



BOARD OF ZONING APPEALS  
WEDNESDAY, APRIL 12, 2023 @ 3:00  
FOURTH FLOOR COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET

I. APPROVAL OF MINUTES – March 8, 2023

II. NEW BUSINESS

[BOA-23-23-06, 1116 Manning Rd. \(County\)](#)

The applicant is requesting a variance from the front building setback requirements outlined in *Article 3, Section 3.d.5: (GR District) Development Standards* and *Article 3, Exhibit 2: Development Standards For Uses In GR District* of the Sumter County Zoning & Development Standards Ordinance in order to permit the approval of a covered porch addition that will encroach into the required front building setback area +/- 5 ft. The required front building setback for non-residential uses in the GR District is 45 ft. The property is located at 1116 Manning Rd., is zoned General Residential (GR), and is represented by TMS# 251-09-02-062.

[BOA-23-07, 1320 Broad St. \(City\)](#)

The applicant is requesting 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.3.1: Drinking Places/Bottle Clubs/Night Clubs* of the City of Sumter Zoning & Development Standards Ordinance (the Ordinance) **in order to establish a Tobacco Shop & Lounge with on-premise alcohol consumption** within a specified tenant space of a larger retail center (Gateway Plaza). The applicant is also requesting a +/- 160 ft. variance from the 300 ft. residential use separation criteria required for the proposed use under *Article 5, Section 5.b.3.1: Drinking Places/Bottle Clubs/Night Clubs* of the Ordinance. The tenant space location is addressed as 1320 Broad St. The overall property is zoned General Commercial (GC) and is represented by TMS# 203-11-02-009.

III. OTHER BUSINESS

IV. ADJOURNMENT