

Sumter City-County Zoning Board of Appeals

July 8, 2026

BOA-26-22, 326 Church St. (City)

The applicant (Shakeel Robinson DBA SAR Construction) is requesting variances from the requirements of the *City of Sumter Zoning and Development Standards Ordinance*, as follows: (1) minimum lot width required quadplex development found in *Article 3, Exhibit 3-2: Development Standards for Uses in R-6 District*, and (2) any other variances required to construction a quadplex (4 attached dwelling unit) on the property. The property is located at 326 Church St., is zoned Residential-6 (R-6), and is represented by TMS# 228-04-01-031.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

July 8, 2026

BOA-26-22, 326 Church St. (City)

I. THE REQUEST

Applicant: Shakeel Robinson (dba SAR Construction)

Status of the Applicant: Property Owner

Request: Variances from the requirements of the *City of Sumter Zoning and Development Standards Ordinance*, as follows: (1) minimum lot width required quadplex development found in *Article 3, Exhibit 3-2: Development Standards for Uses in R-6 District*, and (2) any other variances required to construction a quadplex (4 attached dwelling unit) on the property.

City Council Ward: 4

Location: 326 Church St.

Present Use/Zoning: Vacant / Residential-6 (R-6)

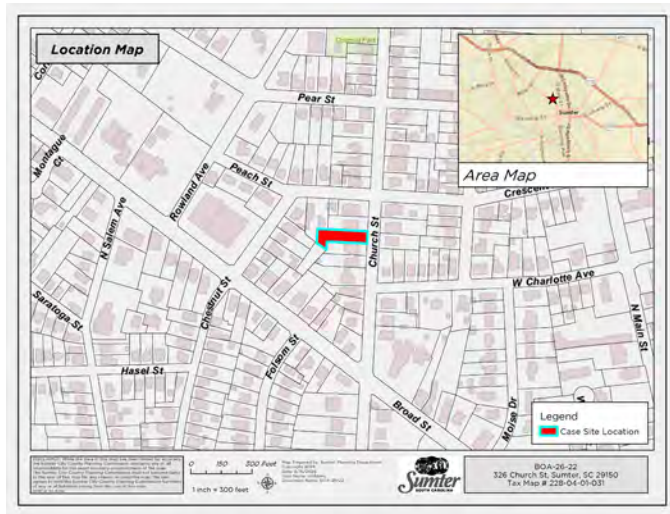
Tax Map Reference: 228-04-01-031

II. BACKGROUND

The applicant (Shakeel Robinson, dba SAR Construction) is requesting a variance from the minimum lot width requirement to construct a quadruplex (4-dwelling unit) apartment development at 326 Church St.

The property is located on the west side of Church St. between Broad St. and Peach St. It is within the Residential-6 (R-6) zoning district.

The applicant's desired use of the property is to construct a 4-unit infill quadruplex



The site plan shows a rectangular building with a total length of 120'-0" and a total width of 45'-0". The building is divided into five sections, each 10'-0" wide. The sections are labeled: 10'-0" (10'-0" x 10'-0"), 10'-0" (10'-0" x 10'-0"), 10'-0" (10'-0" x 10'-0"), 10'-0" (10'-0" x 10'-0"), and 10'-0" (10'-0" x 10'-0"). The building is surrounded by a white vinyl privacy fence. The site plan also shows a parking area with 10 spaces, a total area of 10'-0" x 10'-0", and a total area of 10'-0" x 10'-0". The site plan is labeled "SITE PLAN 10'-0" x 10'-0" and "10'-0" x 10'-0".

The aerial view shows the building and its surroundings. The building is labeled "SAR CHURCH" and "SAR CHURCH". The aerial view also shows the parking area and the surrounding area. The aerial view is labeled "Aerial View" and "Aerial View".

Architectural drawings for a four-unit townhome project. The drawings include a first floor plan, a roof plan, and two exterior elevations.

First Floor Plan: Shows four units, each with a bedroom and a bathroom. The units are labeled UNIT 4 (1 BED/1 BATH), UNIT 3 (1 BED/1 BATH), UNIT 2 (1 BED/1 BATH), and UNIT 1 (1 BED/1 BATH). The overall dimensions are 18' x 10'.

Roof Plan: Shows the roof structure of the townhome units. The overall dimensions are 18' x 10'.

Exterior Elevations: Two exterior elevations are shown, labeled ELEV. 1 and ELEV. 2. ELEV. 1 shows the front elevation of the townhome units, and ELEV. 2 shows the side elevation.

Legend: A legend is provided at the bottom left, indicating that the first floor plan is shown at a scale of 1/8" = 1'-0" and the roof plan is shown at a scale of 1/8" = 1'-0".

Project Information: The project is titled "SAR CONSTRUCTION" and is located at "104 CHURCH ST, JEROME, NJ". The architect is "RIVAL ENGINEERING, INC." and the date is "10/1/2023".

3



Figure 3 - Rendered Site View



Figure 4 - Rendering of Proposed Street View



Figure 5 - Rendering of Proposed Isometric View

Ordinance Requirements:

EXHIBIT 3-2 DEVELOPMENT STANDARDS FOR USES IN R-6 DISTRICT

	Non-Residential Uses	Single Family Detached Dwellings	Single Family Attached Dwellings	Duplex Dwellings ¹	Patio Home Dwellings	Urban Townhome Dwellings ²	Suburban Townhome Dwellings	Triplex and Quadplex Dwellings ³
Minimum Lot Area ⁴	N/A	6,000 sq. ft. (per structure)	3,000 sq. ft. (per unit)	8,000 sq. ft. (per structure)	5,000 sq. ft. (per structure)	2,000 sq. ft. (per unit)	2,000 sq. ft. (per unit)	10,000 sq. ft. (per structure)
Minimum Site Area	N/A	N/A	N/A	N/A	1 acre	N/A	2 acres	N/A
Minimum Lot Width	N/A	60 ft.	30 ft.	80 ft.	45 ft.	16 ft.	16 ft.	100 ft.
Minimum Setback, Per Structure:								
Front ⁵	35 ft.	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)	15 ft. (local/collector) 15 ft. (arterial)	35 ft. ⁶ (local/collector) 45 ft. ⁶ (arterial)	35 ft. (local/collector) 45 ft. (arterial)
Side	25 ft.	8 ft.	0 ft. / 8 ft. ⁷	8 ft.	0 ft. / 8 ft. ⁸	0 ft. / 7.5 ft. ⁹	0 ft. / 7.5 ft. ⁹	12 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	N/A	15 ft.	15 ft.	N/A
Maximum Impervious Surface Percentage	45%	45%	45%	45%	45%	65%	65%	60%
Common Open Space Ratio (% project area)	N/A	N/A	N/A	N/A	N/A	N/A	20% ¹⁰	25% ¹⁰
Maximum Density (units per gross acre)	N/A	7.2	14	10	8	20	14	16
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.

The Request:

The applicant (Shakeel Robinson DBA SAR Construction) is requesting variances from the requirements of the *City of Sumter Zoning and Development Standards Ordinance*, as follows:
(1) minimum lot width required quadplex development found in *Article 3, Exhibit 3-2*:

Development Standards for Uses in R-6 District, and (2) any other variances required to construction a quadplex (4 attached dwelling units) on the property.

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 subject parcel of land is 0.37 acres (16,117 sq. ft.), and features an average depth of approximately 250 ft.
2. The site's shape is irregular, with an "L" shape that continues into the interior of the block.

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

Case Facts:

1. The lot's shape is unique in the area, as other lots are generally rectangular in shape.
2. While there are other lots in the immediate area that are as large or larger than the subject site, the larger lots are wider, which would allow more flexibility in developing triplex and/or quadruplex developments in the area.

- 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 develop the property at the density desired. The Ordinance allows the property to be developed with a single detached residential unit, a pair of attached residential units, or a duplex only.

- 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 applicant has proposed an infill development style that attempts to integrate with the existing residential development for the area.
2. A sufficient parking area has been identified at the rear of the site to accommodate off-street parking.
3. The total size of the structure (3,000 sf.) is consistent with the footprints of adjacent residences on the block, which range in size between 2,800 and 3,600 sf.
4. Because the proposed unit size is limited to 1-bedroom units, the total number of residents can be expected to be consistent with the number of residents at a typical single-family home in the area.

IV. STAFF RECOMMENDATION

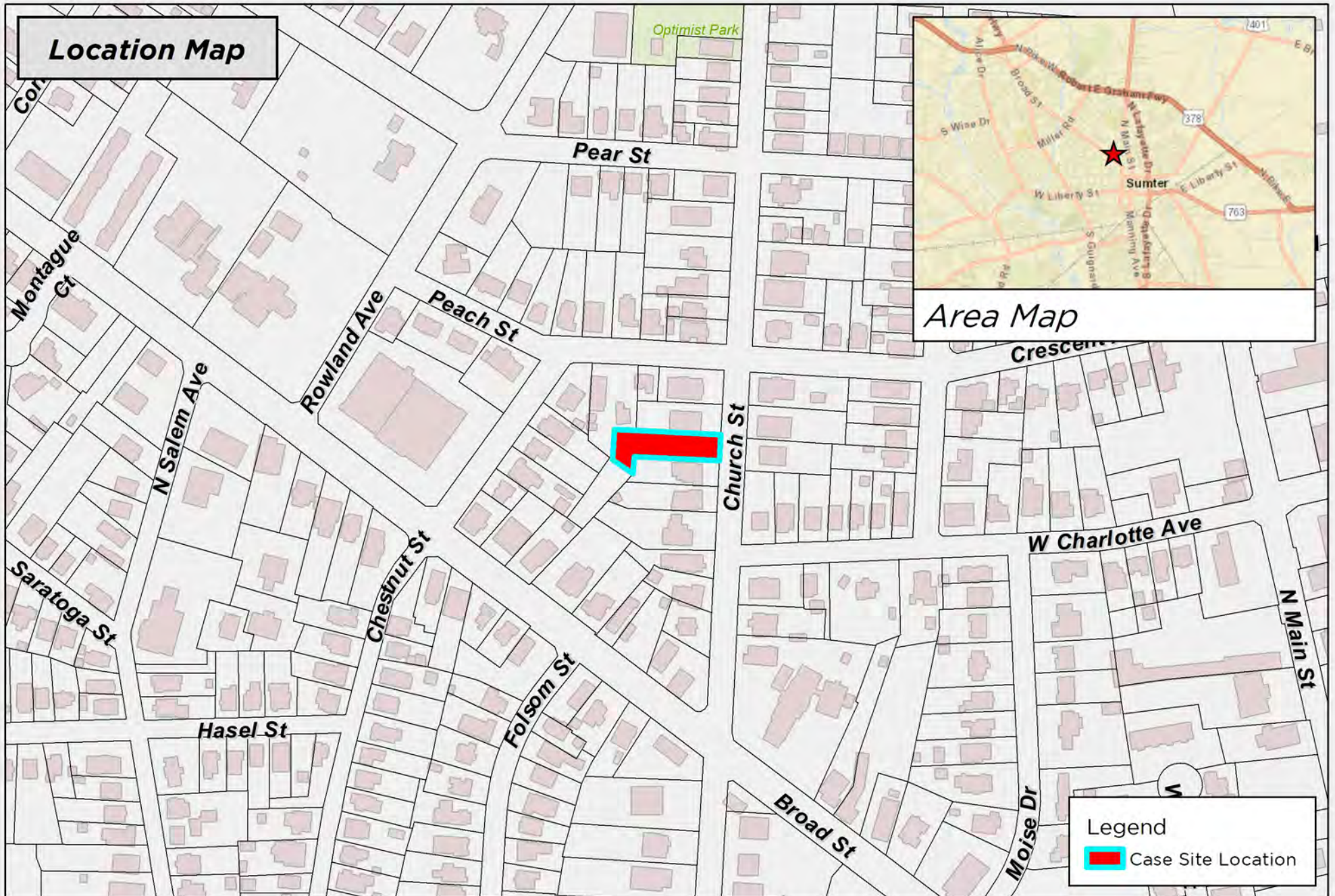
Staff recommends no additional conditions be placed upon the requested variances *if* the Board finds that all necessary criteria have been met.

V. DRAFT MOTIONS FOR BOA-26-22

- A. I move the Zoning Board of Appeals **approve** BOA-26-22, 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-26-22, 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-26-22.

VI. BOARD OF APPEALS – July 8, 2026

Location Map

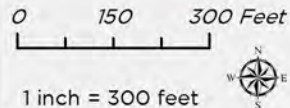


Area Map

Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

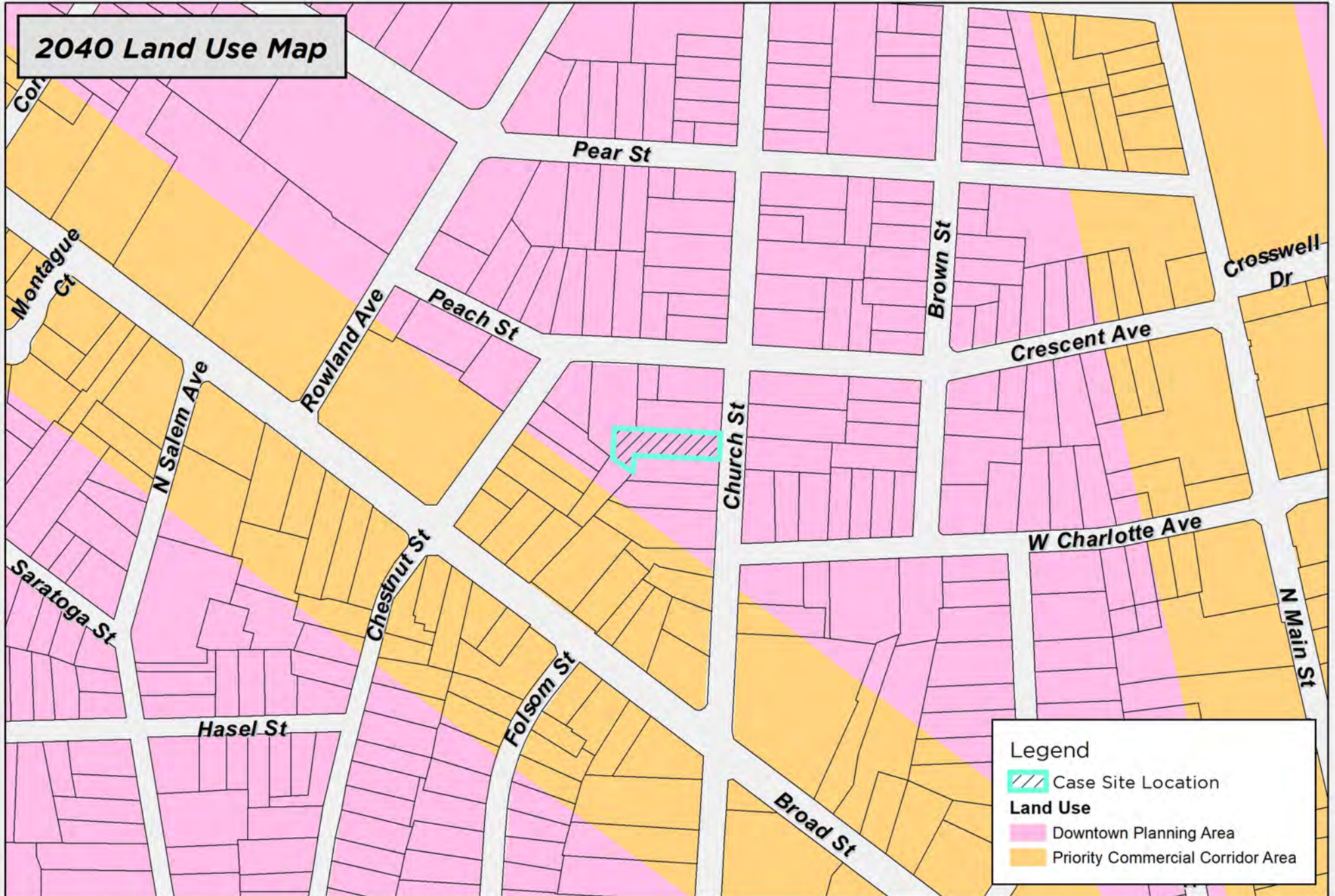


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 6/16/2026
User Name: crobbins
Document Name: BOA-26-22



BOA-26-22
326 Church St, Sumter, SC 29150
Tax Map # 228-04-01-031

2040 Land Use Map



Legend

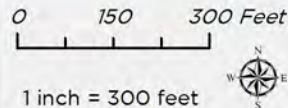
 Case Site Location

Land Use

 Downtown Planning Area

 Priority Commercial Corridor Area

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

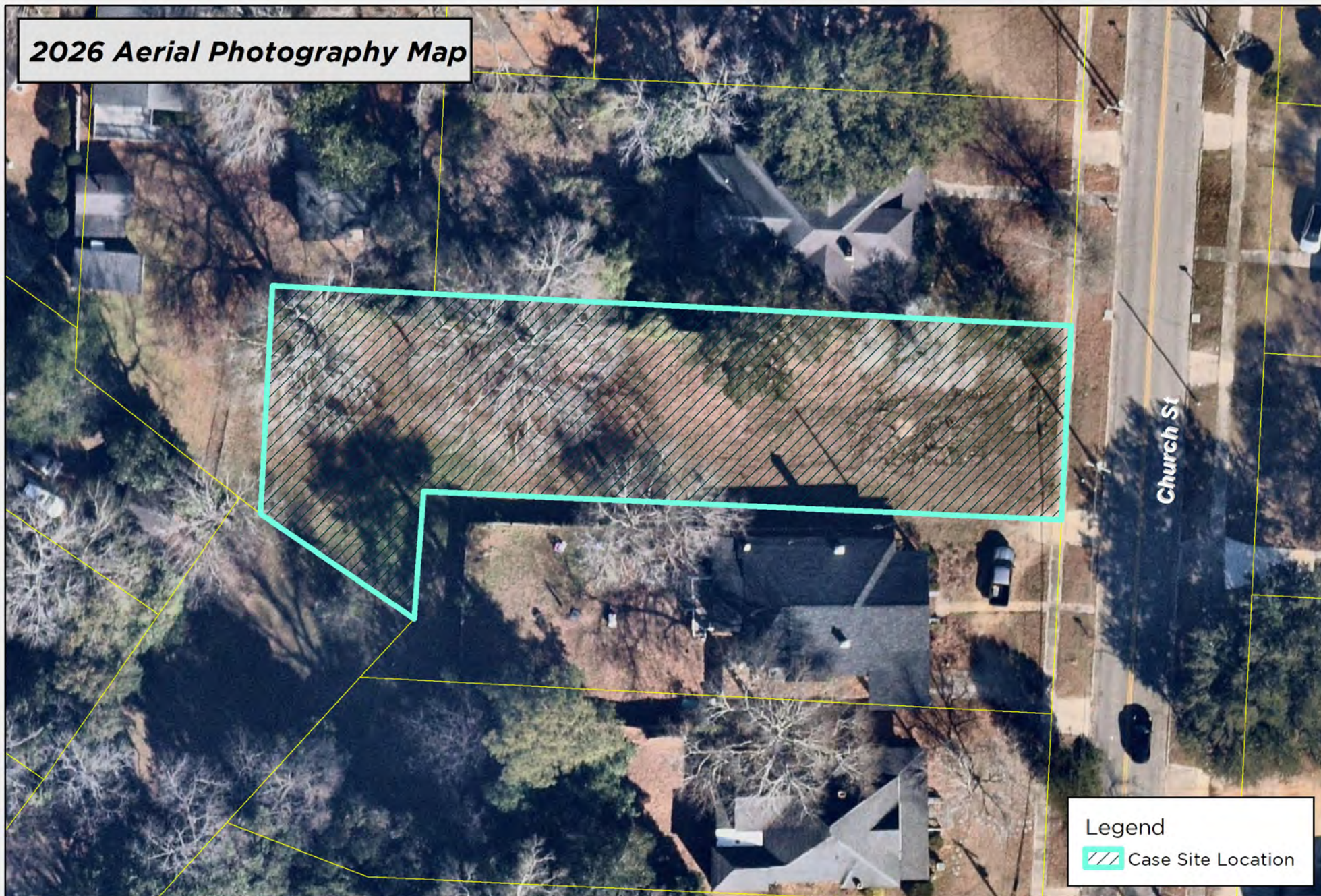


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 6/16/2026
User Name: crobbins
Document Name: BOA-26-22



BOA-26-22
326 Church St, Sumter, SC 29150
Tax Map # 228-04-01-031

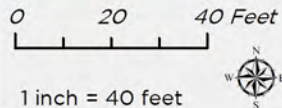
2026 Aerial Photography Map



Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

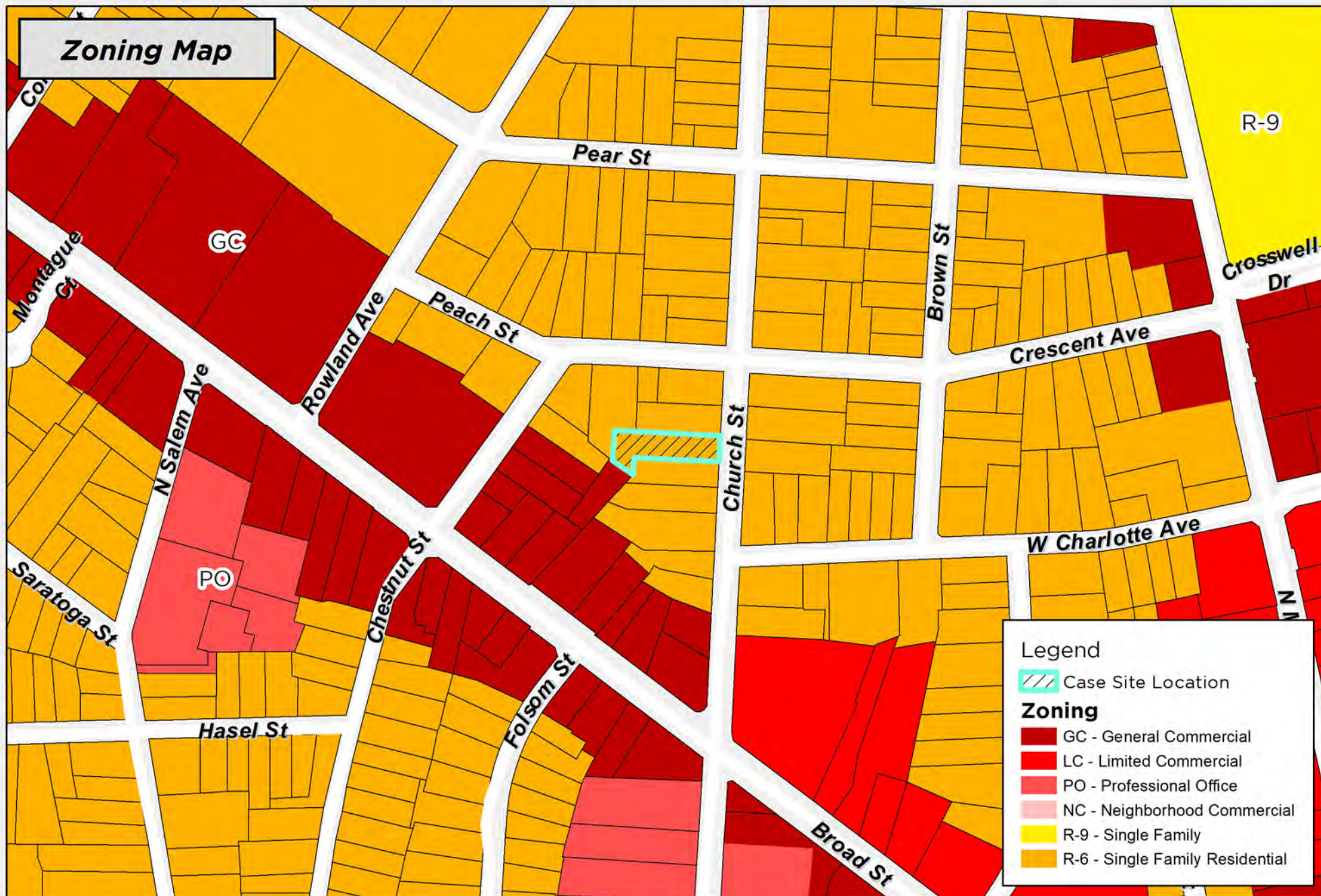


Map Prepared by: Sumter Planning Department
 Copyright 2026
 Date: 6/16/2026
 User Name: crobbins
 Document Name: BOA-26-22



BOA-26-22
 326 Church St, Sumter, SC 29150
 Tax Map # 228-04-01-031

Zoning Map



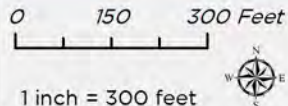
Legend

 Case Site Location

Zoning

-  GC - General Commercial
-  LC - Limited Commercial
-  PO - Professional Office
-  NC - Neighborhood Commercial
-  R-9 - Single Family
-  R-6 - Single Family Residential

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 6/16/2026
User Name: crobbins
Document Name: BOA-26-22



BOA-26-22
326 Church St, Sumter, SC 29150
Tax Map # 228-04-01-031