashlynn Way, Tamarah Way, Malone Drive., Fallingwater Lane, and Sun Valley Drive adjacent to TMS #182-00-04-004 to exceed the current Ordinance maximum depth requirement (2.5 times lot width).

Location: 3170 Tamarah Way

County Council District: District 3

Present Use/Zoning: Residential-15 / R-15

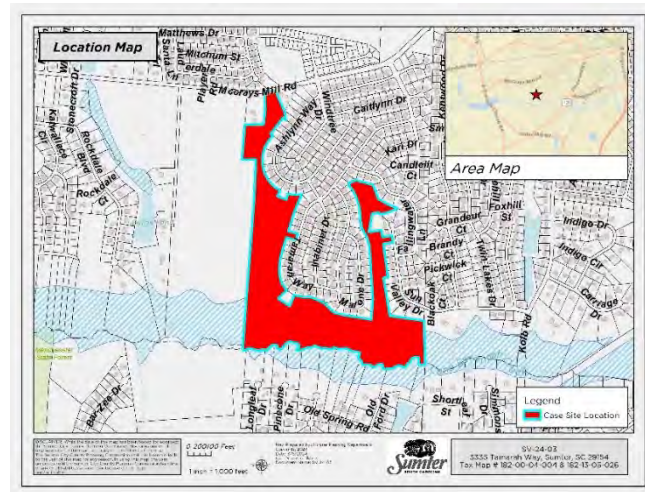
Tax Map Number: 182-00-04-004

Adjacent Property Land Use and Zoning:
North – Residential / Residential-15 (R-15)
South – Residential / Residential-15 (R-15) and Agricultural Conservation (AC)
East – Residential / Residential-15 (R-15)
West – Undeveloped / Agricultural Conservation (AC)

II. BACKGROUND

The applicant is requesting subdivision variance approval in order to enable future subdivision and combination of portions of TMS #182-00-04-004 with existing parcels within the Meadowcroft Subdivision. These anticipated property combinations will result in lot width-to-depth ratios that exceed standards. Deviation from this standard requires Planning Commission approval.

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



TMS #182-00-04-004 represents the remaining portion of the tract that was subdivided to create the Meadowcroft Subdivision. The property contains assumed wetlands based on the National Wetland Inventory, as well as floodplain and floodway representing a portion of Cane Savannah Creek at the southern property line. The presence of wetland and floodplain, along with existing topography and street configuration, precludes additional development on the tract adjacent to the lots on Ashlynn Way, Tamarah Way, Malone Drive, Fallingwater Lane, and Sun Valley Drive.

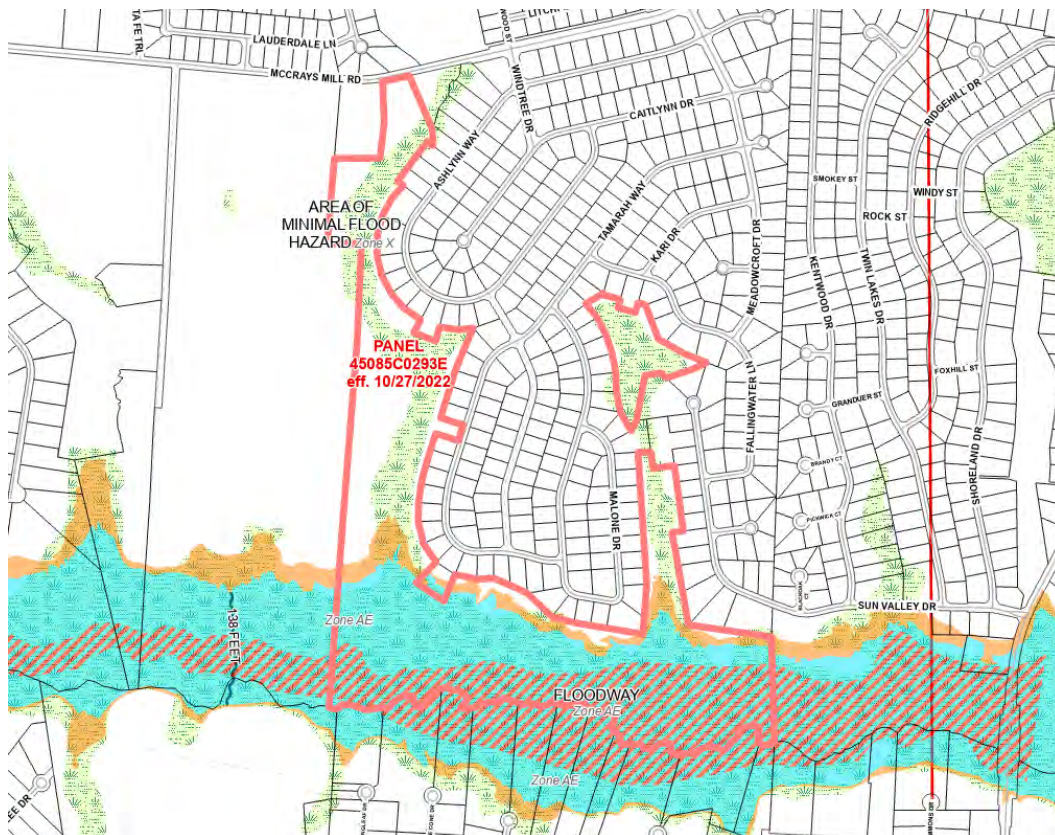


Figure 1 - NWI Wetland and Floodplain on TMS #182-00-04-004

Between original development of the Meadowcroft Subdivision in the early 2000s through 2022, there was a single instance in which the owner of a residential lot in the subdivision purchased additional property from Meadowcroft, Inc. and combined it with their existing lot. That action, in 2006 at 3265 Ashlynn Way, predates the specific subdivision width-to-depth requirement as contained in the County’s Ordinance.

In 2023 and 2024, there have been three requests made to the Planning Commission for Subdivision Variance (SV-23-02, SV-24-03, and SV-24-05). In each of these cases, the applicant sought approval to purchase an addition portion of land from Meadowcroft, Inc. to increase the overall size of their residential lot. All three requests have been granted. Planning Staff anticipates further requests for subdivision variances based on the recent trends and desire by Meadowcroft, Inc. to divest portions of property where there is interest from individual property owners to increase the size of their lots.



Figure 2 - Existing Granted Width-to-Depth Variances, Meadowcroft Subdivision

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 combinations would not conflict with *Article 3.b.5.* minimum development standards for the R-15 district, the depths of lots would exceed the maximum depth allowed by the Ordinance as prescribed in *Article 8.e.13.f.* (excerpt below):

8.e.13. Lots:

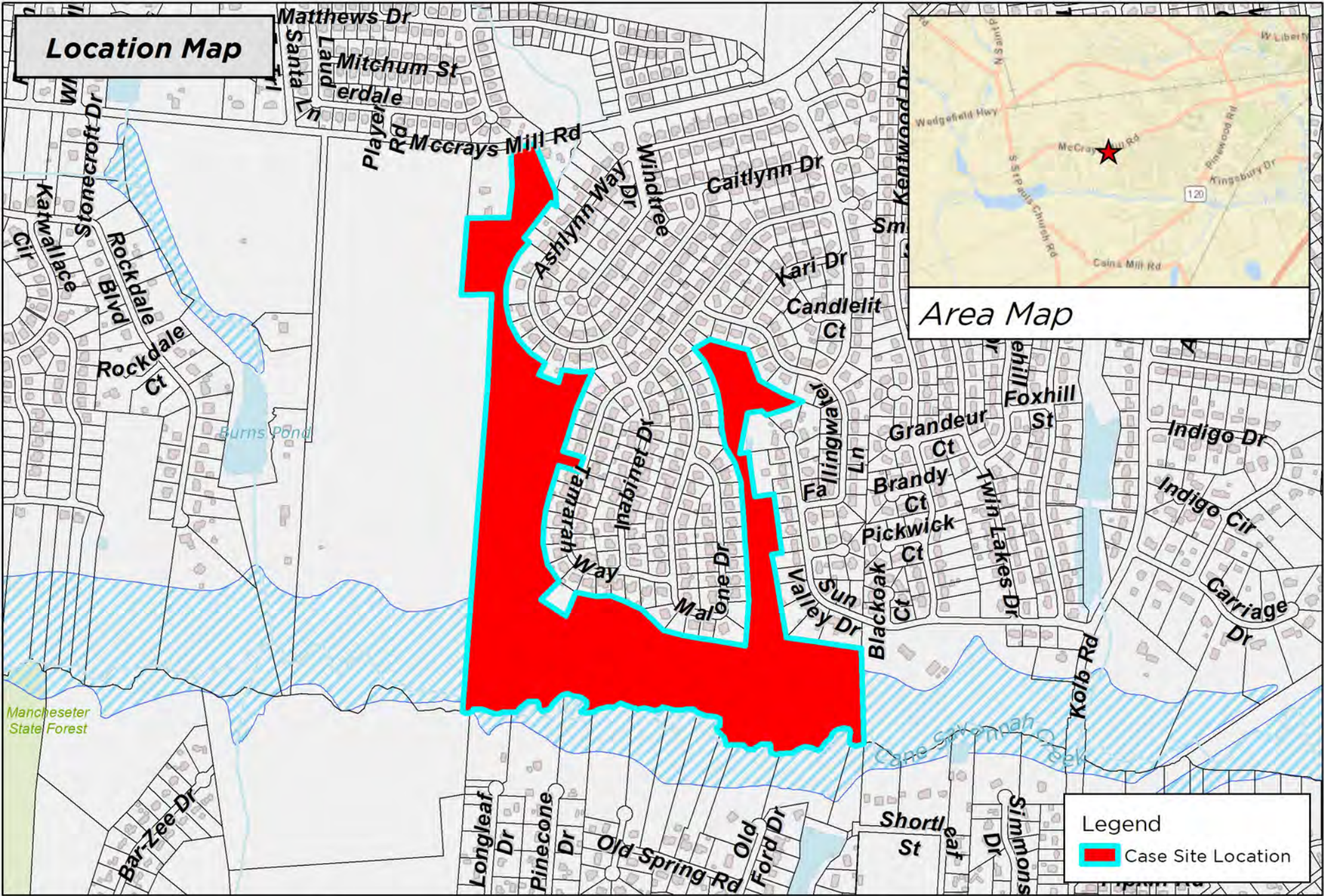
f. Except in the Agricultural Conservation (AC) District, the depth of residential lots shall not be less than one nor more than 2.5 times their width; provided however, that the Sumter City-County Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography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

III. STAFF RECOMMENDATION

While approval of the proposed combination would result in the dimensions of lots in the Meadowcroft Subdivision adjacent to TMS #182-00-04-004 being inconsistent with the general rule allowed under the Ordinance, a subdivision variance is the only way to expand lots in the subdivision as desired by the property owner.

IV. PLANNING COMMISSION – August 28, 2024

Location Map

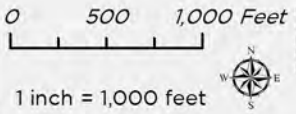


Area Map

Legend

Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

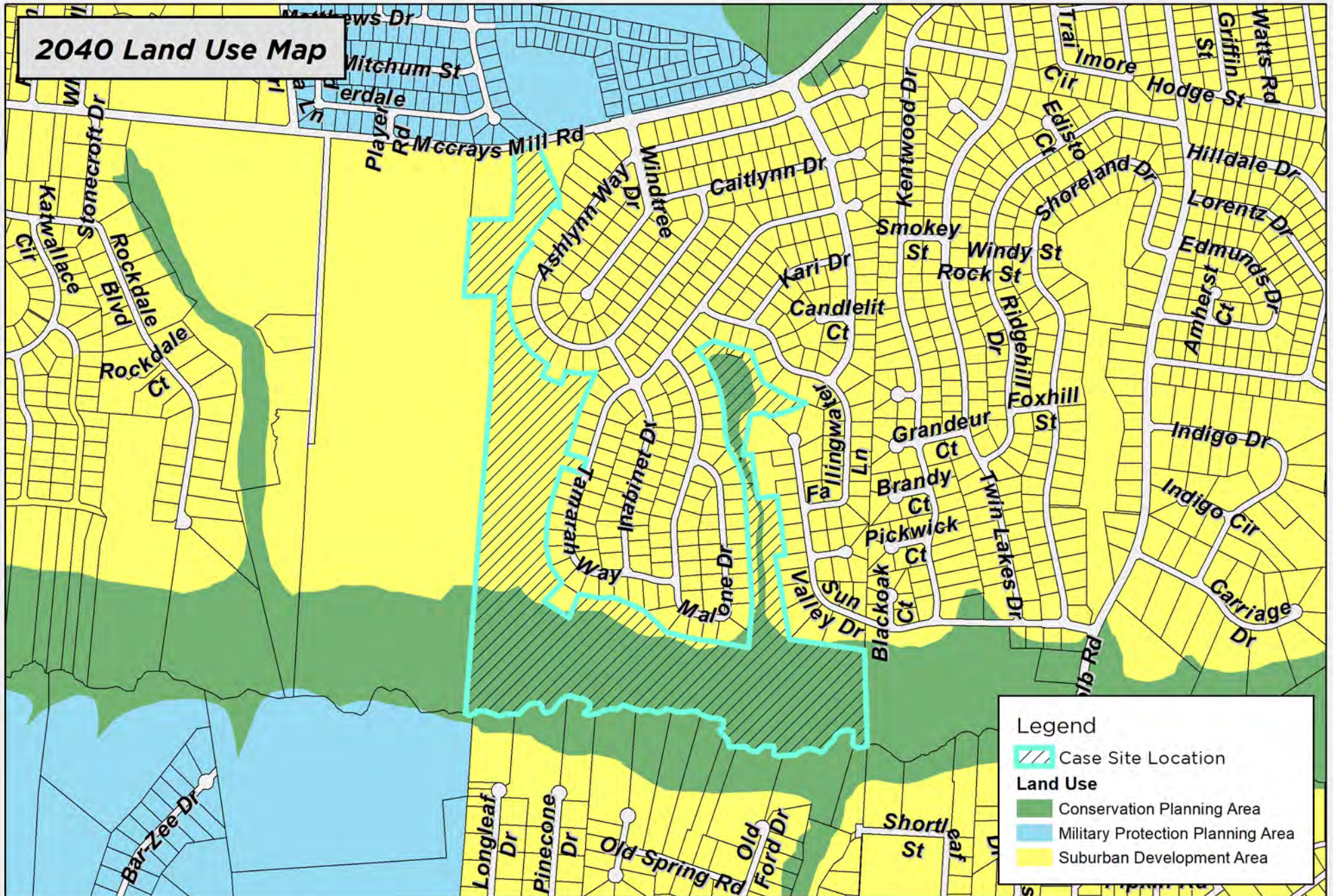


Map Prepared by: Sumter Planning Department
 Copyright 2024
 Date: 8/19/2024
 User Name: crobbins
 Document Name: SV-24-07



SV-24-07
 3170 Mccrays Mill Rd, Sumter, SC, 29154
 Tax Map #182-00-04-004

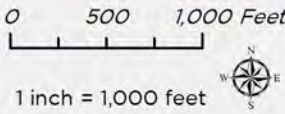
2040 Land Use Map



Legend

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

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

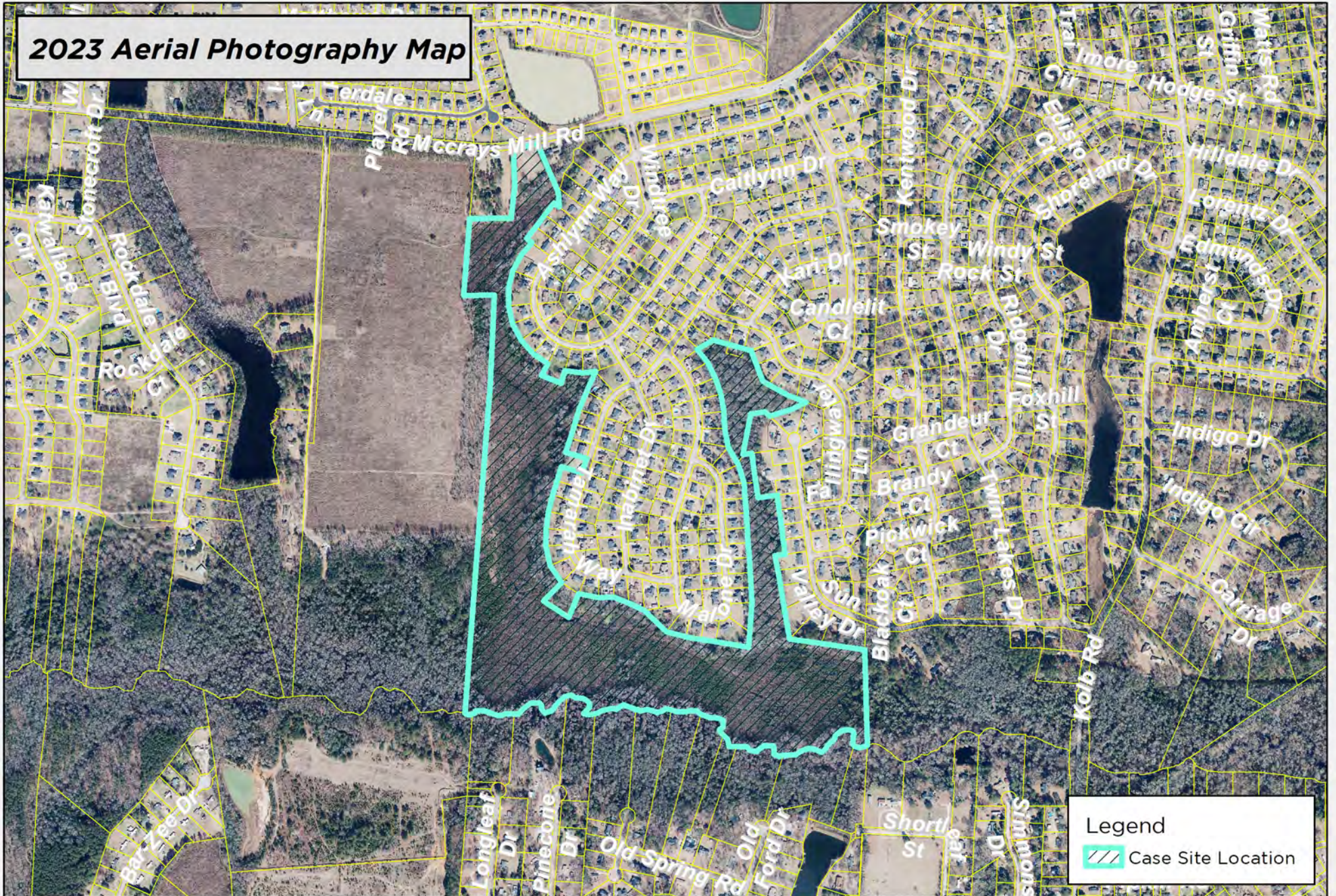


Map Prepared by: Sumter Planning Department
 Copyright 2024
 Date: 8/19/2024
 User Name: crobbins
 Document Name: SV-24-07



SV-24-07
 3170 Mccrays Mill Rd, Sumter, SC, 29154
 Tax Map #182-00-04-004

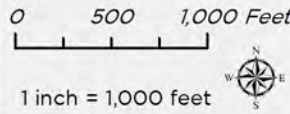
2023 Aerial Photography Map



Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

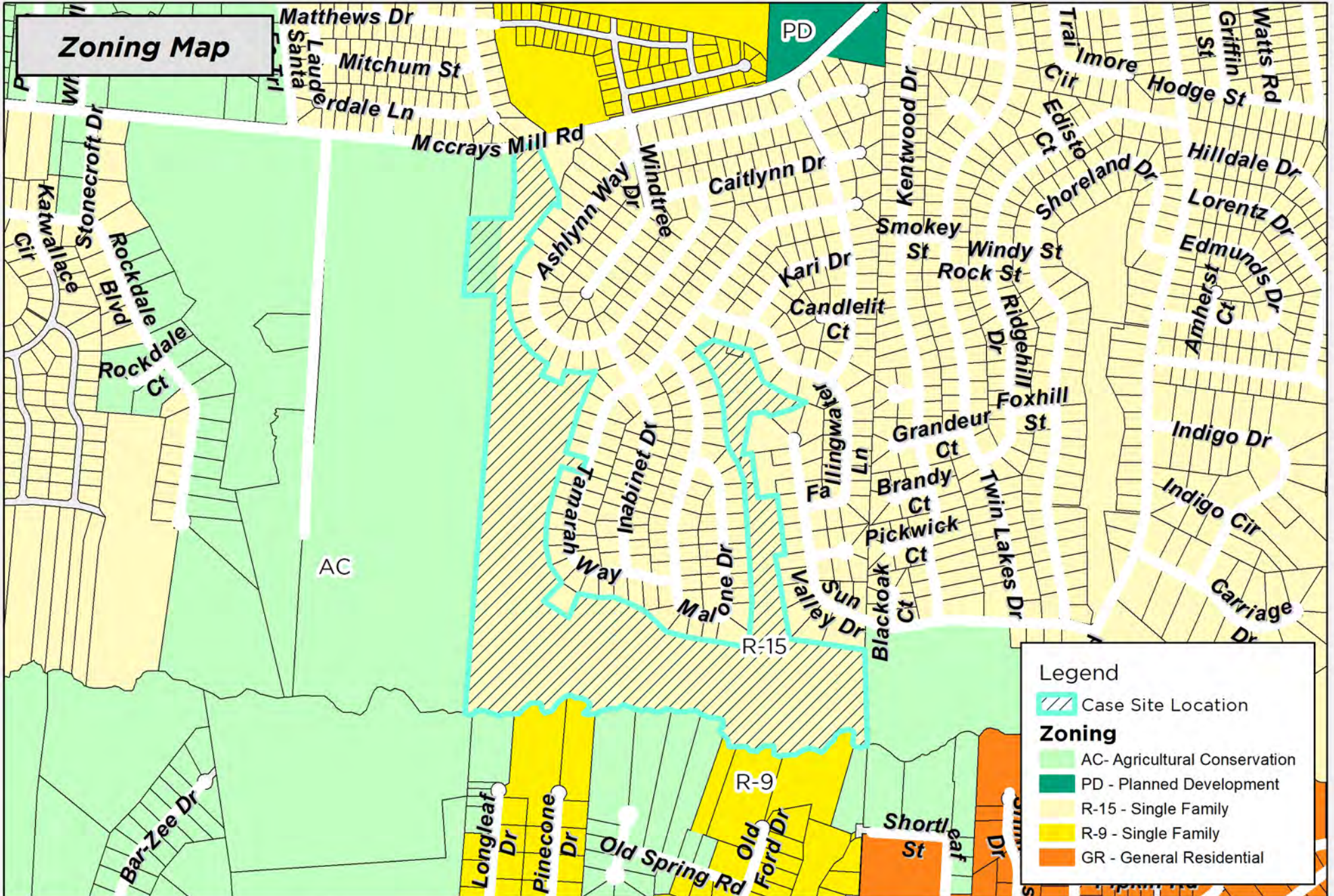


Map Prepared by: Sumter Planning Department
 Copyright 2024
 Date: 8/19/2024
 User Name: crobbins
 Document Name: SV-24-07

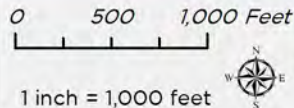


SV-24-07
 3170 Mccrays Mill Rd, Sumter, SC, 29154
 Tax Map #182-00-04-004

Zoning Map



DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
Copyright 2024
Date: 8/19/2024
User Name: crobbins
Document Name: SV-24-07



SV-24-07
3170 Mccrays Mill Rd, Sumter, SC, 29154
Tax Map #182-00-04-004

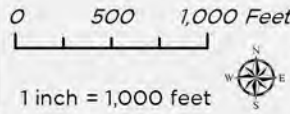
Flood Zone Map



Legend

- Case Site Location
- Flood Zone
- AE

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
 Copyright 2024
 Date: 8/19/2024
 User Name: crobbins
 Document Name: SV-24-07



SV-24-07
 3170 Mccrays Mill Rd, Sumter, SC, 29154
 Tax Map #182-00-04-004