



ZONING BOARD OF APPEALS

Minutes of the Meeting

August 13, 2025

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, August 13, 2025, in the Fourth Floor City Council Chambers of the Sumter Opera House, 21 N. Main Street. Seven board members – Mr. Doc Dunlap, Mr. William Bailey, Mr. Claude Wheeler, Mr. Frank Shuler, Mr. Todd Champion, Mr. Clay Smith, Mr. Jason Reddick and Mr. Gene Weston were present. Mr. Frank Shuler and Mr. Steven Schumpert were absent.

Planning staff in attendance: Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kerlyn Mondesir, Mr. Kyle Kelly and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Mr. Clay Smith.

MINUTES

Mr. Gene Weston made a motion to approve the minutes of July 9, 2025, meeting as written. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.

NEW BUSINESS

BOA-25-23, 5115 Longbranch Dr. (County) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for a variances from the following Sumter County Zoning & Development Standards Ordinance requirements: 1) residential accessory structure minimum building setback requirements found in *Article 4.g.2.b.4*; and 2) residential accessory structure location requirements found in *Article 4.g.2.b.3* (and any other variances as may be required) to approve a lot line revision plat in order to resolve an existing encroachment onto an adjacent property. The property is located at 5115 Longbranch Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 135-00-04-031.

Mr. Mondesir stated the applicant purchased the property in September 2015. No building permit was issued for the construction of the garage; however, in 2015, permit #2015-04766 was issued for concrete pad installation intended for a future carport on the property.

Mr. Mondesir mentioned the requested variances are needed to address an encroachment of the garage structure onto an adjacent property to the west, and for the positioning of the building in relation to the house. The proposed lot line adjustment will place

	<p>the structure on the owners' property however it will still fail to meet setback and locational requirements.</p> <p>Mr. Mondesir added variance approval is required prior to plat approval to convey property and adjust the lot boundary.</p> <p>Mr. Thomas Anderson was present to speak in favor of the request.</p> <p>There was no opposition.</p> <p>After a brief discussion, Mr. Claude Wheeler made a motion to approve this request subject to the following:</p> <ol style="list-style-type: none"> 1. The plat contains a note stating that there are conflicting plat records concerning the property and the adjacent property to the west. These conflicts have created uncertainty regarding the exact location of the property lines. The structure is currently established, and the proposal to amend the lot line brings the structure into greater conformity with the Ordinance requirements. 2. The primary condition listed above may apply to certain sections of the Steeplechase II subdivision. However, as a whole, this situation is somewhat unique and does not generally apply to properties outside of what is shown on the plat recorded in Plat Book: Z41 Page: 228 at the Sumter County Register of Deeds. 3. The ordinance would effectively require the property owner to either relocate the existing garage building or expand their property boundary beyond what is currently proposed, the later is an option the adjacent property owner is not willing to accommodate. 4. Approval of the variance is not anticipated to cause detriment to adjacent property or to the public good. Further, approval is not anticipated to harm the character of the district. Approval of the plat will make the situation more conforming to accessory structure requirements than compared to current conditions. The accessory structure extends in front of the house by a negligible amount. <p>Subject to the following conditions:</p> <ul style="list-style-type: none"> • Building permit approval for the garage structure (or evidence that an approval permit for the structure exists) must be obtained prior to plat approval for the lot line adjustment.
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	<p>The motion was seconded by Mr. Gene Weston and carried by a unanimous vote.</p> <p>BOA-25-24, 4300 Nazarene Church Rd. (County) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for a variances from the following Sumter County Zoning & Development Standards Ordinance requirements: 1) non-residential structure side building setback requirements found in <i>Article 3.n.5.b</i> (and any other variances as may be required) to establish a non-residential structure on the property +/- 25 from a side property line. The required side building setback for non-residential uses in the AC district is 50 ft. The property is located at 4300 Nazarene Church Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 213-00-03-066.</p> <p>Mr. Mondesir stated the applicant started construction without building permits and that the structure does not meet the required 50-foot building setback for non-residential uses in the AC zoning district, as it is located approximately 25 feet from the property line.</p> <p>Mr. Mondesir mentioned the structure is a 1,600 sq. ft. metal agricultural structure, measuring 40' X 40', with a +/- 9' X 20' covered porch constructed on a 49' X 40' concrete slab. The front of the structure faces the southwestern side property line.</p> <p>Mr. Mondesir stated the property currently includes a mobile home, which the applicant states will be removed because it does not comply with building separation standards.</p> <p>Ms. Veronica Avin was present to speak in favor of the request.</p> <p>There was no opposition.</p> <p>After a brief discussion, Mr. Jason Reddick made a motion to approve this request subject to the following:</p> <ol style="list-style-type: none"> 1. The lot has +/- 143 ft. of lot width in the area of construction and gets wider towards the rear of the parcel. The front area of the property is the most logical place on this property to locate the structure. The wider section of the property to the rear is heavily wooded and could contain wetlands in certain locations per NWI data. 2. There are other lots in the vicinity lot with similar lot width characteristics as the subject property. However, it is noted that not all of these lots have heavily wooded areas and potential wetlands located on them.
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	<p>3. Application of the ordinance does not permit construction of this specific building configuration without variance. Construction of this structure in this location does require variances or the property owner will have to relocate the building to another area on the property.</p> <p>4. Approval of this variance is not anticipated to result in substantial detriment to adjacent property or the public good. Further, approval is not anticipated to harm the character of the district. There is an existing tree line serving as a buffer between the adjacent property on the side where the setback variance is being requested.</p> <p>Subject to the following conditions:</p> <ul style="list-style-type: none"> • Removal of the mobile home prior to building permit approval. <p>The motion was seconded by Mr. Doc Dunlap and carried by a unanimous vote.</p>
DIRECTOR'S REPORT	<p>Ms. Roodman mentioned the upcoming training that is being held by Santee Lynches in September.</p> <p>Ms. Roodman informed the board of the Public Open House for the UDO on Tuesday, September 30, 2025. The draft of the UDO will be posted to the website on Wednesday, November 1, 2025, for public comments.</p>
	<p>There being no further business, Mr. Jason Reddick made a motion to adjourn the meeting at 3:25 p.m. The motion was seconded by Mr. Gene Weston and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for September 10, 2025.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>