



**BOARD OF ZONING APPEALS
WEDNESDAY, MAY 8, 2024 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – April 10, 2024

II. NEW BUSINESS

[BOA-24-11, 420 S. Pike W. \(City\)](#)

The applicant (City of Sumter) is requesting a variance from the public road frontage requirements for lots outlined in *Article 8.d.14.a* and *Article 8.d.14.c* of the City of Sumter Zoning & Development Standards Ordinance in order to subdivide the property where the result will be a new lot with no public road frontage. The property is located at 420 S. Pike W., is zoned Residential-6 (R-6), and is represented by TMS# 229-02-02-001.

[BOA-24-12, 4672 Broad St. \(County\)](#)

The applicant (Sunny Wise) is requesting a variance from the minimum off-street parking requirements outlined in *Article 8, Exhibit 23: Off-Street Parking Requirements for Non-Residential Uses* of the Sumter County Zoning & Development Standards Ordinance and any other variances required to establish a hookah lounge (with no on-site consumption of alcoholic beverages) within existing tenant space of the multi-tenant commercial building on the property. The property is located at 4672 Broad St., is zoned General Commercial (GC), and is represented by TMS# 155-08-02-003.

[BOA-24-13, 6919 & 6925 Panola Rd. \(County\)](#)

The applicant (Connie Smiling) is requesting variances from requirements outlined in *Article 3.n.5.a: (AC District) Minimum Lot Requirements*, *Article 8.e.13.a: Lots*, *Article 8.e.13.c: Lots*, and any other applicable provisions of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) required to subdivide the property in a manner that will result in 1 new lot being 0.43 acres in size and will result in 1 new lot (non-exempt) being established without required public road frontage. The property is subject to a 1-acre minimum lot size requirement and all new lots are required to have at least 60 ft. of frontage on a public road (unless exempted elsewhere in the Ordinance). The property is located at 6919 & 6925 Panola Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 172-00-02-005.

[BOA-24-14, 3908 & 3910 Camden Hwy. \(County\)](#)

The applicant (William E. Moore) is requesting a variance from the non-residential building setback requirements outlined in *Article 3.b.5.b: (R-9 District) Minimum Yard and Building Setback Requirements* and *Article 4.g.4.a: (Agricultural Accessory Structures) Conditions & Exceptions* of the Sumter County Zoning & Development Standards Ordinance in order

reuse existing non-residential structures that do not comply with applicable non-residential building setback requirements for agricultural purposes. The building setback requirement for non-residential uses applicable to this property is 50 ft. The property is located at 3910 Camden Hwy., is zoned Residential-9 (R-9), and is represented by TMS# 189-00-02-005.

BOA-24-15, 3413 US Hwy 15 S. (County)

The applicant (Deed Creations, LLC) is requesting variances from the front and rear building setback requirements outlined in AC zoning district outlined in *Article 3.n.5.b: (AC District) Minimum Yard and Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to construct a new dwelling that will be located +/- 30 ft. from the front property line and located +/- 13 ft. from the rear property line. The property is located at 3413 US Hwy. 15 S., is zoned Agricultural Conservation (AC), and is represented by TMS# 222-00-02-025.

BOA-24-16, 5725 Hugh Ryan Rd. (County)

The applicant (Pamela Kirvin) is requesting a variance from the accessory building placement requirements outlined *Article 4.g.2 Residential Accessory Structures* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to construct a detached carport in the front yard. The property is located at 5725 Hugh Ryan Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 091-00-01-046.

BOA-24-17, 520 Wilson Hall Rd. (City)

The applicant (Ben McIver) is requesting a variance from the required 12” setback from road right-of-way lines for fences on street frontages as outlined in *Article 4.f.8* of the City of Sumter Zoning & Development Standards Ordinance in order to construct a new brick fence that allows the applicant to retain existing automatic security gates and to avoid underground infrastructure. The property is located at 520 Wilson Hall Rd., is zoned Residential-15 (R-15), and is represented by TMS# 185-00-02-012.

III. OLD BUSINESS

BOA-24-07, 1740 US Highway 521 S. (City)

The applicant (Thomas Anderson, Anderson Surveying) is requesting variances from the lot development standards outlined in *Article 3.b.5.a: (R-9 District) Minimum Lot Requirements* and *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other Ordinance requirements as may be applicable in order to establish a new lot that will have +/- 21 ft. of frontage on a public street and will have +/- 21 ft. of lot width at the front building setback line. The Ordinance requirements applicable to the subdivision of this property require that new lots have at least 60 ft. of frontage on a public street and have at least 75 ft. of lot width at the front building setback line. The property is located at 1740 US Hwy 521 S., is zoned Residential-9 (R-9), and is represented by TMS# 252-00-02-022.

BOA-24-08,941 Clay St. (County)

The applicant (Richard W. Irick II) is requesting a variance from the residential accessory structure maximum size requirements outlined in *Article 4.g.2.b.6: Maximum Size* and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other Ordinance requirements as may be applicable in order to establish a +/- 1,200 sq. ft. residential accessory structure where the maximum total area of residential accessory structures permitted based on the size of the property is 1,150 sq. ft. The property is located at 941 Clay St., is zoned Residential-15 (R-15), and is represented by TMS# 207-10-02-009.

BOA-24-09, 495 Myrtle Beach Hwy. (County)

The applicant (Brown Investments of Sumter, LLC – dba American Auto Sales) is requesting special exception approval in accordance with *Article 3, Exhibit 5: Permitted Uses in All Zoning Districts*; *Article 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5.b.3.g: Used Vehicle Parts Merchant Wholesalers (NAICS 42314)* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to establish a Used Vehicle Parts Use With Outside Storage of Dismantled Vehicles and/or Parts on the property. The property is located at 495 Myrtle Beach Hwy., is zoned Light Industrial-Warehouse (LI-W), and is represented by TMS# 268-15-01-033.

IV. ADJOURNMENT