

# Sumter City-County Board of Zoning Appeals

September 10, 2025

## BOA-25-25, 4400 Prairie Rd. (County)

The applicant (Beulah Grant) is requesting the following variances from the *Sumter County Zoning & Development Standards Ordinance* requirements: (1) AC District minimum lot size requirements found in *Article 3.n.5.*, and (2) any other variances as may be required to subdivide an existing +/-1.86-acre property into 2 separate lots. The minimum lot size in the AC district is 1-acre. The property is located at 4400 Prairie Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 150-00-02-025.



Appeals - Variance - Special Exception

# Sumter City-County Zoning Board of Appeals

September 10, 2025

## BOA-25-25, 4400 Prairie Rd. (County)

### I. THE REQUEST

**Applicant:** Beulah R. Grant

**Status of the Applicant:** Property Owner

**Request:** Variance from AC District minimum lot size requirements found in *Article 3.n.5.*, to subdivide an existing +/1.86-acre property into 2 separate lots. The minimum lot size in the AC district is 1-acre.

**County Council District:** District 1

**Location:** 4400 Prairie Rd.

**Present Use/Zoning:** Single Family Residential / Agricultural Conservation (AC)

**Tax Map Reference:** 150-00-02-025

### II. BACKGROUND

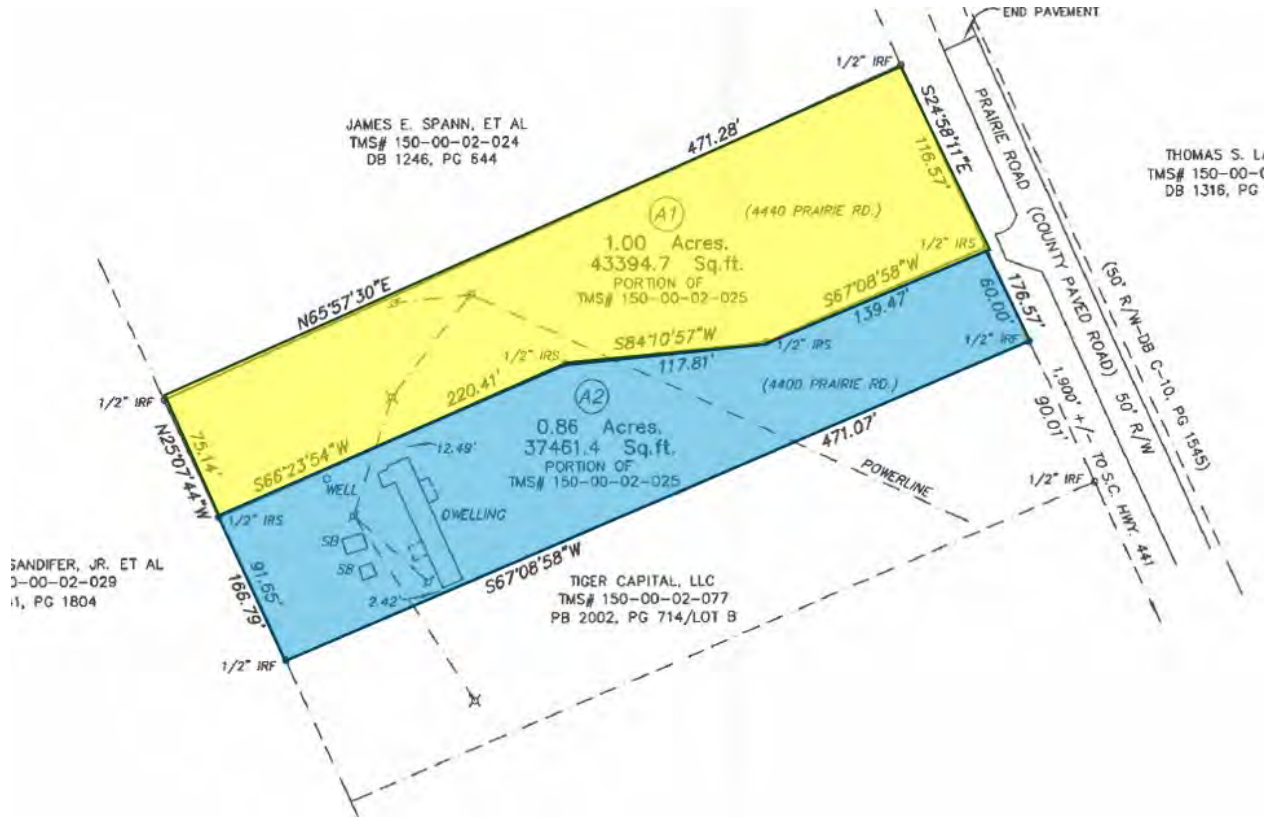
The applicant is seeking variance approvals to divide an existing 1.86-acre tract into 2 separate lots, one at 1.0-acres and one at 0.86 acres. As shown on the location to the right, the property is located at 4400 Prairie Rd. The property is zoned AC and is currently 1.86-acres in size.

By Ordinance, all new or adjusted lots in the AC zoning district must be 1.0-acre or larger, result in compliant building setbacks, and have a lot width of 60 ft. throughout. Thus, variance approval by the Zoning Board of Appeals (BOA) is required in order for planning staff to approve the proposed plat submitted for this property.



## Proposed Parcels:

Diagram depicting **proposed** new lot boundaries for TMS #150-00-02-025



## Ordinance Requirements:

### Article 3.n.5

#### a. Lot Requirement (Minimum)

Minimum Lot Area: 1.0 acre.

## The Request:

The applicant is requesting variances from the requirements outlined in *Article 3, Section 3.n.5.a: AC District Minimum Lot Requirements* of the *Sumter County Zoning & Development Standards Ordinance* in order to permit the subdivision of a +/- 1.88 acre lot into 2 separate lots. The minimum lot size required is 1.0 acre.

### III. FOUR PART TEST

In order to grant the requested variances, the request must meet all parts of a State-mandated four-part 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 that 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 4400 Prairie Rd. property is currently +/- 1.86-acres in size. According to the existing plat of record for the property, recorded at PB2002 PG 714, the property was 1.86-acres in size in 2002, with an undetermined right-of-way width for the County-maintained 2,500 linear foot Prairie Rd. However, the title to real estate filed in Book 1117, Page 2421 conveying the property to the current property owner in 2009 references the property as being 2.0-acres. The combination of discrepancy between filed records and the lack of a clear roadway right-of-way claim by Sumter County is an extraordinary condition pertaining to this piece of property.

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

With respect to the minimum lot size, most tracts in the vicinity are larger agricultural or home site lots. There are 9 total lots on Prairie Rd. ranging in size from 61-acres to 0.97-acres. However, only the subject tract at 4400 Prairie Rd. is in the position of being just under the 2.0-acre threshold that would be required to divide the tract into two lots. All other lots on the street are either large enough at over 2.0-acres to divide under Ordinance minimum standards, or fall well below the minimum subdivision size at under 1.0-acre.

- 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.*

Applying the Ordinance to this property would effectively prohibit subdivision of the tract.

- 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.*

Authorization of this variance is not expected to be detrimental to adjacent property or the public good. Further, while the resulting lots would be slightly less than the 1.0-acre required in the district, the effective size of the lots would be visually indistinguishable from surrounding 1.0-acre lots.

#### **IV. STAFF RECOMMENDATION**

Staff recommends **approval** of this request. The applicant has demonstrated that their request meets the four-part test criteria.

#### **VI. DRAFT MOTIONS FOR BOA-25-25**

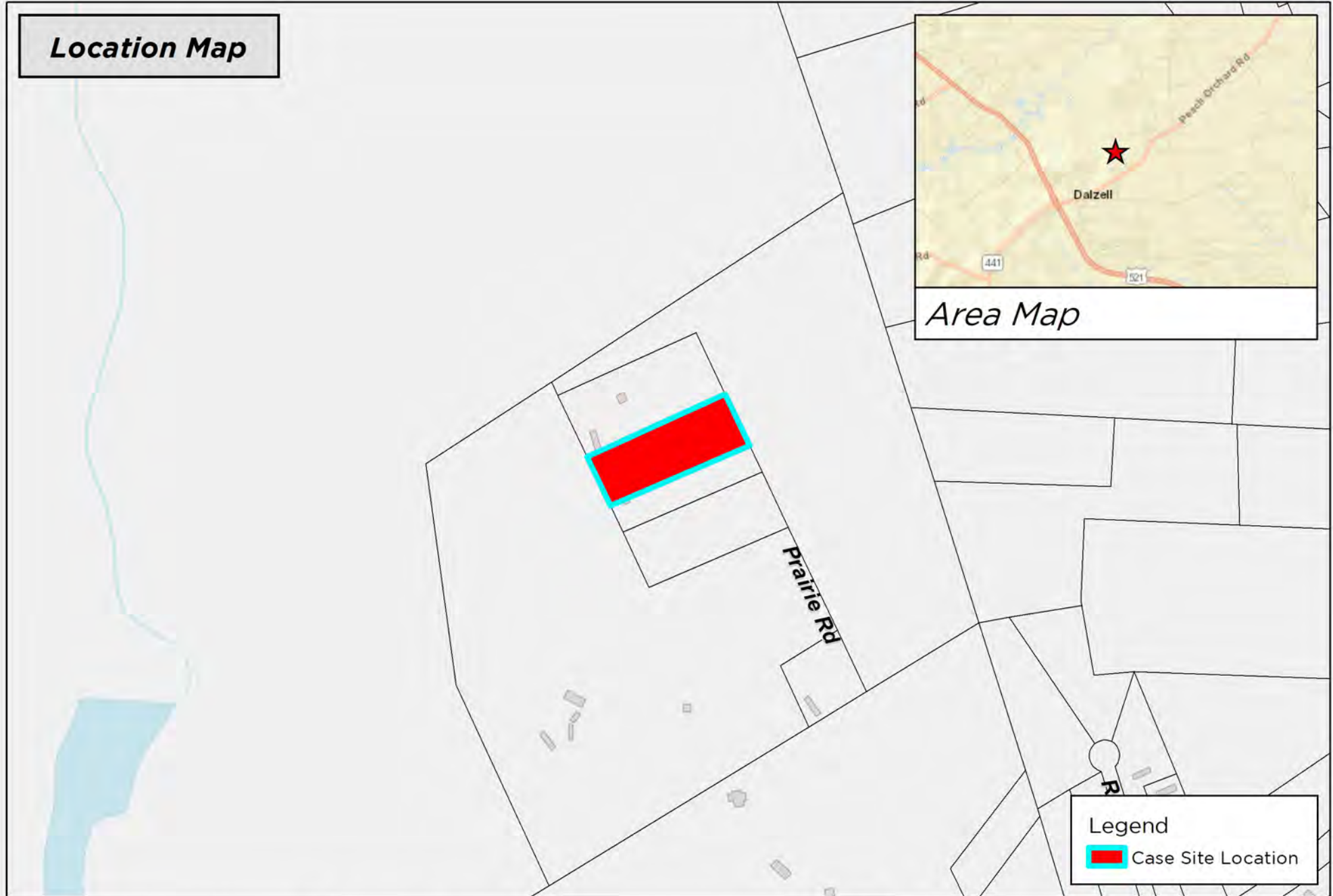
- A. I move that the Zoning Board of Appeals **approve** BOA-25-25, subject to the findings of fact and conclusions developed by the BZA and so stated:
- B. I move that the Zoning Board of Appeals **deny** BOA-25-25, subject to the following findings of fact and conclusions:
- C. I move that the Zoning Board of Appeals enter an alternative motion for BOA-25-25.

#### **VII. BOARD OF APPEALS – September 10, 2025**

# Location Map



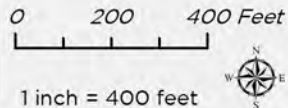
Area Map



## Legend

 Case Site Location

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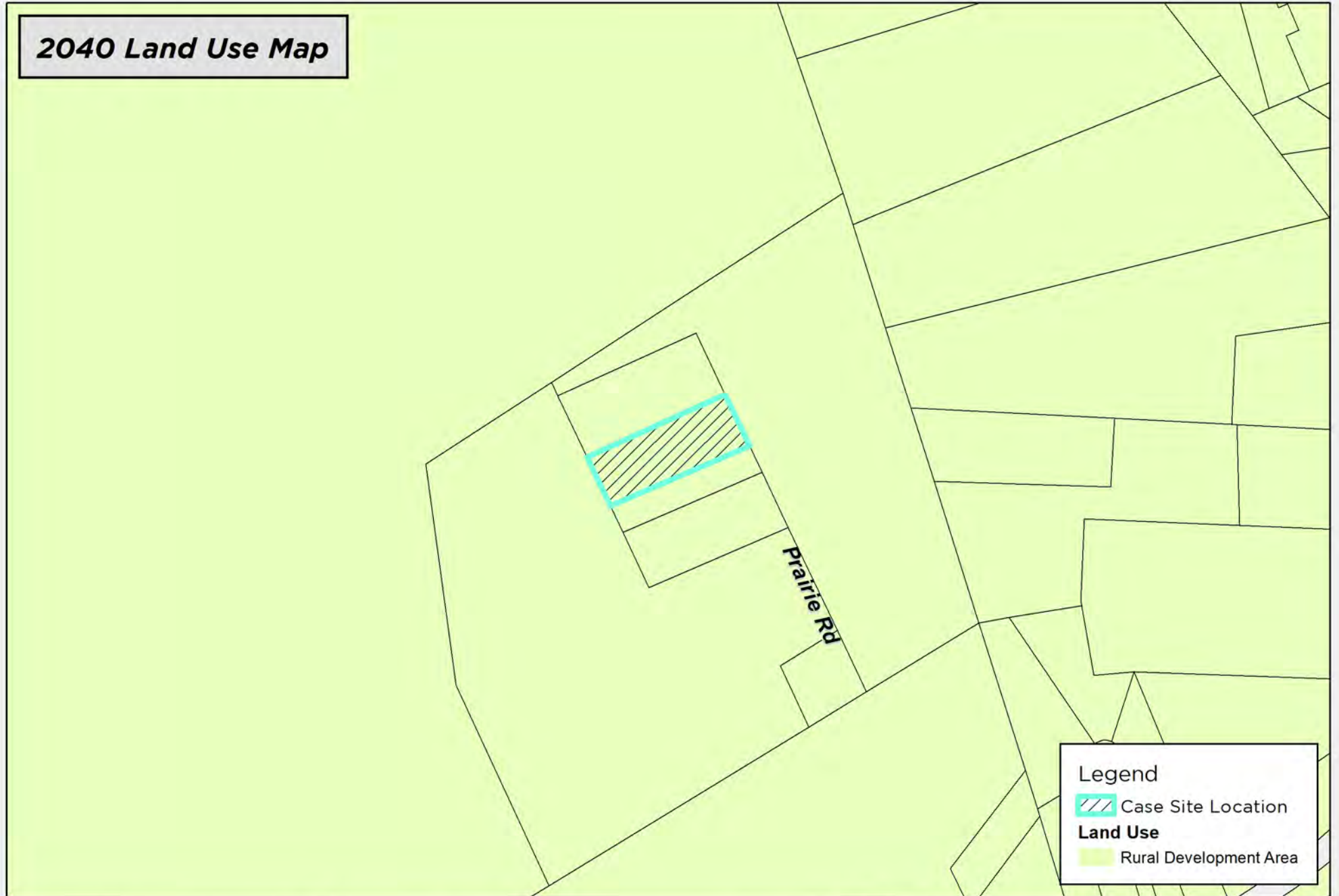


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Document Name: BOA-25-25



BOA-25-25  
4400 Prairie Rd, Rembert, SC 29128  
Tax Map # 150-00-02-025

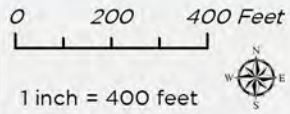
# 2040 Land Use Map



**Legend**

-  Case Site Location
- Land Use**
-  Rural Development Area

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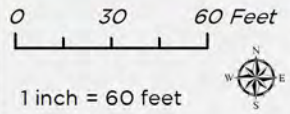
# 2040 Land Use Map



## Legend

 Case Site Location

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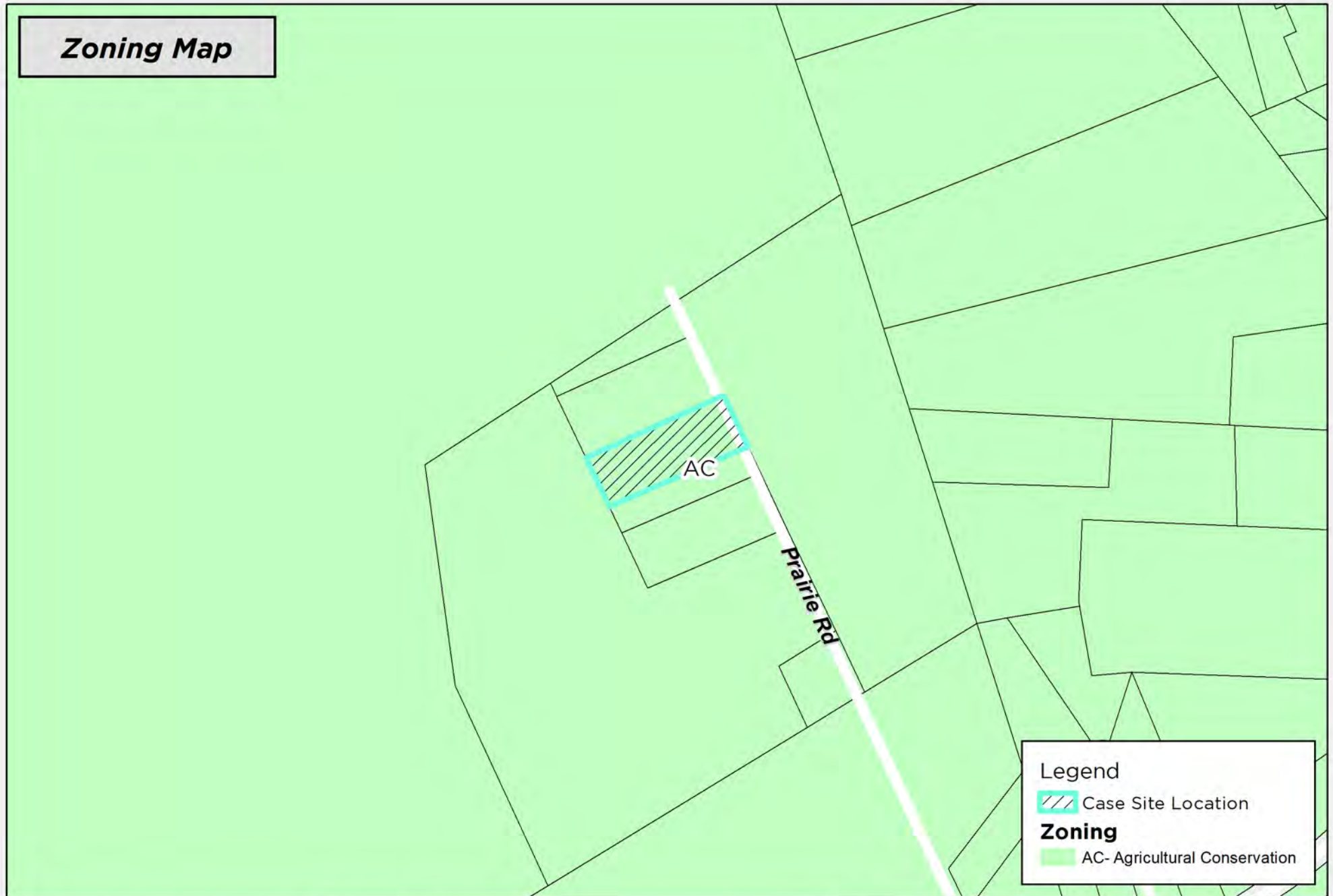


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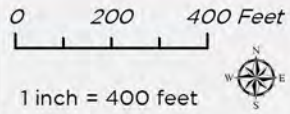
# Zoning Map



**Legend**

- Case Site Location
- Zoning**
- AC- Agricultural Conservation

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