



BOARD OF ZONING APPEALS  
WEDNESDAY, SEPTEMBER 11, 2024 @ 3:00  
FOURTH FLOOR COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET

I. APPROVAL OF MINUTES – August 14, 2024

II. NEW BUSINESS

[BOA-24-29, 5785/5795 Stagecoach Rd. \(County\)](#)

The applicant (Robert Dinkins) is requesting a variance from the street frontage requirements outlined in *Article 8.e.13.a & 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other variances as may be required in order to subdivide the property into 2 separate lots. The Ordinance requires that all new lots (not otherwise exempted) must be accessible from a compliant street and have at least 60 ft. of frontage on said street. The applicant is proposing a new lot that will have no frontage on a complaint street. The property is located at 5785/5795 Stagecoach Rd. is zoned Agricultural Conservation (AC), and is represented by TMS# 139-09-01-039.

[BOA-24-30, 3615 Claremont Rd. \(County\)](#)

The applicant (Dennis Shennard II) is requesting a variance from the residential accessory structure requirement outlined in *Article 4.g.2.b.3: (Residential Accessory Structure) Development Standards* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other variances as may be required in order to establish a new detached carport in the front yard of the property. The Ordinance requires detached garages/carports to be located in side or rear yards only. The property is located at 3615 Claremont Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 075-00-01-016.

[BOA-24-31, 1411 Frank St. \(County\)](#)

The applicant (Williba A. Brogdon) is requesting a variance from applicable rear building setbacks outlined in Article 3.n.5.b: (AC District) Minimum Yard & Building Setback Requirements of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other variances as may be required in order to construct a single-family detached dwelling that will be setback +/- 15 ft. from the rear property line. The property is located in a zoning district that requires a 50 ft. rear setback for primary residential structures. The property is located at 1411 Frank St., is zoned Agricultural Conservation (AC), and is represented by TMS# 225-04-02-005.

[BOA-24-32, 30 Baldpate Cove \(City\)](#)

The applicant (Floyd Simmons) is requesting multiple variances to the residential accessory structure requirements outlined in *Article 4.g.2.b.2, Article 4.g.2.b.4, Article 4.g.2.b.5: (Residential Accessory Structure) Development Standards & Article 4, Exhibit 4-1: Maximum Square Footage of Residential Accessory Structure Based on Gross Acreage* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”) and any other variances as may be required in order to legally establish a third residential accessory structure on the property, that is located +/- 1.6 ft. from the rear property line (at the closest point), and will result in +/- 3,743 sq. ft. of total residential accessory structure area on the property. The Ordinance allows no more than 2 residential accessory structure. The Ordinance requires that residential accessory structures over 1,200 sq. ft. in size be setback at least 10 ft. from property lines. The Ordinance allows no more than 1,120 sq. ft. of total residential accessory structure area on property that is 0.6 acres in size. The Property is located at 30 Baldpate

Cove, is zoned Residential-15 (R-15), and is represented by TMS# 205-01-04-006.

**BOA-24-33, 1029 Broad St. (City)**

The applicant (Alameda 216 Investment, LLC) is requesting a variance from the minimum off-street parking requirements outlined in *Article 8, Exhibit 8-12: Off-Street Parking Requirements For Non-Residential Land Uses* of the City of Sumter Zoning & Development Standards Ordinance and any other variances as may be required in order to expand the footprint of a restaurant/eating place use within the existing building on the property. There are +/- 46 existing off-street parking spaces and 51 off-street parking spaces are required to accommodate the proposed expansion of restaurant/eating place space within the existing building. The property is located at 1029 Broad St., is zoned General Commercial (GC), and is represented by TMS# 229-01-01-002.

**BOA-24-34, 756/758 Bultman Dr. (City)**

The applicant (Ronnie Wilkes) is requesting a variance from the principal building separation requirements outlined in *Article 4.f.3.b: Yards Located On Lots With More Than One Principal Building* of the City of Sumter Zoning & Development Standards Ordinance (the "Ordinance") and any other variances as may be required in order to construct a new principal building on the property closer to the existing building than otherwise permitted. The Ordinance requires that whenever there is more than 1 principal building on lot, buildings shall be separated by a horizontal distance that is at least equal to the height of the highest adjacent building. The property is located at 756/758 Bultman Dr., is zoned General Commercial (GC), and is represented by TMS# 204-05-03-053.

**III. OLD BUSINESS**

NONE

**IV. ADJOURNMENT**