

Sumter City-County Planning Commission

June 25, 2025

SV-25-03, 6320 Jasper Dr. (County)

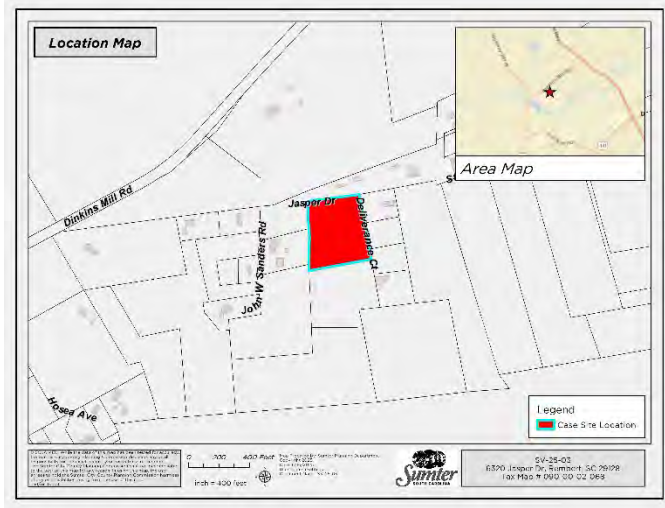
I. THE REQUEST

Applicant:	Cashayna Harris
Status of the Applicant:	Authorized Agent
Request:	A request for approval of 2 nd Cousin to 2 nd Cousin relationship for a lifetime family conveyance to subdivide a +/- 1.0-acre lot from a larger +/- 3.79- acre tract.
Location:	6320 Jasper Dr.
County Council District	District 1
Present Use/Zoning:	SF Residential / Agricultural Conservation (AC)
Tax Map Number:	090-00-02-068
Adjacent Property Land Use and Zoning:	North – Residential / AC South – Vacant / AC East – Vacant / AC West – Vacant & Residential / AC

II. BACKGROUND

The applicant is requesting subdivision variance approval for a 2nd cousin to 2nd cousin family relationship in order to subdivide a +/- 1.0-acre lot from a larger +/- 3.79-acre tract using the lifetime family conveyance exemption.

As shown on the map to the right, the parent tract is located on Solstice Dr. in Sumter County. Solstice Dr. is publicly maintained by Sumter County per GIS data. However, the property lacks sufficient public street frontage to divide the tract in a manner that meets public access requirements.



Because the proposed division does not have sufficient frontage on a public road, as Jasper Dr. is a private Rd., the property may only be subdivided via the lifetime family conveyance exemption outlined in *Article 10* of the *Sumter County— Zoning & Development Standards Ordinance*.

Lifetime conveyances allow an individual to transfer property to an immediate family member without having to meet standard subdivision requirements related to public road frontage.



Above: Proposed Lot Layout Graphic

Article 10 of the Zoning Ordinance defines a lifetime conveyance as, “...conveyance of property from any first generation relative, including in-laws, as follows, parent to child and/or spouse of any such donee child, lifetime transfer from grandparent to grandchild and/or spouse of such donee child, from sibling to sibling and/or spouse of such donee sibling, lifetime transfer from aunt or uncle to niece or nephew and/or spouse of such donee niece or nephew, and lifetime transfer from cousin to cousin and/or spouse of such donee cousin...”

Any other family relationships requesting to use the lifetime conveyance provision must be reviewed and approved by the Planning Commission.

As a condition of any lifetime conveyance, the grantor must ensure that the grantee has sufficient access to the property either through direct access, through frontage on a road or through an access easement that has at least 15 ft. of width. The proposed plat references an easement on Jasper Dr. in front of the subject property and it is presumed that either an actual or prescriptive easement that is at least 15 ft. wide exists along the entirety of Jasper Dr. The proposed plat, prepared by Lindler Surveying, Inc., dated November 7, 2024, is attached to this staff report as Exhibit 1.

V. STAFF RECOMMENDATION

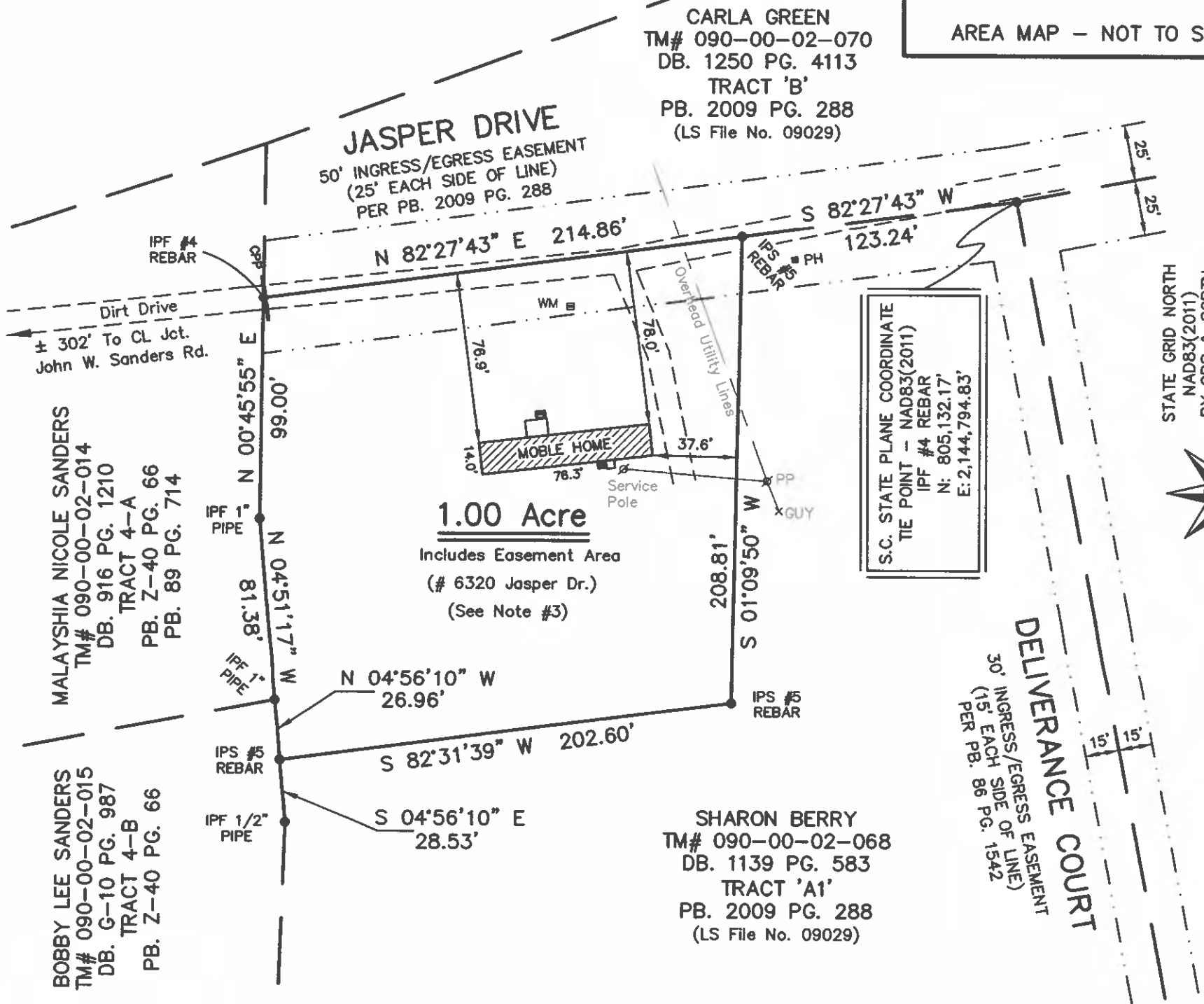
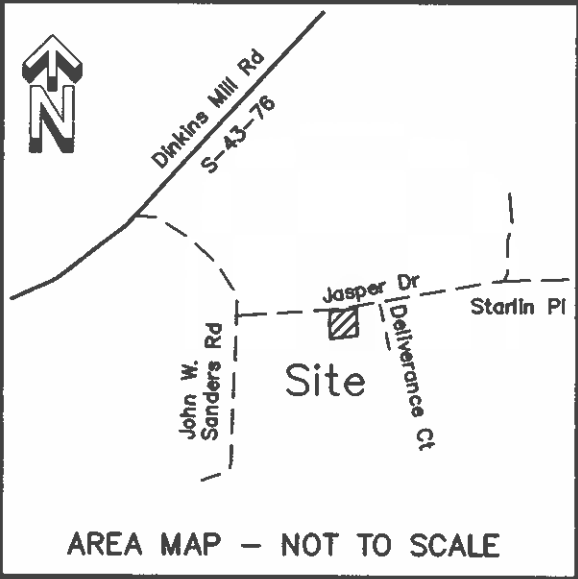
Although 2nd cousins are not first-generation relatives as defined in the *Sumter County— Zoning & Development Standards Ordinance*, the intent of the lifetime conveyance exemption is to allow for flexibility in order to accommodate the establishment of residential family enclaves. In some families, a 2nd cousin relationship can be as significant as that between blood relatives.

Due to the lack of public road frontage, a lifetime family conveyance exemption is the only way additional lots can be created out of the parent parcel.

VI. PLANNING COMMISSION – June 25, 2025

NOTES:

- 1) THIS DOCUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
- 2) HORIZONTAL DATUM TIED TO S.C. STATE PLANE COORDINATE SYSTEM NAD83(2011) BY GPS & SCRTN. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 3) THE LOT SHOWN HEREON IS CONSIDERED A 'LIFETIME TRANSFER/CONVEYANCE' AS DEFINED IN ARTICLE 10 - DEFINITIONS - SECTION B.1 OF SUMTER COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE. THIS CONVEYENCE IS FROM SHARON BERRY (COUSIN) TO CASHAYANA NAKII HARRIS (COUSIN).



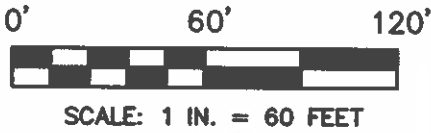
- LEGEND:
- IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - PH - TELEPHONE PEDESTAL
 - ⊗ PP - POWER POLE
 - WM - WATER METER
 - CPP - CORRUGATED PLASTIC PIPE

'Family Exempt Subdivision Survey'

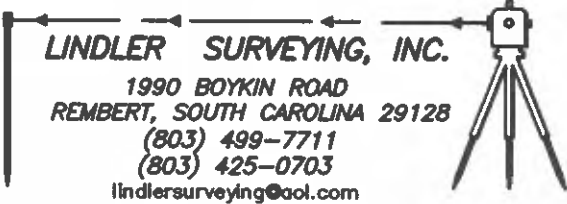
SOUTH CAROLINA : SUMTER COUNTY : RAFTING CREEK TOWNSHIP
PLAT OF PART OF TRACT 'A1' SHOWN ON PLAT BY W. E. LINDLER, Jr. DATED (3/23/2009) RECORDED IN
PB. 2009 PG. 288. REFERENCE: DB. 1139 PG. 583.

SURVEYED FOR
CASHAYNA NAKII HARRIS

NOVEMBER 7, 2024



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN ; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
IS THIS PROPERTY IN AN F.E.M.A. DESIGNATED 100 YEAR FLOOD HAZARD AREA? NO
FIRM MAP NUMBER : 45085C0100E DATED (9/28/2018).



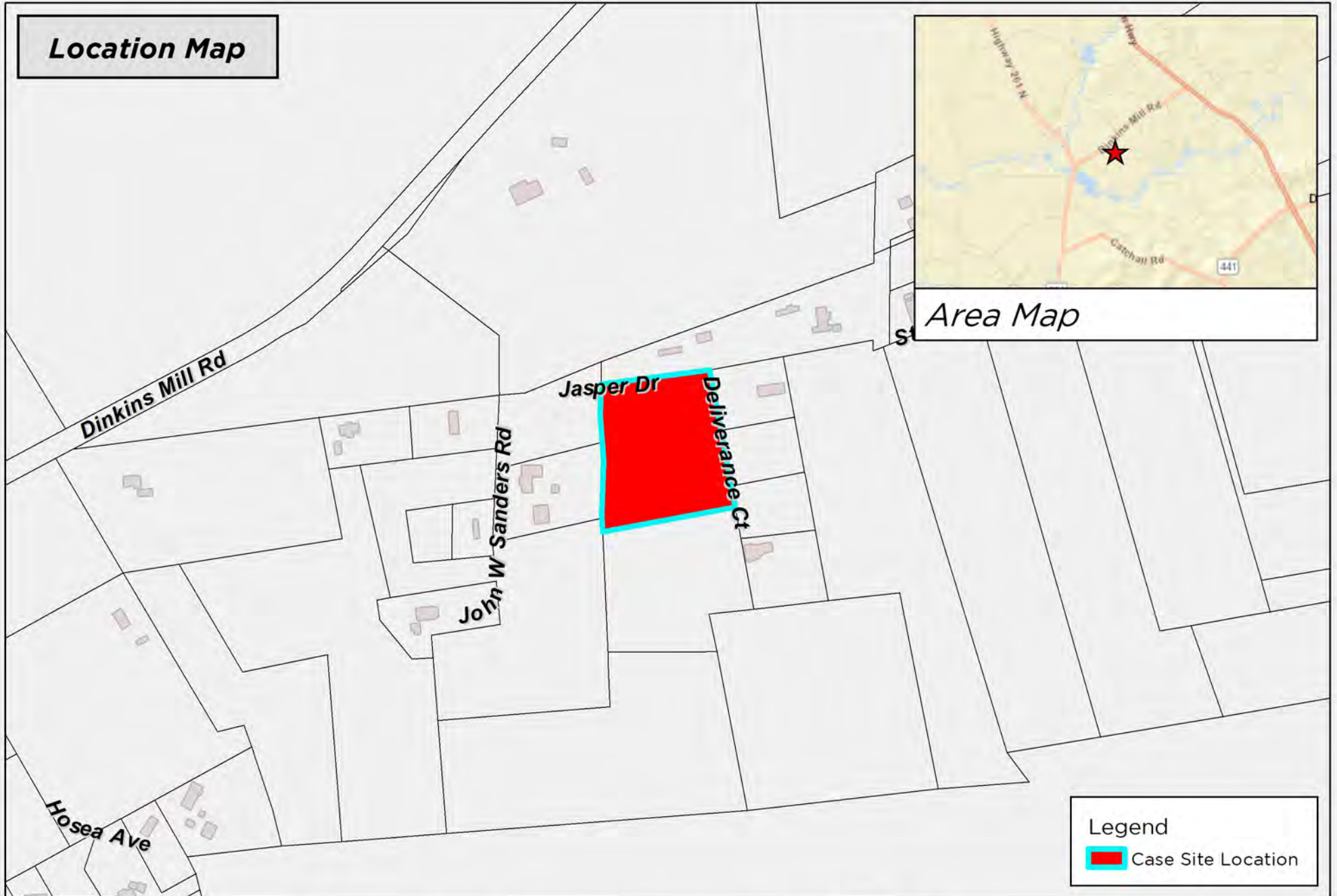
TM# 090-00-02-068 (Part)

DC by JS

NOT A VALID DOCUMENT WITHOUT AN ORIGINAL SIGNATURE & IMPRESSION SEAL

FILE: 24145

Location Map




Area Map

Legend

 Case Site Location

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0 200 400 Feet
1 inch = 400 feet

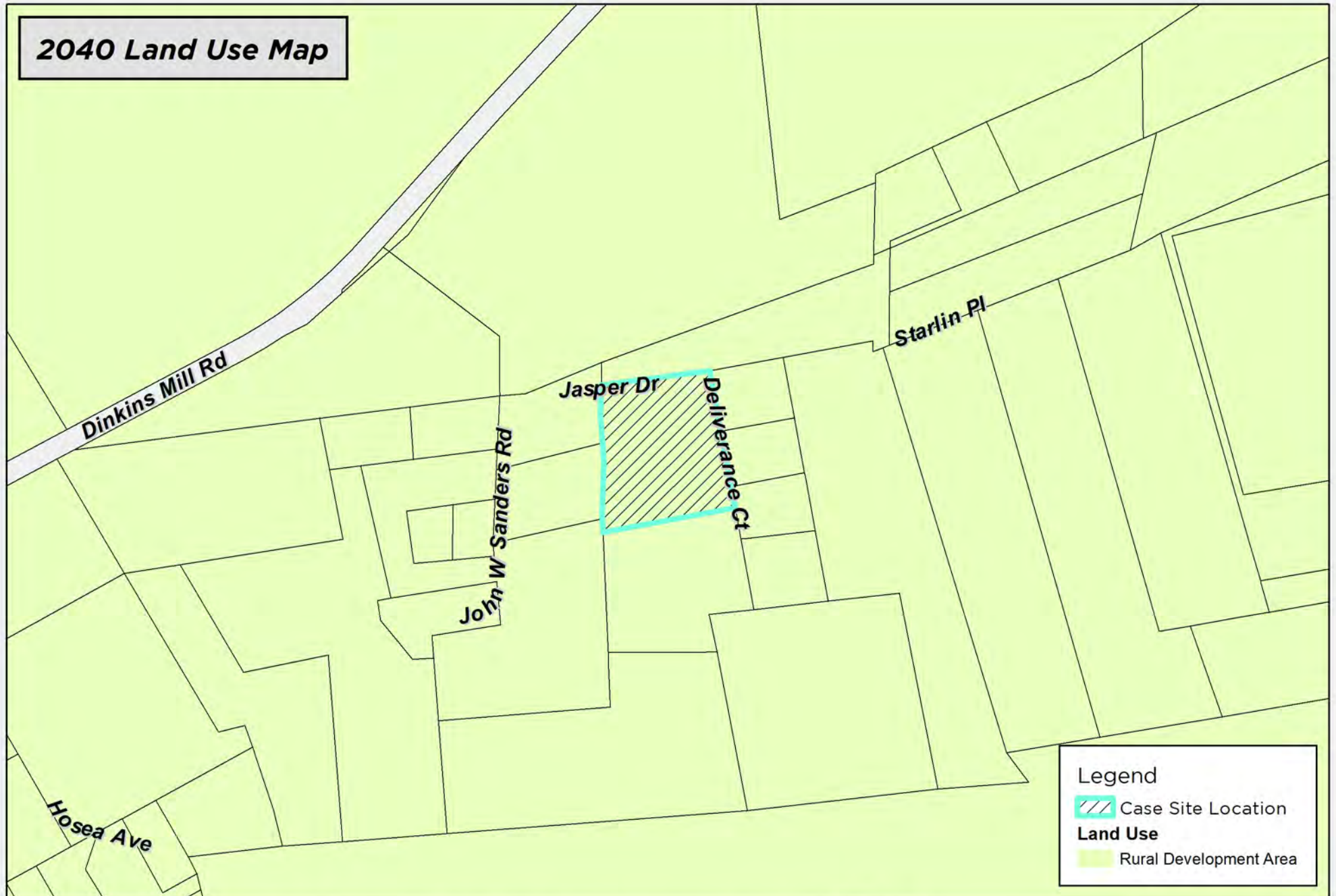


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SV-25-03
6320 Jasper Dr, Rembert, SC 29128
Tax Map # 090-00-02-068

2040 Land Use Map



- Legend**
- Case Site Location
 - Land Use**
 - Rural Development Area

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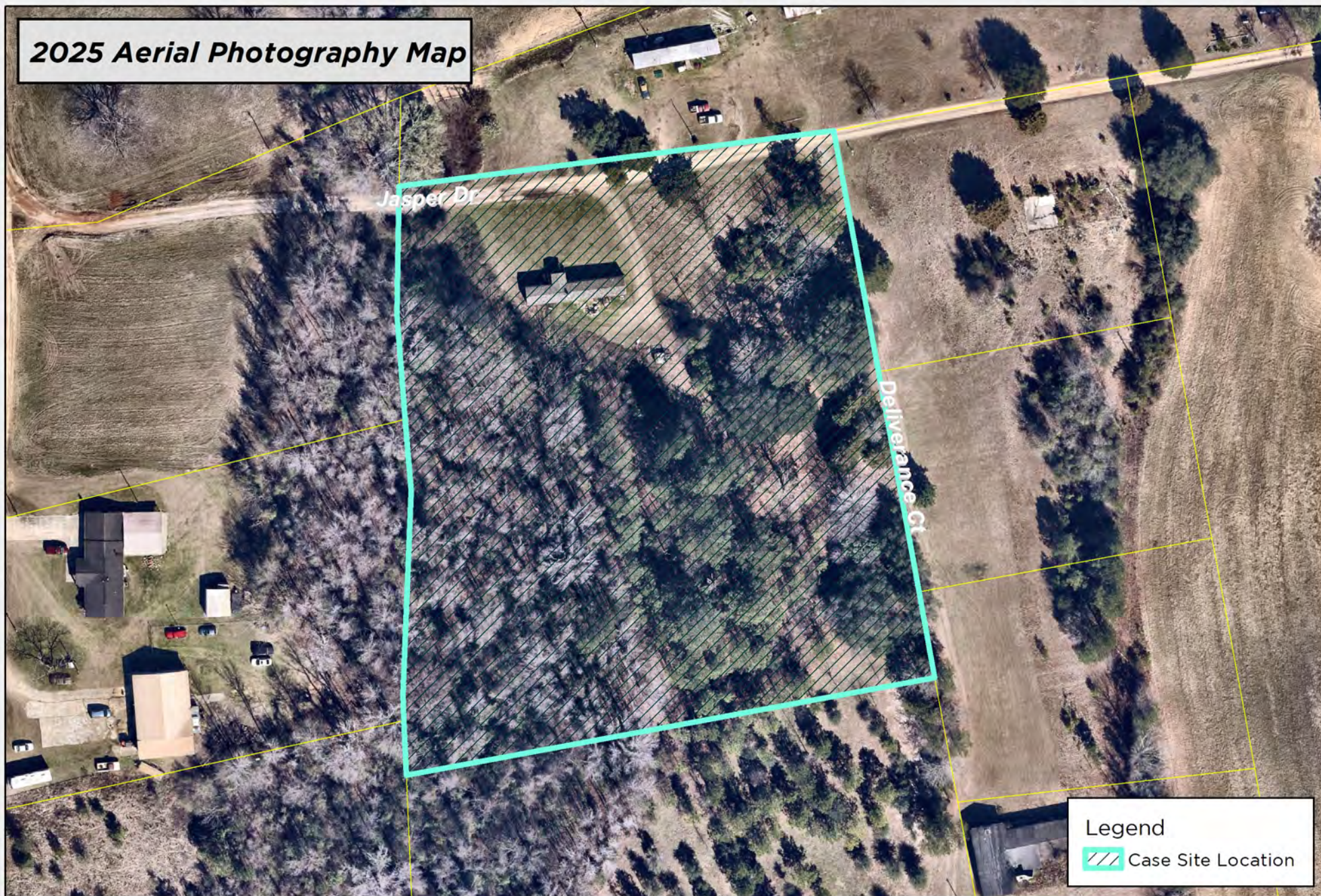
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


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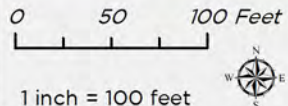
2025 Aerial Photography Map



Legend

 Case Site Location

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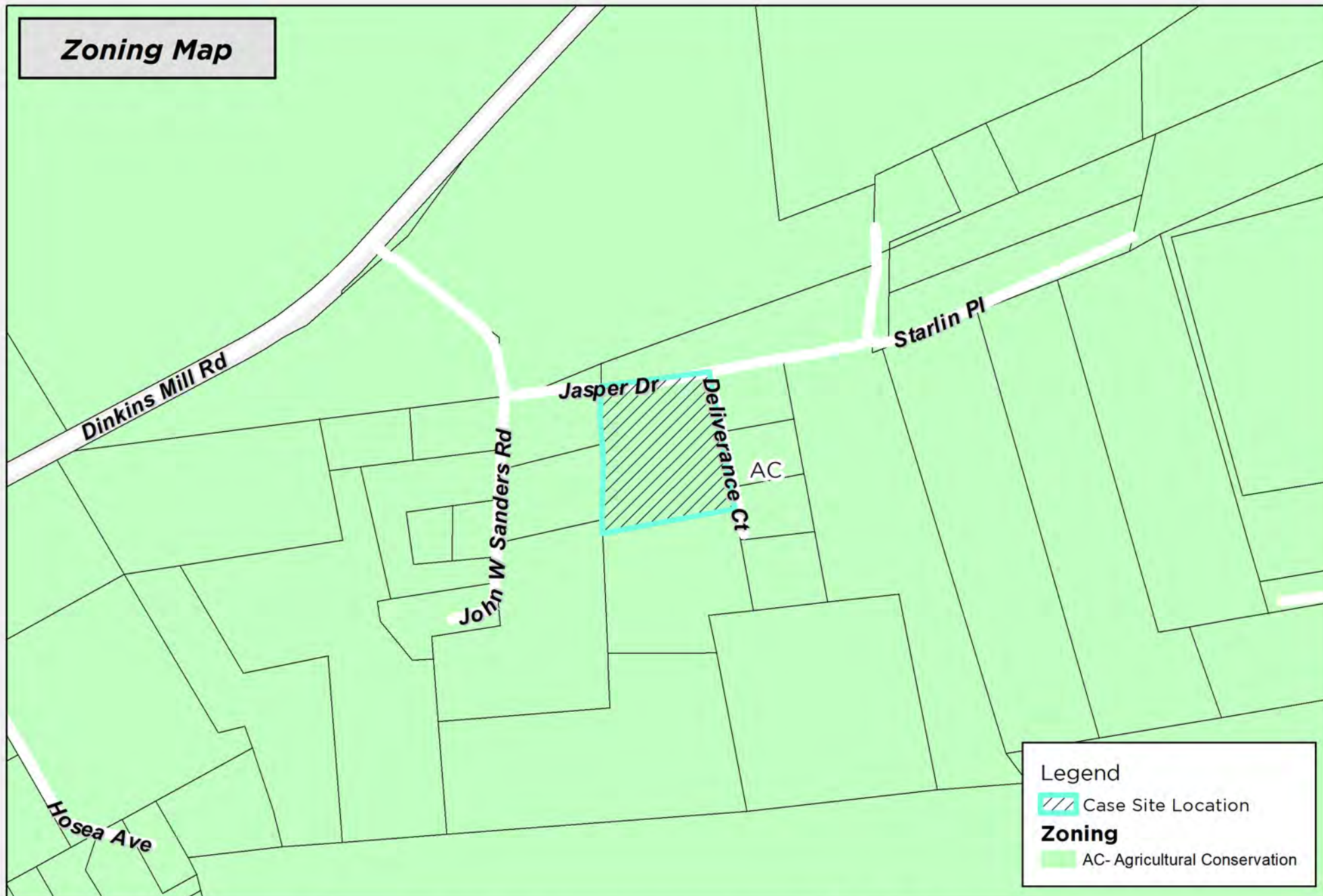


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Zoning Map



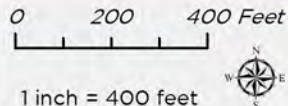
Legend

 Case Site Location

Zoning

 AC- Agricultural Conservation

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