

# Sumter City-County Planning Commission

August 28, 2024

## SV-24-05, 3325 Tamarah Way (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 0.88-acre portion of TMS #182-00-04-004 and combine it with the existing 0.46 acre lot known as 3325 Tamarah Way

**Location:** 3325 Tamarah Way

**County Council District:** District 3

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

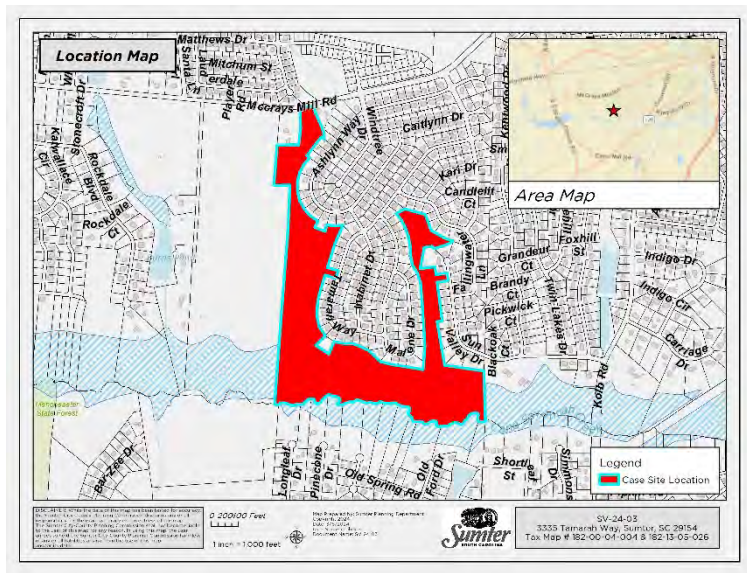
**Tax Map Number:** 182-00-04-004 (part) & TMS 181-03-03-005

**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 – Undeveloped / Residential-15 (R-15)

### II. BACKGROUND

The applicant is requesting subdivision variance approval in order to combine a 0.88-acre portion of TMS #182-00-04-004 with the existing parcel at 3325 Tamarah Way (TMS #181-03-03-005). 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 (+/- 365 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.*



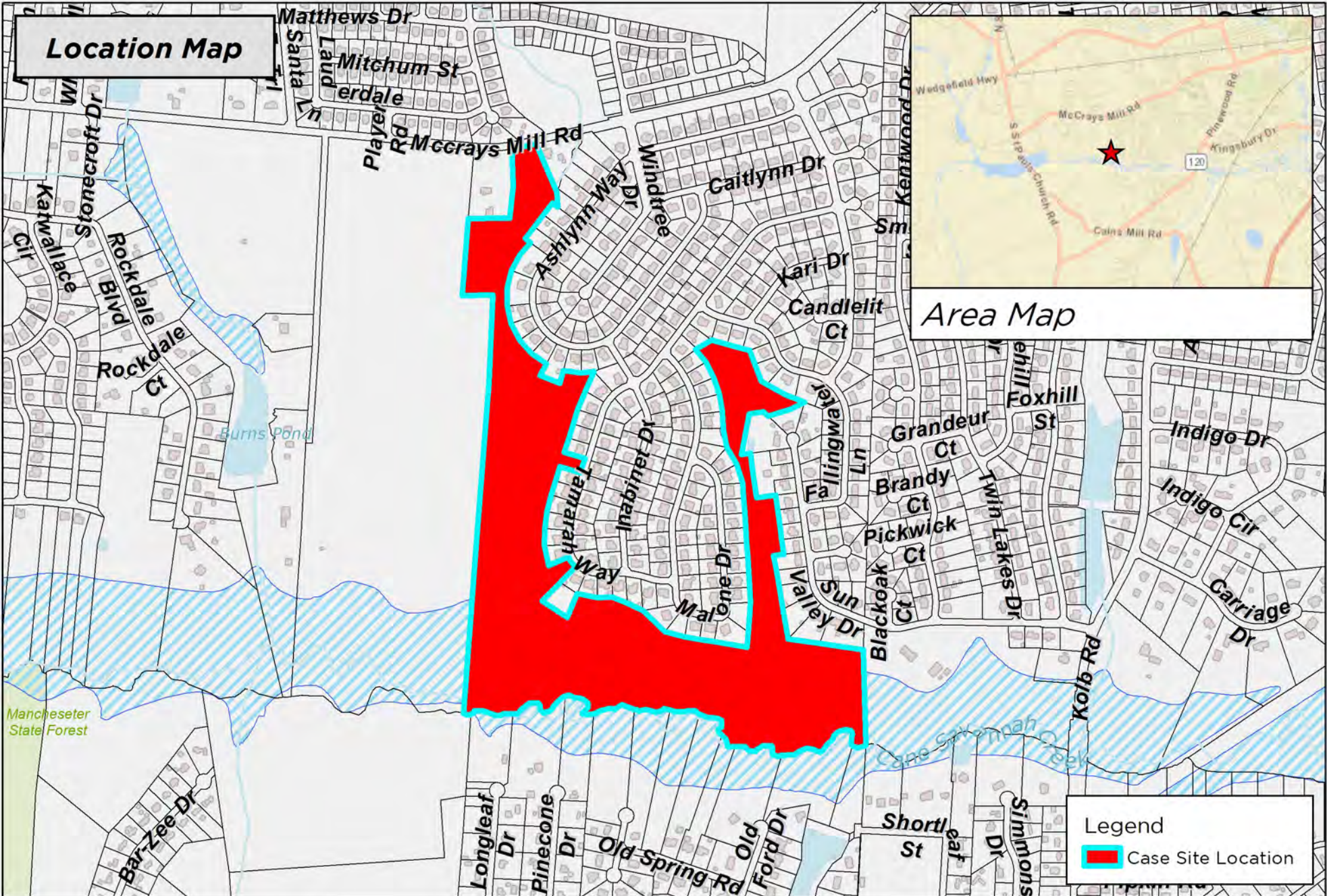
**Above:** Proposed Lot Division and Combination Sketch

**III. STAFF RECOMMENDATION**

While approval of the proposed combination would result in the dimensions of 3325 Tamarah Way being inconsistent with the general rule allowed under the Ordinance, a subdivision variance is the only way to expand the lot at 3325 Tamarah Way as desired by the property owner.

**IV. PLANNING COMMISSION – August 28, 2024**

# Location Map

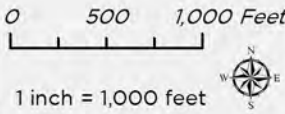


Area Map

**Legend**

Case Site Location

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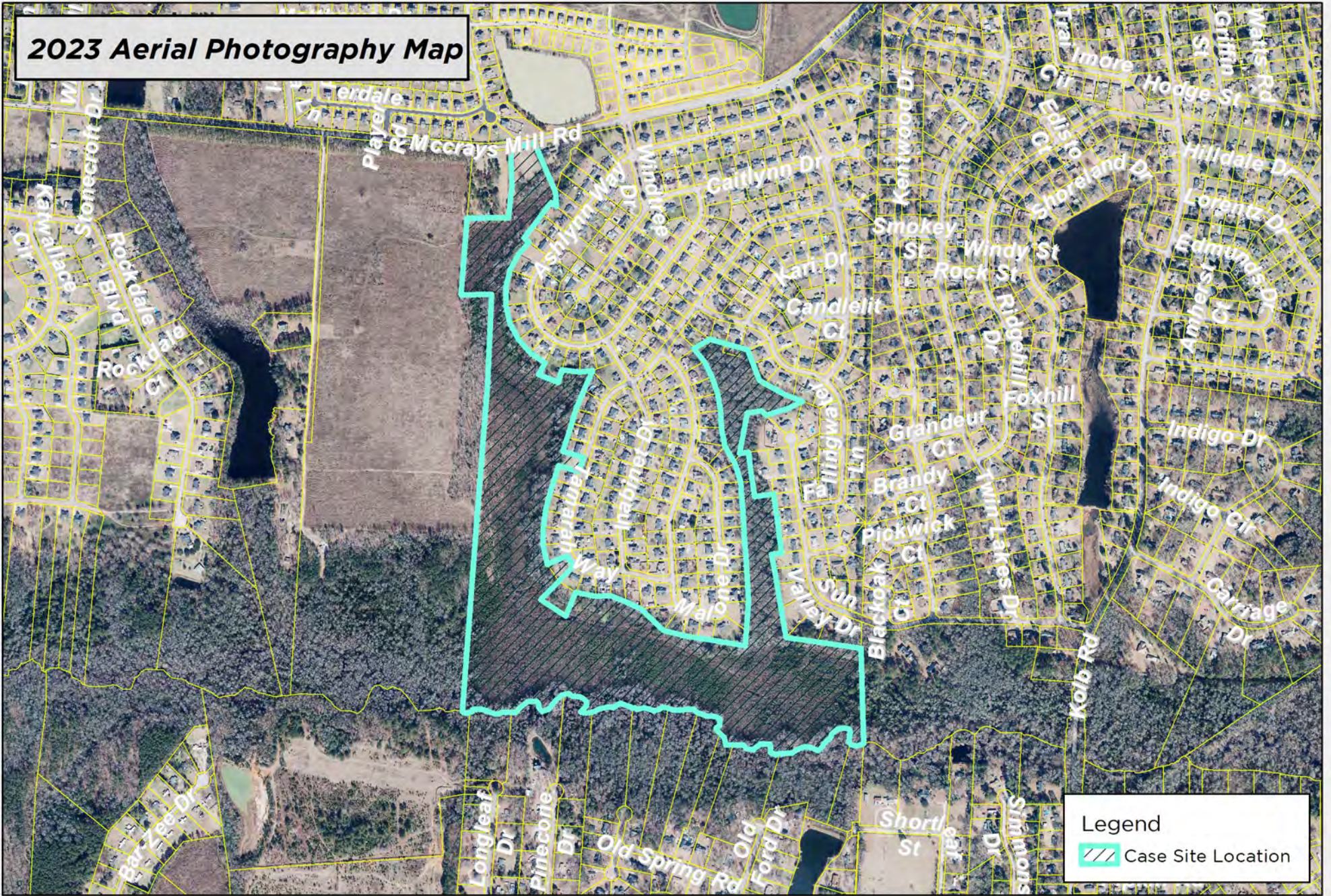
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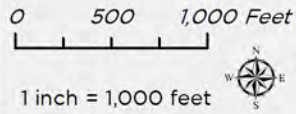
SV-24-08  
 3325 Tamarah Way, Sumter, SC 29154  
 Tax Map # 182-00-04-004 & 181-03-03-005



# 2023 Aerial Photography Map



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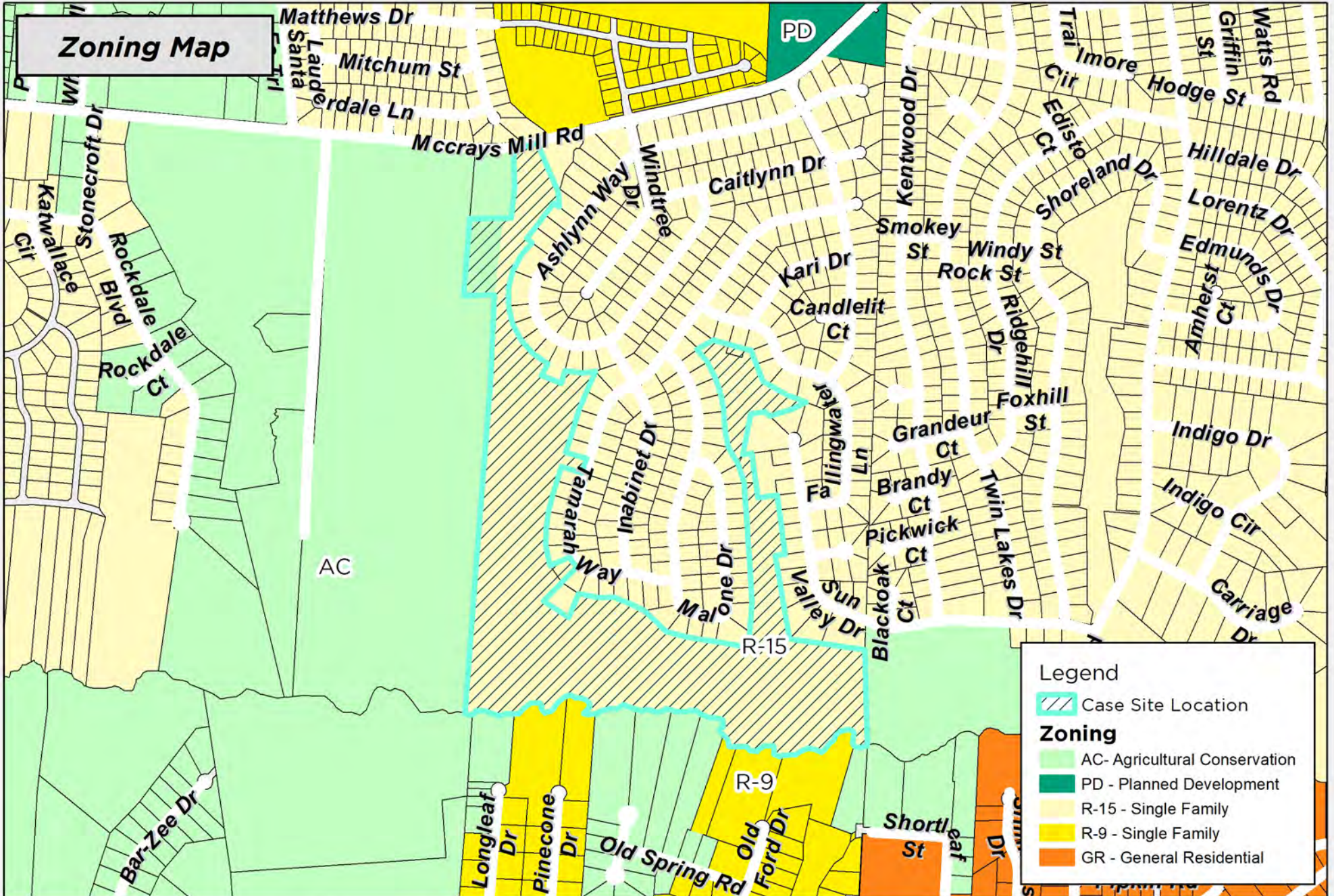


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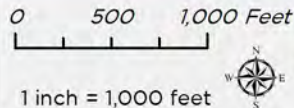


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# Zoning Map



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




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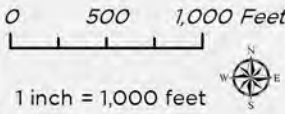
# Flood Zone Map



**Legend**

-  Case Site Location
-  Flood Zone
-  AE

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