



BOARD OF ZONING APPEALS

Minutes of the Meeting

July 8, 2020

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, July 8, 2020 in the First Floor Sumter Opera House Theater of the Sumter Opera House, 21 N. Main Street. Seven board members – Mr. Leslie Alessandro, Mr. Harold Johnson, Mr. Steven Schumpert, Mr. L.C. Frederick, Mr. Jason Reddick, Mr. Gregory Williams, and Ms. Cleo Klopfleisch were present. Mr. Louis Tisdale and Mr. Warren Curtis were absent.

Planning staff in attendance: Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Preston McClun and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Mr. Leslie Alessandro, Chairman.

MINUTES

Ms. Cleo Klopfleisch made a motion to approve the minutes of the March 11, 2020, meeting as written. The motion was seconded by Mr. LC Fredrick and carried a unanimous vote.

NEW BUSINESS

BOA-20-07, 755 Electric Dr. (City) was presented by Mr. Preston McClun. The Board reviewed this request for a variance from *Article 8, Section 8.h.4.a Signs Allowed on Private Property* of the City of Sumter Zoning & Development Standards Ordinance in order to increase the number of permitted on-premise freestanding signs from one (1) to five (5). The property is located at 755 Electric Dr., zoned Light Industrial-Warehouse (LI-W) and is represented by Tax Map # 230-00-01-066.

Mr. McClun stated the subject property is the future site of Sumter Behavioral Health's new 17,500 sq. ft. medical office.

Mr. McClun added that the applicant submitted site plan set included signage detail showing one (1) freestanding monument entrance sign and four (4) interior

freestanding monument directional signs. Commercial uses are permitted one freestanding sign per street frontage, the signage as presented in the plans cannot be approved without obtaining a variance.

Mr. Scott Bell was present to speak on behalf of the request.

After a brief discussion, Mr. Steven Schumpert made a motion to approve this request subject to the following findings of fact and conclusions:

1. While the size and shape of the subject property are consistent with adjacent parcels, the use of the property is substantially different than the adjacent industrial uses. The structure is used for medical offices in addition to public spaces which will be used after hours for meetings. The structure has multiple wings and entrances, additional signage larger than the standard 2 sq. ft. directional signs permitted by ordinance is proposed to assist patient/visitors in navigating the site.
2. Adjacent uses are industrial in nature with different on-site customer traffic for which wayfinding signage is typically not required.
3. Given the size and function of the proposed facility, the Ordinance's size limitation for directional signs to 2 sq. ft. will impact the ability for patient/visitors to effectively navigate the site.
4. The primary intent of sign regulations limiting the number of freestanding signs is to avoid clutter, preserve the primary structure as the main visual focal point, and to maintain visibility from the right of way. As proposed, none of the additional signage will be located along the street frontage or will be visible from the right of way.

The signs are consistent in material and character with the proposed facility and are not proposed to be illuminated. They will not restrict the use of the adjacent properties and will not negatively impact the public good.

The motion was seconded by Ms. Cleo Klopfleisch and carried a unanimous vote.

BOA-20-08, 325 Boulevard Rd. (City) was presented by Mr. Jeff Derwort. The Board reviewed a request for multiple variances from the City of Sumter Zoning & Development Standards Ordinance in relation to proposed multi-family apartment building renovations as follows: *Article 3, Exhibit 3-3 Development Standards for uses in the RMF District* to allow for a reduction in required street setbacks from 50 ft. to 25 ft., a reduction in rear setbacks from 50 ft. to 41 ft. and a reduction in the minimum distance between buildings from 30 ft. to 17 ft.; *Article 8, Section 8.i.3.b Surfacing, Drainage, and Maintenance* to allow for existing parking areas without curb and gutter to remain; *Article 8, Section 8.i.3.d Parking Spaces* to allow for a reduction in required parking stall dimensions from 9 ft. X 19 ft. to 9 ft. X 18 ft.; *Article 8, Section 8.i.3.e Width of Aisles* to allow for the retention of the current parking lot area aisle widths; *Article 8, Section 8.i.3.h Curb Cuts* to allow for the retention of 3 curb cuts on Boulevard Rd.; *Article 8, Section 8.i.3.n Off-Street Residential Parking Requirements* to allow for zero (0) additional required off-street parking spaces from what is existing on site; *Article 9, Section 9.b.4 Landscaping Type Depictions* to allow for zero (0) additional plantings for required street and rear buffer areas; and *Article 9, Section 9.c.3.c & Section 9.c.3.d Landscape Requirements for the Interior of Parking Areas* to allow for zero (0) landscaped parking lot islands. The property is located at 325 Boulevard Rd., zoned Residential Multi-Family (RMF), and is represented by Tax Map# 249-15-03-081.

Mr. Derwort stated the applicant is requesting multiple variances from the City of Sumter Zoning & Development Standards Ordinance in relation to the proposed renovations to the Park Home multi-family residential complex on Boulevard Road. The site is non-conforming and subject to discontinuance. The proposed renovations include interior upfit to existing buildings to support continued use of the site for multi-residential purposes. The applicant is proposing no changes to the current site layout. Due to the discontinued status of the site and associated project renovation costs, variance approvals are required in order to retain the historic building layout, parking layout, and landscaping layout.

Specifically, the applicant is requesting variances for the following non-compliant site features:

- A reduction in minimum street setback from 50 ft. to 25 ft.
- A reduction in minimum rear setback from 50 ft. to 41 ft.
- A reduction in the minimum distance between buildings from 30 ft. to 17 ft.
- Allowance to retain existing parking areas with no curb and gutter
- A reduction in minimum parking stall dimensions from 9 ft. X 19 ft. to 9 ft. X 18 ft.
- Allowance to retain existing non-compliant aisle widths.
- Allowance to retain 3 existing curb cuts on Boulevard Rd.
- A reduction in required minimum off-street parking spaces from 92 to 59.
- Allowance to retain existing landscaping in lieu of installing full street and rear bufferyard landscaping in accordance with Article 9 requirements.
- Allowance to proceed with the project without installing interior parking lot islands.

Mr. Derwort added the subject property is 6.34 acres in size and was originally developed in the 1950's. The Park Homes development contains 14 viable buildings with a total of 46 dwelling units. There is a 4-unit building on the northeast portion on the site that has sustained substantial damage. Work is not being proposed for this building, so it is not being counted toward the overall unit count.

Mr. Derwort mentioned the is site is zoned Residential Multi-Family (RMF) and is considered non-conforming subject to discontinuance, as there have been no active tenants in the development since late 2014. In the City, sites are considered discontinued if there is a discontinuance or cessation of operations or business activity at a structure for a continuous period of not less than eighteen (18) months. Discontinued sites are required to achieve a percentage of Ordinance compliance based on the amount of cost of any improvement, upfit, renovation, rehabilitation, restoration, removal, or addition to structure or lot that occurs after a discontinuance and within twelve months following the resumptions of operations or business activity at such structure.

Mr. Charles Sanders had questions about the project but was neither in favor nor opposition of the request. After a brief discussion, Ms. Cleo Klopfleisch made a motion to APPROVED IN PART this request subject to the following findings of fact, conclusions, and the following conditions:

1. The site subject to this request is +/- 6.34 acres in size and is within the Residential Multi-Family (RMF) zoning district. The site was developed for multi-family residential use in the mid-1950's, prior to the adoption of current regulatory standards. The age of development and existing conditions are an extraordinary and exceptional conditions.
2. There are other non-conforming multi-family residential properties in the general vicinity. Particularly, the apartment development on Hauser St. that is owned and operated by the City of Sumter Housing Authority shares similar conditions with the subject property, also developed prior to adoption of the current regulations.
3. This 4-part test question has been analyzed with respect to each specific request:

Front (Street) Setback – Pushing the building back an additional 25 ft. off Boulevard Rd. will impact existing parking lot areas, impact existing distances between buildings, and would require a total tear down and rebuild of the site.

Rear Setback – This request is only applicable to the structure on the northeast portion of the site that fronts on Eastwood Dr. The building is heavily damaged, not under the applicant's current scope of work, and needs to be demolished. New construction should meet applicable setback requirements.

Distance Between Buildings – Achieving the ordinance required 30 ft. of separation between buildings would impact compliance with other Ordinance requirements and would essentially require a total tear down and rebuild of the site.

Curb & Gutter – Full compliance with curb and gutter requirements may create changes to storm water run-off patterns on the site or within SCDOT

right-of-way that the current site layout may not be equipped to address.

Parking Space Dimensions – Full compliance with 9 ft. X19 ft. parking space dimensions would result in further constrained aisle widths for all parking lot areas.

Aisle Widths – A reduction in parking space dimensions retaining existing parking lot areas with no changes to meet aisle width standards. Parking areas would have to be expanded impacting existing internal sidewalk areas, internal landscaping, and potentially impact storm water management.

Curb Cuts – This site contains three existing curb cuts on Boulevard Rd. All access points lead to separate off-street parking areas. Reducing the curb cuts, with no other parking lot improvements, would further reduce the amount of off-site parking for the development.

Minimum Off-Street Parking – The development contains a total of 46 two-bedroom units. 92 off-street parking spaces are required per Ordinance requirements. There are 59 existing off-street parking spaces based on the dimensions of the existing parking lot areas. Compliance with off-street parking requirements would require new construction or expansion of parking lot areas to accommodate additional parking spaces. Expansions to existing parking lots may impact existing internal sidewalks, established significant trees located on the site, and storm water management.

Landscaping – The applicant is requesting to retain existing street and rear buffer landscaping with no additional landscaping proposed to bring the site up to current City landscaping requirements. The Boulevard Rd. street frontage contains 8 mature understory tree plantings, the Fort St. street frontage contains 4 mature canopy trees and a mature evergreen tree, and the Eastwood Dr. street frontage contains 3 mature understory trees and two mature canopy trees, evergreen trees, and undergrowth. There is space along all street frontages for additional landscaping improvements. After further review,

the existing rear landscaping buffer meets the general intent of current ordinance requirements. The installation of additional street landscaping would not effectively prohibit or unreasonable restrict the utilization of the property.

Additionally, retention of the existing parking lot layout with no parking lot islands and associated landscaping at the end of the parking row has been reviewed. The planting of canopy trees along the internal parking areas, where such plantings do not currently exist, would meet the general intent of this requirement. Installation of such landscaping would not effectively prohibit or unreasonably restrict the utilization of the property.

4. This 4-part test question has been analyzed with respect to each separate request:

Front (Street) Setback – Existing street building setbacks for this site have been established for over 60 years. The authorization of this request will not be of substantial detriment to adjacent property owners or to the public good, and that approval will not harm the character of the district. The current buildings have front door access facing the street, pedestrian access to internal sidewalks near the street, and have a visual impact that is generally equivalent to duplex or quadruplex units on separate lots were street setbacks would be less than multi-family apartments.

Rear Setback – While this setback has also been established for over 60 years, rehabilitation of the building that is encroaching is likely unfeasible and demolition of the building will likely have to occur in the future. To maintain the public good and the character of the district, new building construction should meet applicable setback requirements.

Distance Between Buildings – The distances between buildings have been established on this site for over 60 years. The authorization of this request will not be of

substantial detriment to adjacent property owners or to the public good, and that approval will not harm the character of the district.

Curb & Gutter – The existing parking areas without curb & gutter have been established for decades. Individual concrete curb stops have historically been used for each space in these parking areas to prevent care movement over the asphalt edge. The authorization of this request will not be of substantial detriment to adjacent property owners or to the public good, and that approval will not harm the character of the district.

Parking Space Dimensions -The existing parking lot areas, with non-compliant dimensions, have been established for decades. While no striping exists, it is assumed that spaces have historically had 9 ft. X 18 ft. dimensions based on the size of the lot areas. The 9 ft. X 18 ft. parking stall dimension is not uncommon for older developments in Sumter. Allowing for this reduced parking space dimension would allow greater aisle widths for drive movements and is not a detriment to adjacent property owners or the public good, and approval would not harm the character of the district.

Aisle Widths – The existing parking lot areas, with non-compliant dimensions, have been established for decades. These dimensions result in non-compliant aisle widths using current City zoning standards. Some of the parking areas have dedicated space for back-out movements and are designed in such a way to prevent vehicles from backing out into the street frontage. Allowing for the retention of the non-compliant aisle widths is not a detriment to adjacent property owners or to the public good, and approval would not harm the character of the district.

Curb Cuts – Based on available information, the site has had three separate access points (i.e., curb cuts) along Boulevard Rd. for several decades. The curb cuts lead to two internal parking lot areas and an additional small parking lot serving the small two unit

building at the corner of Blvd. Rd. and Eastwood Dr. The distances between these site access points from one another, and from public streets, do not appear to meet SCDOT ARMS manual standards. However, these are generally smaller parking areas that individually would not produce a significant amount trips. As a whole, 46-units would not trigger the development of a traffic impact study based on current City development standards. The curb cuts are an existing established condition of the site that provide residential access to buildings spread out in an open courtyard setting.

Minimum Off-Street Parking – The site is within an older established area of the City and the site is served by fixed route transit service via the Santee Wateree Regional Transportation Authority (SWRTA). The transit stop is located at the intersection of Eastwood Dr. and Boulevard Rd. per information on the SWRTA website. The existing parkin layout and the total amount of parking spaces have been established for decades. While Suburban Multi-Family Apartments are required to provide two parking spaces for each until with 2 or more bedrooms, Urban Multi-Family Apartments are permitted to have 1 space per unit without regard to the number of bedrooms each unit has. The site currently has 59 off-street parking spaces, 1.28 per unit. Since this is an established development located in an older area of the City that is served by fixed route transit service, this specific request could be compared to an Urban Multi-Family Apartment classification that requires less off-street parking. The request is not a detriment to adjacent property owners or to the public good, and approval would not harm the character of the district.

Landscaping – Landscaping for the site was installed prior to the adoption of current City landscaping standards. Landscaping requirements were adopted by City Council for the express intent of providing landscape buffering between land uses; protecting, preserving, and promoting aesthetic appeal

and scenic beauty; enhancing property values; reducing noise and air pollution; reducing storm water run-off; controlling soil erosion; reducing flood hazards; filtering and reducing glare from artificial light sources, screening noise and dust; and providing shaded areas along streets and in parking areas.

Based on historical aerial photography, some installed landscaping features along Boulevard Rd. and Eastwood Dr. have been removed over the years. It is feasible and in keeping with the public good and character of the district for some level of additional street landscaping along Boulevard Rd. and Eastwood Dr. to be installed. The primary purpose of such additional landscaping would be to add aesthetic value to the site and to act as preventative barrier to parking vehicles in the front yard along Boulevard Rd., which has been documented in the past. Additionally, it is feasible and in keeping with the public good and the character of the district to add additional canopy trees near the internal parking lot areas.

- Demolition of heavily damaged building prior to Certificate of Occupancy for proposed rehabilitation work
- Submittal of a minor site plan application reflecting the following:
 - Restriping and resealing/resurfacing of all existing parking lot areas.
 - Landscaping plan that reflects additional understory plantings and ornamental shrub plantings along Boulevard Rd. and Eastwood Dr.
- Front Setback – **Approval**
- Rear Setback – **Denial**
- Distance Between Buildings – **Approval**
- Curb & Gutter - **Approval**
- Parking Space Dimensions - **Approval**
- Aisle Widths - **Approval**
- Curb Cuts - **Approval**
- Minimum Off-Street Parking –**Approval**
- Landscaping – **(Partial Approval)**. Additional understory trees and ornamental shrubs should be provided along Boulevard Rd. and Eastwood

Dr., as well as additional canopy tree plantings near internal parking areas.

The motion was seconded by Mr. Steven Schumpert and carried a unanimous vote.

BOA-20-09, 2095 Florence Hwy. (County) was presented by Mr. Jeff Derwort. The Board reviewed this request for a 5ft. variance from the required setback distance for residential accessory structures as outlined in *Article 4, Section 4.g.2.b.5 – Setbacks* of the Sumter County – Zoning & Development Standards Ordinance and is requesting a +/- 1,550 sq. ft. variance from the maximum square footage of residential accessory structures on a 2.5 acre lot as outlined in *Article 4, Exhibit 8A – Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage*. The property is located at 2095 Florence Hwy., zoned Agricultural Conservation (AC), and represented by Tax Map # 269-81-01-016.

Mr. Derwort stated the site is 2.5 acres in size. Buildings on the site include a 1,700 sq. ft. single-family residence and a 225 sq. ft. accessory building.

Mr. Derwort added on December 10, 2019, a building permit was issued for the construction of 1,632 sq. ft. accessory structure on the subject property. Upon inspection of the property it was discovered that instead of a 1,632 sq. ft. accessory building, the applicant constructed a 3,200 sq. ft. accessory building with 80 ft. X 40 ft. dimensions. It was discovered that this accessory building was constructed 5 ft. from the adjacent side property line instead of the required 10 ft. for residential accessory structures over 1,200 sq. ft. in size.

Mr. Chip McMillian, Mr. Sid Singleton, Mr. William Singleton, Mr. Michael McCoy, and Mr. Earl Moses spoke in favor of the request.

After a brief discussion, Ms. Cleo Klopfleisch made a motion to approve this request subject to the following conditions: all other accessory structures must be removed from the property.

The motion was seconded by Mr. Steven Schumpert and carried a vote of five (5) in favor (Ross, Klopfleisch, Schumpert, Fredrick, Johnson, Reddick) and one (1) in opposition (Williams). The motion carried.

BOA-20-10, 1155 N. Guignard Dr. (City) was presented by Mr. Preston McClun. The Board reviewed this request for a Special Exception approval for the establishment of a Tattoo Parlor in accordance with, *Article 3, Section I, General Commercial Zoning District - Section 3.i.4.g. Special Exceptions Tattoo Parlors (SIC Code 7299); Article 3, Exhibit 3-5: Permitted and Conditional Uses in the Commercial Industrial, Agricultural, and Conservation Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5, Section 5.b.3.j Tattoo Parlors* of the City of Sumter Zoning & Development Standards Ordinance; The applicant is also requesting a 200 ft. variance from *Article 5, Section 5.b.3.j.1 Tattoo Parlors* to reduce the residential separation from structure to structure to 300 ft. The property is located at 1155 N. Guignard Dr., zoned General Commercial (GC), and represented by Tax Map# 204-04-07-007.

Mr. McClun stated the applicant is seeking a 200 ft. variance from the required 500 ft. minimum residential separation requirements.

Mr. McClun mentioned the applicant is proposing to utilize a vacant tenant space at 1155 N. Guignard Dr. as a studio to provide tattoo services. At this time, the applicant is the sole tattoo artist that will be working in the location. To operate the tattoo parlor, the use must comply with DHEC licensing requirements for safety, sanitation, training, record keeping, and service provision.

Mr. Frederick Benjamin was present to speak on behalf of the request.

After some discussion, Mr. Steven Schumpert made a motion to approve this request subject to the following findings of fact, conclusions, and conditions:

In relation to the requested 200 ft. reduction in the 500 ft. separation stand from adjacent residential uses:

1. The intent of the ordinance separation requirement is to distance potentially objectionable uses from more sensitive uses. In this specific case, the larger structure housing the use will be located slightly over 300 ft. from the closest residential structure. However, the actual tattoo parlor use will be located in a small tenant

space located in the far northeast corner of the building.

Given the way this particular commercial property is designed and developed, the location of the proposed tenant space, the orientation of the buildings on this site, and existing natural vegetation, there are significant physical, dimensional, and natural elements of separation between the proposed tattoo parlor and the residential structures located within the 500ft. buffer. These elements are extraordinary conditions that mitigate the potential impact of a tattoo parlor use on adjacent residences.

2. While many of the commercial properties along N. Guignard Dr. are in the close proximity to residential uses, other commercial uses in the area either do not have separation standard requirements, or have lower separation standards than the 500 ft. separation established for Tattoo Parlors.

Furthermore, the other commercial uses in the area are not as effectively screened from residential view as the proposed tenant space.

3. In order to establish the proposed tattoo parlor use on the subject property, the use must meet all applicable zoning and development standards. While the request meets the other components of the requisite development and special exception use standards, due to the pattern of existing development the 500 ft. required use separation standard cannot be met at this location without a variance.
4. Granting a 200 ft. variance from the required 500 ft. separation will not be of substantial detriment to adjacent property or to the public good and will not harm the character of the district. The site will continue to operate as a self-contained commercial use with no additional externalities resulting from this request than may already be present from existing uses at the site.

In relation to the requested special exception approval from the requested Tattoo Parlor:

1. Several existing residential uses are located within 500 ft. of the multi-tenant commercial

structure, the closest of which is slightly over 300 ft. (structure to structure). The actual tattoo parlor tenant space is located in the far northeast corner of the building and is approximately 430 ft. from the closest residential structure. Due to this, the proposed location for the tattoo parlor does not meet the minimum Ordinance separation requirement of 500ft. from structure to structure to a residential use. The site does meet the 500 ft. separation from a church or religious institution, school, or public playground on a separately plated parcel.

A 200 ft. variance from the residential separation standard was reviewed in conjunction with the special exception approval.

The multi-tenant commercial building containing the proposed tenant space was developed prior to the adoption of the current Zoning and Developmental Standards Ordinance. Because the site has continually operated with commercial businesses in the various tenant spaces, the parking lot and landscaping, are legally non-conforming features to the property. The site currently meets all other applicable special exception separation standards.

2. The use is in substantial harmony with the surrounding area. The proposed tenant space and the areas immediately adjacent to the property are zoned General Commercial (GC). The area has been commercial in character since the late 1990's. The land use impacts of the tattoo parlor use should be indistinguishable from the operation of the other commercial uses within the existing multi-tenant commercial center.
3. The special exception will not discourage or negate the use of the surrounding property permitted by-right. The ordinance's 500 ft. buffer separation from residential uses, schools, churches, and playgrounds is designed to prevent the encroachment of potentially objectionable commercial uses. In this instance, the special exception use is screened and buffered from these enumerated sensitive uses by the existing pattern of existing development including buildings, roads, and existing vegetative screening. As the space was previously used for

commercial activity, the operation of a self-contained tattoo parlor should not result in any change in land use impacts to the neighboring commercial and residential uses.

The motion was seconded by Mr. LC Frederick and carried a unanimous vote.

Mr. Leslie Alessandro recused himself from this request.

BOA-20-11, 674 W. Liberty St. (City) was presented by Mr. Jeff Derwort. The Board reviewed this request for a variance from *Article 8, Section 8.h.4.a Signs Allowed on Private Property* of the City of Sumter Zoning & Development Standards Ordinance in order to increase the number of permitted on-premise freestanding signs from one (1) to two (2) The property is located at 674 W. Liberty St., zoned General Commercial (GC), and is represented by Tax Map# 228-15-03-001.

Mr. Derwort stated the applicant is requesting a variance to increase the number of on-premise freestanding signs permitted on the site.

Mr. Derwort mentioned the property is 4.02 acres in size. The site contains a +/- 24,000 sq. ft. commercial building that will be the location of a new Colonial Healthcare medical office facility.

Mr. Derwort added in the short term, Colonial Healthcare will only occupy the tenant space formerly used by the Save-A-Lot grocery store. It is anticipated that Colonial Healthcare will occupy the entirety of the building once the current lease with Family Dollar has expired, which is several years in the future.

In order to support the new Colonial Healthcare location, the applicant intends to install a monument sign along W. Liberty St. frontage. The site currently contains two freestanding signs on the W. Liberty St. frontage, a Family Dollar freestanding pole sign and a freestanding sign that was used by the former Save-A-Lot business. The freestanding sign associated with the former Save-A-Lot business will be removed. Based upon the current lease agreement with Family Dollar, the existing Family Dollar freestanding pole sign must remain on the W. Liberty St. frontage while the business is operating at this location.

Mr. Derwort stated the proposed monument and building signage for Colonial Healthcare will not exceed applicable maximum square frontage for sign faces, even with the retention of the Family Dollar sign.

Mr. Chris Hawkins was present to speak on behalf of the request.

After a brief discussion, Ms. Cleo Klopfleisch made a motion to approve this request subject to the following findings of fact, conclusions and subject to the following conditions:

1. The site is an older multi-tenant space commercial structure with primary frontage on W. Liberty St. that does not conform to current zoning and development standards. One non-conforming attribute is that two (2) freestanding signs, one for each tenant occupant, were permitted on the site in the past.
2. Within the vicinity of the W. Liberty St./S. Guignard intersection, it appears that all multi-tenant commercial spaces conform to existing standards concerning the total number of freestanding signs. However, throughout the City of Sumter as a whole, there are multiple examples of properties that have more freestanding signs than would otherwise be permitted by current City zoning and development standards.
3. Visible freestanding signage is an important factor for commercial business operations. Strict application of Article 8.h.4.a could jeopardize the utilization of this space by the existing commercial tenant.
4. The primary intent of restrictions of the number of freestanding signs is to avoid clutter, preserve the primary structure as the main visual focal point, and to maintain visibility from the right-of-way. The site has historically had two freestanding signs along the W. Liberty St. road frontage. This is considered a non-conforming site feature and subject to requirements found within Article 6 – Nonconforming Zoning Uses & Sites of the City of Sumter Zoning & Development Standards Ordinance. These provisions state that the goal is not to encourage the persistence of non-conformities, but to ease the burden on property

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| | <p>owners and eventually ensure that all zoning uses, structures, and lots comply with the current requirements. With this goal in mind, the authorization of the variance will not be substantial detriment to adjacent property or to the public good, nor will harm the character of the district.</p> <ul style="list-style-type: none"> • The existing Family Dollar freestanding pole sign shall be removed from the site within ninety (90) days of Family Dollar discontinuing retail operation on TMS# 228-15-03-001. • No sign permits shall be approved that will increase the size or height of the Family Dollar freestanding pole sign. • No other business entity shall use any portion of the Family Dollar freestanding pole sign. <p>The motion was seconded by Mr. Harold Johnson and carried a unanimous vote.</p> |
| | <p>With there being no further business, Ms. Cleo Klopfeisch made a motion to adjourn the meeting at 3:40 p.m. The motion was seconded by Mr. Gregory Williams and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for August 12, 2020</p> |
| | <p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p> |