



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 – September 10, 2025

II. NEW BUSINESS

[BOA-25-26, 1242 Alice Dr. \(City\)](#)

The applicant (Duke Energy Progress, Inc.) is requesting that the Sumter City-County Board of Zoning Appeals grant special exception approval for the establishment of a +/- 120 ft. tall monopole telecommunications tower in a residential zoning district pursuant to *Article 1.b.4.c.: Special Exceptions; Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts; Article 5.b.2.: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5.b.4: Communication Towers and Antennae* of the City of Sumter Zoning & Development Standards Ordinance. The telecommunications tower is proposed to be located within the area of an existing electrical utility substation on the property. The property is located at 1242 Alice Dr., is zoned Residential-15 (R-15), and is represented by TMS# 203-00-05-005.

[BOA-25-27, 2434 Wedgefield Rd. \(City\)](#)

The applicant (Duke Energy Progress, Inc.) is requesting that the Sumter City-County Board of Zoning Appeals grant special exception approval for the establishment of a +/- 120 ft. tall monopole telecommunications tower in a residential zoning district pursuant to *Article 1.b.4.c.: Special Exceptions; Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts; Article 5.b.2.: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5.b.4: Communication Towers and Antennae* of the City of Sumter Zoning & Development Standards Ordinance. The telecommunications tower is proposed to be located within the area of an existing electrical utility substation on the property. The property is located at 2434 Wedgefield Rd., is zoned Residential-15 (R-15), and is represented by TMS# 206-00-02-010.

[BOA-25-28, 314 Brown St. \(City\)](#)

The applicant (City of Sumter) is requesting variances from the following City of Sumter Zoning & Development Standards Ordinance requirements: (1) non-residential structure side building setback requirements found in *Article 3, Exhibit 3-2*, (2) the building separation requirements found in *Article 4.f.3.b.*, and (3) any other variances as may be required to construct a new city park maintenance building on the property. The applicant is proposing to construct the proposed building +/- 3 ft. from a side property, where the Ordinance requirement is 25 ft. and to construct the proposed building closer to an adjacent city owned building than is permitted. The property is located at 314 Brown St., is zoned Residential-6 (R-6), and is represented by TMS# 229-13-01-002.

BOA-25-30, 1420 Camden Hwy. (City)

The applicant (Nimisha Patel) is requesting that the Sumter City-county Board of Zoning Appeals grant special exception approval for a Liquor Store pursuant to *Article 1.b.4.c.: Special Exceptions*; *Article 3, Exhibit 3-5: Permitted uses in All Zoning Districts*; *Article 5.b.2. Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5.b.3.m: Liquor Stores* of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”). The applicant (Nimisha Patel) is also requesting a variance from the 300 ft. residential use separation requirement found in *Article 5.b.3.m: Liquor Stores* of the Zoning Ordinance. The property is located at 1420 Camden Hwy., is zoned General Commercial (GC), and is represented by TMS# 203-03-02-047.

BOA-25-31, 5748 T.B. Wright Rd. (County)

The applicant (Nicholas A. Young – Shuler Killen Law) is requesting the following variances from the Sumter County Zoning & Development Standards Ordinance requirements: (1) side building setback requirement found in *Article 3.n.5.b (AC District) Minimum Yard & Building Setback Requirements* and (2) any other variances as may be required to approve a plat that is part of a court settlement agreement. The required side building setback in the AC district is 12 ft. The property is located at 5748 T.B. Wright Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 088-00-03-009.

BOA-25-32, 5664 Broad St. (County)

The applicant (Woods Bay Company, LLC) is requesting that the Sumter City-county Board of Zoning Appeals grant special exception approval for a Liquor Store pursuant to *Article 1.b.4.c.: Special Exceptions*; *Article 3, Exhibit 5: Permitted uses in All Zoning Districts*; *Article 5.b.2. Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5.b.3.o: Liquor Stores* of the Sumter County Zoning & Development Standards Ordinance. The property is located at 5664 Broad St., is zoned General Commercial (GC), and is represented by TMS# 131-00-02-024.

BOA-25-33, 5770 Peach Orchard Rd. (County)

The Board of Zoning Appeals will consider a request by (Steve Porter) for the establishment of a Special Events Facility on the property. The Zoning Administrator has referred this conditional use request to the Board of Zoning Appeals for review as a special exception pursuant to *Article 5.a.3: Review* and *Article 5, Section 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance. The property is located at 5770 Peach Orchard Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 192-00-01-135.

III. OLD BUSINESS – NONE

IV. ADJOURNMENT