



BOARD OF ZONING APPEALS

WEDNESDAY, AUGUST 12, 2015 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

I. APPROVAL OF MINUTES - JULY 8, 2015

II. NEW BUSINESS

BOA-15-07, 4660 Eddie Lane (County)

Mr. Stanley Eugene Ardis ("Applicant") is requesting a variance from *Article 3, Section, 3.n.5 .a Agricultural Conservation Zoning District Development Standards* from the minimum lot area of one (1) acre in order to subdivide the property into two lots (0.89 acre & 0.75). One lot having his existing house and the other new lot for his daughter as a Lifetime Conveyance. The property is located at 4660 Eddie Lane and, represented by Tax Map #'s 213-00-01-017(part) and 213-00-01-022 (part) and zoned Agricultural Conservation (AC).

BOA-15-08, 5055 Ellerbe Mill Rd. (County)

Ms. Yolanda Rufus ("Applicant") is requesting Special Exception Approval for a Drinking Place (5813) as required per *Article 3, Section I, 3.i.4.d Special Exception Uses in Agricultural Conservation Zoning District* and per Art. 3, Exhibit 5. The property is located at 5055 Ellerbe Mill Rd. represented by Tax Map 089-00-01-002 and zoned Agricultural Conservation (AC).

BOA-15-09, 459 Broad St. (City)

Mr. Albert Yip, ("Applicant") is requesting multiple variances for this property in order to rebuild a restaurant: (1) exterior side setback reduction from 22.5 feet to 5 feet from Miller Rd. per Article 4, Section 4.f.5 Corner Lots Yard and Building Setback; (2) Broad St. buffer reduction from 10 feet wide to 0 feet per Article 9, Section 9.b.4.a; (3) Miller Rd. buffer reduction from 10 feet to 5 feet; (4) reduction in number of required parking spaces per Article 8, Exhibit 8-9 Off Street Parking Requirements for Non Residential Uses; (5) reduction in perimeter parking buffer from 5 feet to 0 feet per Article 9, Section 9.b.4.b Type A Landscaping; and (6) Variance from required curbing and guttering per Section 8.i.3.b Design Requirements. The property is located at 459 Broad St., represented by Tax Map# 229-10-02-018 and is zoned General Commercial (GC).

BOA-15-10, Wall Street Green Apartments Phase II (City)

The applicant is requesting variances for a reduction of six feet from the required 50 foot front setback to allow 44 feet and a reduction of 1 foot from the required 50 foot rear setback to allow 49 feet as required per *Article 3, Section 3.i.3.p and Exhibit 3-6 Suburban Multi Family Apartments- General Commercial District Development Standards*. The property is located at 825, 845, 865 and 885 Bama Lane in the Wall Street Green Apartment complex and is represented by Tax Map # 229-00-01-016.

BOA-15-11, 360 Pinewood Rd. (City)

The applicant is requesting several variances in order to demolish the McDonald's Restaurant and rebuild a new building on site. Variances requested are: 1) reduction in number of parking spaces from the 69 required to allow 42 spaces per Article 8, Exhibit 8-9 Off Street Parking Requirements for Non Residential Uses; (2) reduction in perimeter parking lot landscaping buffers from the required 5 foot to allow for 3 feet on North and South side of site per Article 9, Section 9.b.4.b and Table 9-1 Landscaping Chart. Property is located at 360 Pinewood Rd. and represented by Tax Map # 206-12-01-011 and zoned General Commercial.

III. OTHER BUSINESS

NONE

IV. ADJOURNMENT