



BOARD OF ZONING APPEALS  
WEDNESDAY, DECEMBER 11, 2024 @ 3:00  
FOURTH FLOOR COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET

I. APPROVAL OF MINUTES – November 13, 2024

II. NEW BUSINESS

[BOA-24-37, 475 Boots Branch Rd. \(County\)](#)

The applicant (Teresa P. Sandifer) is requesting a variance from the minimum lot requirements outlined in *Article 3.n.a.5.a: Minimum Lot Requirements & Article 8.e.13.g: Lots* and from public road frontage requirements outlined in *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other variances as may be required in order to subdivide the property into 4 separate lots. The Ordinance requires that all new lots in the AC zoning district have 60 ft. of lot width throughout and that all new lots (not otherwise exempted) must have at 60 ft. of frontage on a compliant street. 1 new lot of the proposed 4 new lots will have widths less than 60 ft. and will less than 60 ft. of frontage on a compliant street. The property is located at 475 Boots Branch Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 299-00-02-031.

[BOA-24-38, 1485 Diebold Dr. \(County\)](#)

The applicant (Taylor Daylami) is requesting a variance from the side exterior setback requirements outlined in *Article 3 3.l.5.: (HI District) Minimum Yard & Building Setback Requirements and Article 4.f.5.: (Side Yards)* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other variances as may be required in order to establish a new industrial structure on the property at 0 ft. to +/- 5 ft. from the side exterior property line. The Ordinance requires a 17.5 ft. side exterior setback in this specific situation. The property is located at 1485 Diebold Dr., is zoned Heavy Industrial (HI), and is represented by TMS# 230-00-01-042.

[BOA-24-39, 1475 Alice Dr. \(City\)](#)

The applicant (Sean Wilson) is requesting a Special Exception approval in accordance with *Article 3, Exhibit 5: Permitted Uses in All Zoning Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities; and Article 5, Section 5.b.3.m: Liquor Stores* of the City of Sumter Zoning & Development Standards Ordinance (the Ordinance) **in order to establish a Liquor Store Use** on the property. The proposed use will be in a separate space that is part of a larger wholesale membership club development proposed on the property. The property is located at 1475 Alice Dr., is zoned General Commercial (GC), and is identified as TMS# 203-00-03-001.

[BOA-24-40, 550/552 Brushwood Dr. \(City\)](#)

The applicant (JMJ Homes, LLC) is requesting is requesting a variance from the front setback requirements outlined in the Sumter West Planned Development Ordinance (Ordinance # 2857, PD-008, Revision 26) in order to allow for single-family attached structure (consisting of 2 dwelling units) to be established +/- 24.37 ft. from the front property line. The Sumter West Planned Development Ordinance requires a 25 ft. front building setback on this property. Planned Developments in general are authorized by *Article 3.p: Planned Development (PD) District* of the City of Sumter Zoning & Development Standards Ordinance. The property is located at 550/552 Brushwood Dr., is zoned Planned Development (PD), and is identified as TMS# 185-00-01-186.

**BOA-24-41, 420 Lakewood Dr. (County)**

The applicant (James Geddings) is requesting a variance from the residential accessory structure setback requirements outlined in *Article 4.g.2.b.: (Residential Accessory Structures) Setbacks* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other variances as may be required in order to establish a new 700 sq. ft. detached garage in the side yard within the required side setback area. Residential accessory structures 1000 sq. ft. in size or less are required to be setback at least 5 ft. from side and rear property lines. The property is located at 420 Lakewood Dr., is zoned Residential-15 (R-15), and is represented by TMS# 223-00-01-047.

**III. OLD BUSINESS**

NONE

**IV. ADJOURNMENT**