



BOARD OF ZONING APPEALS
WEDNESDAY, APRIL 10, 2024 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

I. APPROVAL OF MINUTES – March 13, 2023

II. NEW BUSINESS

BOA-24-07, 1740 US Highway 521 S. (City)

The applicant (Thomas Anderson, Anderson Surveying) is requesting variances from the lot development standards outlined in *Article 3.b.5.a: (R-9 District) Minimum Lot Requirements* and *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other Ordinance requirements as may be applicable in order to establish a new lot that will have +/- 21 ft. of frontage on a public street and will have +/- 21 ft. of lot width at the front building setback line. The Ordinance requirements applicable to the subdivision of this property require that new lots have at least 60 ft. of frontage on a public street and have at least 75 ft. of lot width at the front building setback line. The property is located at 1740 US Hwy 521 S., is zoned Residential-9 (R-9), and is represented by TMS# 252-00-02-022.

BOA-24-08,941 Clay St. (County)

The applicant (Richard W. Irick II) is requesting a variance from the residential accessory structure maximum size requirements outlined in *Article 4.g.2.b.6: Maximum Size* and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other Ordinance requirements as may be applicable in order to establish a +/- 1,200 sq. ft. residential accessory structure where the maximum total area of residential accessory structures permitted based on the size of the property is 1,150 sq. ft. The property is located at 941 Clay St., is zoned Residential-15 (R-15), and is represented by TMS# 207-10-02-009.

BOA-24-09, 495 Myrtle Beach Hwy. (County)

The applicant (Brown Investments of Sumter, LLC – dba American Auto Sales) is requesting special exception approval in accordance with *Article 3, Exhibit 5: Permitted Uses in All Zoning Districts*; *Article 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5.b.3.g: Used Vehicle Parts Merchant Wholesalers (NAICS 42314)* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to establish a Used Vehicle Parts Use With Outside Storage of Dismantled Vehicles and/or Parts on the property. The property is located at 495 Myrtle Beach Hwy., is zoned Light Industrial-Warehouse (LI-W), and is represented by TMS# 268-15-01-033.

BOA-24-10, 2495 Brogdon Circle (County)

The applicant (William H. Epps) is requesting a variance from the AC zoning district 1-acre minimum lot size requirement outlined in *Article 3.n.5.a: (AC District) Development Standards* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to subdivide a +/- 1.81-acre lot into two (2) separate lots with +/- 0.9-acre lot sizes for the purpose of establishing a new mobile home. Alternatively – the Zoning Board of Appeals may consider a variance from *Article 4.f.3.a* of the Ordinance and any other Ordinance requirements as may be applicable in lieu of allowing for a variance to zoning district minimum lot size requirements for the purpose of allowing the establishment of two (2) primary residential structures on the existing property. The property is located at 2495 Brogdon Cir., is zoned Agricultural Conservation (AC), and is represented by TMS# 287-00-02-033.

III. OTHER BUSINESS

IV. ADJOURNMENT