

# Sumter City-County Zoning Board of Appeals

June 10, 2025

## BOA-25-12, 2555 Redwood Dr. (City)

The applicants (Edward & Barbara Wigfall) are requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) side building setback found in Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks, and (2) any other variances required to extend the master bedroom located on the south side of the dwelling further toward the rear property line. The property is located at 2555 Redwood Dr., is zoned Agricultural Conservation (AC) and represented by TMS# 093-04-01-016.



Appeals - Variance - Special Exception

# Sumter City-County Zoning Board of Appeals

June 10, 2026

## BOA-26-12, 2555 Redwood Dr. (County)

### I. THE REQUEST

**Applicant:** Edward & Barbara Wigfall

**Status of the Applicant:** Property Owners

**Request:** Variances from rear building setback required to extend the master bedroom located on the south side of the dwelling further toward the rear property line.

**County Council District:** 2

**Location:** 2555 Redwood Dr.

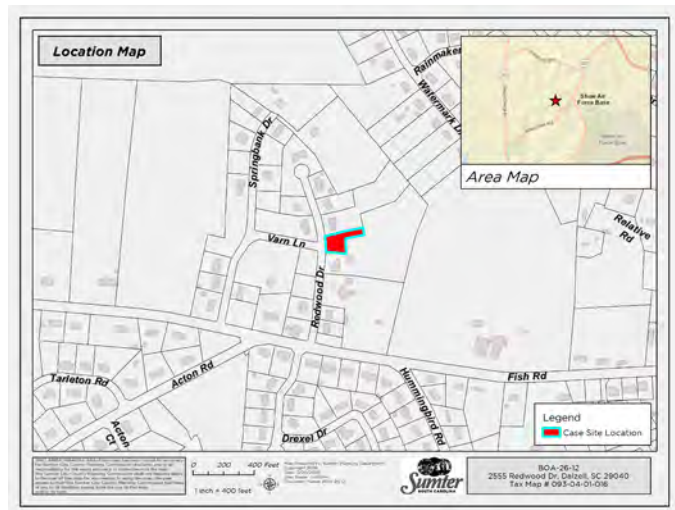
**Present Use/Zoning:** Residence / Agricultural Conservation (AC)

**Tax Map Reference:** 093-04-01-016

### II. BACKGROUND

The applicants (Edward & Barbara Wigfall) are requesting variances from rear building setbacks required to extend the master bedroom located on the south side of the dwelling further toward the rear property line. *(Note: the request was advertised for a side yard setback variance as well, but after further research, the proposed addition will conform to minimum side yard setback requirements.)*

The property is located on the east side of Redwood Dr., at the intersection of Redwood Dr. and Varn Ln. It is within the Agricultural Conservation (AC) zoning district.



The applicant's desired location for the addition does not meet the required 50 ft. rear setback requirement that is applicable to residential uses in the AC zoning district. The proposed 18 ft. by 20 ft. (360 sq. ft.) addition would extend into the rear setback.



Figure 1: Site Layout Graphic Provided by the Applicant

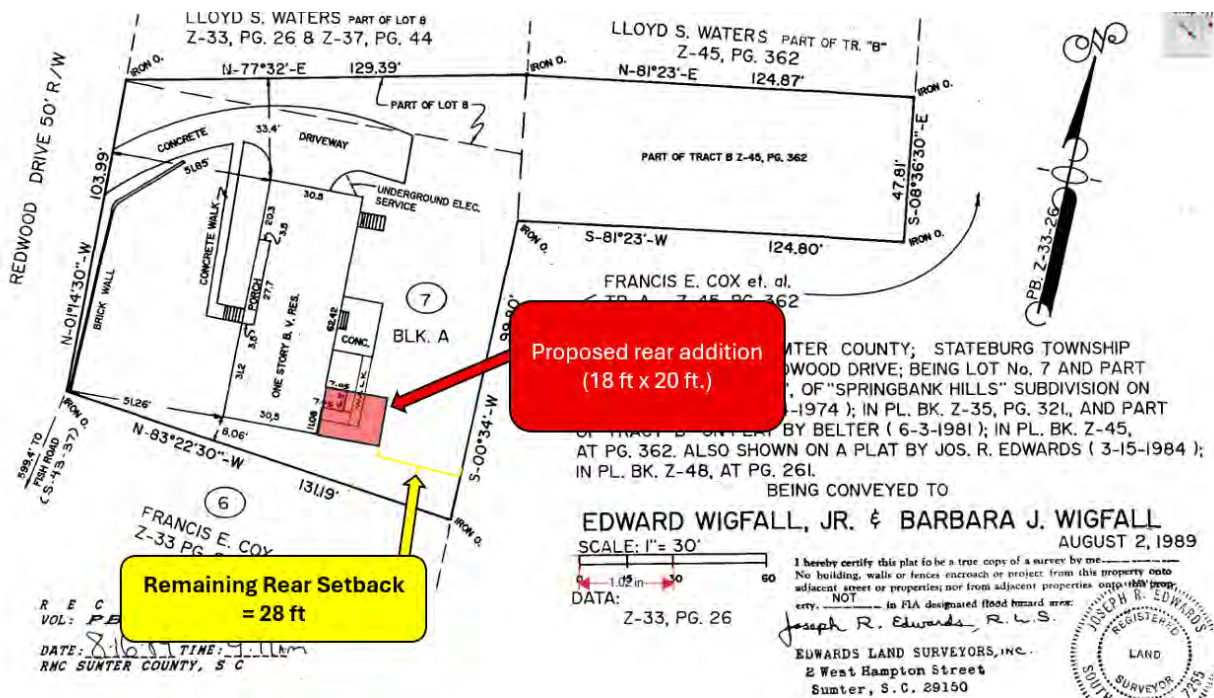


Figure 2 - Plat of Record with Annotations showing location of addition

## Ordinance Requirements:

### Article 3.n.5.: Development Standards for Uses in AC District

**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

b. **Yard and Building Set Back Requirements (Minimum)**

	<u>Front Yard Setback</u>
From local/collector Streets	35 ft.
From all other type Streets	45 ft.
	<u>Side Yard Setback</u>
For Residential Uses	12 ft.
For Non-Residential Uses	50 ft.
	<u>Rear Yard Setback</u>
From abutting Residential Districts	50 ft.
From abutting Non-Residential Districts	50 ft.

### The Request:

The applicants (Edward & Barbara Wigfall) are requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) rear building setbacks found in Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks, and (2) any other variances required to extend the master bedroom located from the back of the dwelling further toward the rear property line.

### 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 at 2555 Redwood Dr. is an irregular shaped lot that is nonconforming to AC zoning standards.
2. The property is one of the smallest lots in the Spring Bank Hills Subdivision, which features lots from 0.35 acres to 5.33 acres

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

Case Facts:

1. Other properties in the vicinity generally have sufficient rear yards to both meet AC setback requirements and allow room for future additions to homes, which is not the case for 2555 Redwood Dr.

- 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 construct an addition to their residence that encroaches into the minimum building setbacks.

- 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 subdivision is developed at residential scale, with lots generally having less than the required 1.0-acre total size (nonconforming not subject to discontinuance) and a development pattern that more approximates R-15 zoning.

#### **IV. STAFF RECOMMENDATION**

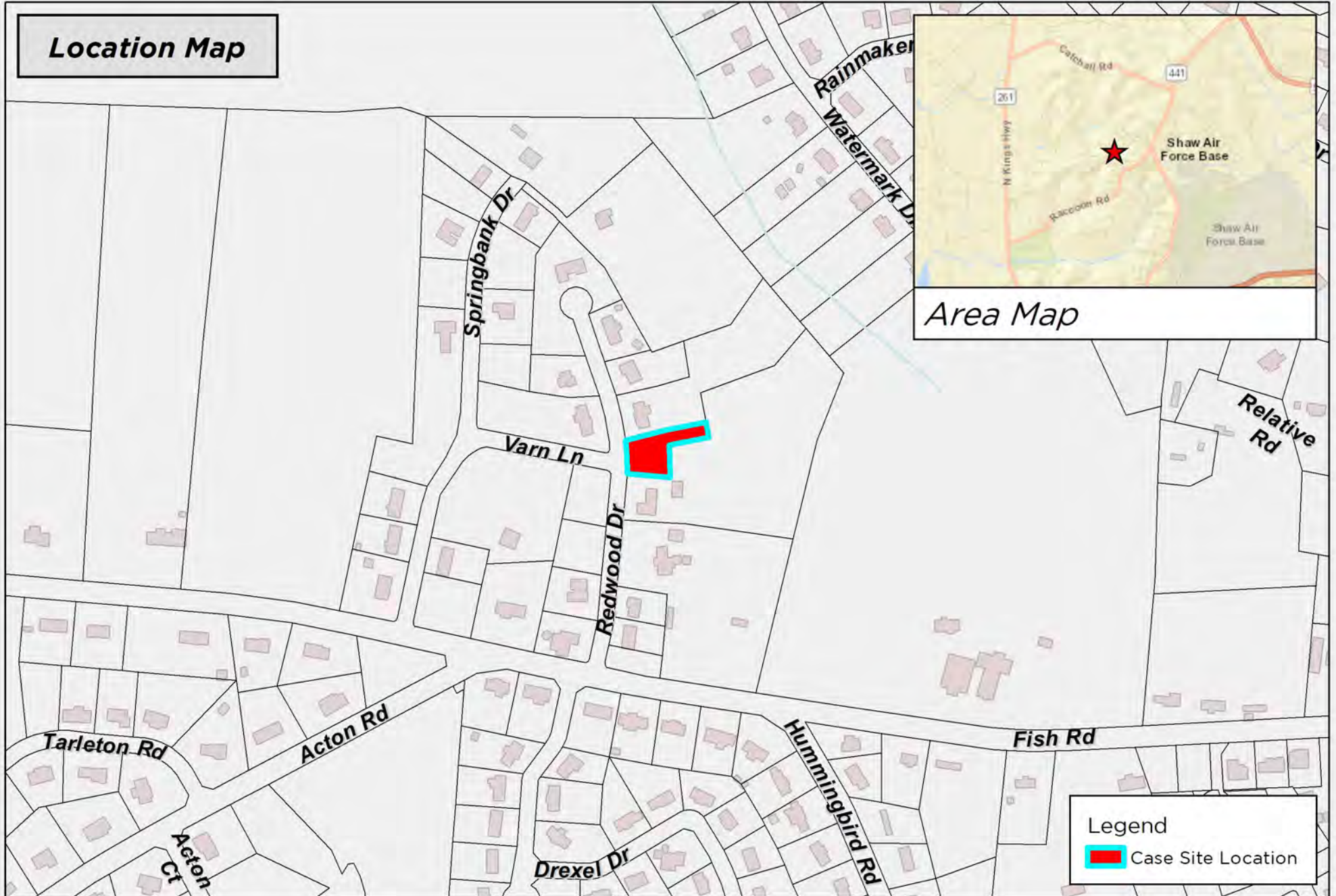
Staff recommends no additional conditions be placed upon the requested variances *if* the Board finds that all necessary criteria have been met.

#### **V. DRAFT MOTIONS FOR BOA-26-12**

- A. I move the Zoning Board of Appeals **approve** BOA-26-12, 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-26-12, 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-26-12.

#### **VI. BOARD OF APPEALS – June 10, 2026**

# Location Map

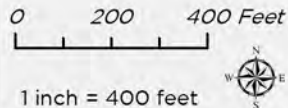


Area Map

### Legend

 Case Site Location

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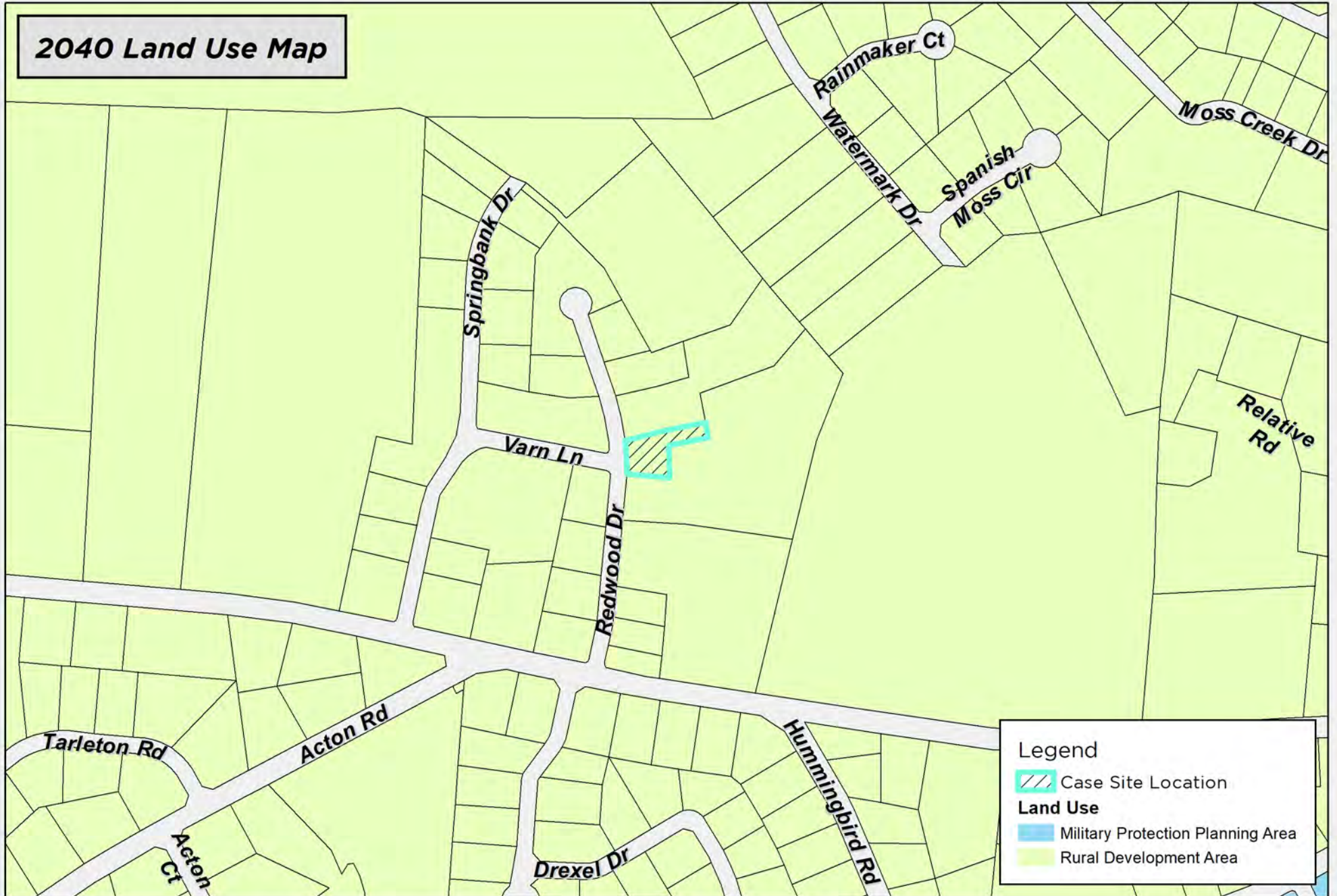


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Document Name: BOA-26-12



BOA-26-12  
2555 Redwood Dr, Dalzell, SC 29040  
Tax Map # 093-04-01-016

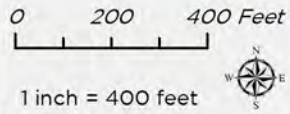
# 2040 Land Use Map



**Legend**

-  Case Site Location
- Land Use**
-  Military Protection Planning Area
-  Rural Development Area

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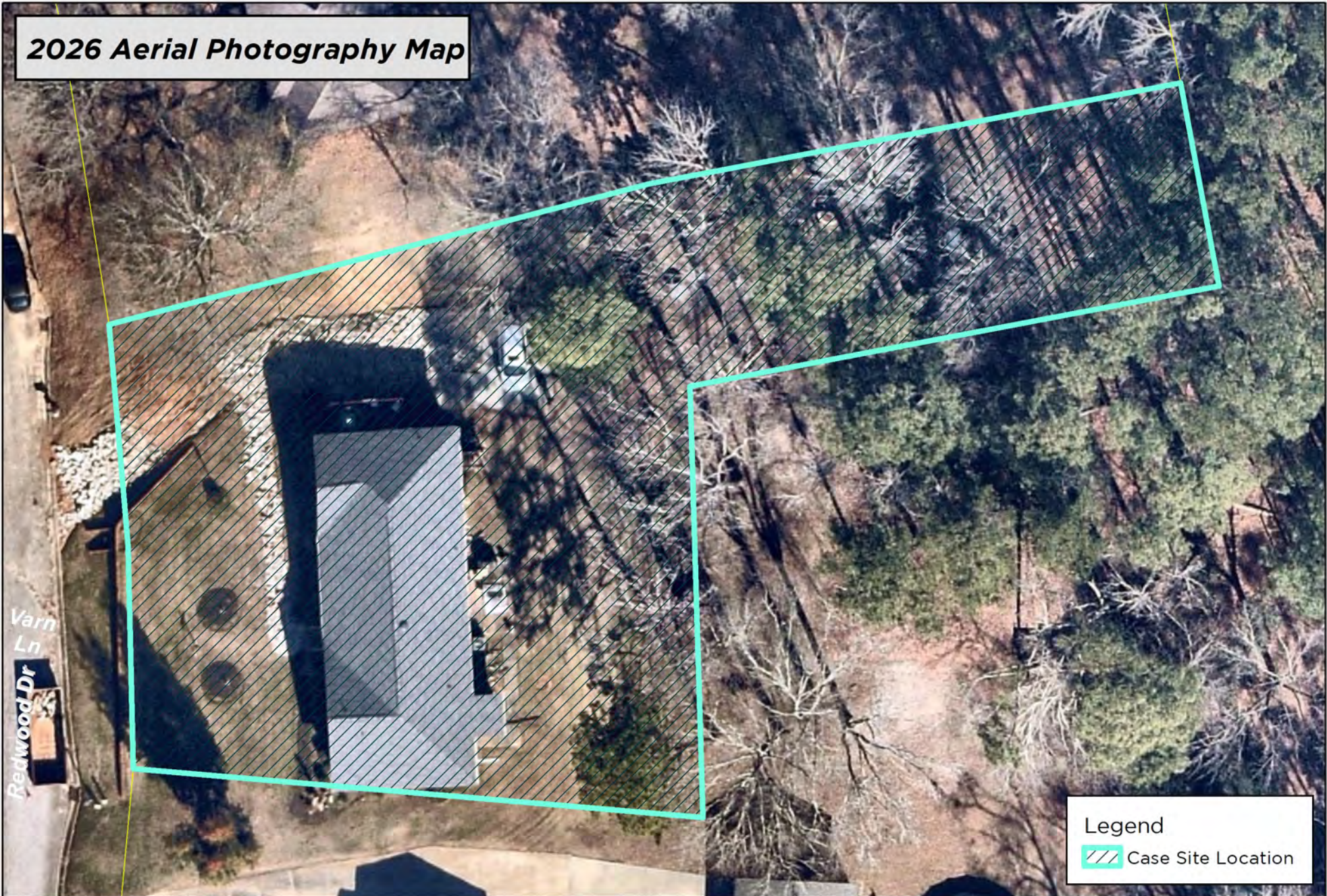


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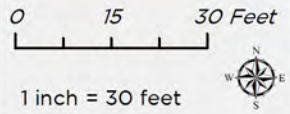
BOA-26-12  
 2555 Redwood Dr, Dalzell, SC 29040  
 Tax Map # 093-04-01-016

# 2026 Aerial Photography Map



**Legend**  
 Case Site Location

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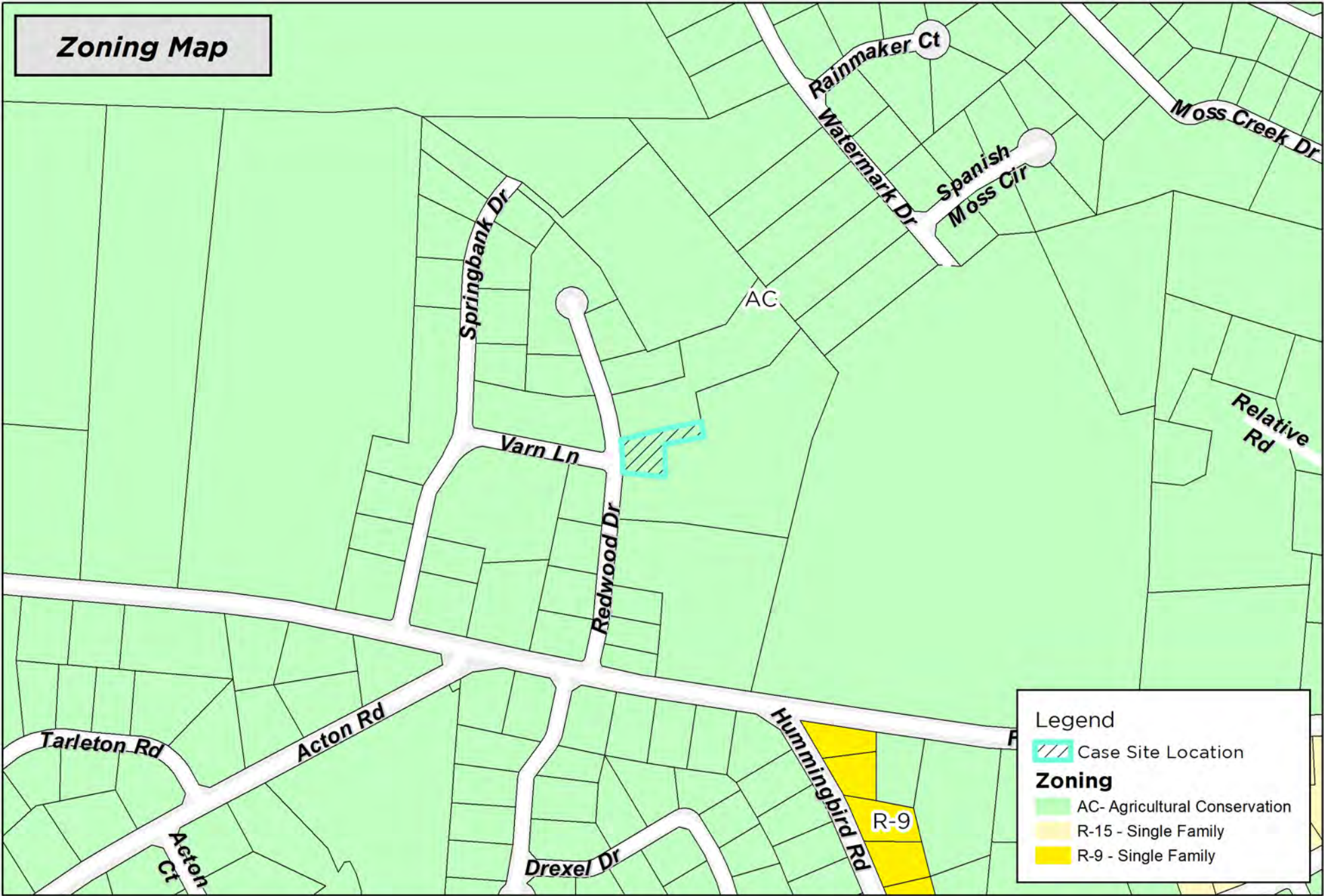


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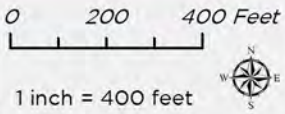
# Zoning Map



**Legend**

-  Case Site Location
- Zoning**
-  AC- Agricultural Conservation
-  R-15 - Single Family
-  R-9 - Single Family

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