



ZONING BOARD OF APPEALS

Minutes of the Meeting

June 11, 2025

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, June 11, 2025, in the Fourth Floor City Council Chambers of the Sumter Opera House, 21 N. Main Street. Six board members – Mr. Doc Dunlap, Mr. William Bailey, Mr. Claude Wheeler, Mr. Frank Shuler, Mr. Todd Champion, Mr. Clay Smith were present. Mr. Steven Schumpert, Mr. Jason Reddick and Mr. Gene Weston were absent

Planning staff in attendance: Ms. Helen Roodman, Mr. Kerlyn Mondesir, Mr. Kyle Kelly and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Mr. Frank Shuler, Vice Chairman.

MINUTES

Mr. Clay Smith made a motion to approve the minutes of the May 14, 2025, meeting as written. The motion was seconded by Mr. Claude Wheeler and carried a unanimous vote.

NEW BUSINESS

BOA-25-15, 1475 Alice Dr. (City) was presented by Mr. Kyle Kelly. Mr. Kelly informed the board that the applicant withdrew the request.

BOA-25-16, 312 Pack Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for multiple variances from the residential accessory structure requirements outlined in Article 4.g.2.b.4 (Minimum Residential Accessory Structure Setbacks), Article 4.g.2.b.5 (Maximum Residential Accessory Structure Size), Article 4 Exhibit 8A (Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage), Article 4 Exhibit 8A Note# 3, and any other variances as may be required from the Sumter County Zoning & Development Standards Ordinance in order to subdivide a +/- 1.07-acre tract from the property while retaining all existing residential accessory structures on the property. The property is located at 312 Pack Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 224-12-02-014.

Mr. Kelly stated the current tract is 8.1-acres and contains a residence (304 and 312 Pack Rd.) and +/- 12 accessory structures.

	<p>Mr. Kelly mentioned tax assessment on the property is at residential rate for the 1-acre portion at 312 Pack Rd. and at agricultural (timber) rate for the remaining 7-acres. The proposed subdivision plat would match the current tax assessment structure.</p> <p>Mr. Kelly added sketch plat submitted by the applicant indicates that the subdivision would create 3 issues requiring variance approval:</p> <ol style="list-style-type: none"> 1. Front setback variance for two storage buildings/shed that will remain on the parent parcel. These structures are subject to a 35 ft. front setback. 2. Rear setback variance for one storage building/shed that will be part of the subdivided lot and remain on the parent parcel. These structures are subject to a 5 ft. rear setback. 3. Variance to total size of accessory structures (+/- 3,300 total sq. ft. current vs. ordinance limit of 1,500 sq. ft. for a 1-acre parcel). <p>Mr. Thomas Anderson and Mr. Harry Rogers Jr. were present to speak in favor of the request.</p> <p>There was no opposition.</p> <p>After a brief discussion, Mr. Claude Wheeler made a motion to approve this request subject to the following:</p> <ol style="list-style-type: none"> 1. The property is +/- 8.1-acres in size and located in the Lakewood area of unincorporated Sumter County. <p>The property is similar to other properties in the area, containing a home and collection of various accessory buildings, however, it is substantially larger and is irregular shape.</p> <ol style="list-style-type: none"> 2. Property in the vicinity is characterized as generally following a suburban residential pattern, with large individual lots interspersed with undeveloped tracts. <p>While much of the property in the vicinity has been subdivided into standard rectangular lots, the subject site is an irregular shape extending into an area unserved by public street.</p> <ol style="list-style-type: none"> 3. The Ordinance prevents the applicant from subdividing the tract in order to create and sell a 1.07-acre lot for 312 Pack Rd. while preserving the inclusion of multiple existing accessory buildings.
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4. Regulating the number and location of accessory structures per lot helps to maintain neighborhood character, prevent overcrowding, and ensure orderly development. It also protects public safety and property values by controlling lot coverage and ensuring compliance with setback requirements. However, granting this variance will not result in any substantive changes to existing conditions.

Subject to the following condition:

- Submission of plat prepared by a licensed surveyor showing the property boundaries, proposed structure placement, and distance from structure to surveyed boundaries.

The motion was seconded by Mr. Doc Dunlap and carried by a unanimous vote.

Ms. Helen Roodman introduced Mr. Kerlyn Mondesir the new Senior Planner for the Planning Department.

BOA-25-17, 10 N. Guignard Dr./669-675 W. Liberty St. (City) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for 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 (and any other variances as may be required) in order to allow for the establishment of a temporary restaurant/eating place dining area in a portion of a separate building on TMS# 228-10-02-055. The property is located at 667, 669, 671, 673, & 675 W. Liberty St. and 10 N. Guignard is zoned General Commercial (GC), and is represented by TMS#s 228-10-02-055 & 228-10-02-056.

Mr. Mondesir stated the applicant, Brubaker's Café and Bakery, is requesting an additional variance from the minimum off-street parking standards to temporarily operate a dining area at 10 N. Guignard Drive.

Mr. Mondesir mentioned previous parking variance was granted under BOA-24-43 in January of this year which allowed Brubaker's to locate on the site.

Mr. Mondesir added this location is part of a multi-tenant development owned by SJD Holding, LLC, which includes two adjacent parcels with shared parking.

Mr. Mondesir mentioned the temporary dining area is needed while renovation are completed at the café's permanent location at 667 W. Liberty St.

	<p>Mr. Stephen Deschamps and Mr. Jacob Mullikin were present to speak in favor of the request.</p> <p>There was no opposition.</p> <p>After a brief discussion, Mr. Clay Smith made a motion to approve this request subject to the following:</p> <ol style="list-style-type: none"> 1. The property was originally developed from the mid 1960's to the early 1970's. <p>Non-conforming to city development standards. Both parcels were developed separately from one another but share a connected internal parking area.</p> <p>The applicant plans to use the space at 10 N. Guignard Dr. for restaurant seating on a temporary basis only, until renovation at 667 W. Liberty St. can be completed.</p> <ol style="list-style-type: none"> 2. This is a multi-tenant property, with development that predates all current standards. <p>Parcel has frontage on 3 separate streets.</p> <ol style="list-style-type: none"> 3. The condition prevents the applicant from using 10 N. Guignard Dr. on a temporary basis for restaurant dining use while renovations are undertaken at 667 w. Liberty St. 4. It is not anticipated that the authorization of the requested minimum off-street parking variance will result in substantial determinant to adjacent property, the public good, or harm to the character of the district based on the additional approval conditions limiting the duration of use. <p>Subject to the following conditions:</p> <ul style="list-style-type: none"> • The applicant shall continue to work with Planning Staff and SCDOT to establish a consolidated site access plan as part of programmed transportation improvement projects along the W. Liberty St. corridor and at the intersection of W. Liberty St. and N. Guignard Dr. • No uses requiring more parking than 1 space per 205 sq. ft. of Gross Floor Area (GFA) shall be permitted within the building on TMS# 229-10-02-055, with the following noted exceptions: <ul style="list-style-type: none"> ▪ Temporary dining area space at 10 N. Guignard Dr. will expire on January 1, 2027, unless an extension
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	<p>has been requested and approved by Board of Zoning Appeals.</p> <ul style="list-style-type: none"> ▪ Use of the space at 10 N. Guignard for storage associated with Brubaker's Café indefinitely. <p>The motion was seconded by Mr. William Bailey and carried by a unanimous vote.</p>
OTHER BUSINESS	NONE
	<p>There being no further business, Mr. Clay Smith made a motion to adjourn the meeting at 3:33 p.m. The motion was seconded by Mr. Todd Champion and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for July 9, 2025.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>