



**BOARD OF ZONING APPEALS  
WEDNESDAY, NOVEMBER 4, 2020 @ 3:00  
FIRST FLOOR OPERA HOUSE THEATER  
SUMTER OPERA HOUSE  
21 N. MAIN STREET**

**I. APPROVAL OF MINUTES – SEPTEMBER 9, 2020**

**II. NEW BUSINESS**

**[BOA-20-16, 2460 Hewitt Rd. \(County\)](#)**

The applicant is requesting a variance from *Article 8, Section 8.e.13.c: Lots* of the *Sumter County Zoning & Development Standards Ordinance* in order to permit a subdivision of property that will create a +/- 4.78 acre lot with no public road frontage. The property is located at 2460 Hewitt Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 367-00-01-007.

**[BOA-20-17, 615 Geddings Rd \(County\)](#)**

The applicant is requesting a variance from *Article 3, Section 3.n.5.a* of the *Sumter County Zoning & Development Ordinance* in order to permit property line boundary revisions that will create a 0.91 acre lot within a zoning district where the minimum lot size requirement is 1 acre. The property is located at 615 Geddings Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 257-00-01-018.

**[BOA-20-18, 1911 Linwood St. \(County\)](#)**

The applicant is requesting a variance from *Article 8, Section 8.e.13.c: Lots* of the *Sumter County Zoning & Development Standards Ordinance* in order to permit a subdivision of property that will create a 51.21 acre tract with no public road frontage. The property is located at 1911 Linwood St., is zoned Agricultural Conservation (AC), and is represented by TMS#s 202-00-03-032 & 202-00-03-035.

**[BOA-20-19, 3215 Beulah Cuttino Rd. \(County\)](#)**

The applicant is requesting Special Exception approval to operate a Fabricated Structural Metal business with Standard Industrial Classification (SIC) Code 3411, as is required per *Article 3, Section 3.n.4: Special Exceptions; Article 3, Exhibit-5 Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; and Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities* of the *Sumter County Zoning & Development Standards Ordinance*. The property is located at 3215 Beulah Cuttino Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 221-00-01-112.

**[BOA-20-20, 10290 Lynches River Rd. \(County\)](#)**

The applicant is requesting Special Exception approval to operate a Drinking Place business with Standard Industrial Classification (SIC) Code 5813, as is required per *Article 3, Section 3.n.4: Special Exceptions; Article 3, Exhibit-5 Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; and Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities* of the *Sumter County Zoning & Development Standards Ordinance*. The property is located at 10290 Lynches River Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 365-00-04-004.

### **BOA-20-21, 325 Broad St. (City)**

The applicant is requesting a variance from the front setback requirements and minimum off-street parking requirements outlined in *Article 3, Section 3.i.5.: Minimum Yard and Building Setback Requirements* and *Article 8, Exhibit 8-9: Off Street Parking Requirements for Non-Residential Land Uses* of the *City of Sumter Zoning & Development Standards Ordinance* in order to place an outdoor testing shelter in the parking area in front of the building. The property is located at 325 Broad St., is zoned General Commercial (GC), and is represented by TMS#s 229-14-01-014 and TMS# 229-14-01-025.

### **BOA-20-22, 520 Wilson Hall Rd. (City)**

The applicant is requesting a variance from *Article 3, Section 3.b.5.d: Impervious Surface Ratio* of the *City of Sumter Zoning & Development Standards Ordinance* in order to allow for a total site impervious surface coverage ratio of +/- 42% to accommodate a proposed building addition on the site. The property is located at 520 Wilson Hall Rd., is zoned Residential-15 (R-15), and is represented by TMS# 185-00-02-012.

## **III. OTHER BUSINESS**

## **IV. ADJOURNMENT**