



BOARD OF ZONING APPEALS  
WEDNESDAY, JUNE 12, 2024 @ 3:00  
FOURTH FLOOR COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET

I. APPROVAL OF MINUTES – May 8, 2024

II. NEW BUSINESS

[BOA-24-18, 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 applicant (Brown Investments of Sumter, LLC – dba American Auto Sales) is also requesting variances from the fence/wall screening requirements and landscaping requirements outlined in *Article 5.b.3.g.6 & Article 5.b.3.g.7: Used Vehicle Parts Merchant Wholesalers (NAICS 42314)* of the Ordinance and the landscape requirements outlined in *Article 8.d.6: Street Trees and Article 8.d.7: Buffering* of the Ordinance in order to reduce the required amount of screening wall/fence and landscaping required to establish the use on the property. The Ordinance requires that all vehicle storage areas, vehicle parts storage areas, vehicle crushing/shredding areas, vehicle fluid drainage/storage areas, and any other primary activities associated with the use be screened by an opaque wall or fence at least 7 ft. in height. Further, the Ordinance requires that landscape plantings and buffering in accordance with *Article 8.d.7.* be provided. 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.

[BOA-24-19, 2245 Oswego Hwy. \(County\)](#)

The applicant (Jeffrey P. Wells) is requesting a variance from the non-residential building setback requirements outlined in *Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks* and in *Article 4.g.4.a.2: Agricultural Accessory Structures (Conditions & Exceptions)* of the Sumter County Zoning & Development Ordinance (the “Ordinance”) in order to establish an agricultural structure +/- 10 ft. from side and/or rear property lines. The required building setback for non-residential structures is 50 ft. from side and rear property lines. The property is located at 2245 Oswego Hwy., is zoned Agricultural Conservation (AC), and is represented by TMS# 271-00-01-004.

**BOA-24-20, 3025 Ashlynn Way (County)**

The applicant (Jeremire L. Edwards) is requesting a variance from the building separation requirements outlined in *Article 4.g.2.b.2: (Accessory Structure) Separation Criteria* of the Sumter County Zoning & Development Ordinance (the “Ordinance”) in order to establish a gazebo closer than 10 ft. to the principal dwelling on the property. The Ordinance requires all accessory structures to be separated from a principal structure by at least 10 ft. The property is located at 3025 Ashlynn Way, is zoned Residential-15 (R-15), and is represented by TMS# 182-12-08-003.

**BOA-24-21, 1540 Stephen Tindal Dr. & 1569 Pinewood (County)**

The applicant (Palmetto Properties of Sumter County, LLC) is requesting a variance from the lot width requirements outlined in *Article 3.d.5: (GR District) Development Standards* and *Article 3, Exhibit 2: Development Standards For Uses in GR District* and the road frontage requirements outlined *Article 8.e.13.a: Lots* and *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to establish one (1) new lot that does meet lot required lot width standards and two (2) new lots that do not have frontage on a public road. The Ordinance requires 60 ft. of lot width (measured at the front setback line) for new lots in the GR zoning district and requires any new lots created from this property (not otherwise exempted) to have at least 60 ft. of frontage on a public road. The property is located at 1540 Stephen Tindal Dr & 1569 Pinewood Rd., is zoned General Residential (GR), and is represented by TMS# 208-00-02-004.

**BOA-24-22, 1900 Beulah Cuttino Rd. (County)**

The applicant (Estate of W.R. McLeod Trustees) is requesting a variance from the accessory structure setback requirements outlined in *Article 4.g.2.b.5.: (Accessory Structure) Setbacks* and the road frontage requirements outlined *Article 8.e.13.a: Lots* and *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to establish a new lot that will result in an accessory structure over 1,200 sq. ft. in size being closer than 10 ft. to side and/or rear property lines and will result in a new lot that does not have frontage on a public road. The Ordinance requires a 10 ft. minimum setback where accessory structures are over 1,200 sq. ft. in size and requires any new lots created from this property (not otherwise exempted) to have at least 60 ft. of frontage on a public road. The property is located at 1900 Beulah Cuttino Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 256-00-01-001.

**III. OLD BUSINESS**

NONE

**IV. ADJOURNMENT**