



BOARD OF ZONING APPEALS

WEDNESDAY, SEPTEMBER 9, 2015 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

I. APPROVAL OF MINUTES - AUGUST 12, 2015

II. OLD BUSINESS

BOA-15-05, 2849 September Dr. (County)

Monica Plikus ("Applicant") is requesting a variance from Article 4, Section G, 4.g.2.b.2. to reduce the building separation criteria to 8 ft. between a principal structure and detached accessory structure and a variance from Article 4, Section G, 4.g.2.b.5.a. to reduce the side setback to 5 ft. The applicant is also requesting a variance from Exhibit 8A in order to allow a 1400 sq. ft. detached structure. The property is located at 2849 September Dr. represented by Tax Map #183-03-02-009 and zoned Residential-15 (R-15).

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. NEW BUSINESS

BOA-15-12 389 Rast St. (City)

Mr. Robert G. Beatson, Jr, ("Applicant") is requesting a variance *from Article 8, Exhibit 8-5 Maximum Wall Sign Area* for General Commercial Zoning District to allow for an additional 48 sq. ft. of wall signage. The property is located at 389 Rast St., represented by Tax Map #230-16-03-020 and is zoned General Commercial (GC).

BOA-15-13, 40 Black Oak Ct. (County)

Robert L. Strickland, Jr. ("Applicant") is requesting a variance from *Article 4, Section G, 4.g.2.b.5 Residential Accessory Building Development Standards-Setbacks* to reduce the building side setback from required 5 feet to 3 feet. Applicant wishes to construct a detached carport/garage structure. The property is located at 40 Black Oak Ct. represented by Tax Map #181-04-01-014 and zoned Residential-15 (R-15).

BOA-15-14, 4225 Queen Chapel Rd.

Orlando Jackson (“Applicant”) is requesting (1) Special Exception approval for a Drinking Place as required per Article 3, Section 3.n.4.j Drinking Places (SIC Code 5813), Article 3, Exhibit 5 and Special Exception approval for a Drinking Place as required per Article 3, Section 3.i.4.d Drinking Places (SIC Code 5813), Article 3, Exhibit 5 and Article 5, Section 5.b.3.e Special Design Review Criteria. and (2) a variance from the required separation criteria per Article 5, Section 5.b.3.e.1 Special Design Review Criteria. The property is located at 4225 Queen Chapel Rd., represented by TMS # 199-00-01-009 and is zoned Agricultural

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT