



ZONING BOARD OF APPEALS

Minutes of the Meeting

October 9, 2024

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, October 9, 2024, in the Fourth Floor City Council Chambers of the Sumter Opera House, 21 N. Main Street. Six board members –Mr. Leslie Alessandro, Mr. William Bailey, Mr. Clay Smith, Mr. Todd Champion, Mr. Jason Reddick, and Mr. Frank Shuler were present. Mr. Claude Wheeler, Mr. Steven Schumpert, and Mr. Louis Tisdale were absent.

Planning staff in attendance: Ms. Helen Roodman, Mr. Kyle Kelly and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Mr. Frank Shuler, Vice Chairman.

MINUTES

Mr. Clay Smith made a motion to approve the minutes of the September 11, 2024, meeting as written. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.

NEW BUSINESS

BOA-24-35, 765 Breezabay Lane (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for a variance to the lot width requirements applicable to the property under a specific Planned Development zoning district (*Timberline Meadows – Case# PD-98-07*) in order to adjust a side property line as approved via Court Order (No: 2018-CP-43-1399). The proposed property line adjustment will result in a lot width (measured at the front building line) that is slightly below the required 100 ft. The Property is located at 765 Breezybay Ln., is zoned Planned Development (PD), and is represented by TMS# 184-11-02-021.

Mr. Kelly stated the proposed property line adjustment will result in a lot width (measured at the front building setback line) that is slightly below the 100 ft. that is required by the Planned Development.

Mr. Kelly added the parcel was created in 2001 via survey recorded in Plat Book 01, Page 434. The parcel was acquired by the applicant via sale by deed in 2006.

Ms. Elizabeth Brown was present to speak in favor of the request.

	<p>After a brief discussion, Mr. Clay Smith made a motion to approve this request subject to the following:</p> <ol style="list-style-type: none"> 1. The encroachment of development by the neighboring parcel (755 Breezybay Ln.) is an exceptional condition with regard to affecting the applicant's property and ability to adjust the lot to resolve the encroachment while also complying with all applicable development standards. 2. Encroachment of buildings and/or fences onto adjoining lots has been assessed subdivision-wide, but there are no recorded instances of similar encroachments to those experienced by 755 and 765 Breezybay Ln. 3. The application of the ordinance to the particular property restricts the ability of the applicant to adjust their existing lot in order to comply with the civil judgement found in 2018-CP-43-1399. 4. While the proposed width of the lot would fall below the R-15 standard, the lot's overall size and dimension would still allow development of the property consistent with the subdivision's character as a whole. <p>The motion was seconded by Mr. William Bailey and carried by a unanimous vote.</p>
OTHER BUSINESS	<p>Dates for Continuing Education have been sent out. Please email Kellie the date and time that works best for you.</p>
	<p>There being no further business, Mr. Clay Smith made a motion to adjourn the meeting at 3:15 p.m. The motion was seconded by Mr. Todd Champion and carried by a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for November 13, 2024.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>