



**BOARD OF ZONING APPEALS
WEDNESDAY, MARCH 12, 2025 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – February 12, 2025

II. NEW BUSINESS

[BOA-25-03, 7 N. Guignard Dr. \(City\)](#)

The applicant (Market Place Spirits #2) is requesting Special Exception approval in accordance with *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*; *Article 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*; and *Article 5.b.3.m: Liquor Stores (NAICS 7224)* of the City of Sumter Zoning & Development Standards Ordinance in order to establish a Liquor Store Use on the property. The applicant (Market Place Spirits #2) is also requesting variance approval from the liquor store special design criteria outlined in *Article 5.b.3.m.*, and any other variances as maybe required, to establish a liquor store use closer than 300 ft. from a residential use and to allow for the use of existing landscaping to meet the 6 ft. screening fence requirement. The property is located at 7 N. Guignard Dr. is zoned General Commercial (GC), and is represented by TMS# 228-10-04-016.

[BOA-25-04, 2870 Old Field Rd. \(City\)](#)

The applicant (Cypress Winds, LLC) is requesting variances from the “Patio Home” minimum front and side exterior (corner lot) building setback requirements outlined in *Article 3.d.5: (GR District) Development Standards*; *Article 3, Exhibit 3-3: Development Standards for Uses in the GR District*; and *Article 4.f.5: Side Yards* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”) to facilitate the establishment of 21 new “Patio Home” lots with a front building setback of 25 ft. and side exterior (corner lot) setback of 12.5 ft. The Ordinance requires a 35 ft. front building setback and a 17.5 ft. side exterior (corner lot) building setback. The property is located at 2870 Old Field Rd., is zoned General Commercial (GC), and is represented by TMS# 187-00-02-018.

[BOA-25-05, 241 Manning Ave. \(City\)](#)

The applicant (Ivan Sanders) is requesting variances from the front building setback requirements outlined in *Article 3.i.5.b: (GC District) Minimum Yard & Building Setbacks* and the landscape buffering requirements outlined *Article 9.b.1: Landscaping Requirements*, *Article 9.b.2: Landscaping Determination*, *Article 9, Table 9-1 Landscaping Chart*, and *Article 9.b.4: Landscaping Type Depictions* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”), and any other variances as maybe required to allow for new non-residential development on the property. The property is located along Manning Ave. and E. Bee St. and is within the General

Commercial (GC) zoning district. The subject property consists of multiple Sumter County tax map parcels, as follows: TMS#s 227-04-04-049 (231 Manning Ave.), 227-04-04-051 (235 Manning Ave.), 227-04-04-053, 227-04-04-054 (237 Manning Ave.), 227-04-04-056 (241 Manning Ave.), 227-04-04-057 (107 E. Bee St.), 227-04-04-058 (109 E. Bee St.), & 227-04-04-059 (111 E. Bee St.).

BOA-25-06, 3460 Myrtle Beach Hwy. (County)

The Board of Zoning Appeals will consider a Conditional Use request to operate a specialty trade contractor business (NAICS 238) on the property. The Zoning Administrator has referred this Conditional Use request to the Board of Zoning Appeals consistent with *Article 5.a.3: Review*, *Article 5.a.5: Conditional Use – Distance*, and *Article 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance. The property is located at 3460 Myrtle Beach Hwy., is zoned Agricultural Conservation (AC), and is identified as TMS# 299-00-01-005.

III. OLD BUSINESS

BOA-25-01, 160 E. Wesmark Blvd. (City)

The applicant (James Campbell) is requesting Special Exception approval in accordance with *Article 3, Exhibit 3-5: 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.l: Drinking Places/Bottle Clubs/Night Clubs (NAICS 7224)* of the City of Sumter Zoning & Development Standards Ordinance **in order to establish a Night Club, Private Club, Concert/Entertainment Venue Use** at the property. The property is located at 160 E. Wesmark Blvd., is zoned General Commercial (GC), and is represented by TMS# 203-00-06-024.

IV. ELECTION OF CHAIR FOR 2025

V. ADJOURNMENT