



**BOARD OF ZONING APPEALS
WEDNESDAY, JULY 9, 2025 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – June 11, 2025

II. NEW BUSINESS

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.

BOA-25-19, 200 Miller Rd. (City)

The applicant (Mid-Carolina Commission for Higher Education) is requesting the following variances from the City of Sumter Zoning & Development Standards Ordinance requirements: 1) building setback requirements found in Article 3, Exhibit 3-1(A) Development Standards for Uses in R-15 District and 2) principal building separation requirements found in *Article 4.f.3.b: Yards Located On Located With More Than One Principal Building* (and any other variances as may be required) in order to construct an and outdoor pavilion with roof that will be located +/- 8 ft. from a side property line and that will located closer to an adjacent principal building than is permitted. The applicable side building setback for non-residential structures in the R-15 zoning district is 50 ft. and principal buildings must be separated by a distance equal to or greater than the height of the tallest building. The property is located at 200 Miller Rd., is zoned Residential-15 (R-15), and is represented by TMS#s 204-13-01-006 & 204-13-01-009.

BOA-25-20, 5560 Catchall Rd. (County)

The applicant (Andrea E. Loney) is requesting the following variances from the *Sumter County Zoning & Development Standards Ordinance* requirements: 1) minimum lot size requirements found in *Article 3.n.5.a. (AC District) Minimum Lot Requirements*; 2) minimum public street frontage requirements found in *Article 8.e.13.a. and Article 8.e.13.c.*; 3) minimum AC district supplemental lot width requirements found in *Article 8.e.13.g.*, & 4) maximum square footage of residential accessory structures based on gross acreage found in *Article 4, Exhibit 8A* to subdivide the property to

create 2 new lots that do not meet minimum lot size requirements, and do not have public road frontage. The property is located at 5560 Catchall Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 135-00-01-024.

BOA-25-21, 1475 Boots Branch Rd. (County)

The applicant (Dale Arrants) is requesting a variance to the residential accessory structure location requirements outlined in *Article 4.g.2.b.3: (Residential Accessory Structure) Location Requirements* of the Sumter County Zoning & Development Standards Ordinance (and any other variances as may be required) in order to place a new shop building in front of the dwelling on the property. Per applicable requirements, detached garages shall only be located in side or rear yards no further forward than the principal structure (dwelling) and storage buildings shall be located in the rear yard only. The property is located at 1475 Boots Branch Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 297-00-01-029.

BOA-25-22, 1475 Alice Dr. (City)

The applicant (Jay Davis) is requesting a variance from the sign requirements found in *Article 8, Exhibit 8-8: Permanent Sign Development Standards by Zoning District* of the *City of Sumter Zoning & Development Standards Ordinance* in order to construct 1 free-standing sign up to 40 ft. in height along Alice Dr. on TMS# 203-00-03-025. The maximum height of free-standing signs in the GC zoning district is 30 ft. The property is located at 1475 Alice Dr., is zoned General Commercial, and is represented by TMS# 203-00-03-025.

III. OLD BUSINESS – NONE

IV. EXECUTIVE SESSION - To discuss contractual matters, and/or to receive legal advice relating to matters covered by attorney-client privilege, if necessary, in accordance with Section 30-4-70 of the South Carolina Code of Laws.

V. ADJOURNMENT