

Sumter City-County Zoning Board of Appeals

February 11, 2026

BOA-26-02, 912 Haynsworth St. (City)

The applicant (Swan Lake Presbyterian Church) is requesting variances from the requirements of *City of Sumter Zoning & Development Standards Ordinance*, as follows: (1) nonresidential building setback requirements found in *Article 3, Exhibit 3-1(B): Development Standards for Uses in R-9 District*, and (2) any other variances as required to subdivide a +/- 0.33-acre parcel land from the larger parcel containing the main church building. The property is located at 912 Haynsworth St., is zoned Residential-9 (R-9), and is represented by TMS# 228-09-02-001.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

February 11, 2026

BOA-26-02, 912 Haynsworth St. (City)

I. THE REQUEST

Applicant: Swan Lake Presbyterian Church

Status of the Applicant: Property Owner

Request: Variances from the requirements of City of Sumter Zoning & Development Standards Ordinance, as follows: (1) nonresidential building setback requirements found in *Article 3, Exhibit 3-1(B): Development Standards for Uses in R-9 District*, and (2) any other variances as required to subdivide a +/- 0.33-acre parcel land from the larger parcel containing the main church building.

City Council Ward: Ward 4

Location: 912 Haynsworth St.

Present Use/Zoning: Religious Use / Residential-9 (R-9)

Tax Map Reference: 228-09-02-001

II. BACKGROUND

The applicant is requesting a variance to the building setback requirements outlined in *Article 3, Exhibit 3-1(B)* of the *City of Sumter Zoning & Development Standards Ordinance* (the “Zoning Ordinance”) in order to allow for subdivision of a +/- 0.33-acre parcel containing the former youth building of the church. The church intends to sell the property as a residential lot.

The parent tract sits on Haynsworth St. between Bland Ave. and Robbins Ave., with the proposed subdivision occurring in



the southeast quadrant of the parcel, fronting on Robbins Ave. The parent tract is shown in red on the location map on pg. 2 of this report.

The applicant is requesting a side setback variance in order to complete the proposed subdivision and to sell the newly subdivided +/- 0.33-acre lot containing the former youth building. The proposed property line will be located 26.27 ft from the sanctuary of the church, which does not meet the minimum 50 ft. setback requirement stipulated in *Article 3, Exhibit 3-1(B)* for a non-residential use in the R-9 district. Therefore, a variance is required to allow a reduced setback of 26.27 ft in lieu of the required 50 feet.



Figure 1 - Aerial View with proposed subdivision boundary line noted

THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAMINATION.

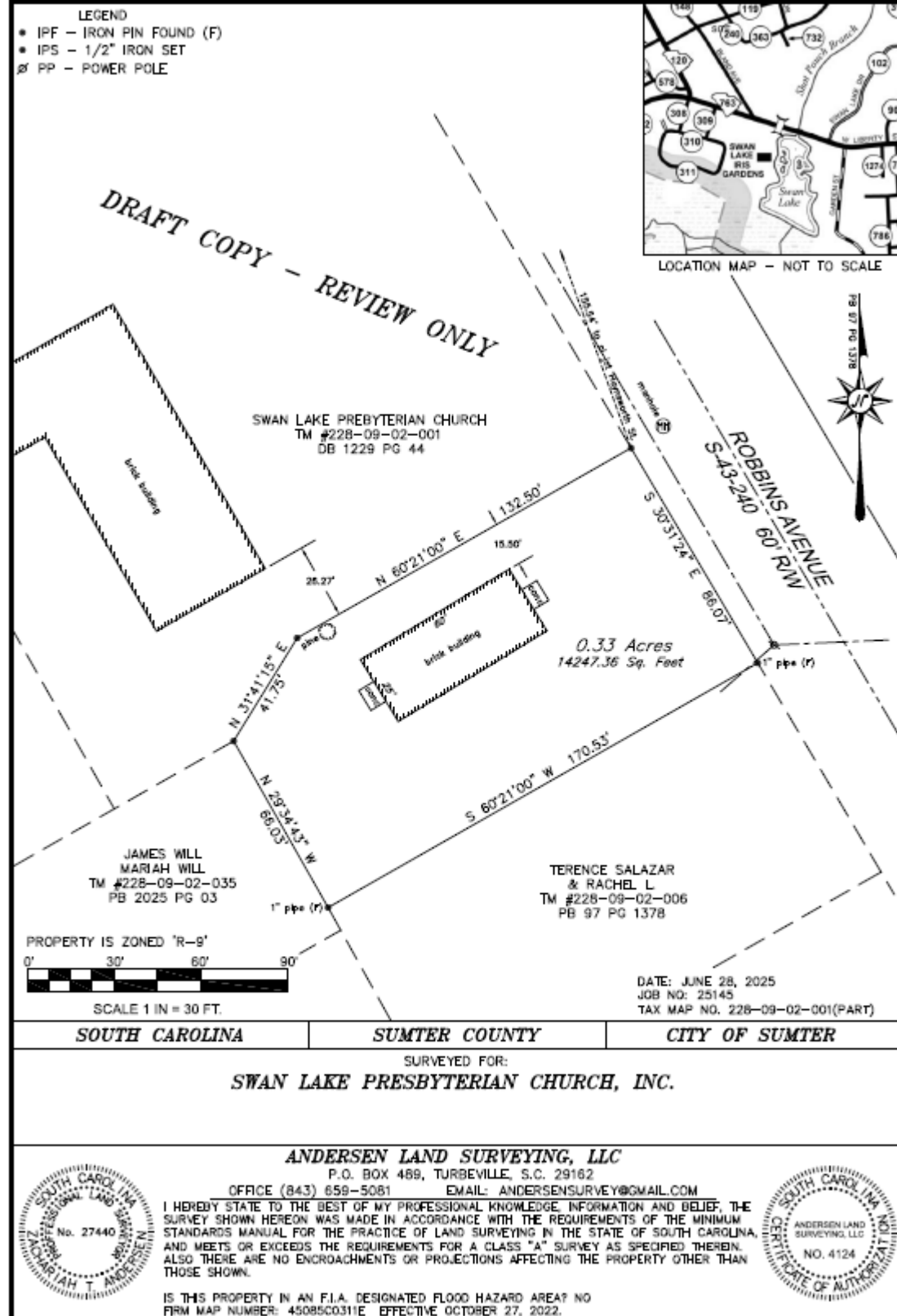


Figure 2 - Site Plan Sketch of Proposed Subdivided Tract

Ordinance Requirements:

Article 3, Exhibit 3-1(B): Development Standards for Uses in R-9 District

	Non-Residential Uses	Single Family Detached Dwellings	Single Family Attached Dwellings	Patio Home Dwellings	Suburban Townhome Dwellings ¹
Minimum Lot Area Per Individual Unit ²	9,000 sq. ft.	9,000 sq. ft. (per structure)	7,000 sq. ft. (per unit)	5,000 sq. ft. (per structure)	2,000 sq. ft. (per unit)
Minimum Site Area	N/A	N/A	N/A	2 acres	2 acres
Minimum Lot Width	75 ft.	75 ft.	50 ft.	45 ft.	16 ft.
Minimum Lot Depth	100 ft.	100 ft.	100 ft.	100 ft.	N/A
Minimum Yards, Per Structure:					
Front ³	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)	35 ft. ⁴ (local/collector) 35 ft. ⁴ (arterial)
Side	50 ft.	10 ft.	0 ft. / 10 ft. ⁵	0 ft. / 10 ft. ⁶	0 ft. / 15 ft. ⁷
Rear	50 ft.	25 ft.	20 ft.	20 ft.	20 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	30 ft.
Maximum Impervious Surface Percentage	40%	40%	45%	45%	65%
Common Open Space Ratio (% project area)	N/A	N/A	N/A	N/A	20% ⁸
Maximum Density (units per gross acre)	N/A	4.8	6.2	6.2	14
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.

¹ Townhome buildings shall not exceed 8 contiguous units.

² Refer to *Article 6.d.1.* if non-conforming lot of record for nonresidential and single-family detached dwelling uses. All other development types identified on this table must meet minimum lot area requirements upon establishment.

³ Refer to *Article 4.f.a.* for alternate method of determining the front setback.

⁴ The front setback for townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of townhome units.

⁵ 0 ft. setback between units, 10 ft. setback between end of structure and side property line.

⁶ Minimum 10 ft. setback required on 1 side only.

⁷ 0 ft. setback between units, 15 ft. setback between end of structure and side property line.

⁸ For projects with 10 or fewer units, no common open space is required.

The Request:

The applicant (Swan Lake Presbyterian Church) is requesting variances from the requirements of City of Sumter Zoning & Development Standards Ordinance, as follows: (1) nonresidential building setback requirements found in *Article 3, Exhibit 3-1(B): Development Standards for Uses in R-9 District*, and (2) any other variances as required to subdivide a +/- 0.33-acre parcel land from the larger parcel containing the main church building.

III. FOUR PART TEST

In order to grant the requested variance, 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 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.

Case Facts:

1. The property is +/- 1.52 acres in size and is located on Haynsworth St. in the City of Sumter.
2. Swan Lake Presbyterian Church is considered a non-conforming site not subject to discontinuance with regard to present development standards for a non-residential use.
3. Swan Lake Presbyterian Church is the only non-residential use in the vicinity.

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

Case Facts:

1. Properties in the vicinity of the site are single-family residential lots generally meeting the development standards of the City's Residential-9 (R-9) zoning district.
2. No properties in the vicinity currently zoned R-9 are in use for a non-residential purpose, with the exception of the city-owned Swan Lake-Iris Gardens municipal park.

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.

Case Facts:

1. Application of the ordinance restricts the applicant's ability to subdivide their former youth building from the parent tract as a separate lot for conversion to residential use and sale to a new buyer.

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.

Case Facts:

1. The proposed new lot is similar in size to the lots in the surrounding residential neighborhood.
2. The parent tract and proposed subdivided lot would remain subject to existing R-9 use restrictions, and to all other development standards in the R-9 zoning district save for the building setback variance sought in this request.

IV. STAFF RECOMMENDATION

Staff recommends no additional approval conditions *if* the Board finds that all necessary criteria have been met to approve this request:

V. DRAFT MOTIONS FOR BOA-26-02

- A. I move the Zoning Board of Appeals **approve** BOA-26-02, subject to the findings of fact and conclusions developed by the BZA and so stated:

[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]

- B. I move the Zoning Board of Appeals **deny** BOA-26-02, subject to the following findings of fact and conclusions developed by the BZA and so stated:

[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]

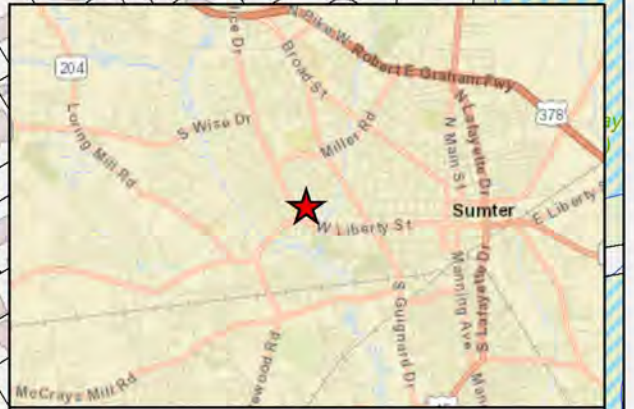
- C. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-02.

VI. BOARD OF APPEALS – February 11, 2026

Location Map



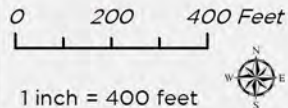
Area Map



Legend

 Case Site Location

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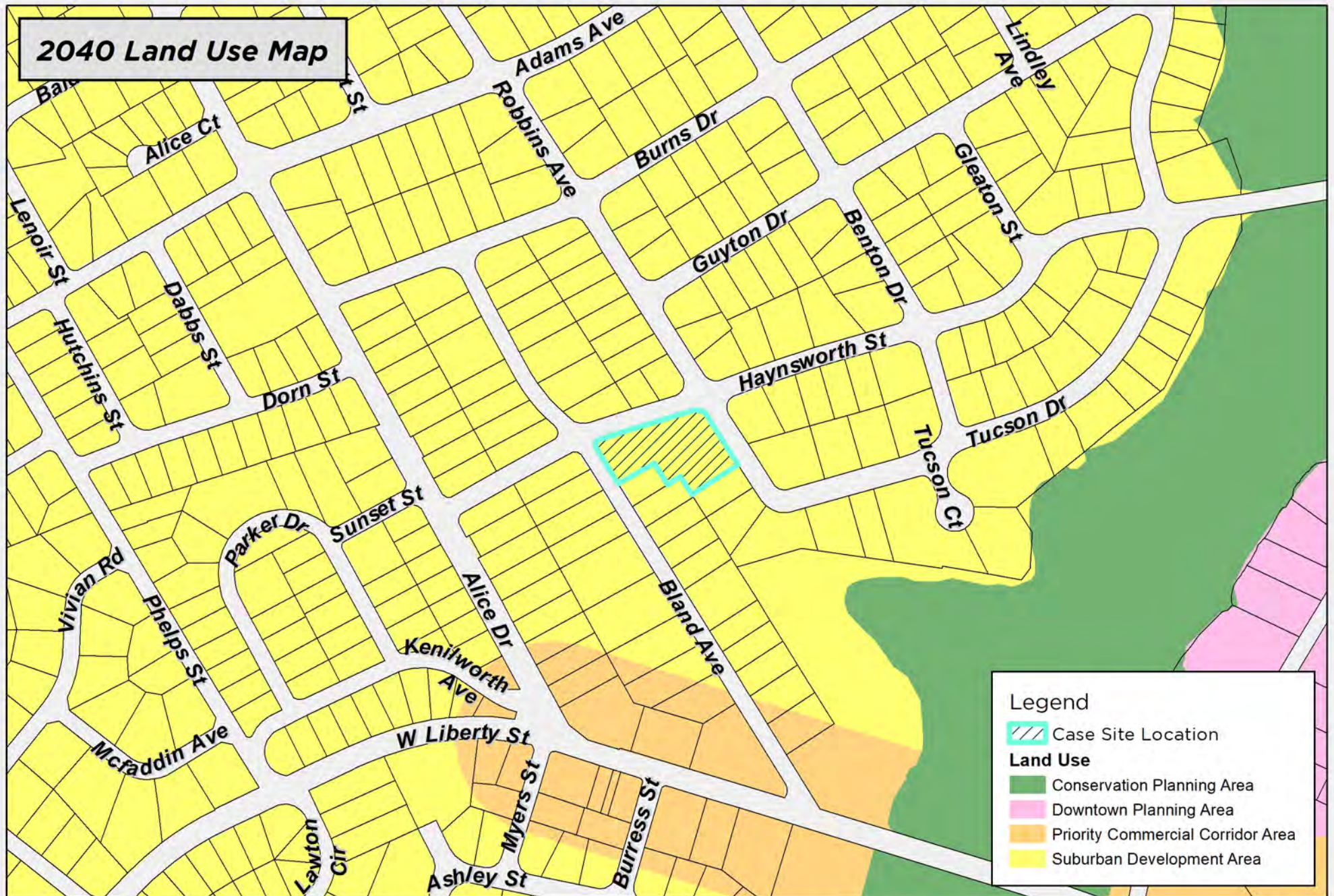


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BOA-26-02
912 Haynsworth St, Sumter, SC 29150
Tax Map # 228-09-02-001

2040 Land Use Map



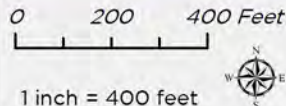
Legend

 Case Site Location

Land Use

-  Conservation Planning Area
-  Downtown Planning Area
-  Priority Commercial Corridor Area
-  Suburban Development Area

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2025 Aerial Photography Map

Haynsworth St

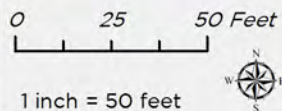
Robbins Ave

Bland Ave

Legend

 Case Site Location

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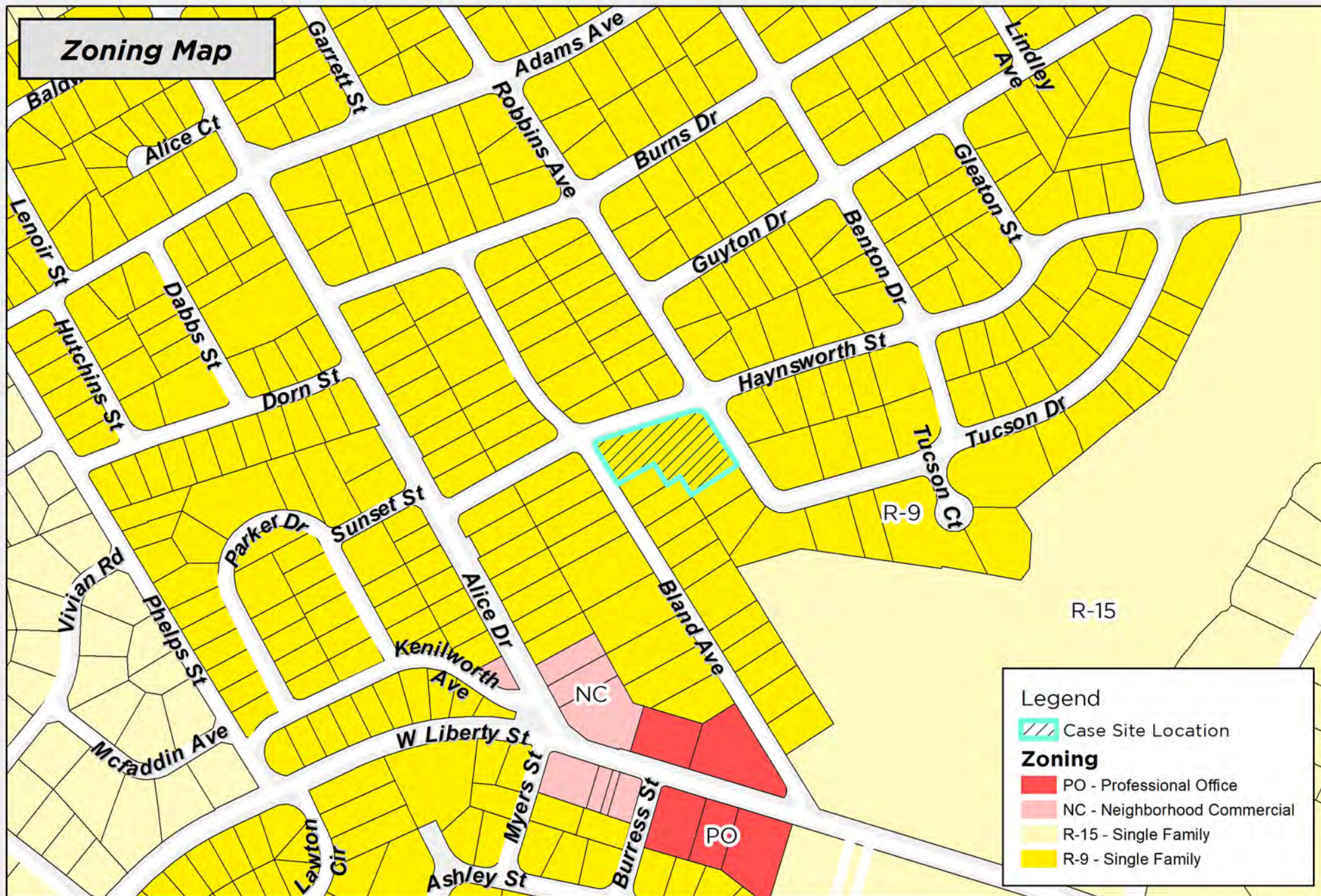


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BOA-26-02
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Zoning Map



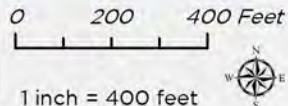
Legend

Case Site Location

Zoning

- PO - Professional Office
- NC - Neighborhood Commercial
- R-15 - Single Family
- R-9 - Single Family

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