



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

I. APPROVAL OF MINUTES – June 12, 2024

II. NEW BUSINESS

[BOA-24-24, 23 Haynsworth St. \(City\)](#)

The applicants (Raymond & Carolyn Hodge) are requesting variances from the accessory structure setback requirements and fence placement requirements outlined in *Article 4.g.2.b.4: (Residential Accessory Structures) Setbacks* and *Article 4.f.8: Height, Fencing Materials, and Proximity Regulations for Fences Allowed in Required Yards* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”), and any additional variances as maybe required, in order to (1) establish a residential accessory structure closer to a side property line than otherwise permitted and (2) establish an 8 ft. tall solid fence closer to an existing structure on an adjacent property than otherwise permitted. The property is located 23 Haynsworth St., is zoned Residential-6 (R-6), and is represented by TMS# 228-05-01-023.

[BOA-24-25, 4672 Broad St. \(County\)](#)

The applicant (Sunny Wise) is requesting special exception approval in accordance with *Article 1.b.4.c: (Powers of the Zoning Board of Appeals) Special Exceptions*, *Article 3.i.4: (GC District) Special Exceptions*, and *Article 3, Exhibit 5: Permitted Uses in All Zoning Districts* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to establish a Hookah Lounge (NAICS 7139) on the property. The property is located at 4672 Broad St., is zoned General Commercial (GC), and is represented by TMS# 155-08-02-003.

[BOA-24-26, 190 Corbett St. \(County\)](#)

The applicant is requesting variances from the minimum lot size and public road frontage requirements outlined in *Article 3.n.5.a: (AC District Minimum Lot Requirements)* and in *Article 8.e.13.a: Lots* and *Article 8.e.13.c: Lots* of the *Sumter County Zoning & Development Ordinance* (the “Ordinance”) in order a to subdivide a tract of land that will result 2 new lots being established below minimum lot area requirements, 3 new lots being established with no or less than the required amount of public road frontage. The Ordinance requires a 1-acre minimum lot size for new lots in the AC zoning district and requires at least 60 ft. of frontage on a public road (unless otherwise exempted). The property is located at 190/220 Corbett St., is zoned Agricultural Conservation (AC), and is represented by TMS# 308-00-01-001.

[BOA-24-27, 850 Flagg St. \(County\)](#)

The applicant (Justin Hurst) is requesting variances from the accessory structure development requirements outlined in *Article 4.g.2.a.1: (Residential Accessory Structures) Conditions & Exceptions*, *Article 4.g.2.b.6: (Residential Accessory Structure) Maximum Size*, and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Development Standards Ordinance (the “Ordinance”) in order to establish a residential accessory structure on a property in the AC zoning district that is less than 5 acres in size with no principal residential dwelling and to establish a residential accessory structure over the maximum size limit based on the gross acreage of the property. The Ordinance only allows for residential accessory structures to be established on property with no principal residential structure where the property is zoned AC and where

the property is 5 acres or larger in size. The property is +/- 2.49 acres in size, with maximum residential accessory structure area limited to 1,850 sq ft. The property is located at 850 Flagg St., is zoned Agricultural Conservation (AC), and is represented by TMS# 230-00-01-007.

III. OLD BUSINESS

NONE

IV. ADJOURNMENT