## Sumter City-County Zoning Board of Appeals

July 9, 2025

### BOA-25-18, 2041 Stadium Rd. (City)

The applicant (Scott Bell) is requesting a variance from the building setback requirements found in *Article 3, Exhibit 3-1(A)*Development Standards for Uses in R-15 District of the City of Sumter Zoning & Development Standards Ordinance (and any other variances as may be required) in order to construct an addition on the east side of the Stadium Rd. Fire Station Building and 600 sq. ft. storage building on the west side of the property. The proposed addition will be located +/- 6 ft. from the side property line. The applicable side building setback for non-residential structures in the R-15 zoning district is 50 ft. The property is located at 2041 Stadium Rd. is zoned Residential-15 (R-15), and is represented by TMS# 207-05-02-031.



Appeals - Variance - Special Exception

# **Sumter City-County Zoning Board of Appeals**

July 9, 2025

#### **BOA-25-18, 2041 Stadium Rd. (City)**

#### I. THE REQUEST

**Applicant:** Scott Bell, RS Bell Architects, LLC

**Status of the Applicant:** Authorized Agent

**Request:** Variance from R-15 district side building setback requirements

City Council Ward: Ward 2

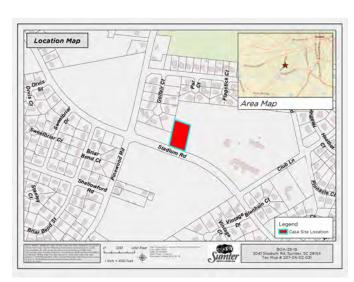
**Location:** 2041 Stadium Rd.

**Present Use/Zoning:** Fire Station / Residential-15 (R-15).

**Tax Map Reference:** TMS# 207-05-02-031

#### II. BACKGROUND

The applicant is requesting a variance from the side setback requirements outlined in *Article 3, Exhibit 3-1(A)* Development Standards for Uses in R-15 of the City of Sumter Zoning & Development Standards Ordinance (the "Zoning Ordinance") in order to construct an addition on to the east side of the Stadium Road Fire Station Building and to construct a 600 sq. ft. storage building on the west side of the property behind the principal station structure.



The property is shown in red on the map above and is located on the north side of Stadium Rd +/- 500 ft. to the east of the Pinewood Rd./Stadium Rd. intersection.

The Zoning Ordinance requires a 50 ft. side building setback for non-residential uses in the R-15 zoning district. The existing structure on the property was established in 1994, prior to the

adoption of the current Zoning Ordinance. Based on available GIS data, the existing building sits approximately 40 to 45 ft. from the east side property line and does not conform to current setback requirements.

The applicant is proposing to construct a 9,500 sq. ft. building addition that will serve as an additional fire truck bay on the east side of the existing fire station building and a 600 sq. ft. storage building on the west side of the property behind the principal building. These improvements are part of a project that will add additional capacity to the Stadium Road Fire Station. In addition to these stated improvements, the project will also include the construction of a new parking area to the rear of the building, a new fire truck access to Stadium Rd., stormwater improvements, and a small living quarters addition on the west side of the existing building. These additional improvements do not require variance approval by the Zoning Board of Appeals.

The building addition on the east side of the structure is proposed to extend up to +/- 6 ft. from the east side property line. The 600 sq. ft. storage building is proposed to extend up to 15 ft. from the west side property line. Zoning Board of Appeals approval is required for both of these items, as the proposed addition and storage building encroach into the required non-residential use side back area applicable to property in the R-15 zoning district and the storage building. It is noted that the 600 sq. ft. storage building is subject to R-15 principal building setbacks pursuant to the requirement of *Article 4.g.3: Commercial Accessory Structures* of the Zoning Ordinance. This provision states that all commercial accessory structures over 200 sq. ft. in size shall be treated as principal structures for zoning regulation purposes.

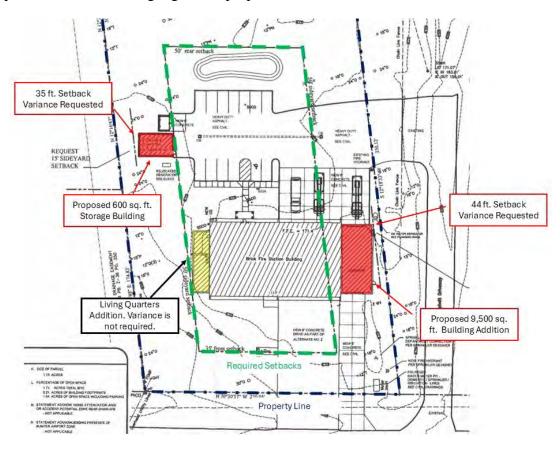


Figure 1: Site Plan Graphic



Figure 2: 2024 Aerial Photography



**Figure 3:** Site Photo (via Google Map Streetview February 2025

#### **Ordinance Requirements:**

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 <sup>1</sup>	N/A	15,000 sq. ft. (per structure)
Minimum Lot Width	100 ft.	100 ft.
Minimum Lot Depth <sup>2</sup>	120 ft.	120 ft.
Minimum Yards, Per Structure:		
Front <sup>3</sup>	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.

#### **The Request:**

The applicant (Scott Bell) is requesting a variance from the building setback requirements found in *Article 3, Exhibit 3-1(A) Development Standards for Uses in R-15 District* of the City of Sumter Zoning & Development Standards Ordinance (and any other variances as may be required) in order to construct an addition on the east side of the Stadium Rd. Fire Station Building.

#### III. FOUR PART TEST

In order to grant the requested variance, the request must meet all parts of a State-mandated fourpart 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 the location of the Stadium Road Fire Station, owned and operated by the City of Sumter. The existing structure was constructed prior to the adoption of current Zoning Ordinance requirements and is considered non-conforming. The applicant wishes to establish additional firefighting capacity by installing another fire truck bay on the east side of the existing building and adding a living quarters addition onto the west side of the existing building. The adjacent property to the east, the Memorial Stadium site, is owned and maintained by the Sumter School District. The subject property is already connected to the Memorial Stadium site via an established cross access driveway. Further, the larger project includes stormwater improvements to handle additional runoff created by the increase in impervious surface area created by the new building area and parking lot improvements. The area has been designed to be at the rear of the proposed expanded parking area in line with the topographic conditions of the property. This factor limits placement of the proposed storage building within the 50 ft. setback area on the property.

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

These conditions are unique and do not apply to other property in the immediate vicinity. Both the subject property and the adjacent property to the east are sites used for government purposes with existing cross access drives in place.

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 strict application of the Ordinance in this situation would prohibit the expansion of the City-County Fire Department to add needed capacity for a growing area. The proposed placement of the addition on the east side of the building is logical given the layout of the existing building with living quarters and administration areas already located on the west side.

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.

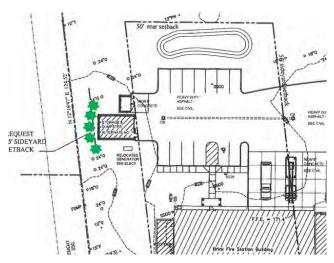
In accordance with the staff's proposed approval conditions, the request is not anticipated to result in substantial detriment to adjacent property or to the public good. Further, it is not anticipated that approval of the request will harm the character of the district. The east side of the property is directly adjacent to Memorial Stadium, which is owned and operated by the Sumter School District. In fact, the driveway of the subject property is already connected to a driveway on the Memorial Stadium site that runs parallel to this site's western property line. This factor alleviates any side property access concerns typically associated with setback reduction requests. The west side of the property, where the proposed 600 sq. ft. storage

building is proposed, is largely wooded in the area between the closest adjacent residential use located at 7 Golfair Ct. and the proposed building location. Additionally, there is a 25 ft. easement area located just off-site that runs parallel with the western property line. The proposed storage building will be accessed directly from the parking area to the east, with no other building accesses or windows on any other side of the property. The storage building will be constructed of brick to match the existing Fire Station building and will also have a roof to match the fire station building.

#### IV. STAFF RECOMMENDATION

Staff recommends the following approval conditions if the Zoning Board of Appeals makes the findings necessary to approve this request:

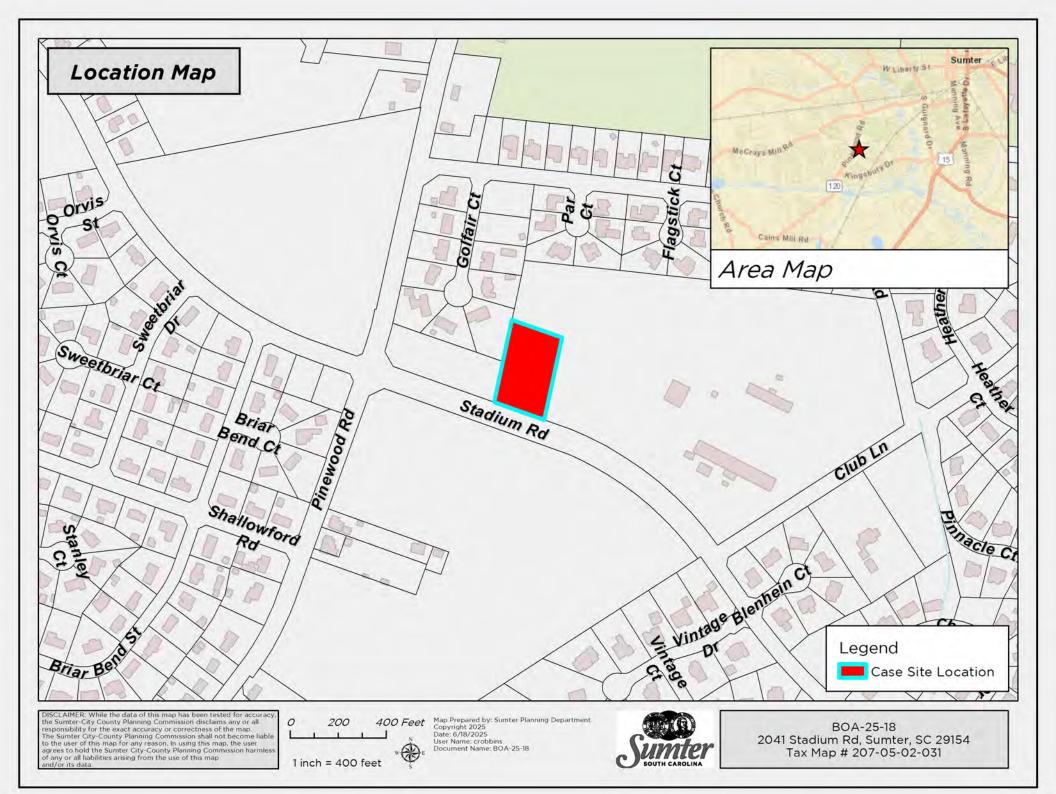
1. In addition to required buffering, the 600 sq. ft. storage building shall be screened from the adjacent property to the west by a row of five (5) evergreen trees (or staff approved alternate screening method) planted to the west the structure, as approximately shown by the graphic below:

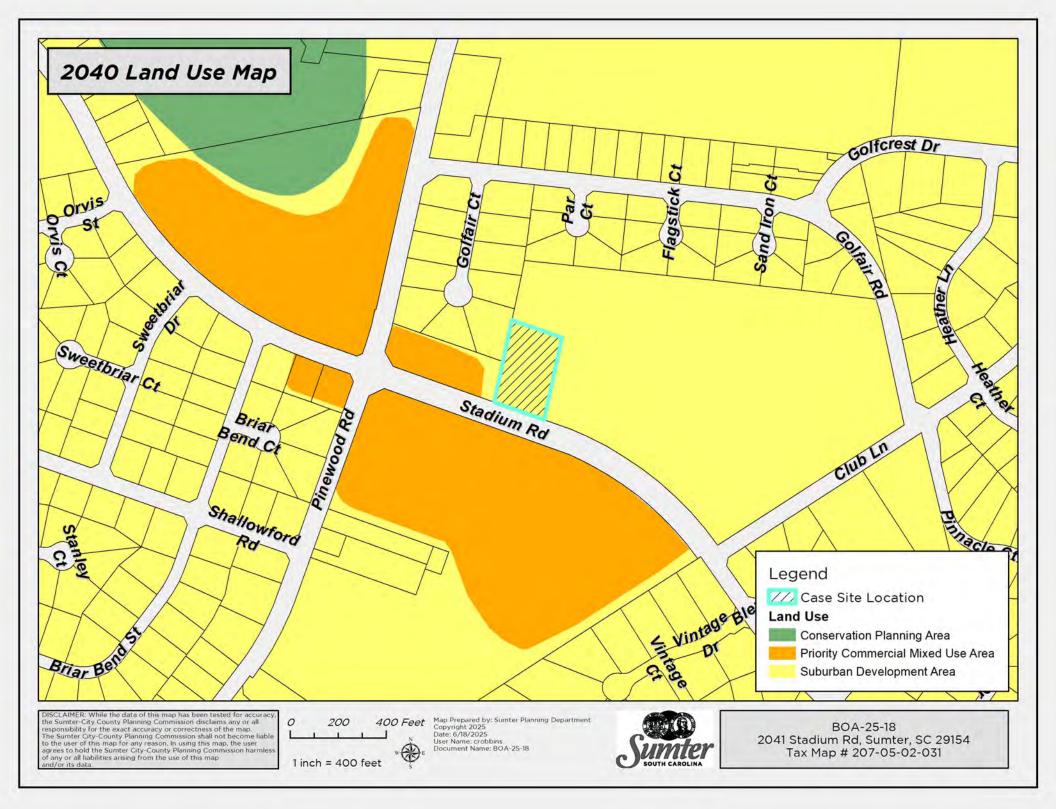


#### V. DRAFT MOTIONS FOR BOA-25-18

- 1. I move the Zoning Board of Appeals <u>approve</u> BOA-25-18, subject to the following findings of fact and conclusions and so stated:
- 2. I move the Zoning Board of Appeals <u>deny</u> BOA-25-18, subject to the findings of fact and conclusions developed by the BZA and so stated:
- 3. I move the Zoning Board of Appeals enter an alternative motion for BOA-25-18.

#### VI. BOARD OF APPEALS – July 9, 2025







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1 inch = 100 feet

100 Feet Map Prepared by: Sumter Planning Department Copyright 2025
Date: 6/18/2025
User Name: crobbins
Document Name: BOA-25-18



BOA-25-18 2041 Stadium Rd, Sumter, SC 29154 Tax Map # 207-05-02-031

