

Sumter City-County Zoning Board of Appeals

December 10, 2025

BOA-25-40, 3060 Carter Rd (City)

The applicant (Buddy Wilkes Builders, LLC) is requesting variances from the requirements of the City of Sumter Zoning & Development Standards Ordinance as follows: (1) request for relief from the R-15 district lot width requirements outlined in *Article 3, Exhibit 3-1(A): Development Standards for Uses in R-15 District*; (2) request for relief from the minimum road frontage requirements for lots outlined in *Article 8.d.14.c Lots*, and (3) any other variances as may be required to reconfigure the lot line boundaries for 2 existing lots of record. The minimum lot width required for the R-15 district is 100 ft. The minimum amount of frontage a new lot is required to have on a public road is 60 ft. The property is located at 3060/3064 Carter Rd., is zoned Residential-15 (R-15), and is represented by TMS# 186-00-03-009 & 186-00-03-010.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

December 10, 2025

BOA-25-40 3060 Carter Rd (City)

I. THE REQUEST

Applicant: Buddy Wilkes Builders

Status of the Applicant: Authorized Agent

Request: Variances to minimum lot width and minimum road frontage requirements.

City Council Ward: Ward 5

Location: 3060 Carter Rd. & 3064 Carter Rd.

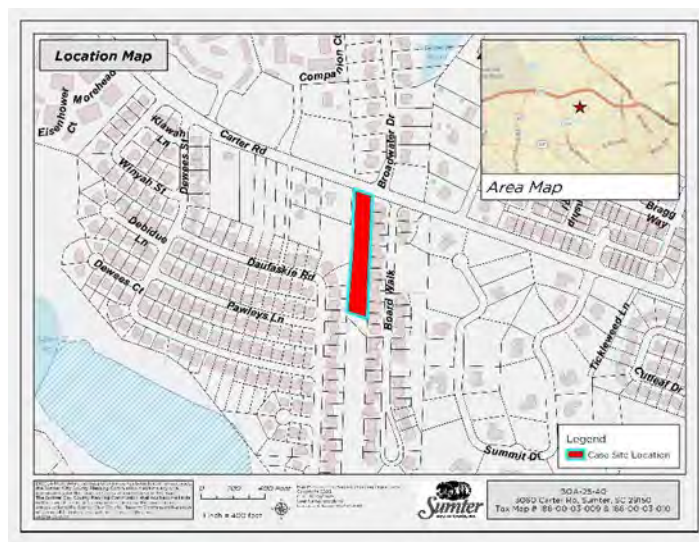
Present Use/Zoning: Residential / Residential-15

Tax Map Reference: 186-00-03-009 & 186-00-03-010

II. BACKGROUND

The applicant is requesting a variance from the R-15 district minimum lot width requirements, as outlined in Article 3, Exhibit 3-1(A), and a variance from minimum street frontage requirements specified in Article 8.d.14.c of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”). These variances are being sought reconfigure 2 existing lots of record (TMS# 186-00-03-009 & 186-00-03-010).

The property is situated on the south side of Carter Rd. and is shown in red on the map to the right. The property owner acquired the property in June 2025.



The property consists of 2 parcels, a 1-acre parcel addressed as 3060 Carter Rd. that has direct frontage onto Carter Rd. and a 1.06-acre land locked parcel located directly to the rear of the property at 3060 Carter Rd.



Figure 1- Existing Lot Boundaries Aerial View

The applicant is requesting a variance from the minimum lot-width standard in order to establish access to a land-locked parcel located to the rear of 3060 Carter Road. To provide this access, the applicant proposes the creation of a flag lot within the R-15 Zoning District.

The proposed configuration includes a 20-foot-wide access strip extending from Carter Road to the rear parcel. The creation of this access strip requires a variance because the Zoning Ordinance requires that all lots maintain a minimum of 60 feet of street frontage. Additionally, within the R-15 district the minimum lot width is required to be 100 feet at the front building setback. The resulting flag lot would yield a 20 ft. lot width at the minimum front building setback of 35 ft.

Establishing the access strip would reduce the lot width of the front parcel from approximately 117 feet to 96.87 feet, which falls below the 100-foot minimum lot-width requirement for the R-15 district. As a result, the front parcel would become nonconforming with respect to lot-width standards.

Because the reconfiguration would create two lots of record that do not meet minimum lot width or street frontage requirements, variance approval by the Zoning Board of Appeals (BOA) is required for the proposed plat to receive Planning Department approval.



Figure 2- Proposed Lot Layout Aerial View

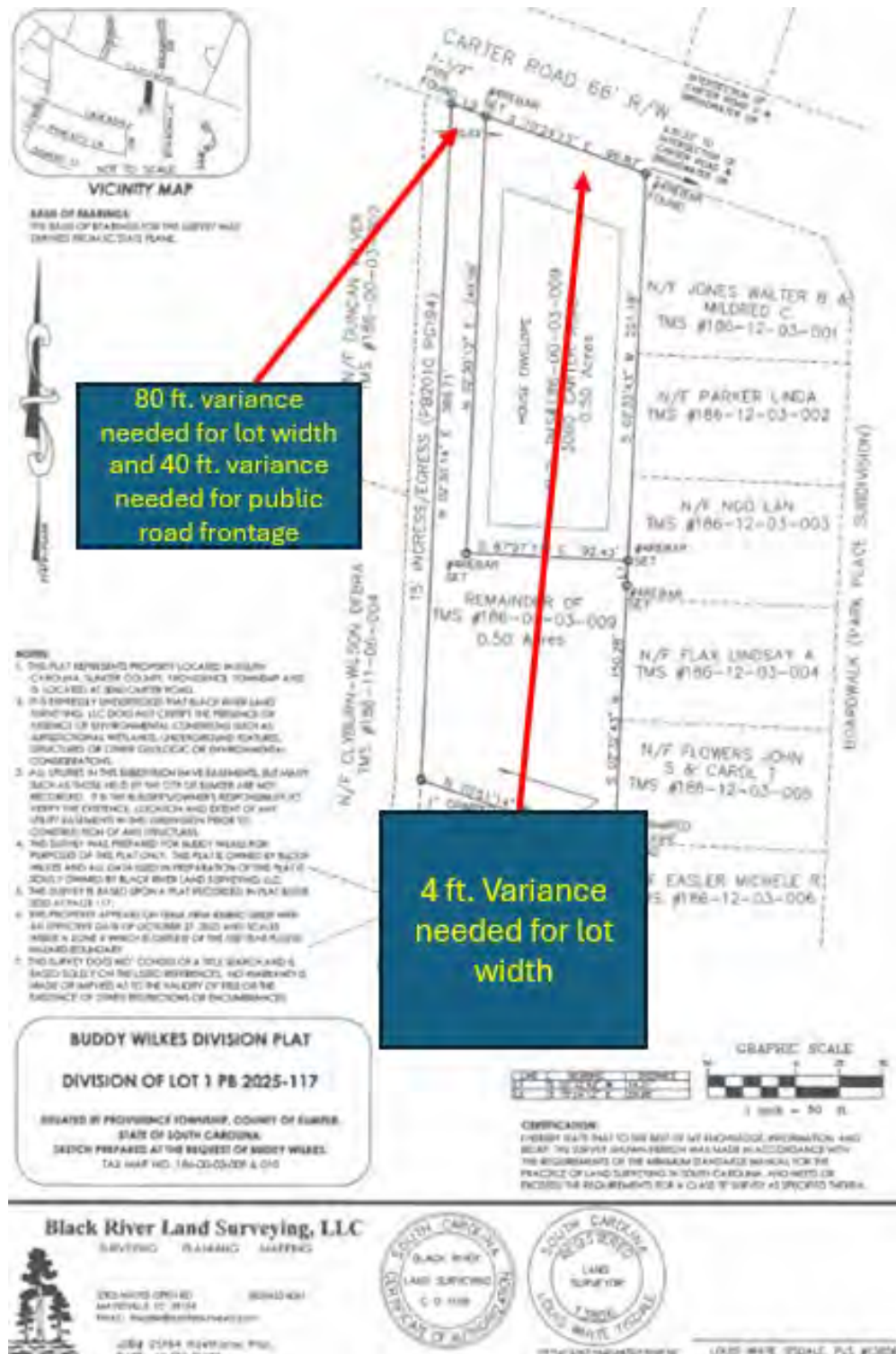


Figure 3- Proposed Plat Graphic

Ordinance Requirements:

Article 3- Exhibit 3-1(A):

EXHIBIT 3-1(A) DEVELOPMENT STANDARDS FOR USES IN R-15 DISTRICT

	Non-Residential Uses	Single Family Detached Dwellings
Minimum Lot Area Per Individual Unit ¹	N/A	15,000 sq. ft. (per structure)
Minimum Lot Width	100 ft.	100 ft.
Minimum Lot Depth ²	120 ft.	120 ft.
Minimum Yards, Per Structure:		
Front ³	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)
Side	50 ft.	12 ft.
Rear	50 ft.	25 ft.
Maximum Impervious Surface Percentage	40%	40%
Maximum Density (units per gross acre)	N/A	2.9
Maximum Height of Buildings	45 ft.	35 ft.

Article 8.d.14.c Lots:

- c. All lots shall have no less than a 60 ft. street frontage unless a lesser standard is allowed elsewhere in this Ordinance. These standards may vary in a cul-de-sac upon approval of the Planning Commission.

The Request:

The applicant (Buddy Wilkes Builders, LLC) is requesting variances from the required lot width standards for the R-15 Zoning District, as outlined in Article 3, Exhibit 3-1(A), as well as from the required minimum public road frontage of 60 feet specified in Article 8.d.14.c of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”) in order to allow for the applicant to gain access to a land locked parcel, and any other variances as may be required in order to allow for the lot subdivisions.

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 consists of 2 parcels, a 1-acre parcel addressed as 3060 Carter Rd. that has direct frontage onto Carter Rd. and a 1.06-acre land locked parcel located directly to the rear of the property at 3060 Carter Rd. The applicant could build 2 houses, 1 on each parcel under current conditions. The applicant is proposing to make the existing landlocked lot more conforming by adding a 20 ft. strip of land with direct access to Carter Rd., creating a flag lot. While the proposal increases the degree of conformity with current Zoning Ordinance requirements, the proposal still requires variance approval as it creates conflicts within certain and R-15 district and general lot development requirements.

The property is physically constrained and completely enclosed by two established subdivisions, Carolina Palms and Park Place, which prevents any opportunity to acquire additional land for a greater degree of lot width and street frontage conformance for the landlocked lot.

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

While there are some other land-locked parcels in the surrounding area, which are a small minority of older lot configurations that pre-date current Ordinance requirements and pre-date the significant growth along the Carter Rd. corridor. The majority of other properties in the vicinity do not have the same access limitations as the subject property.

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 application of the ordinance prevents the property owner from obtaining access to a lot that is otherwise buildable and unrestricted. Approval of this variance increases the overall degree of conformity with current Zoning Ordinance requirements, as it would allow a currently landlocked lot to have some degree of street frontage and fee-simple access without need for an access easement.

- 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.*

Under current conditions, the applicant can build 2 houses, 1 on each parcel. Approval of this variance will increase the overall degree of conformity with current Zoning Ordinance requirements as it will allow for a currently landlocked lot to have some degree of street frontage and fee simple access.

IV. STAFF RECOMMENDATION

Staff recommends no additional approval conditions *if* the Board finds that all necessary criteria have been met to approve this request:

V. DRAFT MOTIONS FOR BOA-25-40

1. I move the Zoning Board of Appeals **approve** BOA-25-40, 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 **deny** BOA-25-40, subject to the following findings of fact and conclusions:

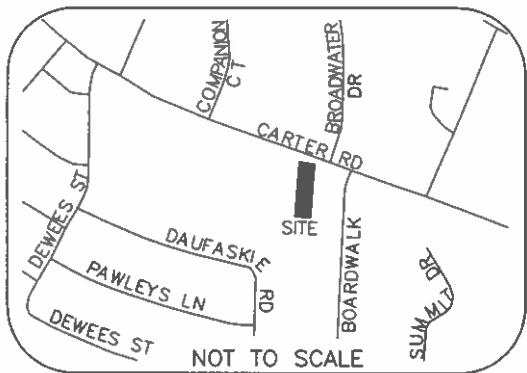
[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]

3. I move the Zoning Board of Appeals enter an alternative motion for BOA-25-40.

[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



VICINITY MAP

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM SC STATE PLANE.



NOTES:

1. THIS PLAT REPRESENTS PROPERTY LOCATED IN SOUTH CAROLINA, SUMTER COUNTY, PROVIDENCE TOWNSHIP AND IS LOCATED AT 3060 CARTER ROAD.
2. IT IS EXPRESSLY UNDERSTOOD THAT BLACK RIVER LAND SURVEYING, LLC DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONDITIONS SUCH AS JURISDICTIONAL WETLANDS, UNDERGROUND FEATURES, STRUCTURES OR OTHER GEOLOGIC OR ENVIRONMENTAL CONSIDERATIONS.
3. ALL UTILITIES IN THIS SUBDIVISION HAVE EASEMENTS, BUT MANY SUCH AS THOSE HELD BY THE CITY OF SUMTER ARE NOT RECORDED. IT IS THE BUILDER'S/OWNER'S RESPONSIBILITY TO VERIFY THE EXISTENCE, LOCATION AND EXTENT OF ANY UTILITY EASEMENTS IN THIS SUBDIVISION PRIOR TO CONSTRUCTION OF ANY STRUCTURES.
4. THIS SURVEY WAS PREPARED FOR BUDDY WILKES FOR PURPOSES OF THIS PLAT ONLY. THIS PLAT IS OWNED BY BUDDY WILKES AND ALL DATA USED IN PREPARATION OF THIS PLAT IS SOLELY OWNED BY BLACK RIVER LAND SURVEYING, LLC.
5. THIS SURVEY IS BASED UPON A PLAT RECORDED IN PLAT BOOK 2025 AT PAGE 117.
6. THIS PROPERTY APPEARS ON FEMA FIRM 45085C 0283F WITH AN EFFECTIVE DATE OF OCTOBER 27, 2022 AND SCALES INSIDE A ZONE X WHICH IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY.
7. THIS SURVEY DOES NOT CONSIST OF A TITLE SEARCH AND IS BASED SOLELY ON THE LISTED REFERENCES. NO WARRANTY IS MADE OR IMPLIED AS TO THE VALIDITY OF TITLE OR THE EXISTENCE OF OTHER RESTRICTIONS OR ENCUMBRANCES.

BUDDY WILKES DIVISION PLAT

DIVISION OF LOT 1 PB 2025-117

SITUATED IN PROVIDENCE TOWNSHIP, COUNTY OF SUMTER,
STATE OF SOUTH CAROLINA.
SKETCH PREPARED AT THE REQUEST OF BUDDY WILKES.
TAX MAP NO. 186-00-03-009 & 010



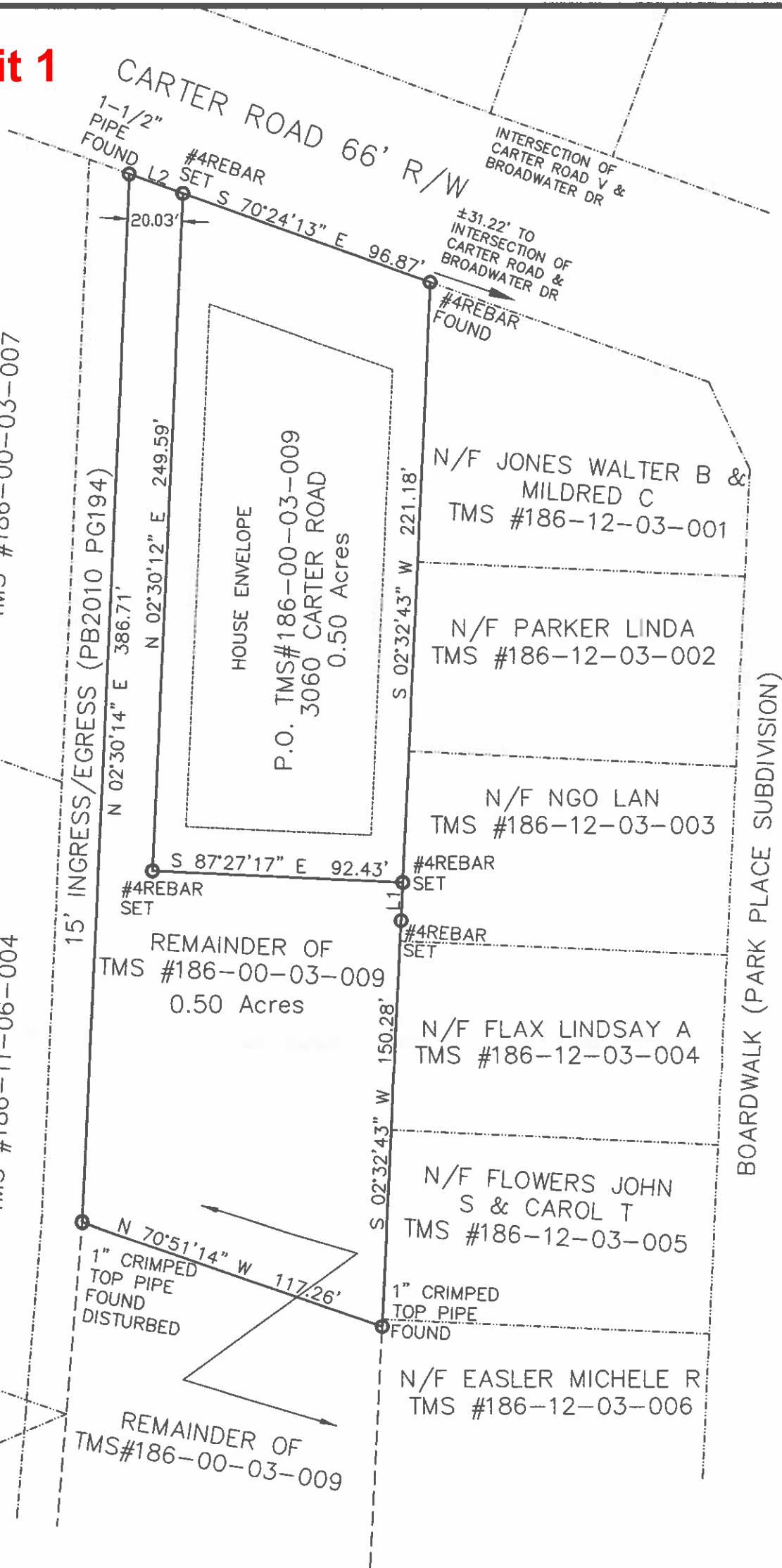
2305 MAYES OPEN RD. (803) 453-6061
MAYESVILLE, SC 29104
EMAIL: ltisdale@sumtersurveyor.com

JOB# 25164 Hawthorne Plan
DATE: 10/30/2025

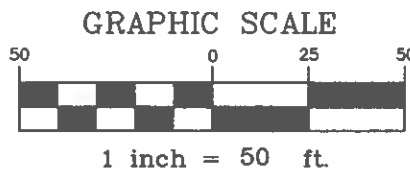


THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL

LOUIS WHITE TISDALE, PLS #13856



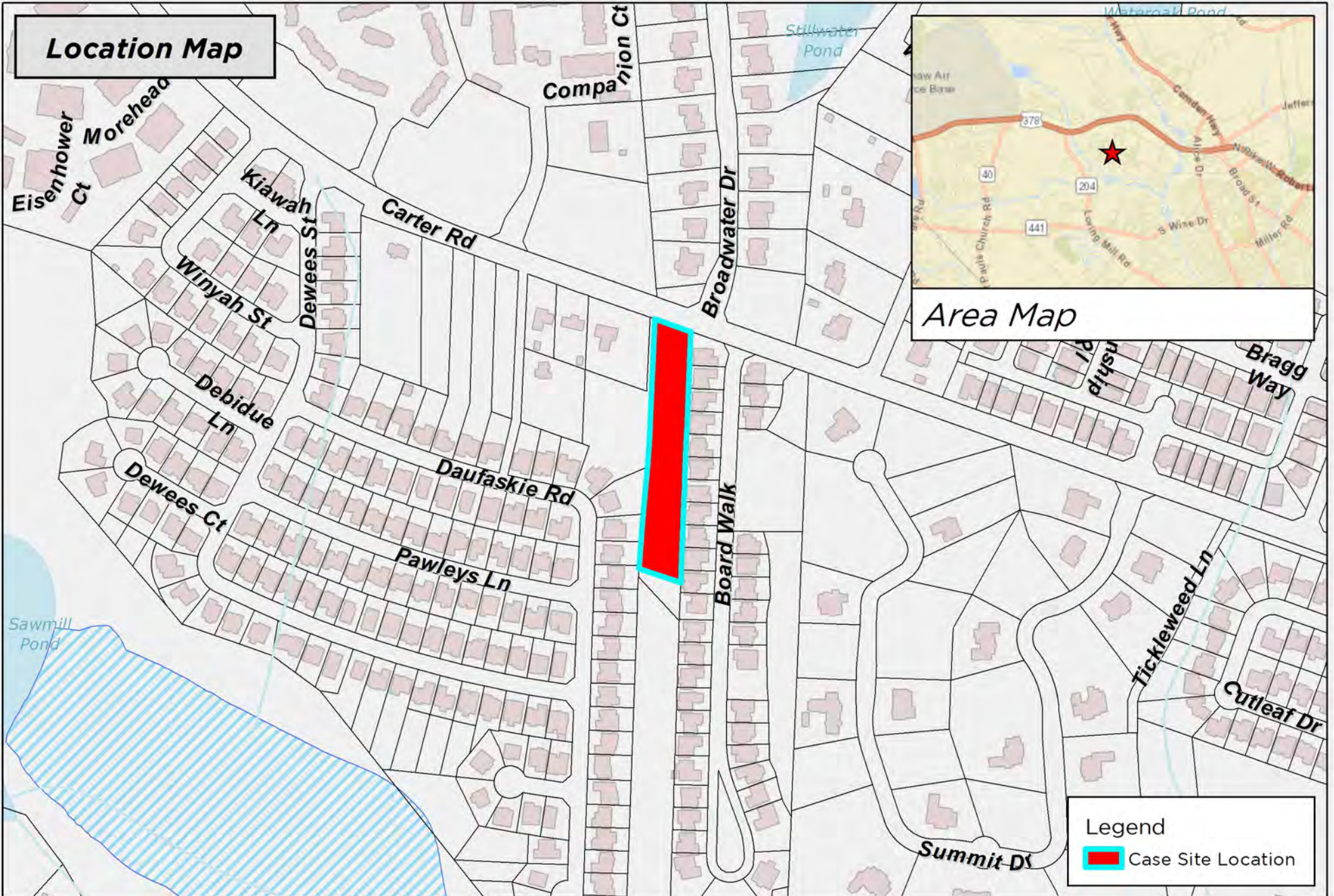
LINE	BEARING	DISTANCE
L1	S 02°32'43" W	14.21'
L2	S 70°24'13" E	20.96'



CERTIFICATION:

I HEREBY STATE THAT TO THE BEST OF MY 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 SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

Location Map



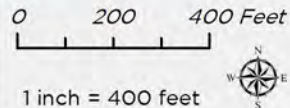
Area Map



Legend

 Case Site Location

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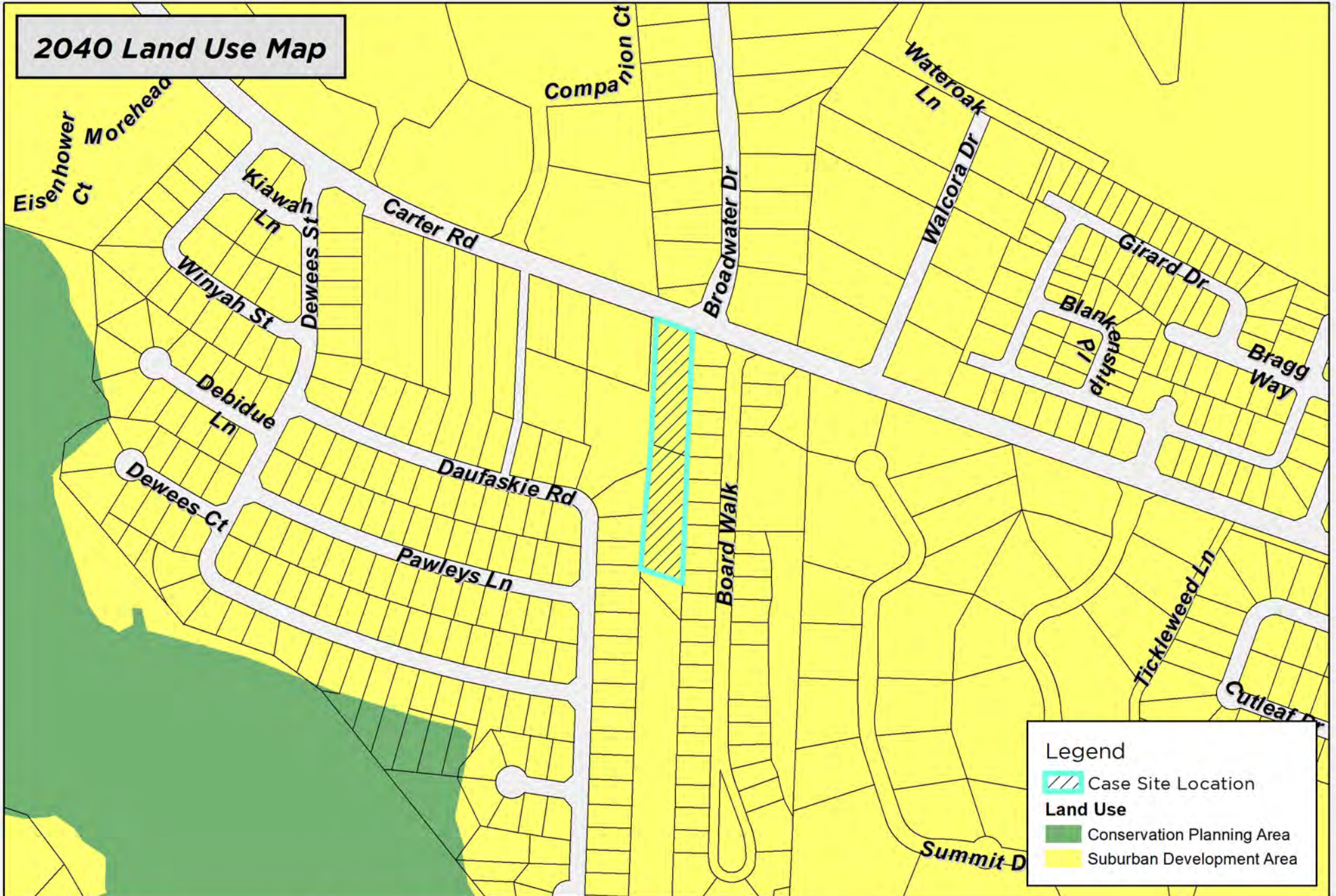


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Document Name: BOA-25-40



BOA-25-40
3060 Carter Rd, Sumter, SC 29150
Tax Map # 186-00-03-009 & 186-00-03-010

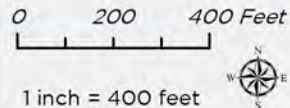
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Suburban Development Area

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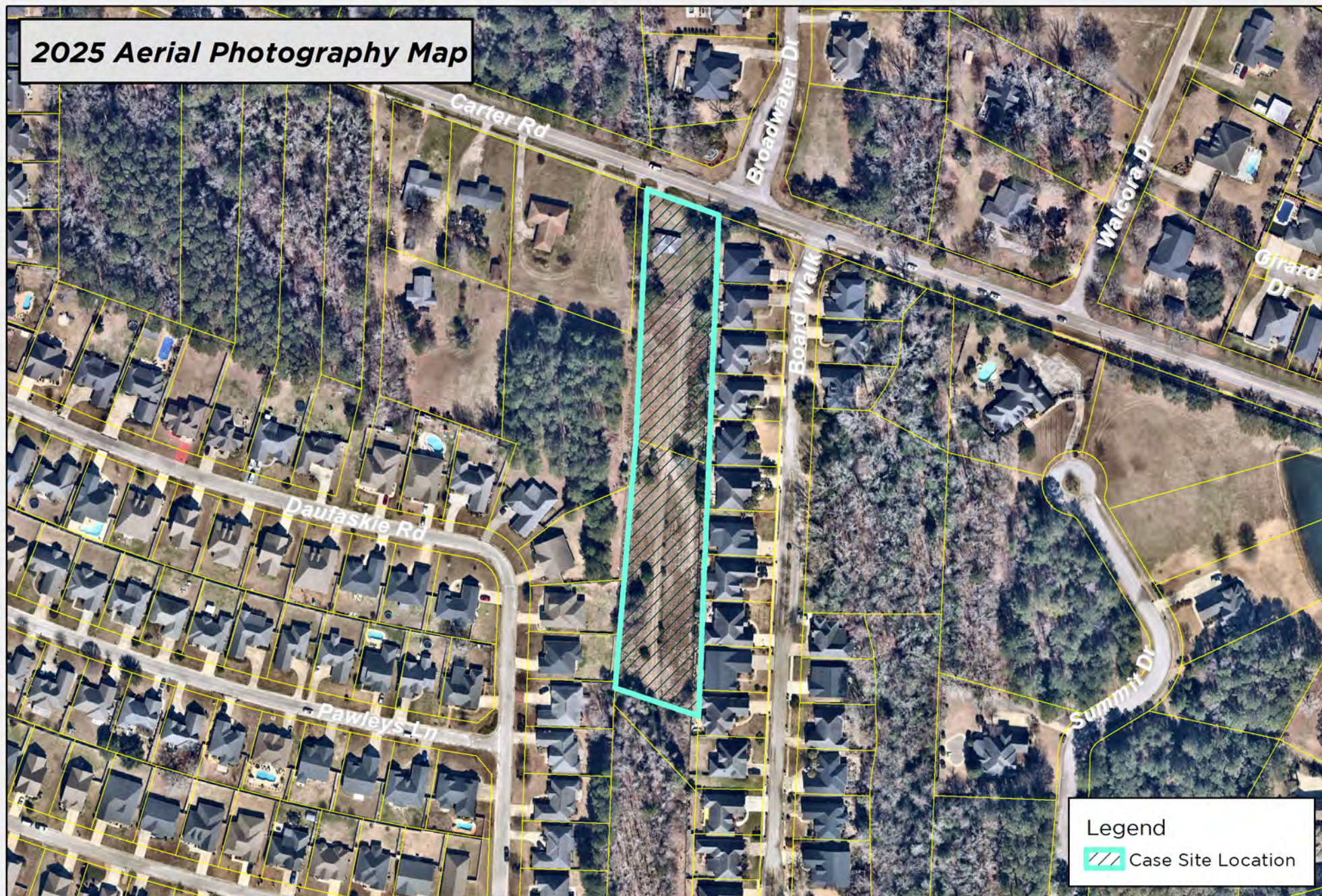


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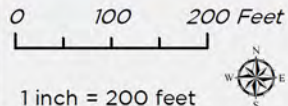


BOA-25-40
3060 Carter Rd, Sumter, SC 29150
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2025 Aerial Photography Map



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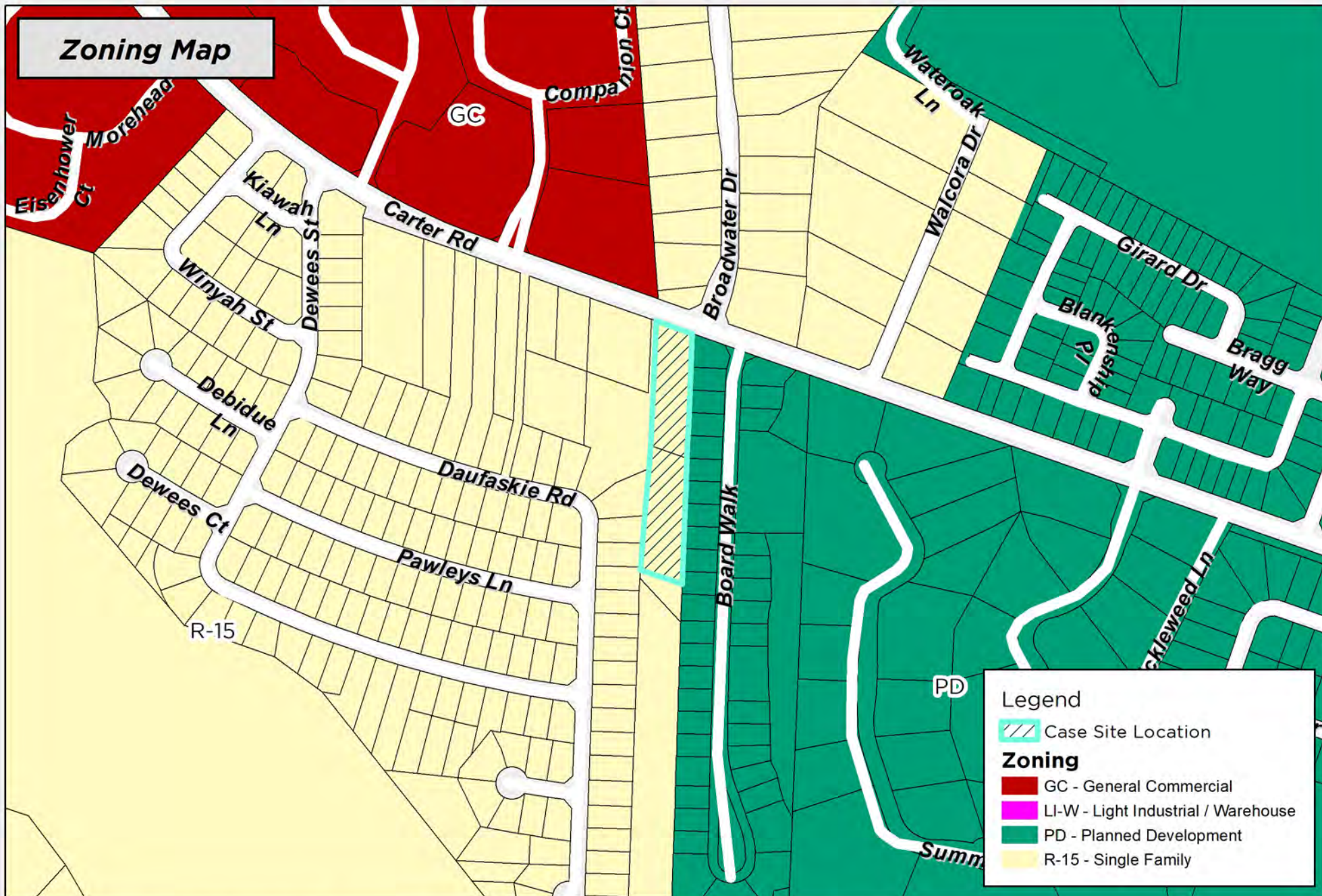


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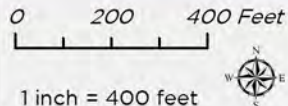


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Zoning Map



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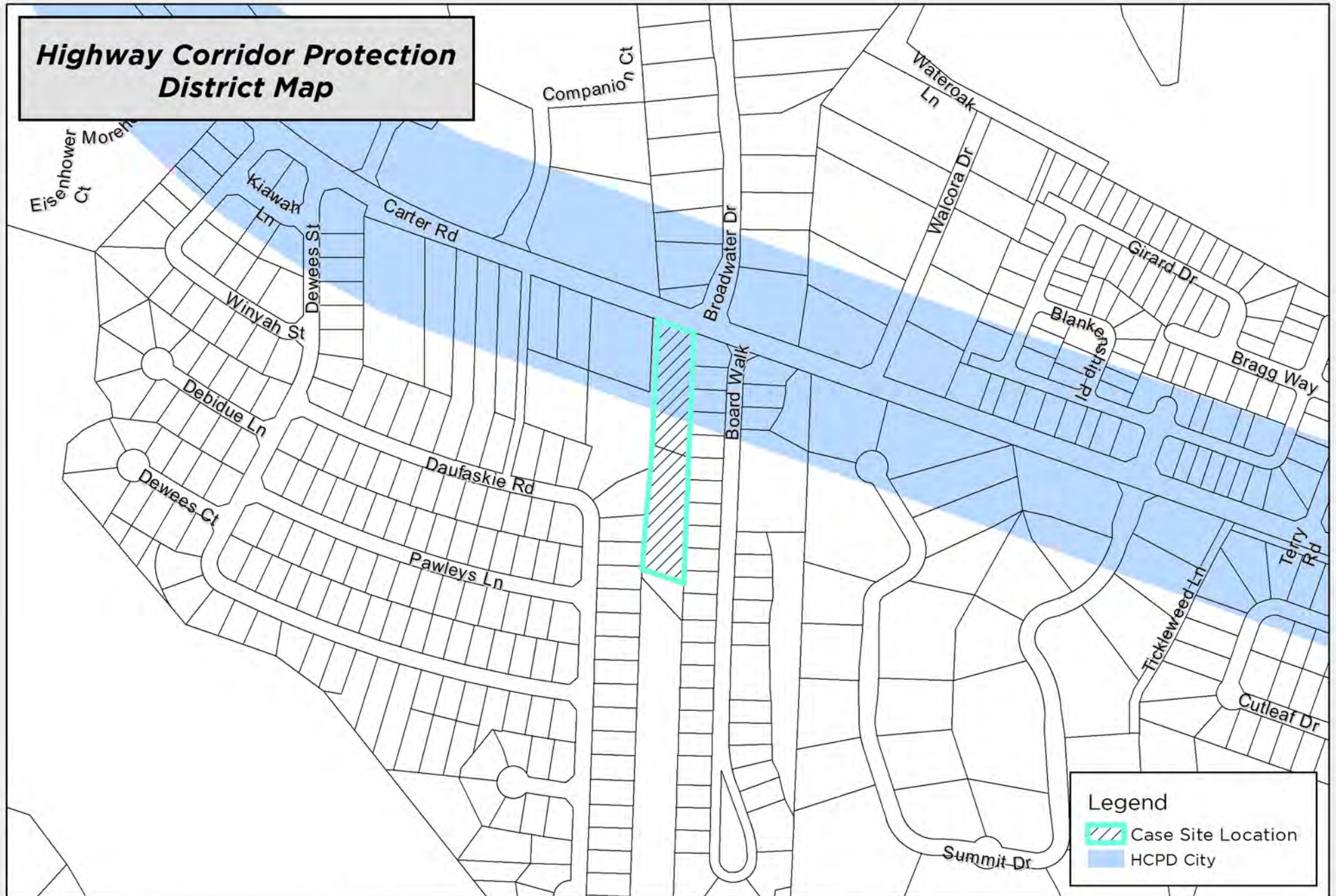


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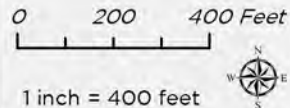


BOA-25-40
3060 Carter Rd, Sumter, SC 29150
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Highway Corridor Protection District Map



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