

Sumter City-County Zoning Board of Appeals

July 8, 2026

BOA-26-20, 4310 Wedgefield Rd. (County)

The applicant (Jeanie Nathaniel) is requesting variances from the requirements of the *Sumter County Zoning & Development Standards Ordinance*, as follows: (1) minimum lot size found in *Article 3.n.5.a: (AC District) Minimum Lot Requirements*, (2) minimum lot width found in *Article 3.n.5.a: (AC District) Minimum Lot Requirements* and *Article 8.e.13.g: Lots*, and (3) any other variances required to subdivide the land in accordance with the plat submitted. The property is located at 4310 Wedgefield Rd., is zoned Agricultural Conservation (AC) and represented by TMS# 159-00-01-012 and TMS# 159-00-01-080.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

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BOA-26-20, 4310 Wedgefield Rd. (County)

I. THE REQUEST

Applicant: Jeanie Nathaniel

Status of the Applicant: Representative of the Estate of Sarah Nathaniel

Request: Variances from requirements of *Sumter County Zoning & Development Standards Ordinance*, as follows: (1) minimum lot size found in *Article 3.n.5.a: (AC District) Minimum Lot Requirements*, (2) minimum lot width found in *Article 3.n.5.a: (AC District) Minimum Lot Requirements* and *Article 8.e.13.g: Lots*, and (3) any other variances required to subdivide the land in accordance with the plat submitted.

County Council District: 1, 3

Location: 4310 Wedgefield Rd.

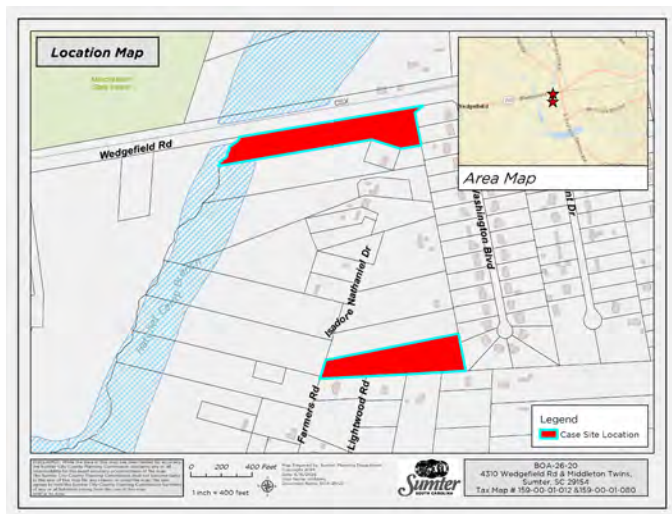
Present Use/Zoning: Undeveloped / Agricultural Conservation (AC)

Tax Map Reference: 159-00-01-012; 159-00-01-080

II. BACKGROUND

The applicant (Jeanie Nathaniel, acting on behalf of the Estate of Sarah Nathaniel) is requesting variances from the minimum lot size and width requirements to complete a division of property that represents what was originally a single family estate.

The property is located on the south side of Wedgefield Rd. west of the intersection of Wedgefield Rd. and George Washington Blvd. It is within the Agricultural Conservation (AC) zoning district.



The applicant's desired division of the two tracts into five total lots would result in creation of one lot that does not meet the minimum acreage requirement for the AC zoning district (0.65 acre vs. required 1.0 acre) and one lot that does not meet the minimum width requirement for the district (25 ft vs. required 60 ft.).

The applicant has stated in their application that the desired division is the result of "careful discussion and mutual agreement among all parties, reflecting a balanced and cooperative decision-making process". The applicant's full statement regarding the desired division is included in this report as Exhibit 1.

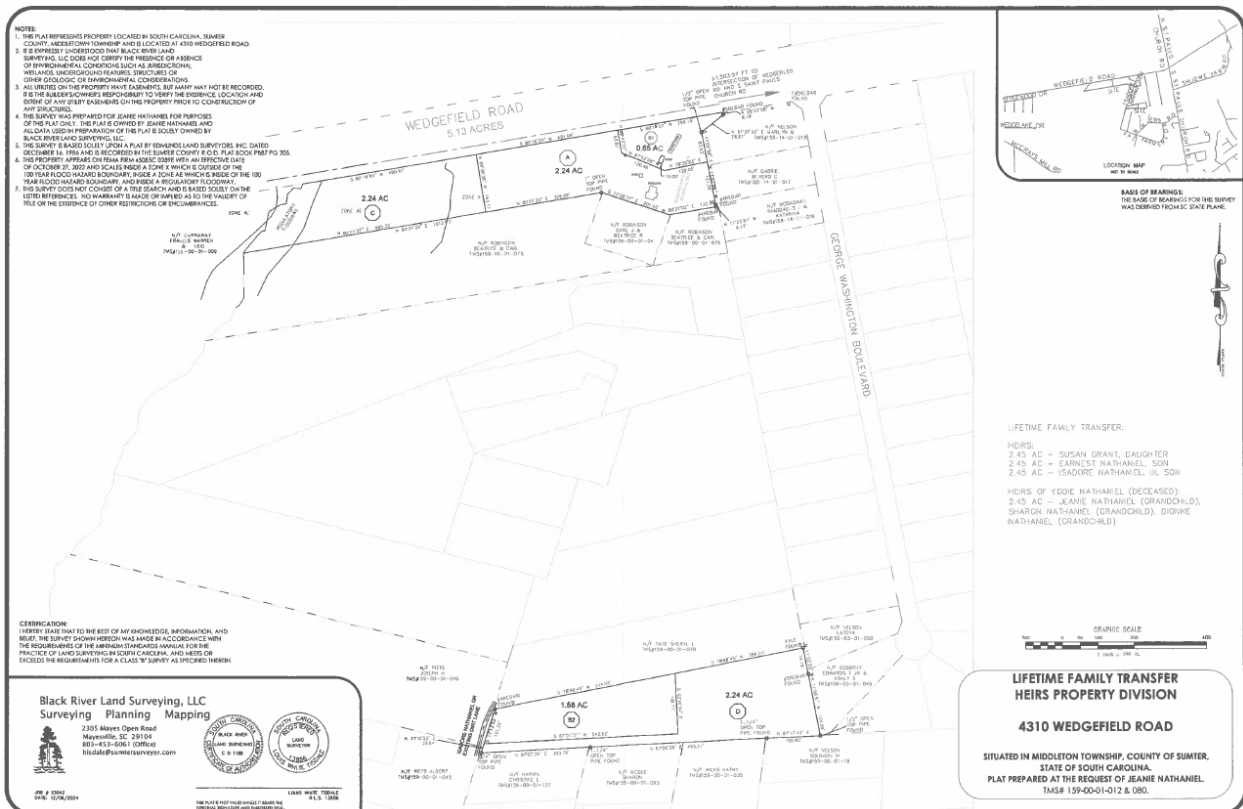


Figure 2 – Draft Survey Plat Identifying Proposed Division of Lots

Ordinance Requirements:

3.n.5. Development Standards: Refer to *Article 3.r.* for supplementary development standards within the Density Dispersion Zone (DDZ) as established in the Airfield Compatibility Districts. Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the AC District:

a. **Lot Requirement (Minimum)**

Width: 60 ft.

Depth: N/A

Lot Area: 1.0 acre

8.e.13. Lots:

- a. All lots shall be accessible by a public street, a private street only as provided for in a Planned Development (PD), or a rural community drive as defined in *Article 8.e.1.c.2*. Exception: Multi-space or building commercial sites may make the driveway and parking area a common, jointly maintained area and have individual properties access that area. "Accessible" shall be construed as meeting the minimum frontage requirements for the zoning district on a public street.
- b. The lot size, width, depth, shape, grade, and orientation shall be in proper relationship to the fronting street; to the existing and proposed topographical conditions; and for the type of development and use contemplated;
- c. All lots shall have no less than 60 ft. of street frontage unless a lesser standard is allowed elsewhere in the ordinance. These standards may vary in a cul-de-sac only upon approval of the Sumter City-County Planning Commission.
- d. Side lot lines shall be approximately at right angles to the straight street lines and radial to the curved street lines.
- e. Lots created as a result of an Exempt Subdivision as defined in *Article 10* of this Ordinance shall fully comply with *S.C. Code 6-29-1110*.
- f. Except in the Agricultural Conservation (AC) District, the depth of residential lots shall not be less than one nor more than 2.5 times their width; provided however, that the Sumter City-County Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.
- g. In the Agricultural Conservation (AC) District, all lots shall have no less than 60 ft. of lot width throughout the parcel.

The Request:

The applicant (Jeanie Nathaniel) is requesting variances from the requirements of *Sumter County Zoning & Development Standards Ordinance*, as follows: (1) minimum lot size found in *Article*

3.n.5.a: (AC District) Minimum Lot Requirements, (2) minimum lot width found in Article 3.n.5.a: (AC District) Minimum Lot Requirements and Article 8.e.13.g: Lots, and (3) any other variances required to subdivide the land in accordance with the plat submitted.

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 parcels of land lying between Hatchet Camp Branch and George Washington Blvd. represent an extremely irregular division that includes many landlocked lots and combination of small and large acreage lots.
2. Approximately 21 lots without public road frontage are accessed via the private drive "Isadore Nathaniel Dr." that begins on TMS #159-00-01-012 and ends at TSM #159-00-01-080.
3. While the parcel on Wedgefield Rd. has nearly 1,000 linear feet of frontage, the overall depth of the lot is ~160 ft.
4. The floodplain and floodway for Hatchet Camp Branch occupies nearly the entirety of the proposed 2.24 acre lot identified as tract C on the proposed division.

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

Case Facts:

1. The irregular nature of the previous divisions of land on Isadore Nathaniel Dr. does not generally apply to other property in the vicinity.
2. The property was once all part of a single family estate, with the current residents of the property maintaining close familial ties.

- 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. Under existing Ordinance requirements, the applicant cannot complete the full subdivision survey that reflects the family's desired allocation of property based on discussion and mutual agreement.
- 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 property represents a family compound.
2. The proposed division creates one lot smaller than 1.0 acre (0.65 acre), though that lot is both adjacent to and similar in size to the lots in the subdivision on George Washington Blvd.
3. Proposed tract D, which has a portion of the lot narrower than 25 ft., was designed as such to provide a clearer legal access to Isadore Nathaniel Dr., though a minimum 15 ft. easement could have been applied.

IV. STAFF RECOMMENDATION

Staff recommends no additional conditions be placed upon the requested variances *if* the Board finds that all necessary criteria have been met.

V. DRAFT MOTIONS FOR BOA-26-20

- A. I move the Zoning Board of Appeals **approve** BOA-26-20, 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-26-20, 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-26-20.

VI. BOARD OF APPEALS – July 8, 2026

Location Map

Manchester
State Forest

CSX

Wedgefield Rd

Hatchet Camp Branch

Isadore Nathaniel Dr

Farmers Rd

Lightwood Rd



Area Map

Legend

 Case Site Location

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1 inch = 400 feet

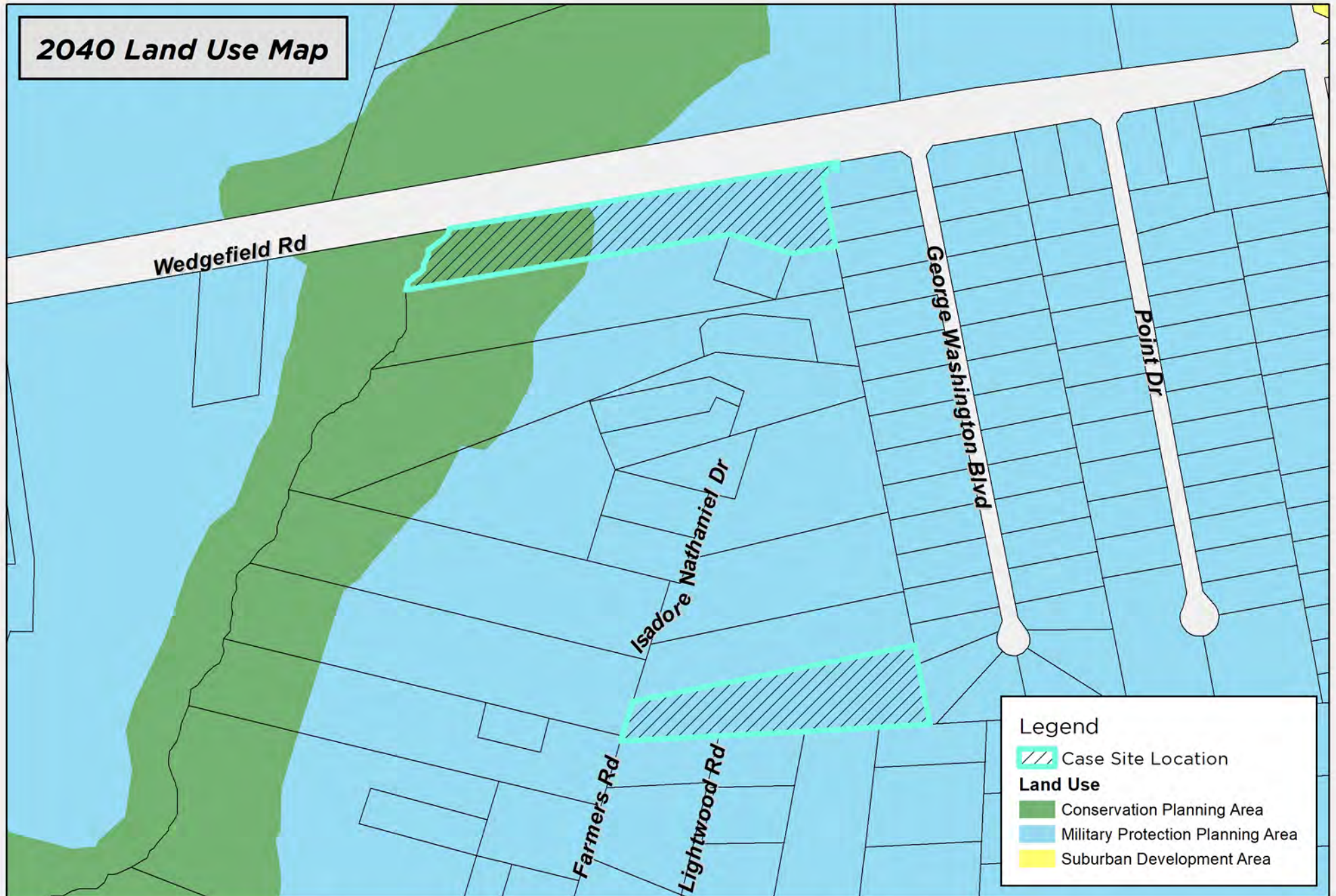


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BOA-26-20
4310 Wedgefield Rd & Middleton Twins,
Sumter, SC 29154
Tax Map # 159-00-01-012 & 159-00-01-080

2040 Land Use Map



Legend

Case Site Location

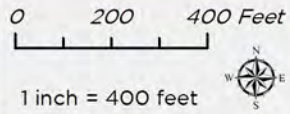
Land Use

Conservation Planning Area

Military Protection Planning Area

Suburban Development Area

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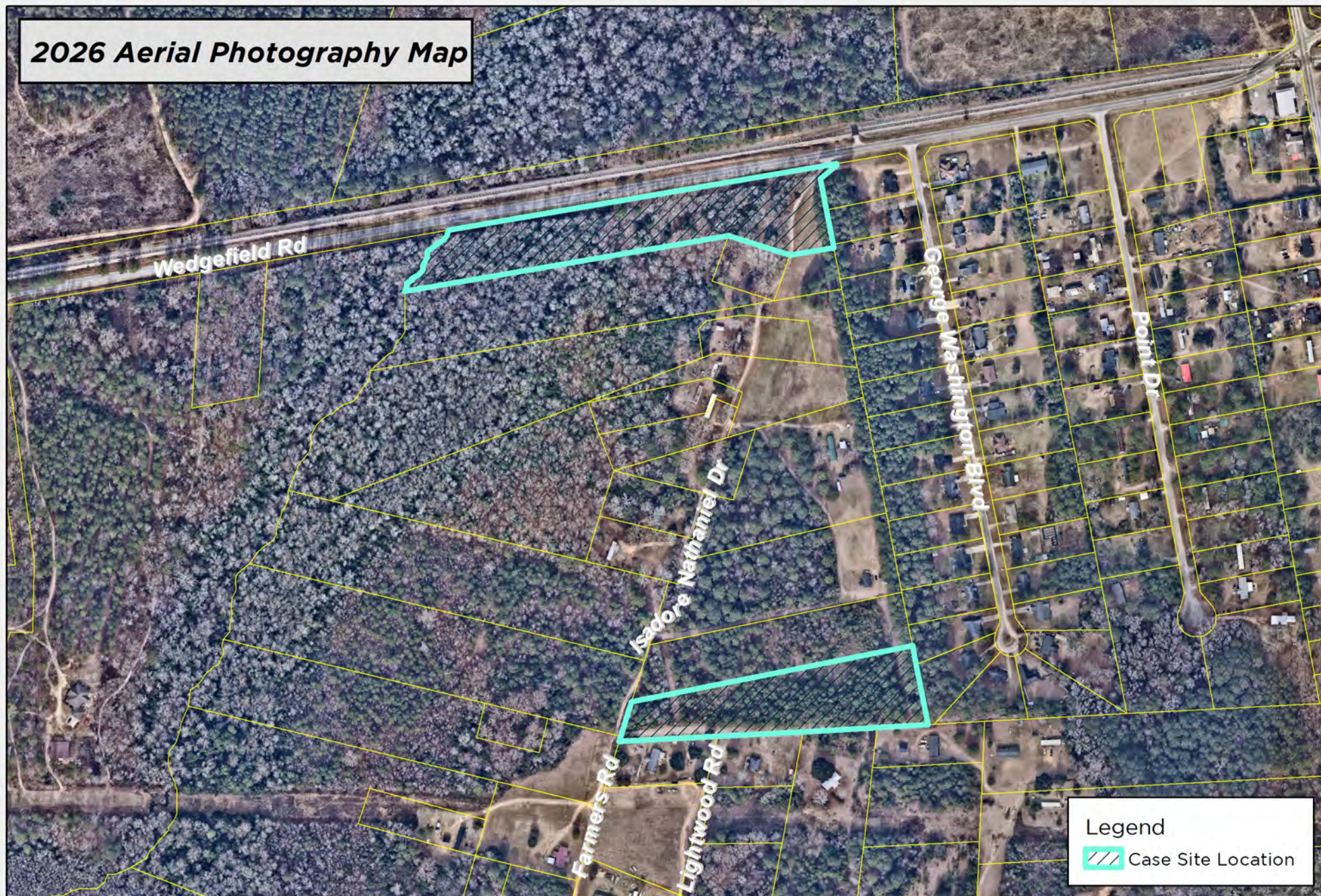


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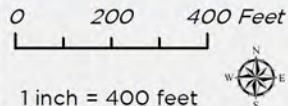


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2026 Aerial Photography Map



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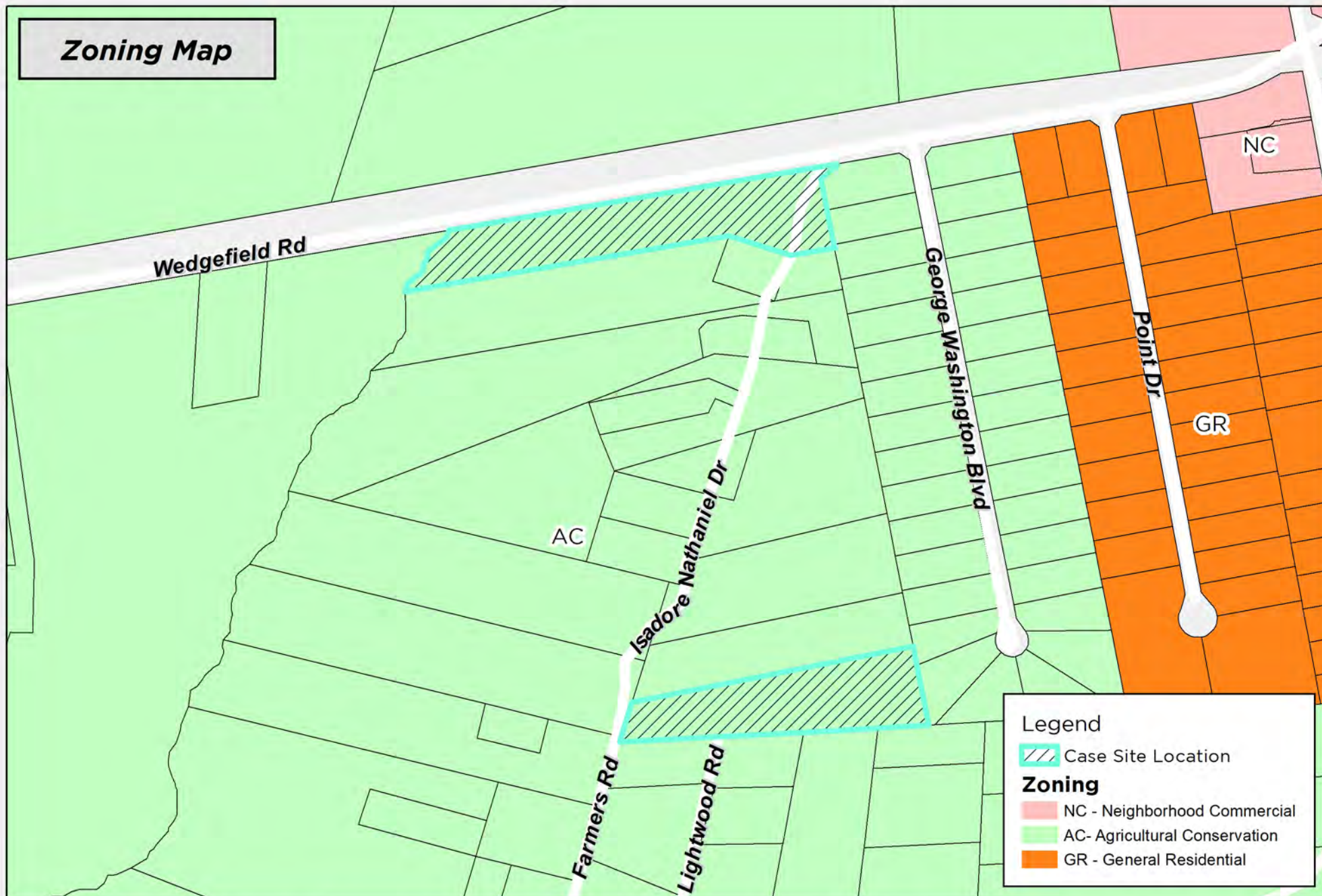


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Zoning Map



Legend

Case Site Location

Zoning

- NC - Neighborhood Commercial
- AC - Agricultural Conservation
- GR - General Residential

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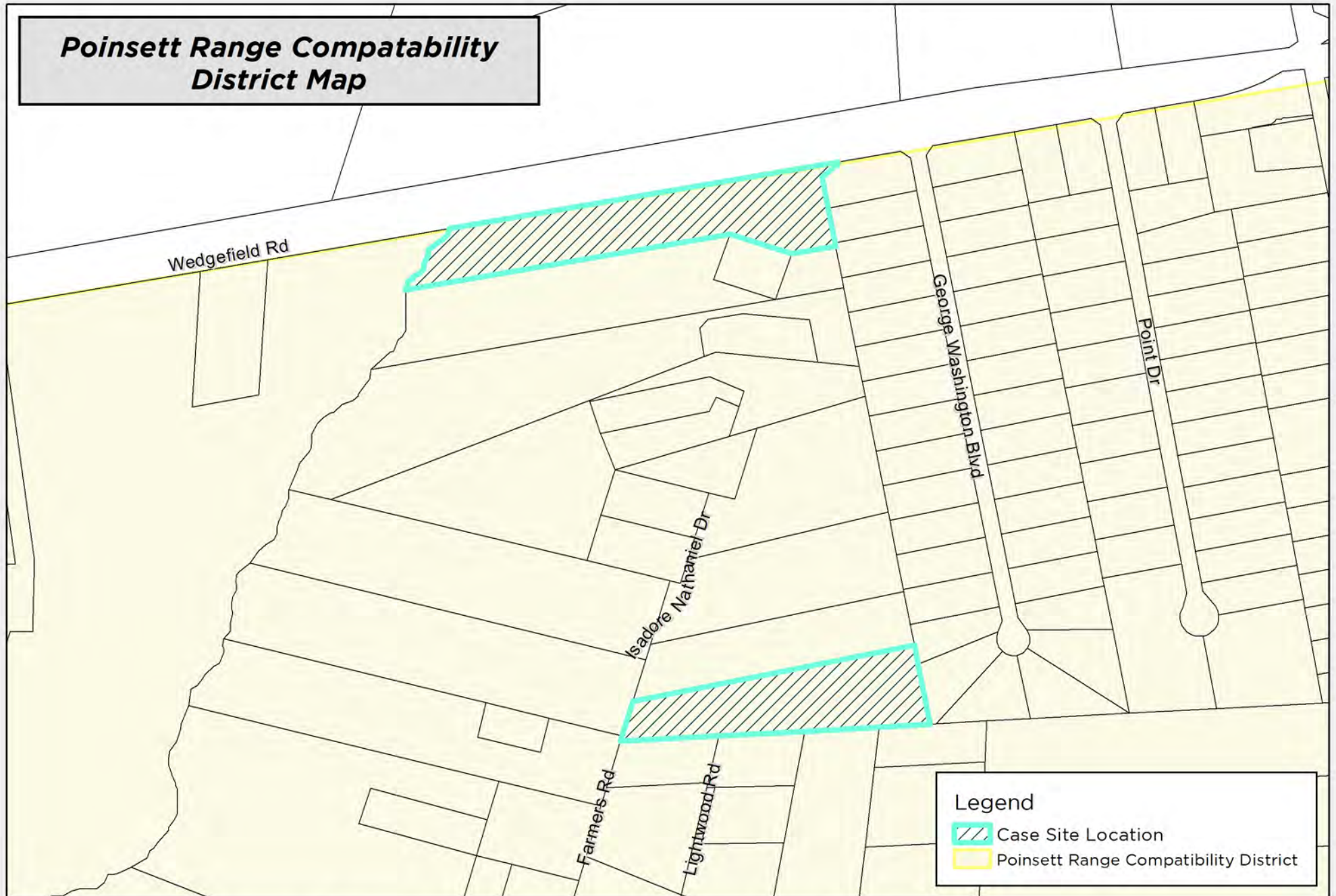
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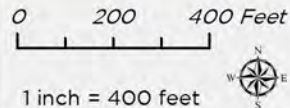
Poinsett Range Compatability District Map



Legend

-  Case Site Location
-  Poinsett Range Compatability District

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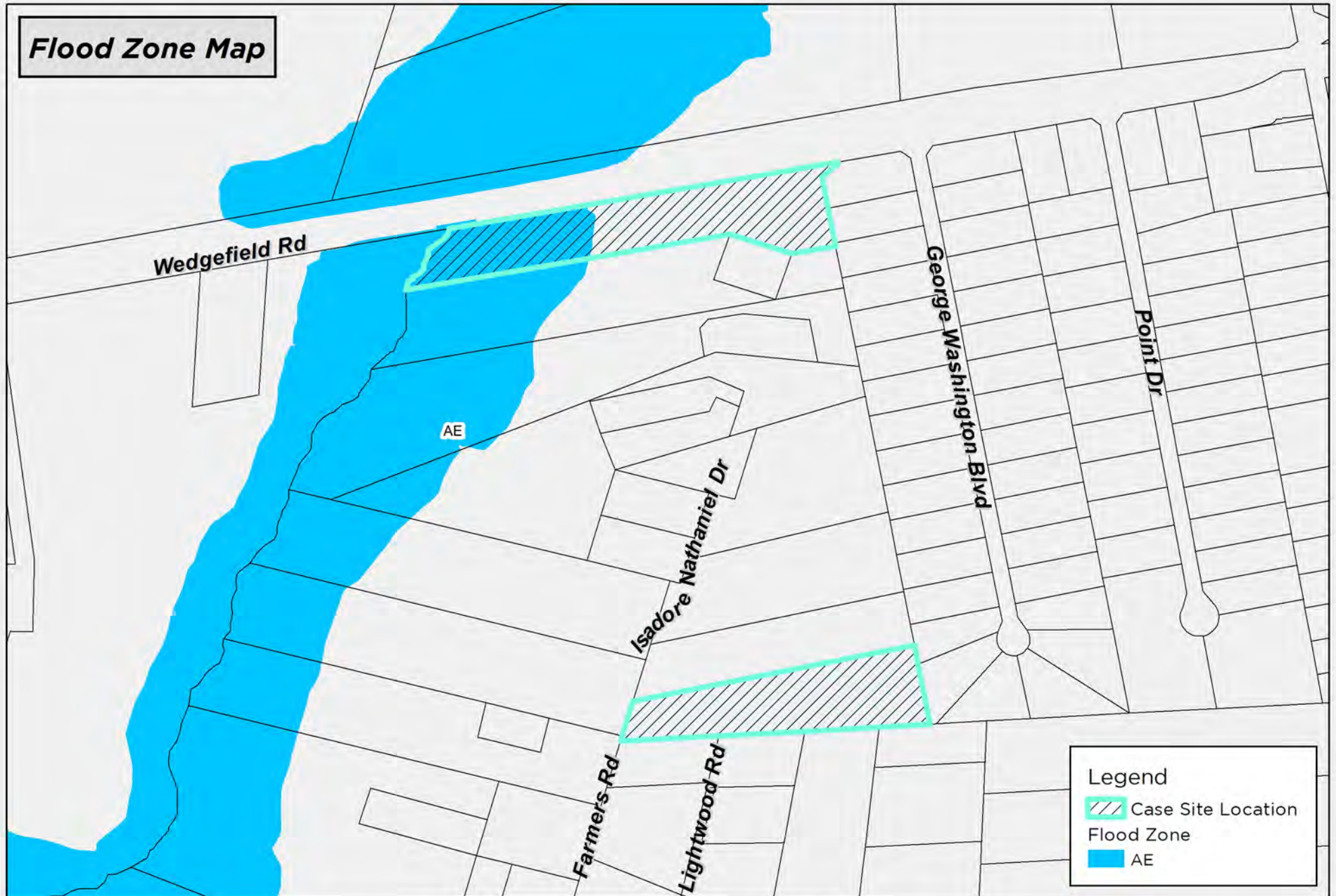


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Flood Zone Map



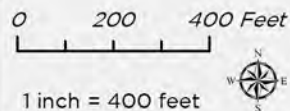
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 Case Site Location

 Flood Zone

 AE

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