

# Sumter City-County Planning Commission

February 26, 2025

## SV-25-01, 6905 Depass St. (County)

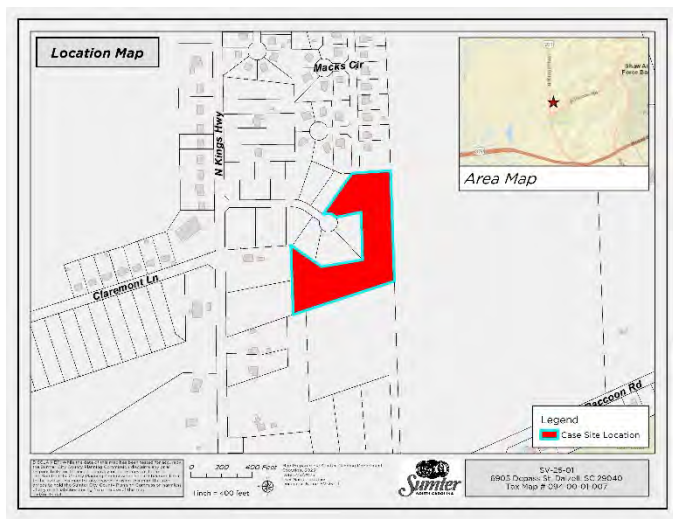
### I. THE REQUEST

<b>Applicant:</b>	Thomas Anderson
<b>Status of the Applicant:</b>	Authorized Agent for Property Owner
<b>Request:</b>	A request for subdivision width-to-depth variance to allow the depth of the lot at 6905 Depass St. to exceed the current Ordinance maximum depth requirement (2.5 times lot width).
<b>Location:</b>	6905 Depass St.
<b>County Council District</b>	District 2
<b>Present Use/Zoning:</b>	Residential-15 / R-15
<b>Tax Map Number:</b>	094-01-01-038; 094-00-01-007
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential / Residential-15 (R-15) South – Residential / Residential-15 (R-15) East – Undeveloped / Agricultural Conservation (AC) West – Residential / Residential-15 (R-15)

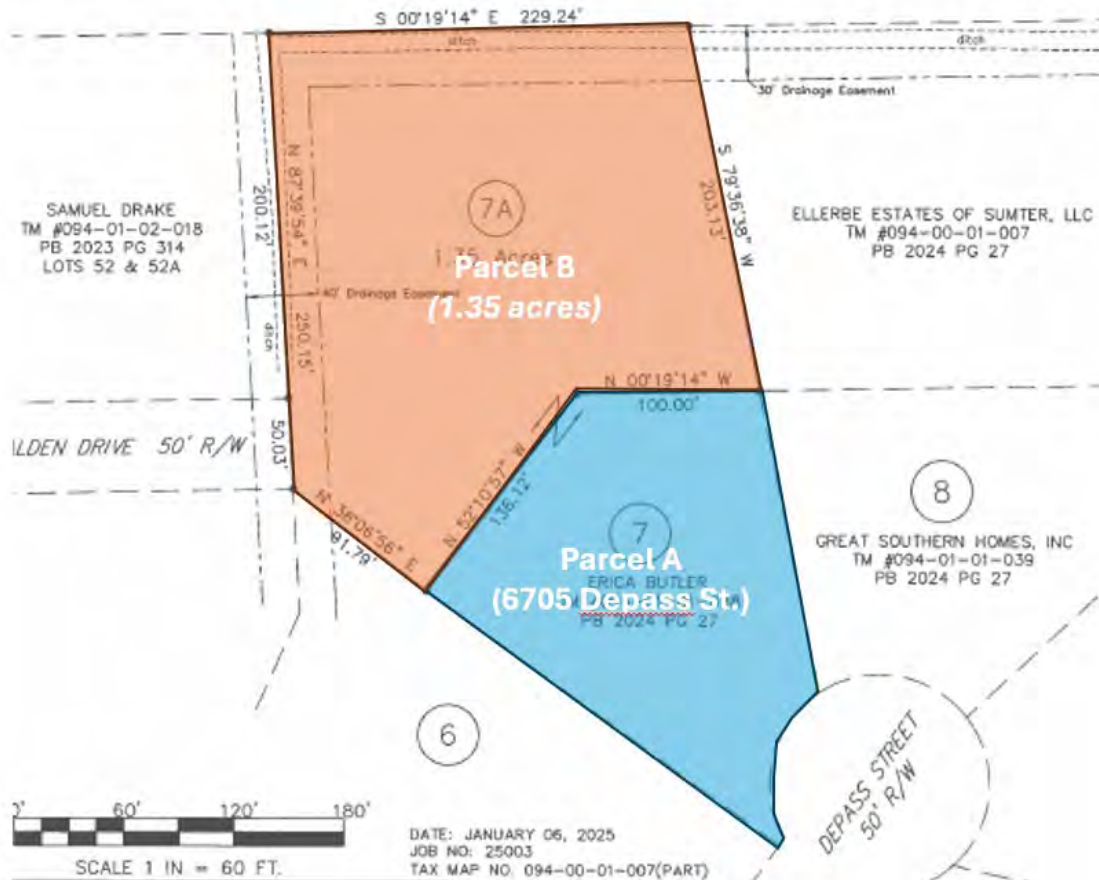
### II. BACKGROUND

The applicant is requesting subdivision variance approval in order to enable the subdivision and combination of a portion of TMS #094-00-01-007 with the existing parcel at 6905 Depass St. in the Ellerbe Estates/Depass Heights Subdivision. This property combination will result in lot width-to-depth ratios that exceeds the maximum allowed by the Ordinance. Deviation from this standard requires Planning Commission approval.

As shown on the map to the right, the property is located in the Ellerbe Estates/Depass Heights Subdivision in Sumter County.



TMS #094-00-01-007 represents the remaining portion of the tract that was subdivided to create the Ellerbe Estates/Depass Heights Subdivision. While the original intent of the subdivision was to connect Aldean Dr. to Depass St., topographic conditions and stormwater management constraints resulted in a revision to the subdivision plan, which was approved by the Planning Commission via SD-14-01 (rev 2).



**Figure 1 - Proposed Lot Division and Combination Sketch**

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 would not conflict with *Article 3.b.5.* minimum development standards for the R-15 district, the depth of the lot would exceed 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*

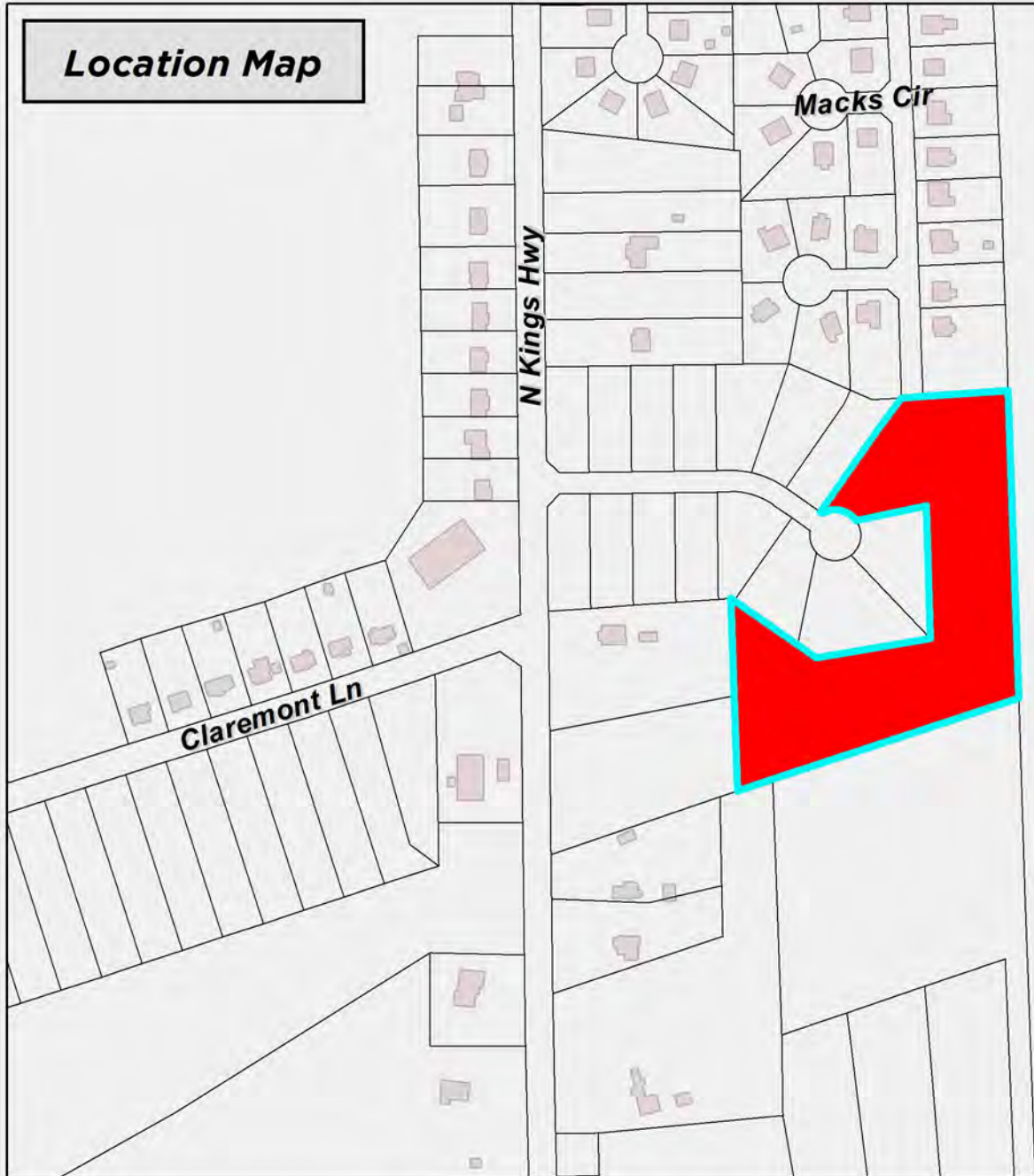
*Sumter City-County Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.*

### **III. STAFF RECOMMENDATION**

While approval of the proposed combination would result in the dimensions of the lot at 6905 Depass St. in the Ellerbe Estates/Depass Heights Subdivision being inconsistent with the general rule allowed under the Ordinance, a subdivision variance is the only way to expand lots in the subdivision as desired by the property owner. Additionally, approval of this width to depth variance will not result in an abnormally shaped lot that would pose any challenge to future development.


### **IV. PLANNING COMMISSION – February 26, 2025**

# Location Map

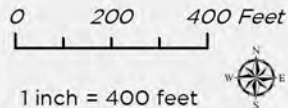


# Area Map

## 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.



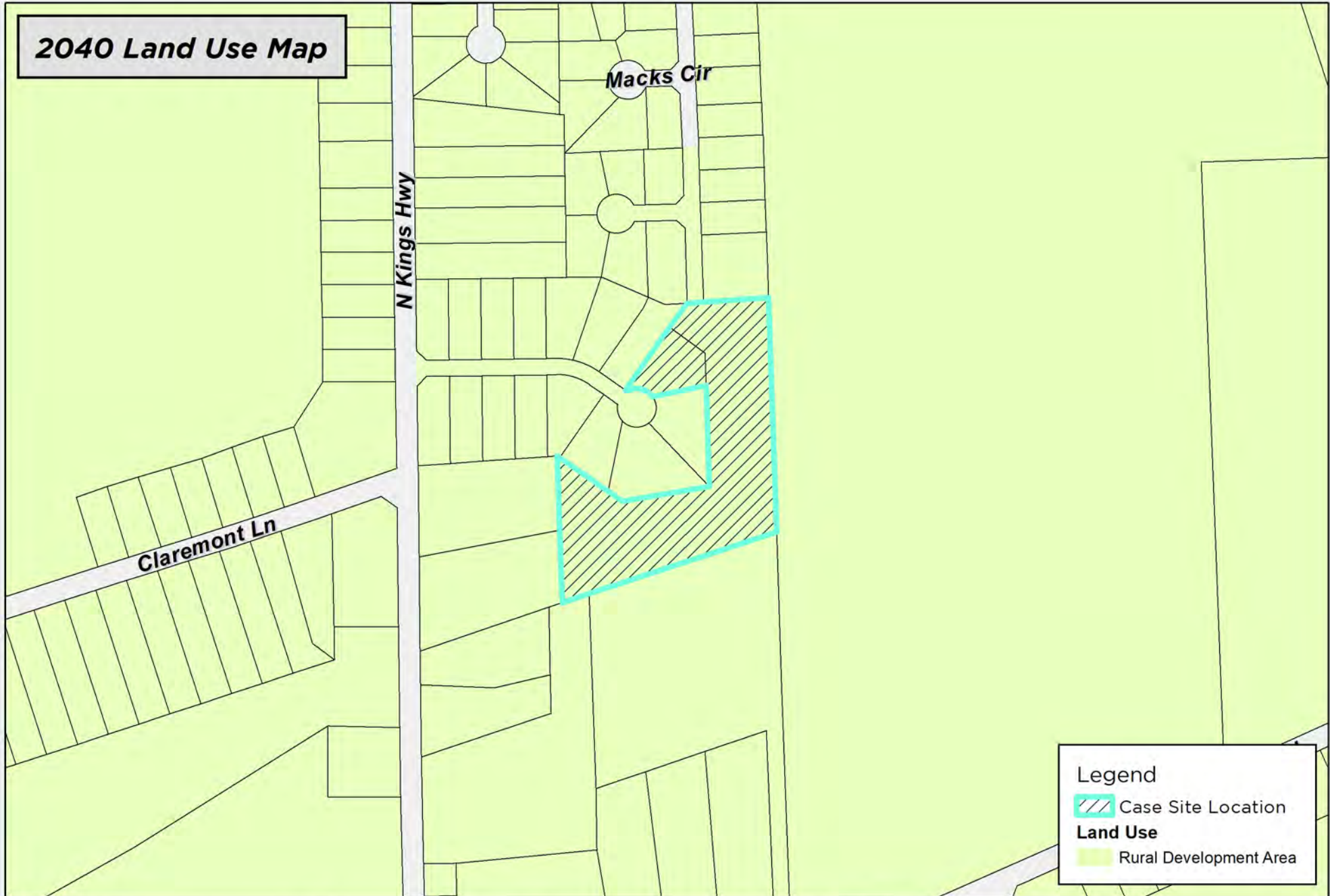
Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 2/5/2025  
User Name: crobbins  
Document Name: SV-25-01



SV-25-01  
6905 Depass St, Dalzell, SC 29040  
Tax Map # 094-00-01-007



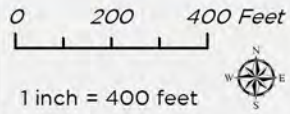
# 2040 Land Use Map



**Legend**

-  Case Site Location
- Land Use**
-  Rural 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 2025  
Date: 2/5/2025  
User Name: crobbins  
Document Name: SV-25-01



SV-25-01  
6905 Depass St, Dalzell, SC 29040  
Tax Map # 094-00-01-007

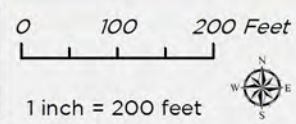


# 2024 Aerial Photography Map



**Legend**  
[Cyan hatched box] 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.



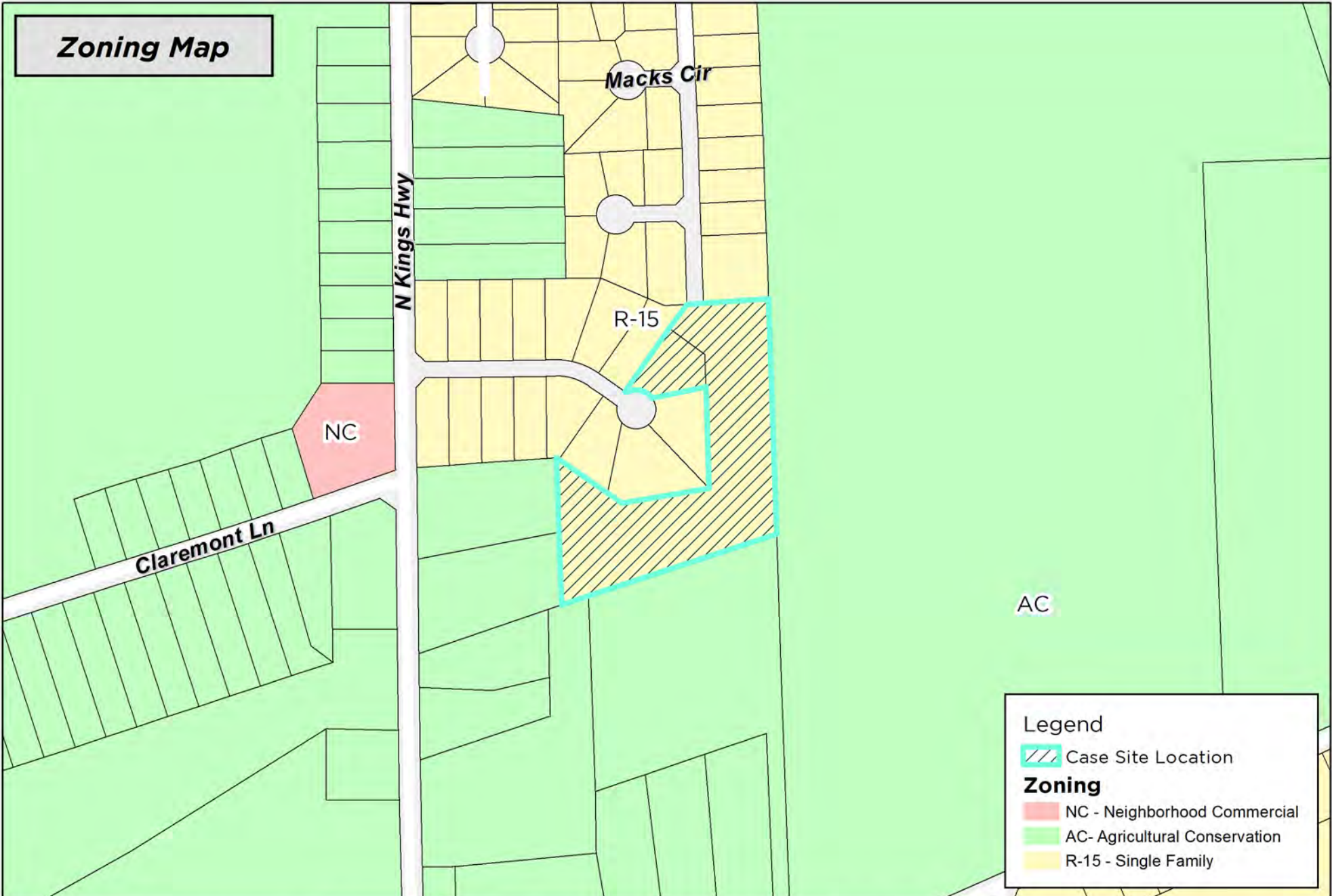
Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 2/5/2025  
User Name: crobbins  
Document Name: SV-25-01



SV-25-01  
6905 Depass St, Dalzell, SC 29040  
Tax Map # 094-00-01-007



**Zoning Map**



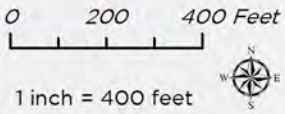
**Legend**

- Case Site Location

**Zoning**

- NC - Neighborhood Commercial
- AC- Agricultural Conservation
- R-15 - 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 2025  
 Date: 2/5/2025  
 User Name: crobbins  
 Document Name: SV-25-01



SV-25-01  
 6905 Depass St, Dalzell, SC 29040  
 Tax Map # 094-00-01-007