



BOARD OF ZONING APPEALS  
WEDNESDAY, OCTOBER 8, 2025 @ 3:00

JAMES E. CLYBURN  
INTERMODAL TRANSPORTATION CENTER  
SANTEE WATEREE RTA BUILDING - MEETING ROOM  
129 SOUTH HARVIN STREET

I. APPROVAL OF MINUTES – October 8, 2025

II. NEW BUSINESS

[BOA-25-34, 330 Rast St. \(City\)](#)

The applicant (Backyard Bar N Grill/Philip Boyd) is appealing the Zoning Administrator's determination that a "drinking place" use on the property is subject to a use discontinuance pursuant to *Article 6.a.2.b.1: Nonconforming Uses of the Zoning Ordinance*; *Article 6.b.1: Proof of Legal Nonconformance and Continuance of Use*; *Article 6.b.2: Loss of Nonconforming Use Status*; and *Article 10.b.1: "Drinking Place" Definition* of the City of Sumter Zoning & Development Standards Ordinance. The property is located at 330 Rast St., is zoned General Commercial (GC), and is represented by TMS# 230-16-01-009.

[BOA-25-36, 99 Paisley Park \(City\)](#)

The applicants (Shawn & Molly Matthews) are requesting a variance from R-15 district side setback requirements outlined in *Article 3, Exhibit 3-1(A): Development Standards for Uses in R-15 District* of the City of Sumter Zoning & Development Standards Ordinance in order to construct an addition to the existing house that will be located +/- 9.5 ft. from the interior side property line. The required setback from the interior side property line is 12 ft. The property is located at 99 Paisley Park, is zoned Residential-15 (R-15), and is represented by TMS# 204-15-04-005.

[BOA-25-38, 718 S. Harvin St. \(City\)](#)

The applicants (Jehovah Missionary Baptist Church) are requesting a variance from R-6 district side front and side setback requirements outlined in *Article 3, Exhibit 3-2: Development Standards for Uses in R-6 District* of the City of Sumter Zoning & Development Standards Ordinance in order to allow a +/- 840 sq. ft. pavilion to be located +/- 10 ft. from the interior side property lines and +/- 10 ft. from the S. Harvin St. frontage. The required setback from the interior side property line for a nonresidential structure is 25 ft. and the required front setback on S. Harvin St. is 35 ft. The property is located at 718 S. Harvin St., is zoned Residential-6 (R-6), and is represented by TMS# 250-09-03-059.

III. OLD BUSINESS – NONE

IV. ADJOURNMENT