



ZONING BOARD OF APPEALS

Minutes of the Meeting

August 14, 2024

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, August 14, 2024, in the Fourth Floor City Chambers of the Sumter Opera House, 21 N. Main Street. Six board members –Mr. Leslie Alessandro, Mr. Clay Smith, Mr. Jason Reddick, Mr. Steven Schumpert, Mr. Louis Tisdale, and Mr. Todd Champion were present. Mr. Claude Wheeler, Mr. William Bailey, and Mr. Frank Shuler were absent.

Planning staff in attendance: Mr. Jeff Derwort, Mr. Kyle Kelly and Ms. Kellie Chapman.

The meeting was called to order at 3:02 p.m. by Mr. Leslie Alessandro, Chairman.

MINUTES

Mr. Steven Schumpert made a motion to approve the minutes of the July 10, 2024, meeting as written. The motion was seconded by Mr. Clay Smith and carried a unanimous vote.

NEW BUSINESS

BOA-24-28, 1370 Trappers Run Dr. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for a variance from (zoning relief) from the minimum lot size requirements and the accessory structure setback and placement requirements outlined in *Article 3.n.5: (AC District) Minimum Lot Requirements, Article 4.g.2.a.1 (Accessory Structure) Conditions & Exceptions, Article 4.g.2.a.1., and Article 4, Exhibit 8A (Note 3)* of the Sumter County Zoning & Development Standards Ordinance in order to subdivide a +/- 1.74 acre lot into two +/- 0.87 acre lots. The zoning district the property is located in has a minimum lot size of 1.0 acre. In addition, two existing accessory buildings are proposed to remain on the property in advance of a primary residential dwelling which conflicts with Ordinance requirements. Finally, the location of the accessory structures on the proposed lot do not meet accessory structure setback requirements for situations where accessory structures are permitted without a primary residential dwelling. The property is located at 1370 Trappers Run Dr., is zoned Agricultural Conservation (AC), and is represented by TMS# 127-00-02-006.

Mr. Kelly stated no more than 1 principal dwelling is permitted per parcel in accordance with the Ordinance.

	<p>Mr. Kelly added 2 accessory structures are proposed to remain in advance of a primary residential dwelling, which conflicts with requirements of the Ordinance.</p> <p>Mr. Kelly mentioned the location of the accessory structures on the proposed lot do not meet accessory structure setback requirements for situations where accessory structures are permitted without a primary residential dwelling.</p> <p>Mr. Kelly stated that staff finds the request <u>does not</u> demonstrate a tangible hardship necessary to grant a variance, and approving this request as proposed could be detrimental to the public good and the character of the district whole due to the precedence set.</p> <p>Ms. Latoya Archie and Ms. Katrice Archie were present to speak on behalf of the request.</p> <p>After a brief discussion, Mr. Steven Schumpert made a motion to approve this request subject to the following condition:</p> <ul style="list-style-type: none"> • Permits obtained for the construction of a new home or the placement of a manufactured home on proposed lot “16A” by November 12, 2024, which is 90 days. <p>The motion was seconded by Mr. Jason Reddick and carried by a unanimous vote.</p>
OTHER BUSINESS	Dates for Continuing Education will be announced soon.
	<p>There being no further business, Mr. Clay Smith made a motion to adjourn the meeting at 3:24 p.m. The motion was seconded by Mr. Jason Reddick and carried by a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for September 11, 2024.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>