



BOARD OF ZONING APPEALS
WEDNESDAY, OCTOBER 12, 2022 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

- I. APPROVAL OF MINUTES –September 14, 2022
- II. NEW BUSINESS

[BOA-22-25, 2462 Wedgefield Rd. \(County\)](#)

The applicant is requesting variances from the requirements outlined in *Article 3, Section 3.b.5.a.: R-15 District Minimum Lot Requirements* and *Article 8, Section 8.e.13: Lots* of the Sumter County Zoning & Development Standards Ordinance in order to subdivide an existing +/- 7.46 acre tract of land into two separate lots, with one of the proposed lots only having +/- 13 ft. of road frontage and +/- 13 ft. of lot width (at the front setback line). At least 100 ft. of lot width at the front setback line and 60 ft. of frontage on a public road is required for new lots in the R-15 district. The property is located 2462 Wedgefield Rd., is zoned Residential-15 (R-15), and is represented by TMS# 206-00-02-009.

[BOA-22-26, 210/212 W. Liberty St. \(City\)](#)

The Board of Zoning Appeals will consider a request for the establishment of an automotive repair use (SIC Code 753) on the property. The Zoning Administrator has referred this conditional use request to the Board of Zoning Appeals for special exception review consistent with *Article 5, Section 5.a.3: Review* and *Article 5, Section 5.b.1: Criteria for Conditional Use Review* of the City of Sumter Zoning & Development Standards Ordinance. The property is located at 210/212 W. Liberty St., is zoned General Commercial (GC) at the location of the proposed use, and is represented by TMS# 228-13-02-002.

[BOA-22-27, 1270 Rockdale Blvd. \(County\)](#)

The applicant is requesting variances from the requirements outlined in *Article 4, Section 4.g.2.b.5: Setbacks (Residential Accessory Structures)*, *Article 4, Section 4.g.2.b.6: Maximum Size (Residential Accessory Structures)*, and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance in order to permit the construction of an addition to an existing 864 sq. ft. residential accessory building that will result in a 1,326 sq. ft. residential accessory building that will be located +/- 5 ft. from the side and rear property lines. The property is +/- 0.66 acres in size and is allowed no more than 1150 sq. ft. of total residential accessory building area. Residential accessory buildings over 1200 sq. ft. in size must be setback 10 ft. from the rear and side property lines. The property is located at 1270 Rockdale Blvd., is zoned Residential-15 (R-15), and is represented by TMS# 182-15-01-003.

BOA-22-28, 5670 Pear Tree Rd. (County)

The applicant is requesting variances from the requirements outlined in *Article 4, Section 4.g.2.b.6: Maximum Size (Residential Accessory Structures)* and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance in order to permit a total of +/- 1960 sq. ft. of residential accessory building area on the property. The property is +/- 0.91 acres in size and is allowed no more than 1450 sq. ft. of total residential accessory building area. The property is located at 5670 Peartree Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 130-16-01-003.

BOA-22-29, 5633 Broad St. (County)

The applicant is requesting Special Exception approval in accordance with *Article 3, Section 3.i.4: GC District Special Exceptions, Article 3; Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities, and Article 5, Section 5.b.3.m: Tattoo Parlors (Special Design Criteria)* of the Sumter County Zoning & Development Standards Ordinance in order to establish a Tattoo Parlor Use (SIC Code 7299) on the property. The property is located at 5633 Broad St., is zoned General Commercial (GC), and is represented by TMS# 132-00-02-017.

III. **OTHER BUSINESS**

IV. **ADJOURNMENT**