

# Sumter City-County Zoning Board of Appeals

December 10, 2025

## BOA-25-35, 4035 Golden Bay Rd. (County)

The applicant (Clarence Haslam) is requesting a variance from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) request for relief from the minimum lot size requirements found in *Article 3.o.5.a (CP District) Minimum Lot Requirements*; and (2) any other variances as required to subdivide an existing +/- 3.81-acre lot, that will result in 2 separate lots. The required CP district minimum lots size is 5-acres. The minimum amount of frontage a new lot is required to have on a public road is 60 ft. The property is located at 4035 Golden Bay Dr., is zoned Conservation Preservation (CP), and is represented by TMS# 165-00-01-035.



Appeals - Variance - Special Exception

# Sumter City-County Zoning Board of Appeals

December 10, 2025

## BOA-25-35, 4035 Golden Bay Dr. (County)

### I. THE REQUEST

**Applicant:** Clarence Haslam

**Status of the Applicant:** Property Owner

**Request:** Variances to minimum CP district lot size requirements

**County Council District:** District 3

**Location:** 4035 Golden Bay Dr.

**Present Use/Zoning:** Residential / Conservation Preservation (CP)

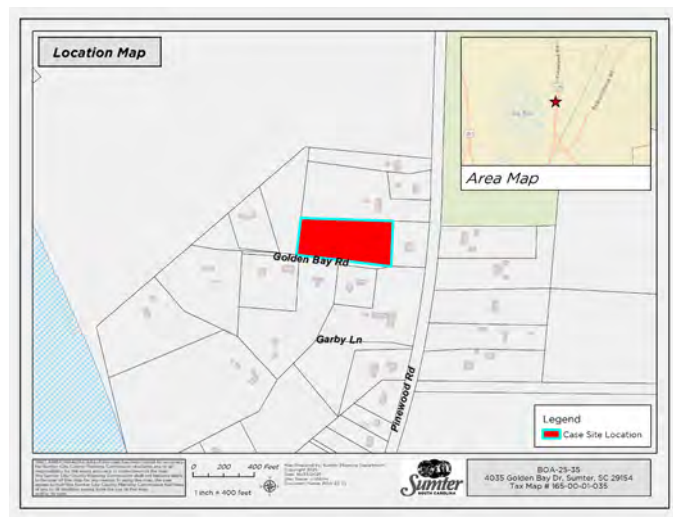
**Tax Map Reference:** 165-00-01-035

### II. BACKGROUND

The applicant is requesting a variance from CP districts minimum lot size requirements as outlined in *Article 3.o.5.a:* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to subdivide a 3.81-acre lot into 2 separate lots.

The subject property is located off Golden Bay Rd., just west of Pinewood Rd. The property is located in the southeastern portion of the County.

The property is located in the CP zoning district, where the minimum lot size is 5-acres with an allowance for 2-acre minimum lots size for 1st generation family conveyance subdivisions. The subject property is already non-conforming to CP district minimum lot size requirements.



The applicant is proposing to subdivide the existing 3.81-acre lot into 2 separate lots, resulting in a new 2.00-acre lot and the remaining 1.81-acre lot. While the proposed new 2-acre lot does represent a 1<sup>st</sup> generation family conveyance, the remaining 1.81-acre lot does not meet the 5-acre CP district minimum lot size requirements. Thus, variance approval is required in order to subdivide the property. A conceptual plat is attached to this report as Exhibit 1.

Staff notes that Golden Bay Dr. is a private road and that applicable development standards require new lots to have frontage on public roads, unless the subdivision is within a Planned Development that allows for private roads, is commercial or industrial in nature with a commonly maintained easement, or is a subdivision subject to the life time family conveyance exemption as outlined in the *Article 10* definition for *Subdivision, Exempt*. The proposed subdivision represents a lifetime family conveyance exemption, which allows lots created under this method to be located on a private drive or easement.

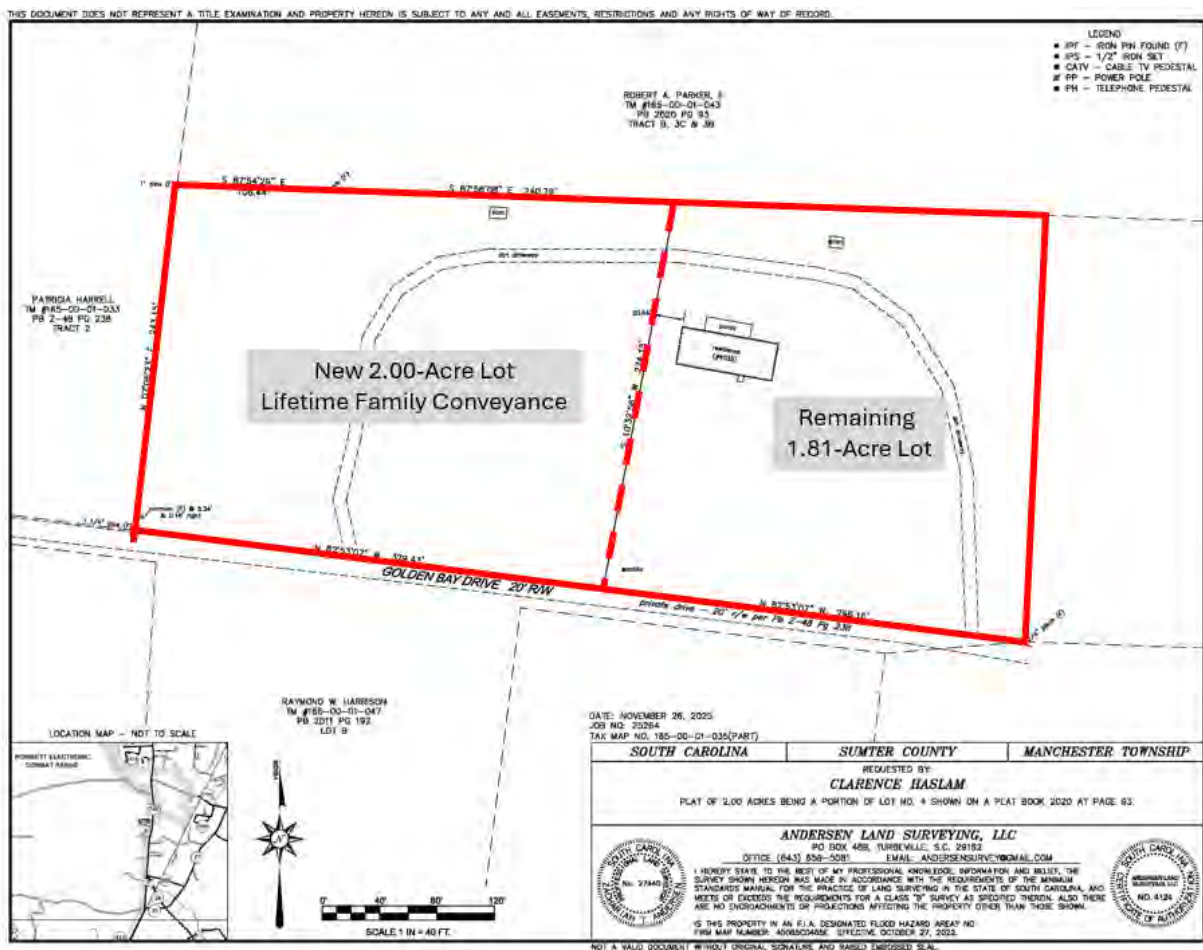


Figure 1 – Plat Graphic

In 2024, the applicant and the adjoining property owner to the north (Robert A. Parker II) made a request to rezone both the subject property and adjoining property from CP to Agricultural Conservation (AC) in order accommodate lifetime family conveyance subdivisions of the property. Under the AC district, the minimum lot size is 1-acre and a proposed lifetime family

conveyance subdivision (as proposed under this request) would be compliant. County Council denied the request to rezone the property to the AC district on November 12, 2024. The application and staff report for the rezoning case (RZ-24-18) are attached to this report as Exhibit 2 and Exhibit 3.

### **Ordinance Requirements:**

#### **Article 3.o.5.a: (CP District) Minimum Lot Requirements**

Minimum lot area is 5-acres.

Note: Provided, however, notwithstanding any other provision of this ordinance to the contrary, the usual lot size restrictions applicable for CP Districts shall not be applicable to the transfer by conveyance, devise, inheritance, or court order from or on behalf of the owner(s) thereof to any child, stepchild, son-in-law, daughter-in-law, grandchild, niece, nephew, sister, brother, parent, stepparent, uncle, aunt, or grandparent of the said owner(s) (inclusive of a transfer pursuant to partition deed or court order) where the lot transferred contains at least 2.0 acres of land, where it is demonstrated that there is a good faith intention that the said lot shall be used as the personal residence of the transferee(s) AND where the transferee(s) has/have not previously been transferred any other real property under the provisions of this provision that would have otherwise been prohibited by this ordinance except being permitted by this provision.

### **The Request:**

The applicant (Clarence Haslam) is requesting a variance from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) request for relief from the minimum lot size requirements found in *Article 3.o.5.a (CP District) Minimum Lot Requirements*; and (2) any other variances as required to subdivide an existing +/- 3.81-acre lot, that will result in 2 separate lots. The required CP district minimum lots size is 5-acres.

### **III. FOUR PART TEST**

In order to grant the requested variance, the request must meet all parts of a State-mandated four-part test. When reviewing a variance request, the Board may not grant a variance that would do the following:

- Allow the establishment of a use not otherwise permitted in a zoning district;
- Extend physically a nonconforming use of land;
- Change zoning district boundaries shown on the Sumter City-County Official Zoning Map.

The fact a property may be utilized more profitably should a variance be granted shall not be considered grounds for approving a variance request. In granting a variance, the Board may attach to it such conditions regarding location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

## **Staff Review:**

***1) There are extraordinary and exceptional conditions pertaining to the particular piece of property.***

The property is part of a rural enclave located in close proximity to the Poinsett Electronic Combat Range (ECR) and state forest lands. Lots in this area were primarily established prior to the application of county wide zoning in 1999. The subject property is 3.81-acres in size, and is non-conforming to the 5-acre minimum lot size requirement.

***2) These conditions do not generally apply to other property in the vicinity.***

There are 8 lots of records that have sole access from Golden Bay Dr. There are 6 lots of records that have sole access from Golden Bay Dr. that are non-conforming to CP district minimum lot size requirements.

***3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.***

The conditions prevent the applicant from subdividing the property as desired. All property owners with land in the CP district are subject to the same zoning requirements, including minimum lot size requirements. There are no conditions that prohibit or unreasonably restrict the applicant from utilizing the property in compliance with CP district zoning requirements.

***4) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.***

Regulating the intensity of development across zoning districts in order to 1) ensure orderly growth, 2) protect the health, safety, and welfare of residents, and 3) implement the growth policies and goals as identified by County Council is a core purpose of local government zoning authority. Minimum lot size restrictions are an effective method of controlling development intensity.

The intent of the CP district is to recognize, preserve and protect environmentally sensitive areas for future generations. A minimum 5-acre lot size requirement, with noted exceptions for 1<sup>st</sup> generation family conveyance subdivisions, is the stated minimum lot size requirements to carry out the intent of the CP district. A variance to this requirement, in absence of a demonstrated as hardship, impacts the effectiveness of the Ordinance to meet its stated purposes.

## **IV. STAFF RECOMMENDATION**

Staff recommends **denial** of this request. Staff finds that the 4-part test criteria have not been demonstrated. Further, staff finds that a request to change the zoning designation of the property to district with a smaller minimum lots size requirement is the most procedurally proper avenue

for seeking the ability to subdivide the lot as desired. More than 1 year has elapsed since a previous rezoning request was denied by County Council, and new request could be initiated by the applicant.

## **V. DRAFT MOTIONS FOR BOA-25-35**

1. I move the Zoning Board of Appeals **deny** BOA-25-35, subject to the findings of fact and conclusions developed by the BZA and so stated:

*[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]*

2. I move the Zoning Board of Appeals **approve** BOA-25-35, subject to the following findings of fact and conclusions:

*[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]*

3. I move the Zoning Board of Appeals enter an alternative motion for BOA-25-35.

*[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]*

## **VI. BOARD OF APPEALS – December 10, 2025**

Exhibit 1

- LEGEND
- IPF – IRON PIN FOUND (F)
  - IPS – 1/2" IRON SET
  - CATV – CABLE TV PEDESTAL
  - ∅ PP – POWER POLE
  - PH – TELEPHONE PEDESTAL

ROBERT A. PARKER, II  
TM #165-00-01-043  
PB 2020 PG 93  
TRACT B, 3C & 3B

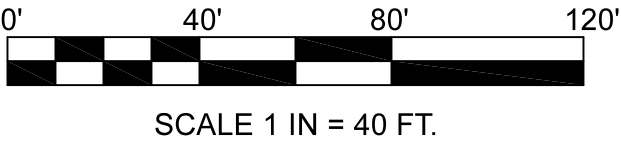
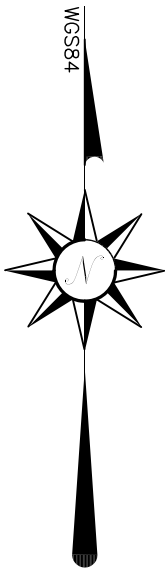
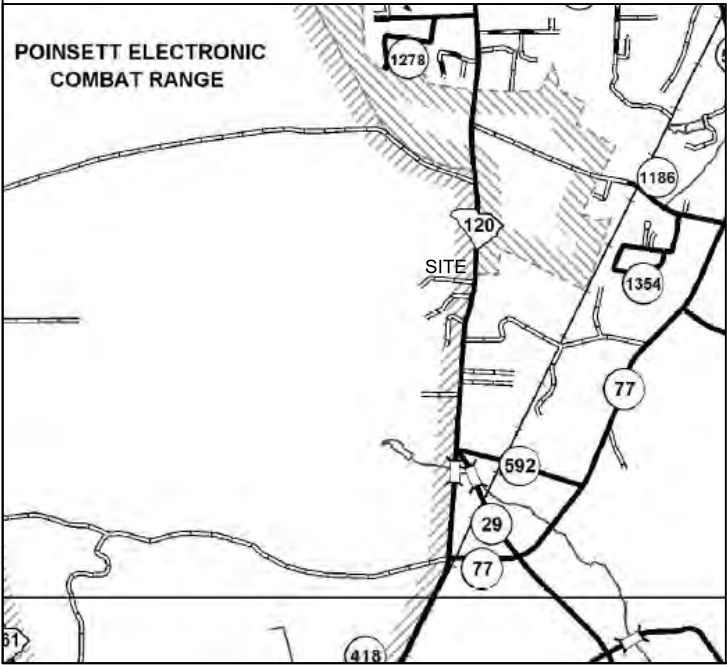
PATRICIA HARRELL  
TM #165-00-01-033  
PB Z-48 PG 238  
TRACT 2

CLARENCE HASLAM  
TM #165-00-01-035  
PB 2020 PG 93  
TRACT 4  
±1.81 acres remaining

RAYMOND W. HARRISON  
TM #165-00-01-047  
PB 2011 PG 192  
LOT B

DATE: NOVEMBER 26, 2025  
JOB NO: 25264  
TAX MAP NO. 165-00-01-035(PART)

<i>SOUTH CAROLINA</i>	<i>SUMTER COUNTY</i>	<i>MANCHESTER TOWNSHIP</i>
REQUESTED BY: <b>CLARENCE HASLAM</b>		
PLAT OF 2.00 ACRES BEING A PORTION OF LOT NO. 4 SHOWN ON A PLAT BOOK 2020 AT PAGE 93.		
<div>ANDERSEN LAND SURVEYING, LLC PO BOX 489, TURBEVILLE, S.C. 29162 OFFICE (843) 659-5081      EMAIL: ANDERSENSURVEY@GMAIL.COM</div> <div>I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.</div> <div>IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA? NO FIRM MAP NUMBER: 45085C0465E    EFFECTIVE OCTOBER 27, 2022.</div>		





# Exhibit 2



## Sumter City-County Planning Commission

12 W. Liberty St. (PO Box 1449), Sumter, SC 29151  
(803) 774-1660



### APPLICATION FOR ZONING RECLASSIFICATION

☐ CITY

☒ COUNTY

#### PART 1 - APPLICANT INFORMATION

Applicant Name: Robert A. Parker II

Email: roberta.parker.ii@gmail.com  
Phone: 928 892 2452

Applicant Address: 4520 pinewood RD Sumter 29154  
Street City ZIP

Property Owner Name: Robert A. Parker II Email: SAME  
Phone: \_\_\_\_\_

Property Owner Address: 4520 pinewood RD Sumter 29154  
Street City ZIP

#### PART 2 - PROPERTY INFORMATION

Tax Map Number: 165 000 1043 Parcel Size(s): 5.14

Present Zoning/Use: CP Proposed Zoning/Use: AC

Use of Adjacent Property Front: Residential Side: government  
Rear: Residential Side: Residential

Property Location: (Address) 4520 pinewood RD Sumter SC 29154

Description of Proposed Use, including SIC Code, (if known):  
rezone in order to Accomodate a land clearing Business.  
and to possibly Add family convenience subdivision.  
(Attach additional pages and/or graphics as needed)

Is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? ☐ Yes ☒ No

Additional Remarks: \_\_\_\_\_

#### PART 3 - CERTIFICATION

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City and/or County Ordinances and State Laws related to land development. I am the property owner, or have received the owner's written authorization to act as his/her agent regarding this matter. I understand that falsifying any information herein may result in nullification of this request and/or appropriate legal remedies.

Robert A. Parker II  
Applicant Name

[Signature]  
Signature

8/16/24  
Date

Property Owner or Authorized Agent Name (if different from Applicant)

Signature

Date

#### APPLICATION MUST:

- ♦ Be submitted 22 days prior to next scheduled Planning Commission Meeting
- ♦ Include an application fee of \$250.00 (City), or \$100.00 (County)
- ♦ Include a detailed site plan (if applicable/available)

#### OFFICE USE ONLY:

Date Fee Paid: \_\_\_\_\_

Amount Paid: \_\_\_\_\_

Received By: \_\_\_\_\_

TMS #: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Comments: \_\_\_\_\_





# Sumter City-County Planning Commission

12 W. Liberty St. (PO Box 1449), Sumter, SC 29151  
(803) 774-1660



## APPLICATION FOR ZONING RECLASSIFICATION

☐ CITY

☒ COUNTY

### PART 1 - APPLICANT INFORMATION

Applicant Name: Clarence Haslam Email: Thaslam2024@gmail.com  
Phone: 704.562.4188

Applicant Address: 4035 Golden Bay Dr Sumter 29154  
Street City ZIP

Property Owner Name: Clarence Haslam Email: SAME  
Phone: \_\_\_\_\_

Property Owner Address: 4035 Golden Bay Dr Sumter 29154  
Street City ZIP

### PART 2 - PROPERTY INFORMATION

Tax Map Number: 165 0001035 Parcel Size(s): 3.81

Present Zoning/Use: CP Proposed Zoning/Use: AC

Use of Adjacent Property Front: Residential Side: Residential  
Rear: Residential Side: Residential

Property Location: (Address) 4035 Golden Bay Dr Sumter SC 29154

Description of Proposed Use, including SIC Code, (if known):

To possibly add family convenience subdivision.

(Attach additional pages and/or graphics as needed)

Is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? ☐ Yes ☒ No

Additional Remarks: \_\_\_\_\_

### PART 3 - CERTIFICATION

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City and/or County Ordinances and State Laws related to land development. I am the property owner, or, have received the owner's written authorization to act as his/her agent regarding this matter. I understand that falsifying any information herein may result in nullification of this request and/or appropriate legal remedies.

Clarence Haslam clarence Haslam 8/16/2024  
Applicant Name Signature Date

Property Owner or Authorized Agent Name (if different from Applicant) Signature Date

#### APPLICATION MUST:

- ♦ Be submitted 22 days prior to next scheduled Planning Commission Meeting
- ♦ Include an application fee of \$250.00 (City), or \$100.00 (County)
- ♦ Include a detailed site plan (if applicable/available)

#### OFFICE USE ONLY:

Date Fee Paid: \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Received By: \_\_\_\_\_  
TMS #: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
Comments: \_\_\_\_\_

# Sumter County Council

SECOND READING  
November 12, 2024

## RZ-24-18, 4520 Pinewood Rd & 4035 Golden Bay Rd. (County)

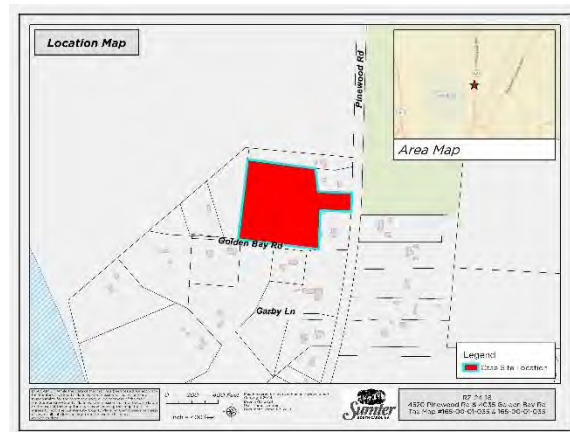
### I. THE REQUEST

<b>Applicant:</b>	Robert Parker II & Clarence Haslam
<b>Status of the Applicant:</b>	Property Owners
<b>Request:</b>	A request to rezone 2 parcels of land totaling +/- 9.11 acres in size from Conservation Preservation to Agricultural Conservation (AC).
<b>Location:</b>	4520 Pinewood Rd & 4035 Golden Bay Rd.
<b>County Council District</b>	District 5
<b>Size of Property:</b>	+/- 9.11 acres
<b>Present Use/Zoning:</b>	Residential / CP
<b>Proposed Use of Property:</b>	Residential
<b>Tax Map Reference:</b>	165-00-01-035, 165-00-01-043
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential / CP South – Residential / CP East – Residential / CP West – Residential / CP

### II. BACKGROUND

This request is to rezone 2 parcels of land totaling +/- 9.11 acres in size from Conservation Preservation (CP) to Agricultural Conservation (AC).

The property is located on the west side of Pinewood Rd., approximately 1.75 miles. north of the intersection of Pinewood Rd. and Bethel Church Rd.



The applicant is requesting rezoning to allow for potential future family subdivision of the property. Under current CP zoning, even a lifetime family conveyance exemption subdivision with the allowances of *Article 3.n.5.* of the Sumter County Zoning & Development Standards Ordinance is prohibited due to lack of available land area.

*Article 3.n.5. - the minimum lot area for CP zoned areas are a minimum of 5 acres. Although the usual lot size is not applicable to the transfer by conveyance, devise, inheritance, or court-order where it consists of at least 2 acres of land, and where it is demonstrated there is a good faith intention the said lot shall be used as the personal residence of the transferee. Once the parent property is subdivided, it must be 5.0 acres or greater after subdivision.*

One of the subject parcels is 3.81 acres in area while the other is 5.30 acres. Neither parcels is of a substantial enough size to comply with the above referenced standard.

### III. ENVIRONMENTAL CONDITIONS

The property is shown on FEMA Flood Insurance Rate Map (FIRM) Panel: 45085C0465E, with an Effective Date of October 27, 2022. No part of the property is within a special flood hazard area (SFHA).

National Wetland Inventory (NWI) data suggests that no areas of wetland are present on the property.

### IV. ZONING

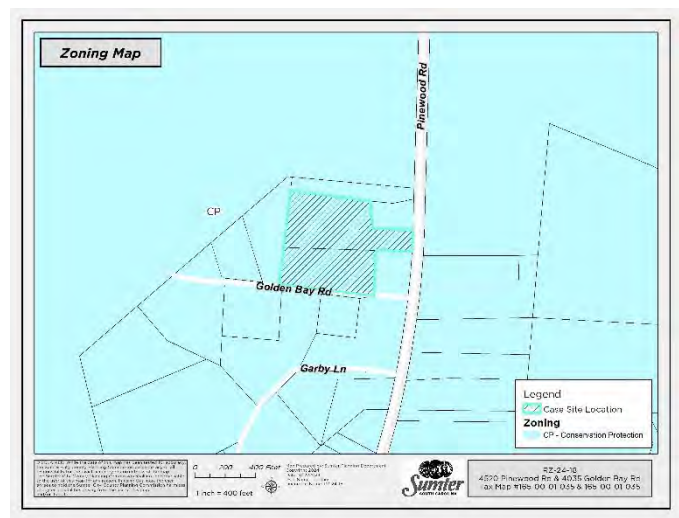
The property is currently zoned CP and is adjacent to CP zoning on all sides

The purpose of the CP zoning district is to recognize, preserve, and protect sensitive area for future generations.

The purpose of the AC district is to protect and preserve areas of the county which are presently rural or agricultural in character and use and are uniquely suited to agricultural use.

#### ***Permitted and Conditional Uses:***

If this rezoning request is approved, the applicant plans to subdivide the property and place a mobile home on the property for a family member.



Approval of this request does not bind the applicant to establish any future use identified as part of the rezoning process. Rather, the applicant could establish any use allowed in the AC zoning district, as indicated by the use table found at *Article 3, Exhibit 5* of the Ordinance, in accordance with the use review process indicated and all applicable Ordinance requirements. This use table is attached to this report as Exhibit 1. Uses with a “P” are allowed by-right, uses with a “C” require conditional use approval, uses with an “S” require special exception approval by the Sumter City-County Board of Zoning Appeals (BZA), and uses with no letter are not permitted

## V. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows the property in the Military Protection Planning Area.

The Military Protection Planning Area. is intended to protect Shaw AFB and Poinsett Electronic Combat Range from encroachment of incompatible land uses and reduce the accident and noise potential to citizens in areas adjacent to these two critical military installations. Protection of the Shaw AFB mission is the community’s primary goal in this area. In the Military Protection Planning Area, the County supports very low-density residential uses on lots size of at least 1 acre or more.



## VI. TRAFFIC REVIEW

The sites have direct frontage on Pinewood Rd (S-261), a SCDOT owned and maintained two-lane roadway, and Golden Bay Rd – a private drive. Pinewood Rd. is functionally classified as a Major Collector along the section of roadway where the subject property is located, with 2,200 average annual daily trips (AADT).

All site development will have its transportation impacts fully evaluated at the time of site plan approval.

## VII. STAFF RECOMMENDATION

The property is within the Military Protection Planning Area, and the request to rezone the property to the AC district is in general alignment with Military Protection Planning Area policies.

There are two additional properties within one mile of this site which requested variances to reduce the five-acre minimum (BOA 20-05 & BOA 19-07) with both being approved by the Board of Zoning Appeals. Staff is aware that other owners in the area are interested in rezoning, and similar cases in this general vicinity may be forthcoming depending on the outcome of this case.

## **VIII. DRAFT MOTIONS**

- 1) I move the Planning Commission to recommend **approval** of RZ-24-18, a request to rezone 2 parcels of land totaling +/- 9.11 acres from Conservation Protection (CP) to Agricultural Conservation (AC).
- 2) I move the Planning Commission to recommend **denial** of RZ-24-18, a request to rezone 2 parcels of land totaling +/- 9.11 acres from Conservation Protection (CP) to Agricultural Conservation (AC).
- 3) I move an alternate motion.

## **IX. PLANNING COMMISSION – September 25, 2024**

The Sumter City – County Planning Commission at its meeting on Wednesday, September 25, 2024, voted unanimously to recommend approval to rezone 2 parcels of land totaling +/- 9.11-acres in size from Conservation Preservation to Agricultural Conservation (AC). The property is located at 4520 Pinewood Rd. & 4035 Golden Bay Rd. and is represented by TMS's # 165-00-01-035 and 165-00-01-043.

## **X. SUMTER COUNTY COUNCIL – OCTOBER 8, 2024 – FIRST READING**

The Sumter County Council at its meeting on Tuesday, October 8, 2024, gave First Reading approval of this request to rezone 2 parcels of land totaling +/- 9.11-acres in size from Conservation Preservation to Agricultural Conservation (AC). The property is located at 4520 Pinewood Rd. & 4035 Golden Bay Rd. and is represented by TMS's # 165-00-01-035 and 165-00-01-043.

## **XI. SUMTER COUNTY COUNCIL – OCTOBER 22, 2024 – SECOND READING/PUBLIC HEARING**

The Sumter County Council at its meeting on Tuesday, October 22, 2024, held Public Hearing of the request referenced above to rezone 2 parcels of land totaling +/- 9.11-acres in size from Conservation Preservation to Agricultural Conservation (AC). The property is located at 4520 Pinewood Rd. & 4035 Golden Bay Rd. and is represented by TMS's # 165-00-01-035 and 165-00-01-043. Sumter County Council deferred action on Second Reading.

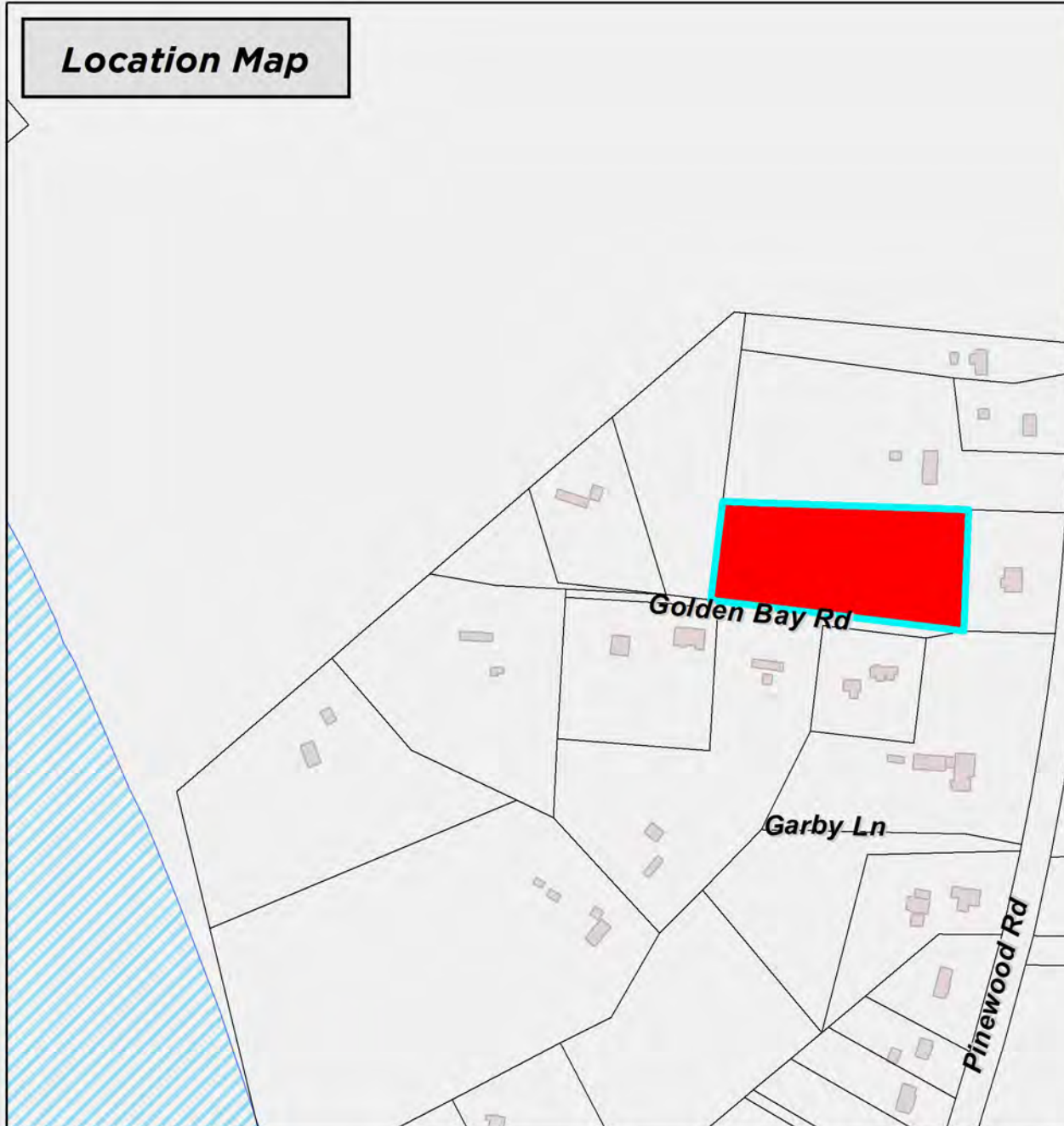
## **XII. SUMTER COUNTY COUNCIL – NOVEMBER 12, 2024 – SECOND READING**

The Sumter County Council at its meeting on Tuesday, November 12, 2024, denied the request referenced above to rezone 2 parcels of land totaling +/- 9.11-acres in size from Conservation

Preservation to Agricultural Conservation (AC). The property is located at 4520 Pinewood Rd. & 4035 Golden Bay Rd. and is represented by TMS's # 165-00-01-035 and 165-00-01-043.




## Location Map




## Area Map

## Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

0 200 400 Feet  
1 inch = 400 feet

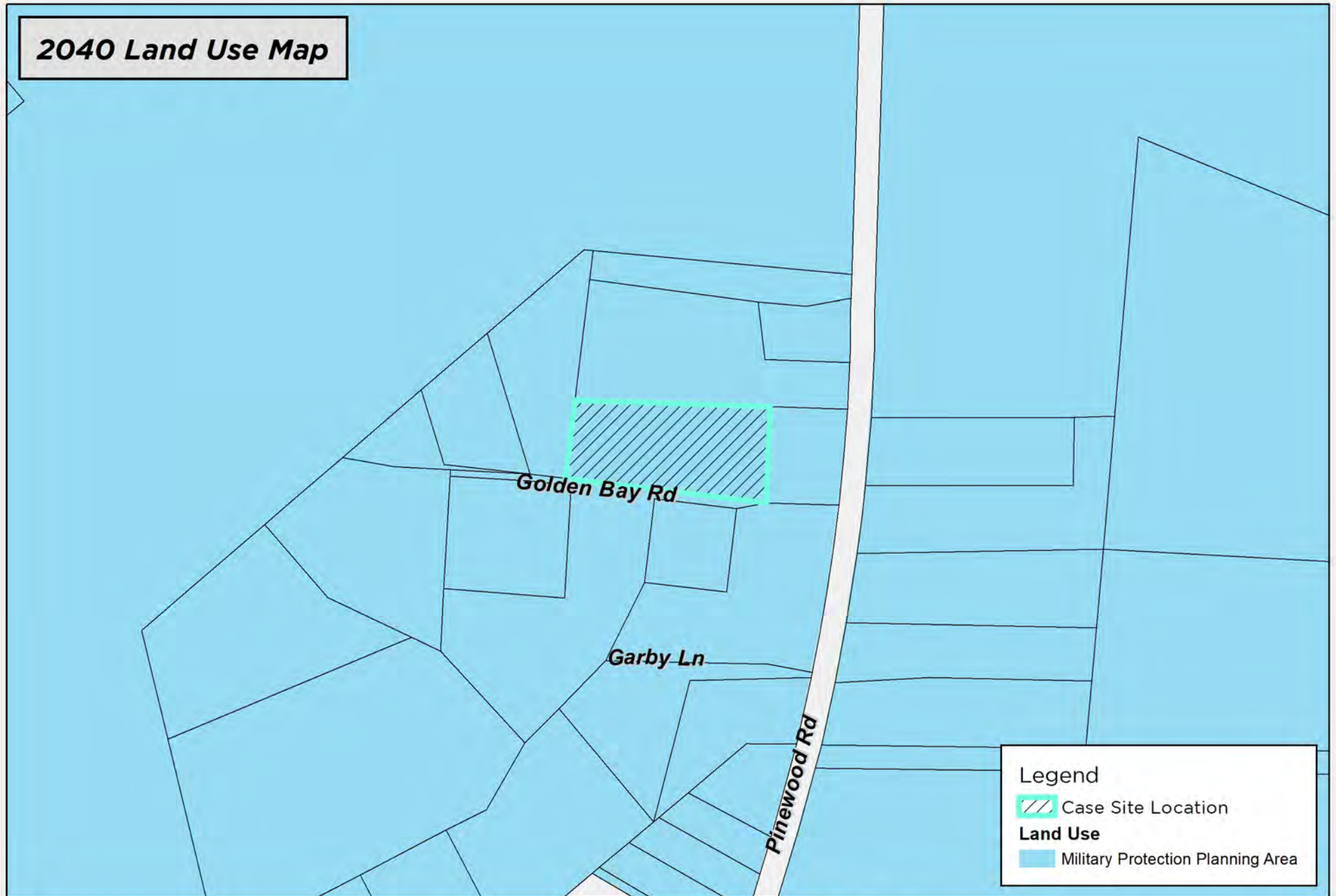


Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 10/23/2025  
User Name: crobbs  
Document Name: BOA-25-35



BOA-25-35  
4035 Golden Bay Dr, Sumter, SC 29154  
Tax Map # 165-00-01-035

# 2040 Land Use Map



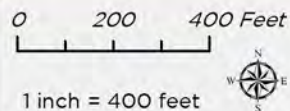
**Legend**

 Case Site Location

**Land Use**

 Military Protection Planning Area

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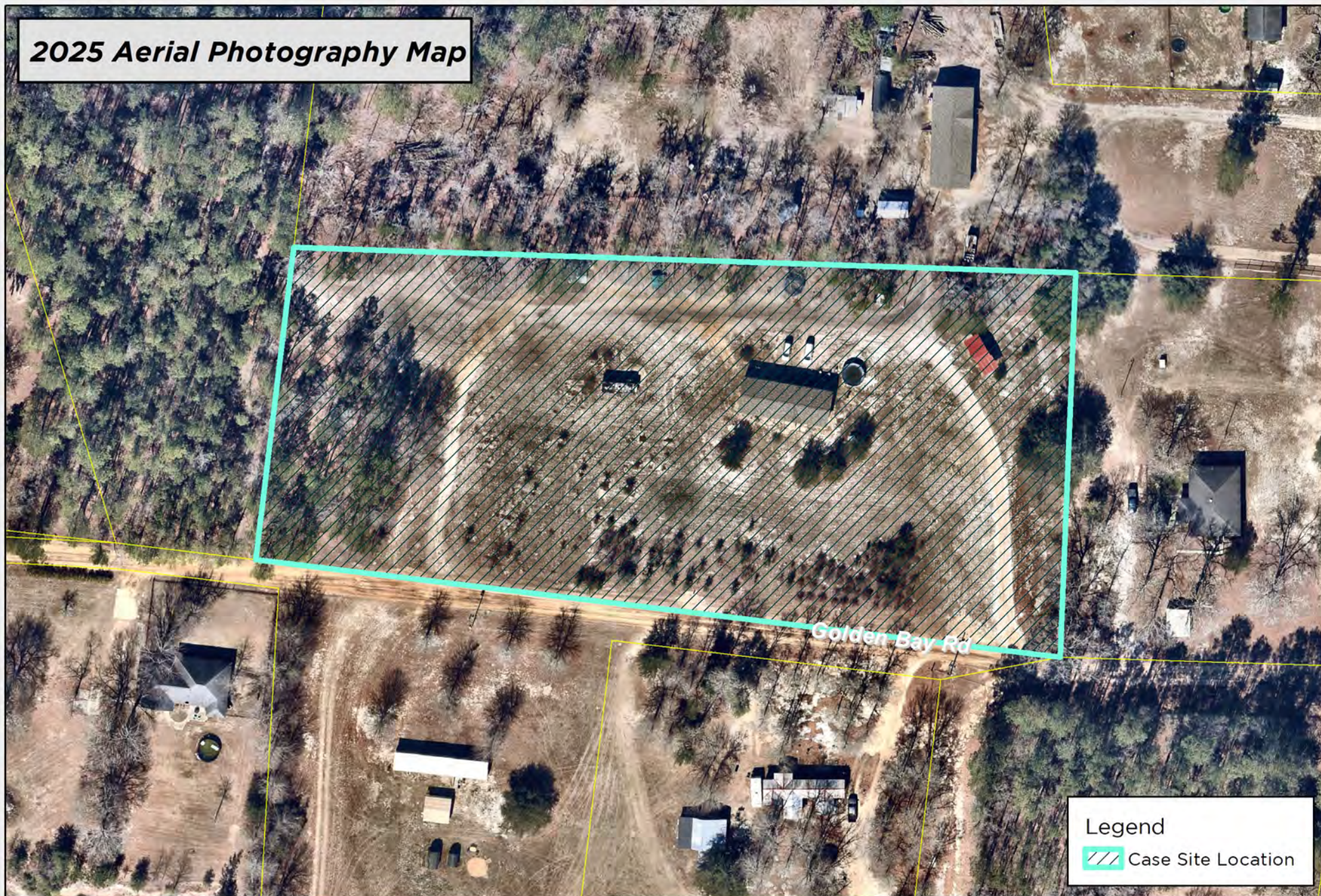
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Copyright 2025  
Date: 10/23/2025  
User Name: crobbins  
Document Name: BOA-25-35




BOA-25-35  
4035 Golden Bay Dr, Sumter, SC 29154  
Tax Map # 165-00-01-035



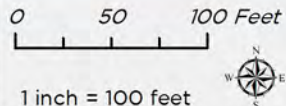
# 2025 Aerial Photography Map



## Legend

 Case Site Location

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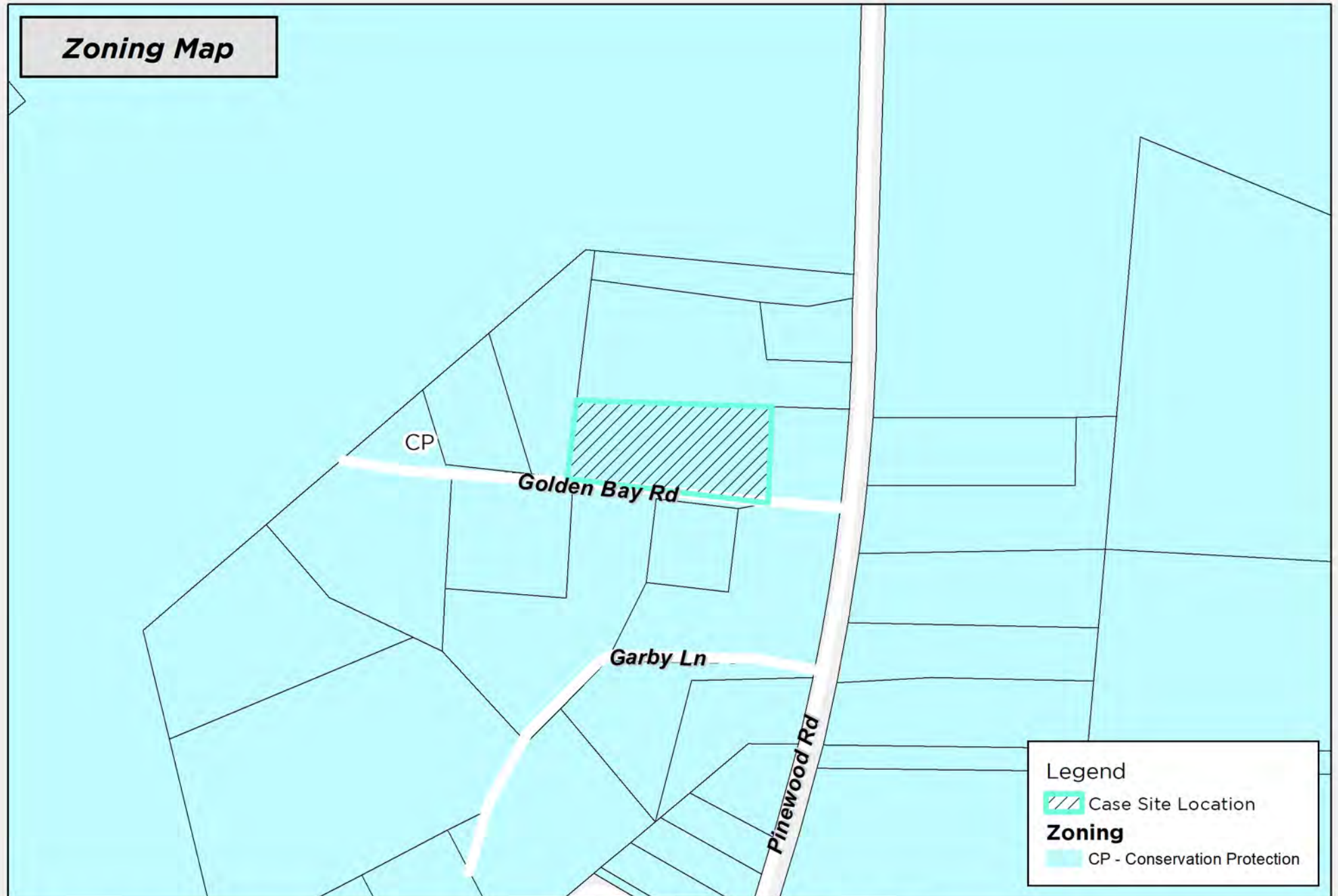
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Copyright 2025  
Date: 12/3/2025  
User Name: crobbins  
Document Name: BOA-25-35



BOA-25-35  
4035 Golden Bay Dr, Sumter, SC 29154  
Tax Map # 165-00-01-035



# Zoning Map



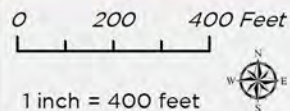
**Legend**

Case Site Location

**Zoning**

CP - Conservation Protection

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