



**BOARD OF ZONING APPEALS
WEDNESDAY, NOVEMBER 10, 2021 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – October 13, 2021

II. NEW BUSINESS

[BOA-21-27, 3945 Dodgen Hill Rd. \(County\)](#)

The applicant is requesting variance approval from the side setback requirements outlined in *Article 5, Section 3.n.5.b: AC District Minimum Yard and Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to place a 76 ft. long mobile home with the longest dimension parallel to the road on an existing lot of record with +/- 90 ft. of lot width. The required setback on each side of the property is 12 ft. The property is located at 3945 Dodgen Hill Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 136-00-03-036.

[BOA-21-28, 8525 Camden Hwy. \(County\)](#)

The Board of Zoning Appeals will consider a Conditional Use request to operate a consignment store (SIC Code 593) on the property. The Zoning Administrator has referred this Conditional Use application request to the Board of Zoning Appeals consistent with *Article 5, Section 5.a.3: Review* and *Article 5, Section 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance. The property is located at 8525 Camden Hwy., is zoned Agricultural Conservation (AC), and is represented by TMS# 081-13-01-005.

[BOA-21-29, 1311 Peach Orchard Rd. \(County\)](#)

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.n: Special Design Review Criteria for Liquor Stores* of the Sumter County Zoning & Development Standards Ordinance in order to establish a Liquor Store use (SIC Code 592) on the property. The applicant is also requesting a +/- 260 ft. variance from *Article 5, Section 5. b.3.n..1: Liquor Stores* of the Sumter County Zoning & Development Standards Ordinance to reduce the required separation distance from a Liquor Store use (SIC Code 592) to a church use. A 300 ft. separation, structure to structure, is required between these two uses. The property is located at 1311 Peach Orchard Rd., is zoned General Commercial (GC) at the location of the proposed use, and is represented by TMS# 132-00-02-015.

III. OTHER BUSINESS

IV. ADJOURNMENT