



**BOARD OF ZONING APPEALS  
WEDNESDAY, JANUARY 8, 2025 @ 3:00  
FOURTH FLOOR COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET**

- I. APPROVAL OF MINUTES – December 11, 2024**
- II. APPROVAL OF MEETING DATES FOR 2025**
- III. ELECTION OF OFFICER FOR 2025**
- IV. NEW BUSINESS**

**[BOA-24-42, 1813 US Hwy 15 S \(County\)](#)**

The applicant (Pocalla Crossing Co., LLC) is requesting Special Exception approval in accordance with *Article 3, Exhibit 5: Permitted Uses in All Zoning Districts*; *Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*; and *Article 5, Section 5.b.3.0: Liquor Stores* of the Sumter County Zoning & Development Standards Ordinance (the “Zoning Ordinance”) in order to establish a Liquor Store Use within an individual tenant space apart of a larger commercial multi-tenant development. The property is located at 1813 US Hwy 15 S, is zoned General Commercial (GC), and is identified as TMS# 225-00-03-018.

**[BOA-24-43, 667 – 675 W. Liberty St. \(City\)](#)**

The applicant (SJD Holdings, 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 (the “Zoning Ordinance”) and variances from the free standing sign setback requirements outlined in *Article 8.b.2.f.: General Provisions* and *Article 8, Exhibit 8-8: Permanent Sign Development Standards* of the Zoning Ordinance, and any other variances as may be required in order to allow for the establishment of a restaurant/eating place and full range of retail uses on a nonconforming site and to allow for significant improvements or reestablishment of the existing free-standing sign in its current location. The property is located at 667, 669, 671, 673, & 675 w. Liberty St., is zoned General Commercial (GC), and is represented by TMS#s 228-10-02-055 & 228-10-02-056.

**[BOA-24-44. 3075-3145 Carter Rd. \(City\)](#)**

The applicant (JTS Development, LLC) is requesting a variance from the side and rear setback requirements for Suburban Multi-Family Apartment Complexes outlined in *Article 3, Exhibit 3-6: Development Standards for Residential Uses in Commercial Districts* of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”) in order to develop an apartment building structure +/- 20 ft. from the rear property line of TMS# 186-00-04-037 and 2 apartment building structures +/- 35 ft. from the side property line of TMS# 186-00-04-036 that is adjacent to Companion Ct. The Zoning Ordinance requires a 50 ft. setback from all side and rear property lines for Suburban Multi-Family Apartment Complexes. The property is located at 3075, 3095, 3125, 3135, & 3145 Carter Rd., is zoned General Commercial (GC), and is represented by TMS#s 186-00-04-036, 186-00-04-037, & 186-00-04-025.

**[BOA-24-45, 1045 Pocalla Rd. \(County\)](#)**

The applicant (Scott Bell, RS Bell Architects) is requesting a variance from building setback

requirements applicable to properties with frontage on multiple roads, as outlined in *Article 4.f.4.b.: Front Yards* of the Sumter County Zoning & Development Standards Ordinance (the “Zoning Ordinance”), variances from the landscaping requirements outlined in *Article 8.d.6: Street Trees* and *Article 8.d.7: Buffering* of the Zoning Ordinance, and any other variances as may be required to establish a new commercial structure +/- 20 ft. from the property line fronting Roosevelt Cir. right-of-way and to establish less buffer width and less street tree plantings than required by the Zoning Ordinance. The Zoning Ordinance requires a 35 ft. setback along the property line fronting Roosevelt Cir. right-of-way, requires 10 ft. of buffer width where abutting less intensive uses, and generally requires canopy tree placement along all street frontages at a rate of 1 tree per 40 ft. The property is located at 1045 Pocalla Rd., is zoned General Commercial (GC), and is identified as TMS# 251-08-02-002.

## V. **OLD BUSINESS**

### **[BOA-24-41, 420 Lakewood Dr. \(County\)](#)**

The applicant (James Geddings) is requesting a variance from the residential accessory structure setback requirements outlined in *Article 4.g.2.b.: (Residential Accessory Structures) Setbacks* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) and any other variances as may be required in order to establish a new 700 sq. ft. detached garage in the side yard within the required side setback area. Residential accessory structures 1000 sq. ft. in size or less are required to be setback at least 5 ft. from side and rear property lines. The property is located at 420 Lakewood Dr., is zoned Residential-15 (R-15), and is represented by TMS# 223-00-01-047.

## VI. **ADJOURNMENT**