

Sumter City-County Planning Commission

December 18, 2024

SV-24-09, 2920 Kaempher Cir. (County)

I. THE REQUEST

Applicant: Richard G. & Julie R. Dennis

Status of the Applicant: Property Owners

Request: A request for subdivision width-to-depth variance to subdivide a 2.00-acre portion of TMS #189-00-03-012 (part) and combine it with the existing 0.46-acre lot (TMS# 189-13-01-004), known as 2920 Kaempher Cir.

Location: 2920 Kaempher Cir.

County Council District District 5

Present Use/Zoning: Residential-9 / R-9

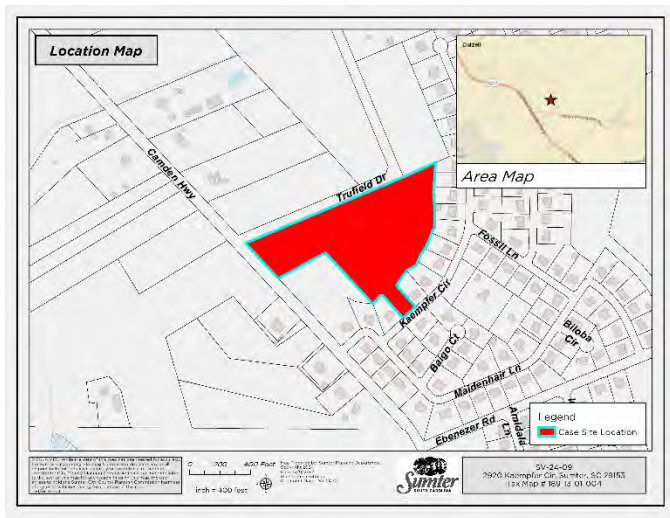
Tax Map Number: 189-00-03-012 (part) & TMS 189-13-01-004

Adjacent Property Land Use and Zoning:
North – Undeveloped / Residential-9 (R-9)
South – Residential / Residential-9 (R-9)
East – Residential / Residential-9 (R-9)
West – Residential / Residential-9 (R-9)

II. BACKGROUND

The applicant is requesting subdivision variance approval in order to combine a 2.00 -acre portion of TMS #189-00-03-012 with the existing parcel at 2920 Kaempher Cir. (TMS #189-13-01-004) – See Exhibit 1. This property combination will result in a lot width-to-depth ratio that exceeds standards, and thus requires Planning Commission approval.

The property is shown on the map to the right and is located within the Ginko Hills Subdivision of Sumter County.

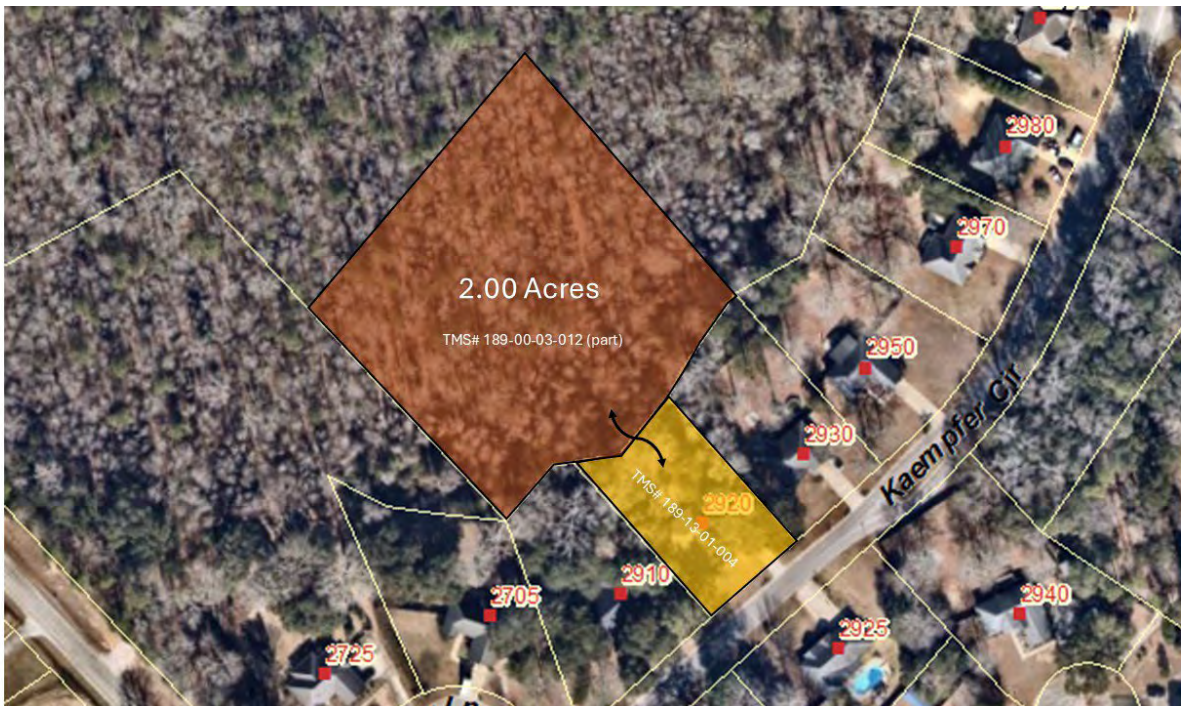


The current Residential-9 (R-9) zoning development standards found in the *Sumter County Zoning and Development Standards Ordinance* can be found in *Article 3.b.5.* of the Ordinance. The R-9 standards allow for a minimum lot size of 9,000 sq. ft. (0.20 acres), and minimum lot width of 75 ft. for detached single family dwellings.

While the proposed combination does not conflict with *Article 3.b.5.* minimum development standards for the R-9 district, the proposed average depth of the tract (+/- 470 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

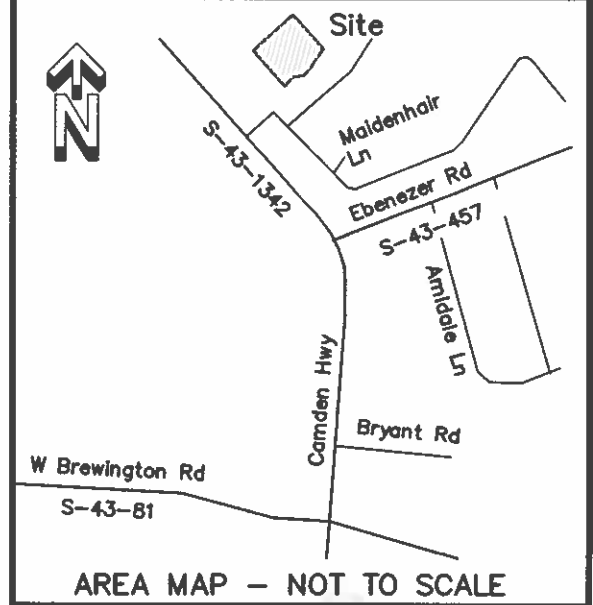
While approval of the proposed combination would result in the dimensions of 2920 Kaempfer Cir. being inconsistent with the general rule allowed under the Ordinance, a subdivision variance is the only way to expand the lot at 2920 Kaempfer Cir. as desired by the property owner.

IV. PLANNING COMMISSION – December 18, 2024

Exhibit 1

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) 'IPF' INDICATES A #4 IRON REBAR FOUND AT CORNER; 'IPS' INDICATES A #5 IRON REBAR SET AT CORNER.
- 4) THE PARCEL SHOWN HEREON IS TO BE COMBINED WITH OTHER LANDS OF RICHARD G. DENNIS, Jr. & JULIE R. DENNIS KNOWN AS TM# 289-13-01-004.
- 5) MONUMENTS FOUND DO NOT COINCIDE WITH CALLS & DISTANCES ON PB. 2003 PG. 76. MONUMENTS FOUND HONORED AND USED FOR THE BOUNDARIES OF LOT Nos. 5 & 6.



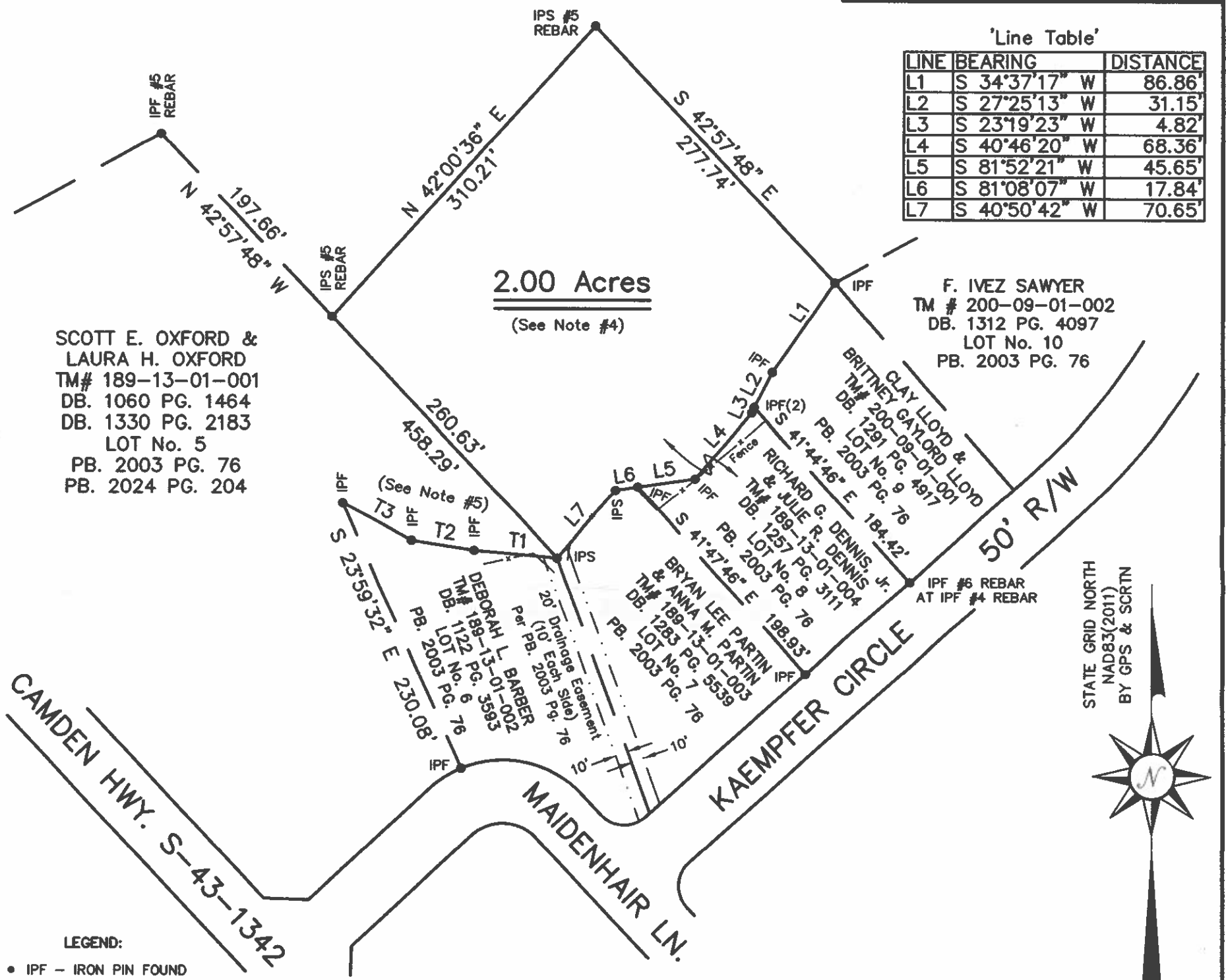
'Tie Line Table'

LINE	BEARING	DISTANCE
T1	N 84°50'59" W	65.88'
T2	N 81°07'59" W	50.08'
T3	N 61°46'09" W	61.31'
T4	S 59°21'30" W	80.86'

GINKGO HILLS DEVELOPMENT
COMPANY, LLC
TM# 189-00-03-012
DB. 870 PG. 89

'Line Table'

LINE	BEARING	DISTANCE
L1	S 34°37'17" W	86.86'
L2	S 27°25'13" W	31.15'
L3	S 23°19'23" W	4.82'
L4	S 40°46'20" W	68.36'
L5	S 81°52'21" W	45.65'
L6	S 81°08'07" W	17.84'
L7	S 40°50'42" W	70.65'



SCOTT E. OXFORD &
LAURA H. OXFORD
TM# 189-13-01-001
DB. 1060 PG. 1464
DB. 1330 PG. 2183
LOT No. 5
PB. 2003 PG. 76
PB. 2024 PG. 204

F. IVEZ SAWYER
TM # 200-09-01-002
DB. 1312 PG. 4097
LOT No. 10
PB. 2003 PG. 76

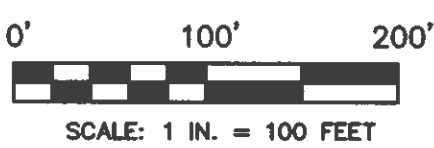
- LEGEND:**
- IPF - IRON PIN FOUND
 - IPS - IRON PIN SET

'Subdivision & Combination Survey'

SOUTH CAROLINA : SUMTER COUNTY : PROVIDENCE TOWNSHIP
PLAT OF PART OF LANDS DESCRIBED IN DB. 870 PG. 89.

SURVEYED FOR
RICHARD G. DENNIS, Jr. & JULIE R. DENNIS

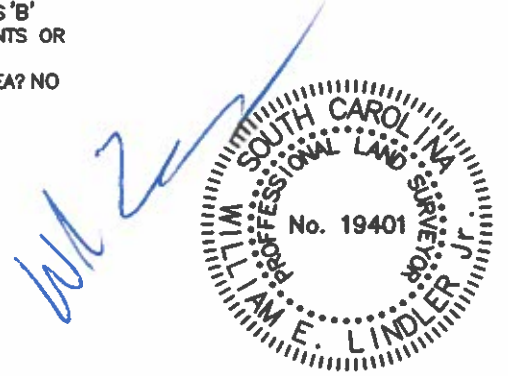
OCTOBER 18, 2024



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 : 45085C0120F DATED (10/27/2022).

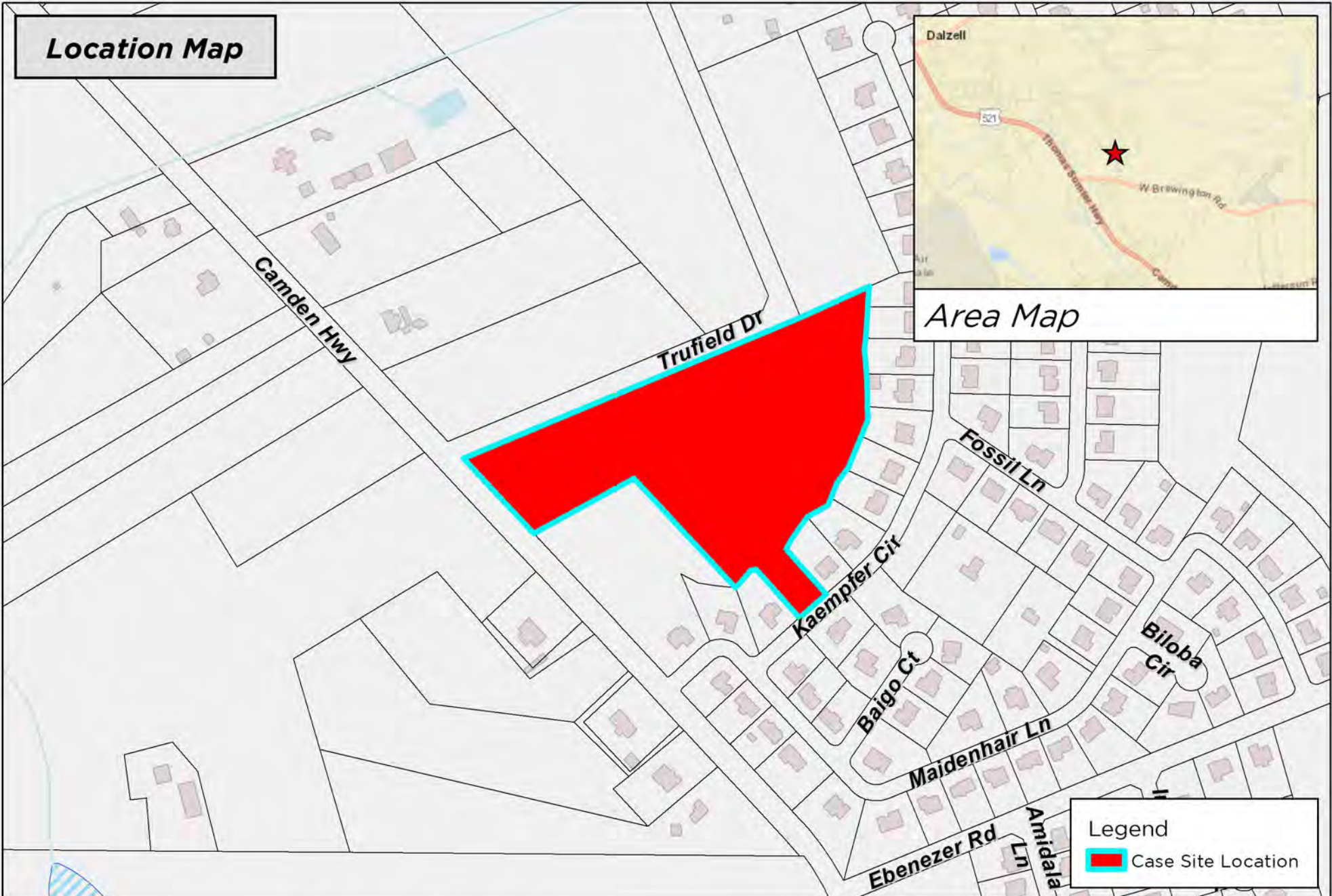


LINDLER SURVEYING, INC.
1990 BOYKIN ROAD
REMBERT, SOUTH CAROLINA 29128
(803) 499-7711
(803) 425-0703
lindersurveying@aol.com




TM# 189-00-03-012 (Part)

Location Map

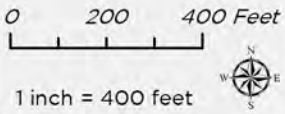


Area Map

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: 12/9/2024
User Name: crobbins
Document Name: SV-24-09



SV-24-09
2920 Kaempfer Cir, Sumter, SC 29153
Tax Map # 189-13-01-004

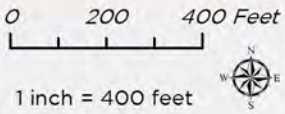
2040 Land Use Map



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.

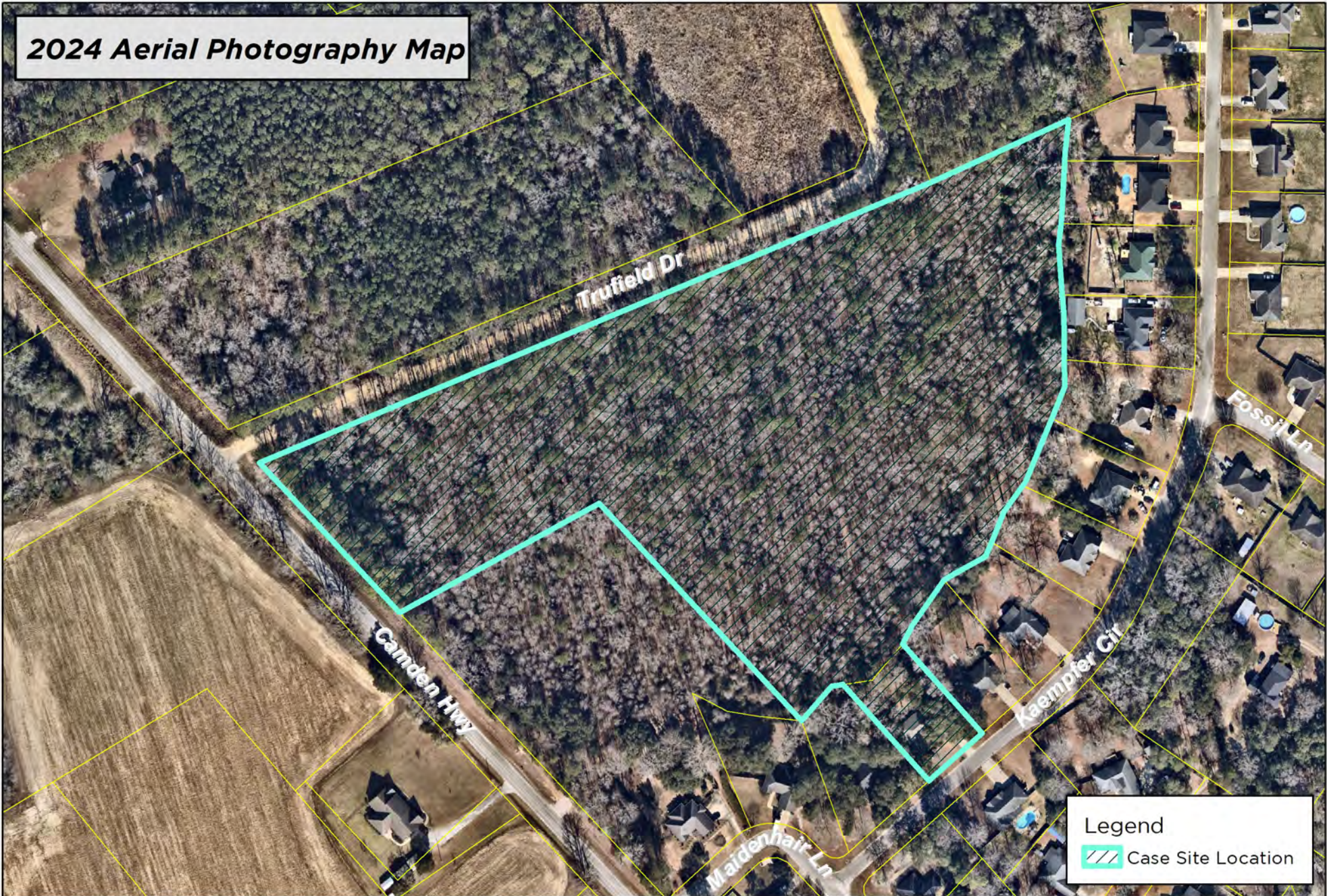


Map Prepared by: Sumter Planning Department
 Copyright 2024
 Date: 12/9/2024
 User Name: crobbins
 Document Name: SV-24-09



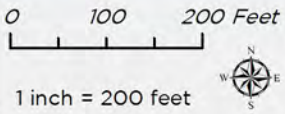
SV-24-09
 2920 Kaempfer Cir, Sumter, SC 29153
 Tax Map # 189-13-01-004

2024 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.

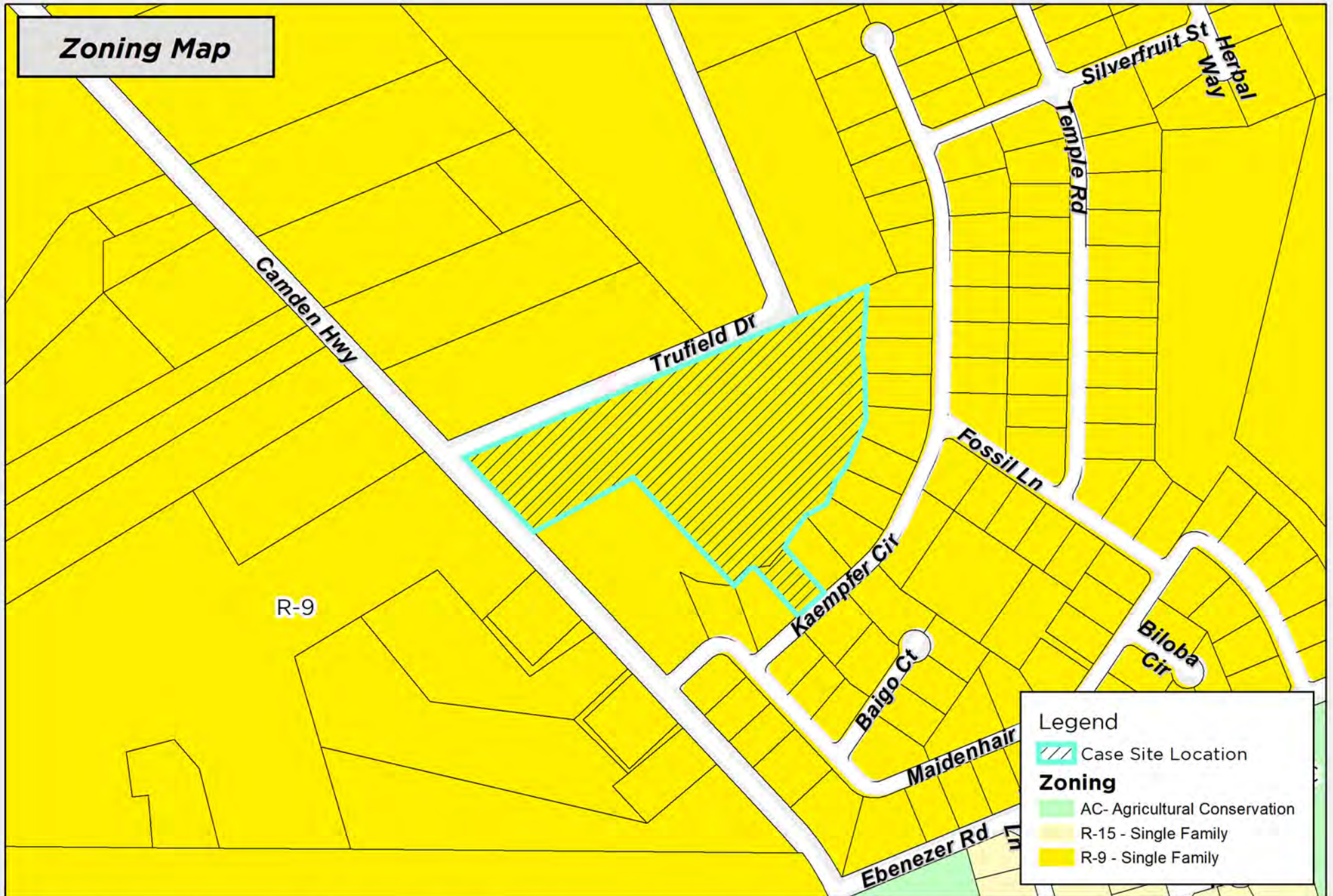


Map Prepared by: Sumter Planning Department
Copyright 2024
Date: 12/9/2024
User Name: crobbins
Document Name: SV-24-09



SV-24-09
2920 Kaempfer Cir, Sumter, SC 29153
Tax Map # 189-13-01-004


Zoning Map





Legend

 Case Site Location

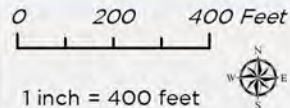
Zoning

 AC- Agricultural Conservation

 R-15 - Single Family

 R-9 - Single Family

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: 12/9/2024
User Name: crobbins
Document Name: SV-24-09



SV-24-09
2920 Kaempfer Cir, Sumter, SC 29153
Tax Map # 189-13-01-004