

Sumter City-County Planning Commission

July 24, 2024

SV-24-05, 1460 Malone Dr. (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 0.40 acre portion of TMS #182-00-04-004 and combine it with the existing 0.44 acre lot known as 1460 Malone Drive.

Location: 1460 Malone Dr.

County Council District: District 3

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

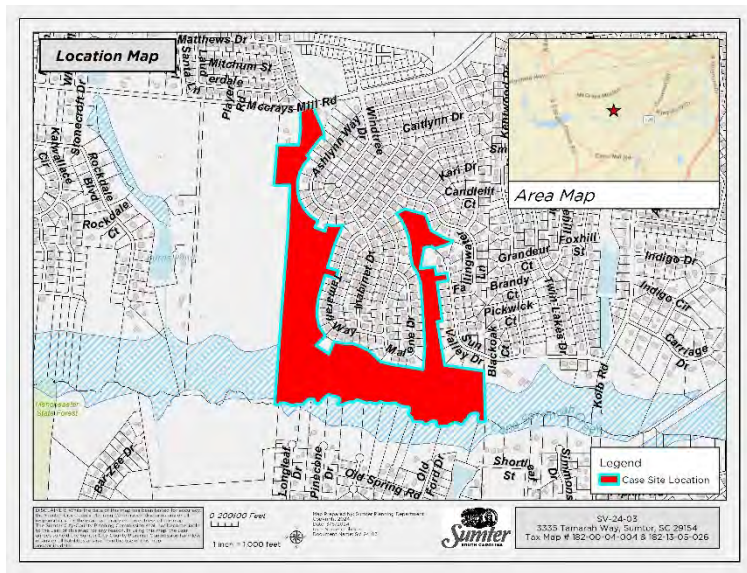
Tax Map Number: 182-00-04-004 (part) & TMS 182-13-05-038

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 – Residential / Residential-15 (R-15)

II. BACKGROUND

The applicant is requesting subdivision variance approval in order to combine a 0.40-acre portion of TMS #182-00-04-004 with the existing parcel at 1460 Malone Drive (TMS #182-13-05-038). 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 proposed average depth of the tract (+/- 272 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.*



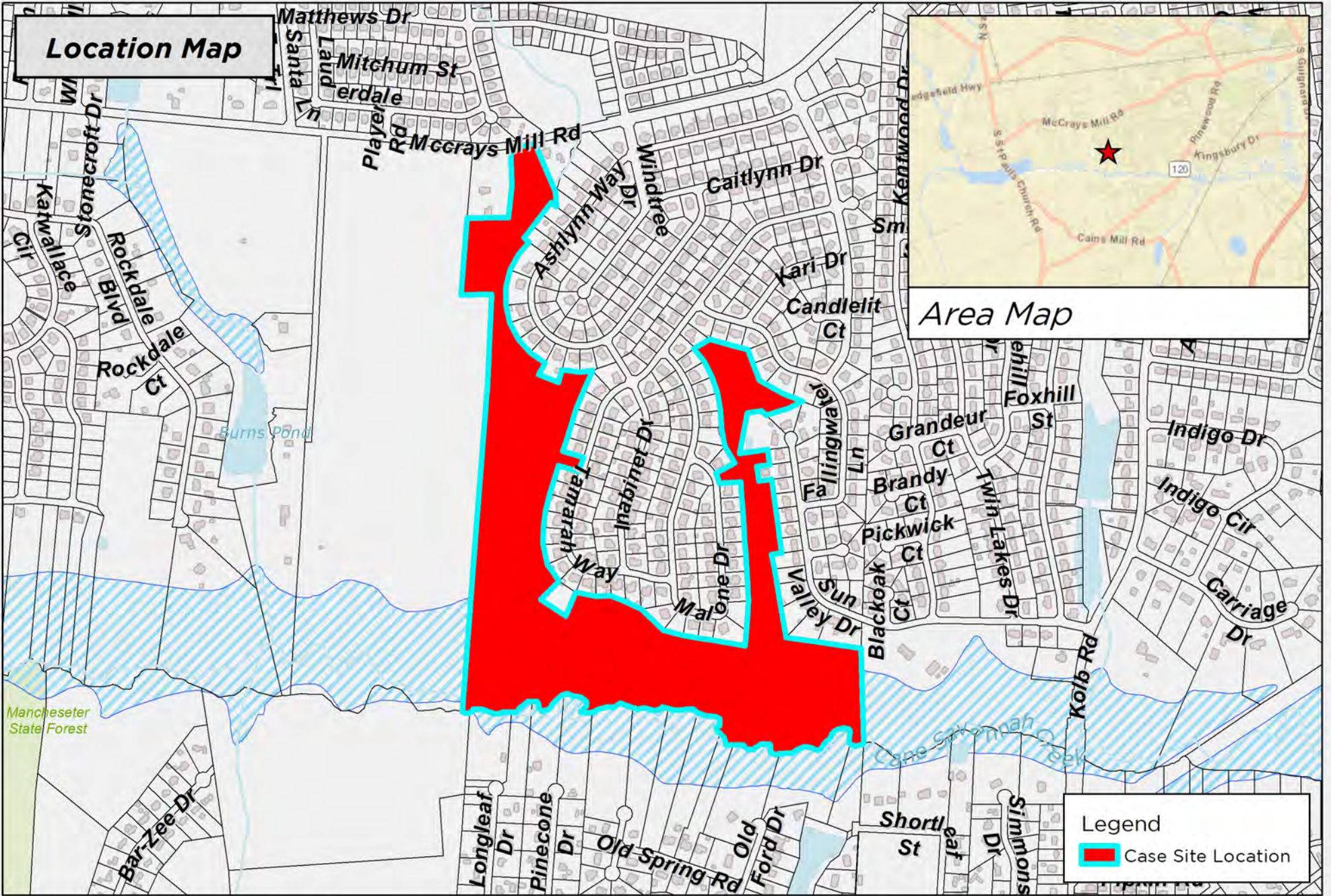
Above: Proposed Lot Division and Combination Sketch

III. STAFF RECOMMENDATION

While approval of the proposed combination would result in the dimensions of 1460 Malone Dr. being inconsistent with the general rule allowed under the Ordinance, a subdivision variance is the only way to expand the lot at 1460 Malone Dr. as desired by the property owner.

IV. PLANNING COMMISSION – July 24, 2024

Location Map

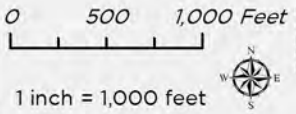


Area Map

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.

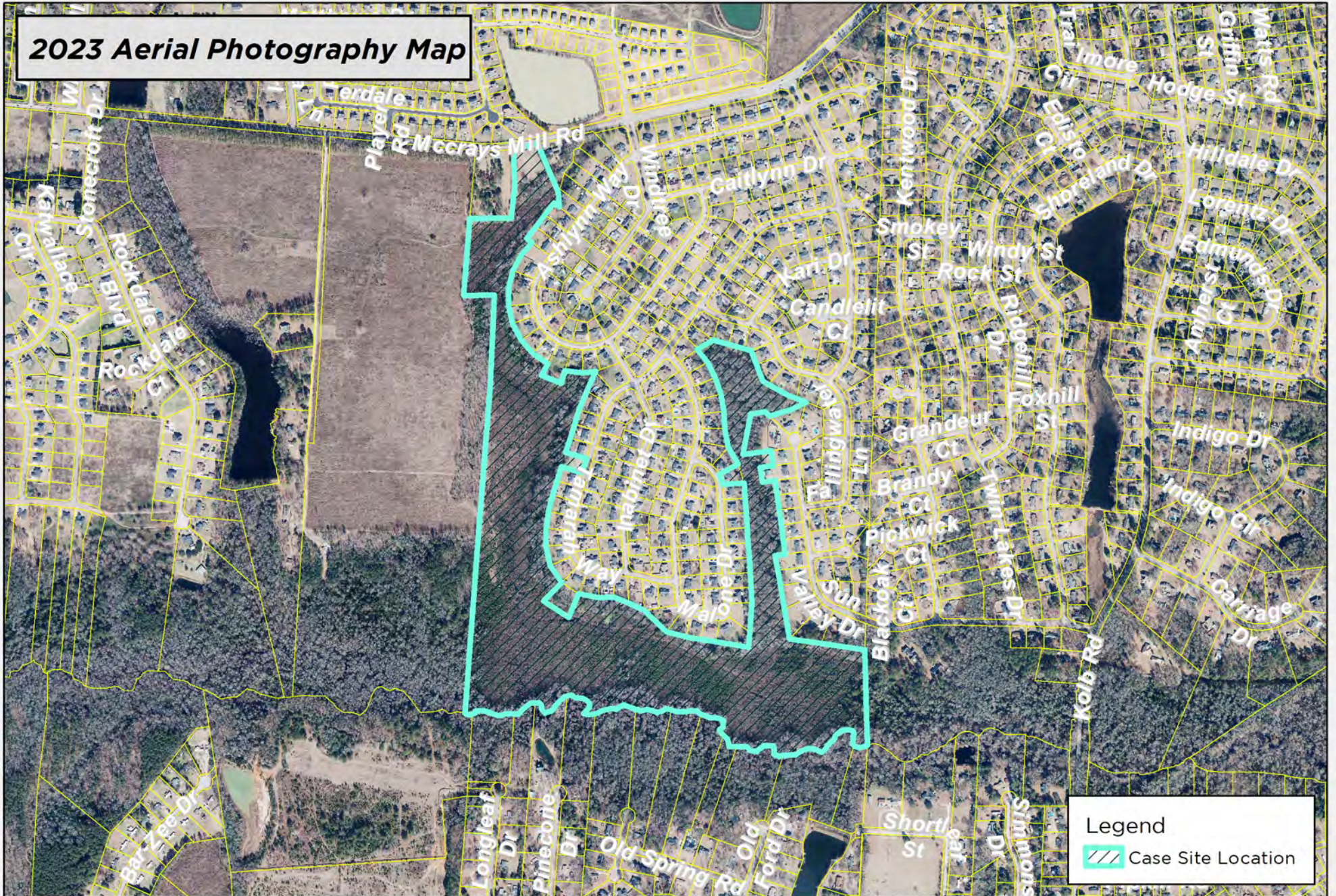


Map Prepared by: Sumter Planning Department
 Copyright 2024
 Date: 6/10/2024
 User Name: crobbins
 Document Name: SV-24-05



SC-24-05
 1460 Malone Dr, Sumter, SC 29154
 Tax Map # 182-00-04-004 & 182-13-05-038

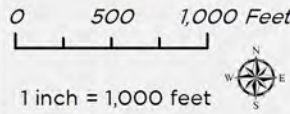
2023 Aerial Photography Map



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.

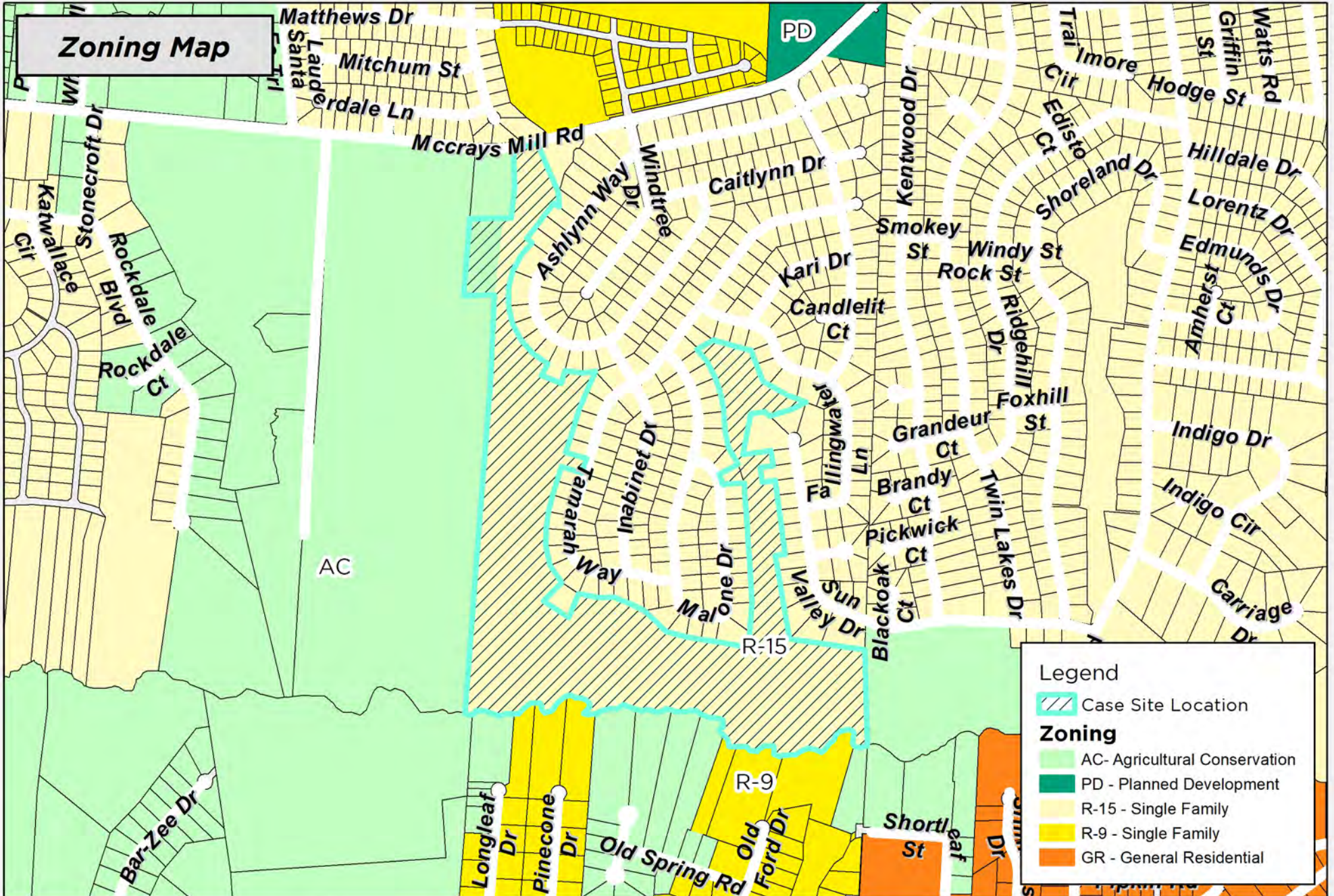


Map Prepared by: Sumter Planning Department
 Copyright 2024
 Date: 6/10/2024
 User Name: crobbins
 Document Name: SV-24-05



SC-24-05
 1460 Malone Dr, Sumter, SC 29154
 Tax Map # 182-00-04-004 & 182-13-05-038

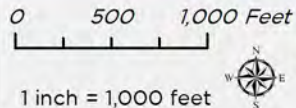
Zoning Map



Legend

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

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: 6/10/2024
 User Name: crobbins
 Document Name: SV-24-05



SC-24-05
 1460 Malone Dr, Sumter, SC 29154
 Tax Map # 182-00-04-004 & 182-13-05-038