



ZONING BOARD OF APPEALS

Minutes of the Meeting

April 8, 2026

<p>ATTENDANCE</p>	<p>A regular meeting of the Zoning Board of Appeals was held on Wednesday, April 8, 2026, 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. Frank Shuler, Mr. Doc Dunlap, Ms. Cassandra Floyd, Mr. William Bailey, Mr. Clay Smith, Mr. Jason Reddick, and Mr. Gene Weston were present. Mr. Todd Champion and Mr. Steven Schumper were absent.</p> <p>Planning staff in attendance: Mr. Jeff Derwort, Mr. Kerlyn Mondesir, and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:01 p.m. by Mr. Clay Smith.</p>
	<p>Mr. Clay Smith introduced and welcomed Ms. Cassandra Floyd to the Board.</p>
<p>MINUTES</p>	<p>Mr. Gene Weston made a motion to approve the minutes of March 11, 2026, meeting as written. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.</p>
<p>NEW BUSINESS</p>	<p>BOA-26-08, 3240 February Lane (County) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for variance(s) from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) accessory structure location requirements provided for in <i>Article 4.g.2.b.3.a: (Accessory Structure) Location Requirements</i>, and (2) any other variances required to construct a detached garage in front of the primary dwelling on the property. The property is located at 3240 February Ln., is zoned Agricultural Conservation (AC) and is represented by TMS# 244-00-01-069.</p> <p>Mr. Mondesir stated the property is situated to the south of W. Foxworth Mill Rd. The property is at the end of February Ln., which is a private road.</p> <p>Mr. Mondesir added the applicant proposes locating the detached garage within the front yard due to existing site constraints. Specifically, the right-side yard contains the septic tank and drain fields, which limits development in that area, while the left side yard is occupied by a mature tree that the applicant</p>

intends to preserve. Given these constraints, the front yard is feasible location for the proposed structure.

Mr. Mondesir mentioned that there are 2 existing accessory structures in the rear yard, a +/- 800 sq. ft. structure and a +/- 90 sq. ft. structure. The smaller structure does not count towards the maximum number of accessory structures permitted, and the size of larger existing structure combined with the size of the proposed structure does not exceed the overall maximum area allowed for a 3.9-acre property.

The Board questioned Mr. Mondesir concerning the specific aspects of the case. Mr. Mondesir responded.

Mr. Michael Lauterbach was present to speak on behalf of the request.

Mr. Derwort, in response to a previous question from the Board, confirmed that the wooded area of the property to the west of the house is indicated as potential wetland area according the National Wetlands Inventory Mapper.

There was no opposition.

After a brief discussion, Mr. Jason Reddick made a motion to approve this request subject to the following findings of fact and conclusions:

1. The parcel was created in 2003 with access along a private rural community drive, under the subdivision requirements in place at the time.

A septic tank, drainfield, and repair area is located in the side yard on the northeast side of the house.

An existing tree is located in the side yard on the southeast side of the house.

The applicant does not desire to remove the tree on the southeast side of the house.

2. With the exception of the property directly adjoining to the east (on the opposite side of February Lane) and other limited instances of landlocked parcels, most of the property in the immediate vicinity has direct access to a public road.

The development on the property is setback further than most of the surrounding development.

3. If the variance is not approved the applicant would not be able to place the structure in the desired location.

	<p>A detached garage is permitted in the left and rear yard. However, the applicant cites concerns with limited spacing and potential tree removal.</p> <p>4. The property is located at the end of a private road.</p> <p>All structures on the property are not readily visible from the street.</p> <p>The detached garage will be located near the wooded area of the property.</p> <p>The property is in a largely rural portion of Sumter County in the AC zoning district.</p> <p>The motion was seconded by Mr. William Bailey and carried a unanimous vote.</p>
OTHER BUSINESS	NONE
	<p>There being no further business, Mr. Gene Weston made a motion to adjourn the meeting at 3:16 p.m. The motion was seconded by Mr. William Bailey and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for May 13, 2026.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>