



**BOARD OF ZONING APPEALS
WEDNESDAY, APRIL 14, 2021 @ 3:00
FIRST FLOOR OPERA HOUSE THEATER
SUMTER OPERA HOUSE
21 N. MAIN STREET**

- I. **APPROVAL OF MINUTES – March 10, 2021**
- II. **NEW BUSINESS**

BOA-21-05, 1725 Mark Place (County) – Withdrawn by applicant on March 29, 2021 – see attached memo.

BOA-21-06, 4010 Broad St. (County)

The applicant is requesting Special Exception approval in accordance with *Article 3, Section 3.i.4: Special Exceptions, Article 3; Exhibit 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.n: Liquor Stores* of the Sumter County Zoning & Development Standards Ordinance in order to establish a Liquor Store (SIC Code 592) on the property. The applicant is also requesting a variance from the residential use and church separation distance requirements outlined in from *Article 5, Section 5.b.2: Liquor Stores* of the Sumter County Zoning & Development Standards Ordinance. The property is located at 4010 Broad St., is zoned General Commercial (GC) at the proposed location of the store, and is represented by TMS# 155-04-01-002.

BOA-21-07, 1547 Old Ford Dr. (County)

The applicant is requesting a variance from *Article 4, Section 4.g.2.b.4: Accessory Building Location Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to place a residential storage building in the front yard of the property. The property is located at 1547 Old Ford Dr., is zoned Residential-9 (R-9) and is represented by TMS# 181-00-03-033.

BOA-21-08, 2990 Broad St. (City) - After detailed review of specific sign dimensions, it has been determined that a variance is not required per *Article 8, Exhibit 8-5*. – see attached memo.

BOA-21-09, Carter Rd. - (3240 Raleigh Dr./3220 Raleigh Dr.) - (City)

The applicant is requesting a variance from Article 3, Exhibit 3-6: Development Standards for Residential Uses in Commercial Districts of the City of Sumter Zoning & Development Standards Ordinance in order to allow for the placement of multi-family apartment buildings +/- 25 ft. from the rear property line and +/- 40 ft. from the side property line, where required rear and side setbacks are 50 ft. The property is located along Carter Rd., specifically 3240 Raleigh Dr. & 3220 Raleigh Dr, at “The Retreat at Sumter” multi-family apartment complex. The property is zoned General Commercial (GC) and is represented by TMS# 186-00-03-030.

III. **OTHER BUSINESS**

BOA-21-03, 931 Ravenwood Dr. (County) – Withdrawn by applicant – see attached memo

IV. **ADJOURNMENT**