

Sumter City-County Planning Commission

Staff Report

April 24, 2013

SV-13-05, 2427 Pipkin Rd. (County)

I. THE REQUEST

Applicant: Jason Chan

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* to subdivide +/- 25 acre parcel.

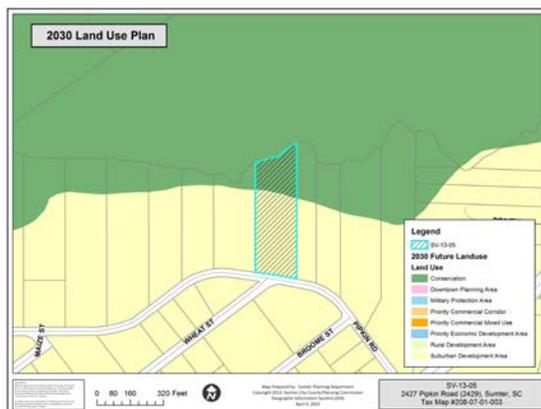
Location: 2427 Pipkin Rd, Sumter County

Present Use/Zoning: Residential / GR

Tax Map Number: 208-07-01-003

Adjacent Property Land Use and Zoning:
North – Undeveloped / R-15
South – Residential / Pipkin Rd. / GR
East – Residential / GR
West – Residential / GR

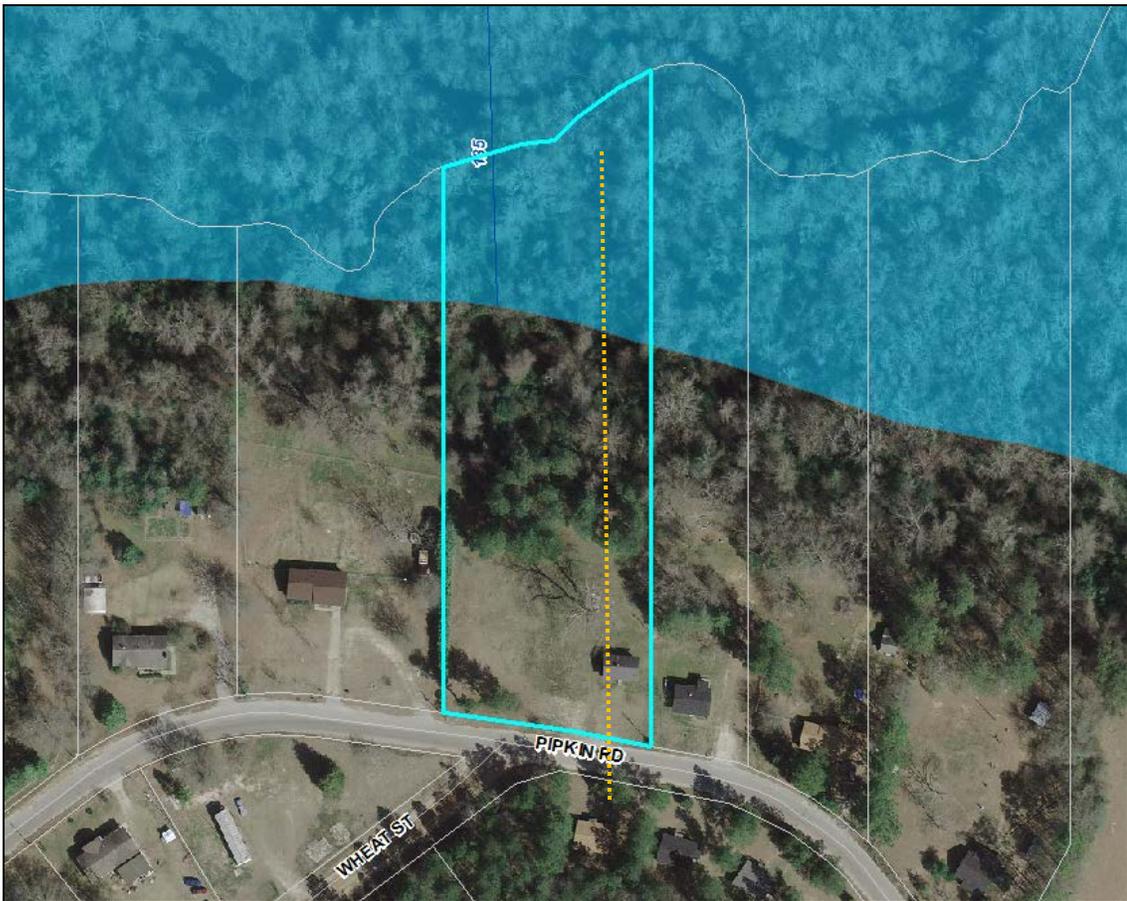
II. THE 2030 COMPREHENSIVE PLAN:



The 2030 Comprehensive Plan designates this parcel as Suburban Development (SD). An intentional mix of medium density residential, commercial and mixed-use development 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 +/- 2.86 acre parcel located on Pipkin Rd., in southwest Sumter County.



Above: The parcel involved in the proposed subdivision is outlined in blue. Note that a significant portion of the rear of the parcel is floodplain. The property owner wishes to divide the property roughly in half lengthwise (the orange dashed line indicates the approximate location of the new lot line). 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. Both proposed parcels will meet the minimum required lot size & width for the GC zoning district, and any proposed structures will be required to meet setbacks for this district.

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.

Below: Photos of the parcel. There is currently one house on the land.



IV. ENVIRONMENTAL CONDITIONS

As mentioned, +/- 0.81 acres of the rear of the site are in floodplain. National Wetland Maps indicate that roughly half of the property is also wetlands. The soil types do not support development on this portion of the property.



V. STAFF RECOMMENDATION

As with many older properties in Sumter County, this parcel is of a long, narrow shape that makes it difficult to divide under current ordinance criteria. The proposed division is the best way to divide the property while still maintaining adequate road frontage. Only the front portion of the parcel is suitable for development. Soils for the rear of the parcel are not supportive of any future development. In fact, if the rear, undevelopable portion were removed from the equation this variance would not be required. Staff therefore recommends approval of this request.

VI. PLANNING COMMISSION – APRIL 24, 2013

The Sumter-City County Planning Commission at its meeting on Wednesday, April 24, 2013, approved this request as presented.