



ZONING BOARD OF APPEALS

Minutes of the Meeting

September 10, 2025

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, September 10, 2025, in the First Floor James E. Clyburn Intermodal Transportation Center Santee Wateree Regional Transit Authority (RTA) Building Meeting Room, 129 South Harvin St., Sumter, South Carolina. Seven board members – Mr. Doc Dunlap, Mr. Claude Wheeler, Mr. Steven Schumpert, Mr. Frank Shuler, Mr. Clay Smith, Mr. Jason Reddick and Mr. Gene Weston were present. Mr. William Bailey and Mr. Todd Champion were absent

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

The meeting was called to order at 3:00 p.m. by Mr. Steven Schumpert.

MINUTES

Mr. Clay Smith made a motion to approve the minutes of August 13, 2025, meeting as written. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.

NEW BUSINESS

BOA-25-25, 4400 Prairie Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for a variance 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.

Mr. Kelly stated 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.

Ms. Beulah Grant was present to speak in favor of the request.

There was no opposition.

After a brief discussion, Mr. Clay Smith made a motion to approve this request subject to the following:

	<p>1. The 4400 Prairie Rd. property is currently +/- 1.86-acres in size. According to the existing plat, the property is 1.86-acres, with an undetermined right-of-way width for Prairie Rd. (County-maintained)</p> <p>However, the title to real estate conveying the property to the current property owner in 2009 references the property as being 2.0-acres.</p> <p>The combination of discrepancy between filed records and lack of a clear roadway right-of-way width claimed by Sumter County is an extraordinary condition pertaining to this piece of property.</p> <p>2. Tracts in the vicinity are larger agricultural or home site lots.</p> <p>There are 9 lots on Prairie Rd. ranging in size from 61-acres to 0.97-acres.</p> <p>Only the tract at 4400 Prairie Rd. is just under the 2.0-acre threshold required to divide into two lots.</p> <p>All other lots on the street are either over 2.0-acres or fall well below the minimum subdivision size at under 1.0-acre.</p> <p>3. Applying the Ordinance to this property would effectively prohibit subdivision of the tract.</p> <p>4. Authorization of this variance is not expected to be detrimental to adjacent property or the public good.</p> <p>While 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.</p> <p>The motion was seconded by Mr. Claude Wheeler and carried by a five (Wheeler, Smith, Dunlap, Shuler, Reddick) in favor and one (Weston) in opposition. The motion carried.</p>
<p>DIRECTOR'S REPORT</p>	<p>Ms. Roodman stated the City requests for today's BOA meeting were removed from the agenda due to not being properly advertised. Those request will be on the October agenda.</p> <p>Ms. Roodman informed the board of the Public Open House for the UDO on Tuesday, September 30, 2025. The draft of the UDO will be posted to the website on Wednesday, November 1, 2025, for public comments.</p>

	<p>There being no further business, Mr. Clay Smith made a motion to adjourn the meeting at 3:17 p.m. The motion was seconded by Mr. Gene Weston and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for October 8, 2025.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>