

Sumter City-County Zoning Board of Appeals

June 10, 2026

BOA-26-14, 1305 Clara Louise Kellogg Dr. (City)

The applicant (Sumter County) 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.m.5.b: (AC District) Minimum Yard and Building Setback Requirements*, and (2) any other variances as required to construct a new structure. The property is located at 1305 Clara Louise Kellogg Dr., is zoned Agricultural Conservation (AC), and is represented by TMS# 230-00-02-010.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

June 10, 2026

BOA-26-14, 1305 Clara Louise Kellogg Dr. (City)

I. THE REQUEST

Applicant: Sumter County

Status of the Applicant: Property Owner

Request: Variances from required setbacks in order to construct a new driving range at Crystal Lakes Golf Course

City Council District: Ward 1

Location: 1305 Clara Louise Kellogg Dr.

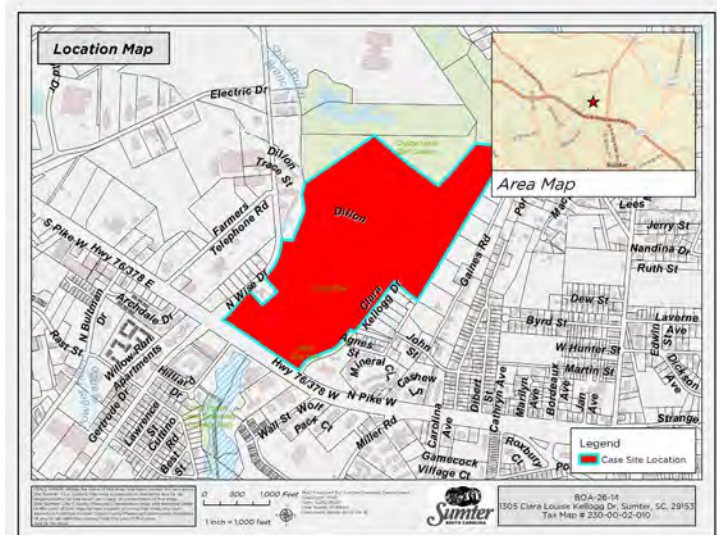
Present Use/Zoning: Golf Course / Agricultural Conservation (AC)

Tax Map Reference: 230-00-02-010; 230-00-02-038

II. BACKGROUND

The applicant (Sumter County) 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.m.5.b: (AC District) Minimum Yard and Building Setback Requirements*, and (2) any other variances as required to construct a new driving range facility at Crystal Lakes Golf Course.

The property is located adjacent to Dillon Park on Clara Louise Kellogg Dr. It is situated within the Agricultural Conservation (AC) zoning district.



The applicant's desired location for the new driving range structure does not meet the required 50-foot building setback that is applicable to non-residential uses in the AC zoning district. The proposed driving range would extend as close as 25 ft to the existing property line separating TMS #230-00-02-010 and 230-00-02-038.

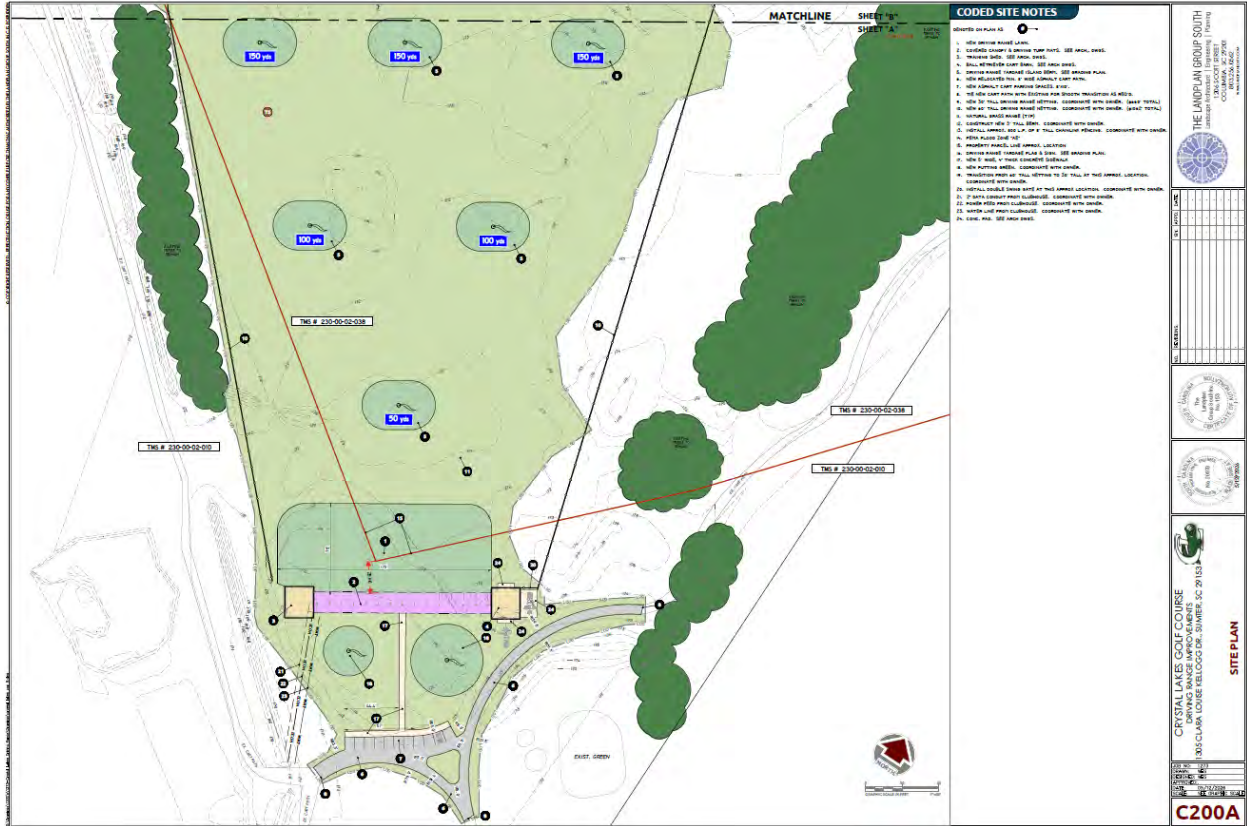


Figure 1: Site Layout Provided by the Applicant

Ordinance Requirements:

Article 3.m.5.b: (AC District) Minimum Yard and Building Setback Requirements

3.m.5. Development Standards: 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 minimum

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 Non-Residential Districts	50 ft.

The Request:

The applicant (Sumter County) 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.m.5.b: (AC District) Minimum Yard and Building Setback Requirements*, and (2) any other variances as required to construct a new structure.

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 property is part of the County-owned and maintained Crystal Lakes Golf Course, which spans multiple parcels under the ownership of the County.
2. These parcels are functionally part of the single golf course site, and they do not represent clear separation within the course.
3. However, property lines do exist because some of the parcels that make up the golf course are within the City of Sumter's municipal limits, while others are outside the City limits.
4. The proposed improvement is intended to enhance the offerings of Crystal Lakes Golf Course and will serve customers across both parcels

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

Case Facts:

1. Both parcels comprise a single publicly owned and maintained golf course (Crystal Lakes) but for unknown reasons, the City boundary does not extend to cover the entire site.
2. This has resulted in a unique arrangement that does not commonly occur with surrounding properties, which are typically under both single ownership and are entirely within or entirely outside the City's boundary.

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, no improvements or structures can be constructed within the AC district setbacks where internal property lines meet, even if such development would serve the best interests of the site as a whole.
2. This restriction limits the ability to make functional and cohesive enhancements to the Crystal Lakes Golf Course, despite the fact that both parcels operate together as a unified recreational facility.

- 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 is a public recreation area (golf course) campus, and the proposed improvements will be located within the existing golf course footprint.

IV. STAFF RECOMMENDATION

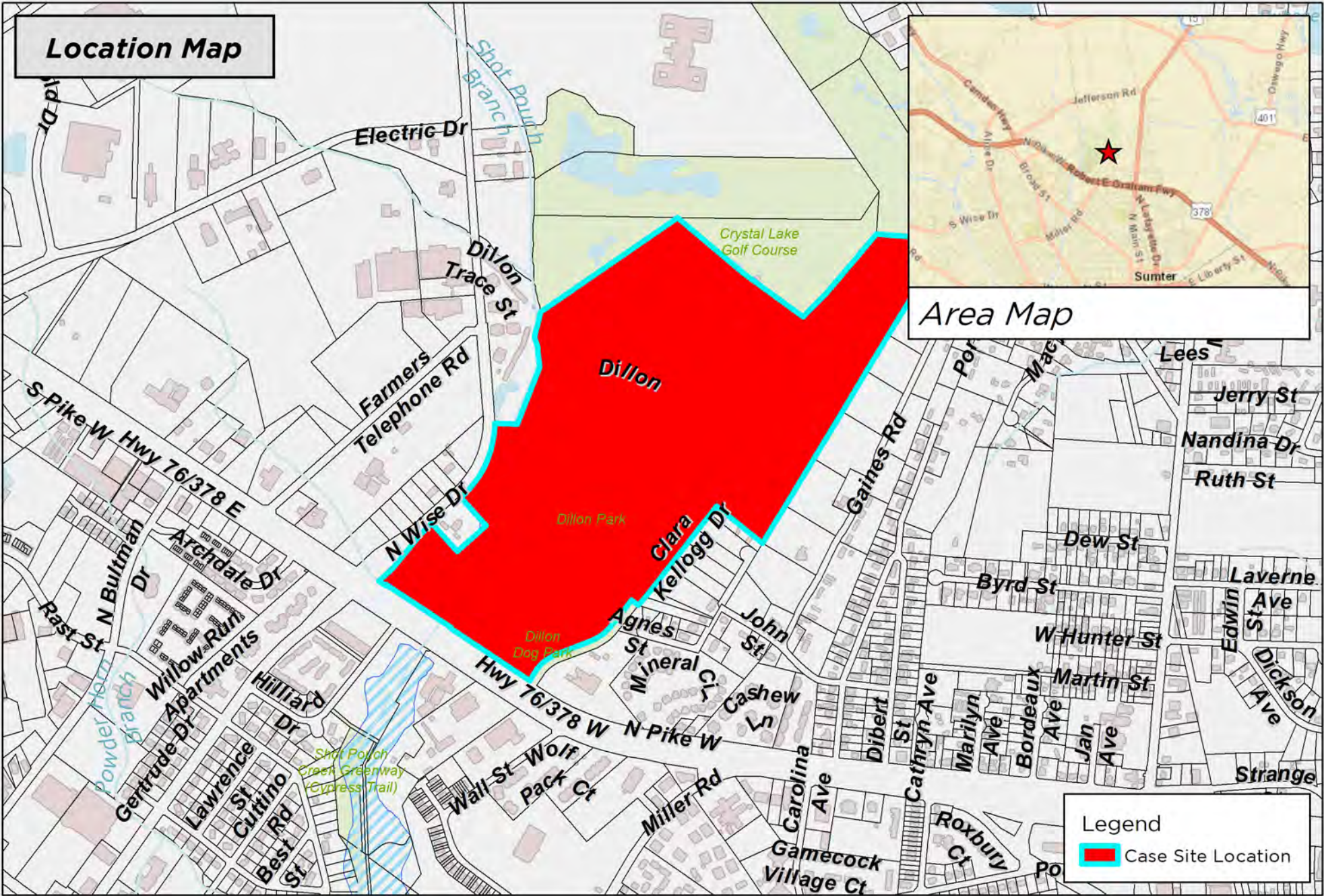
Staff recommends no additional conditions be placed upon the requested variances *if* the Board finds that all necessary criteria have been met.

V. DRAFT MOTIONS FOR BOA-26-14

- A. I move the Zoning Board of Appeals **approve** BOA-26-14, 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-26-14, 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-26-14.

VI. BOARD OF APPEALS – June 10, 2026

Location Map



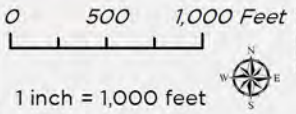
Area Map



Legend

- Case Site Location

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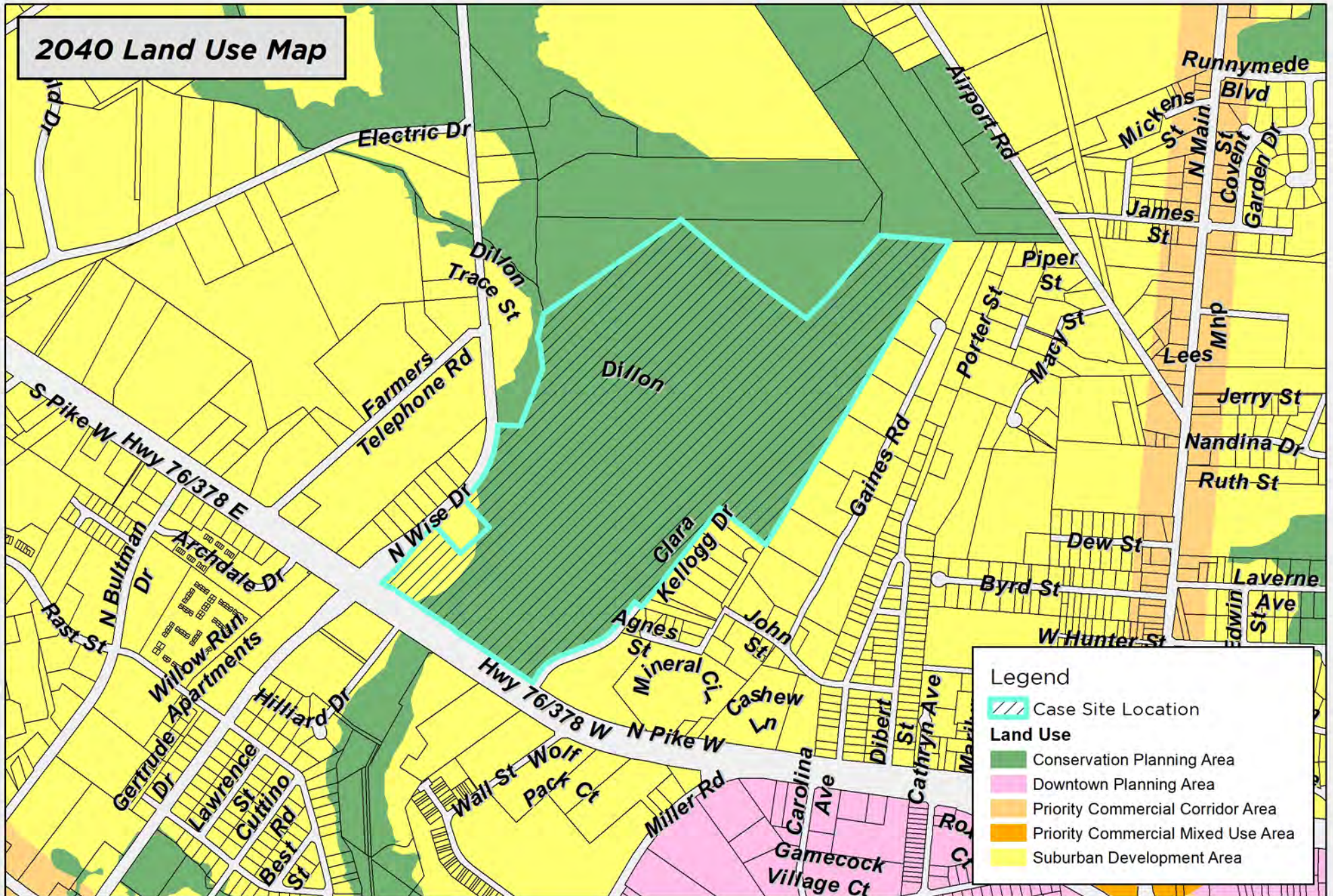


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BOA-26-14
 1305 Clara Louise Kellogg Dr, Sumter, SC, 29153
 Tax Map # 230-00-02-010

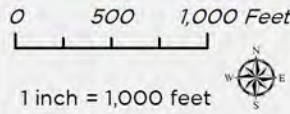
2040 Land Use Map



Legend

- Case Site Location
- Land Use**
- Conservation Planning Area
- Downtown Planning Area
- Priority Commercial Corridor Area
- Priority Commercial Mixed Use Area
- Suburban Development Area

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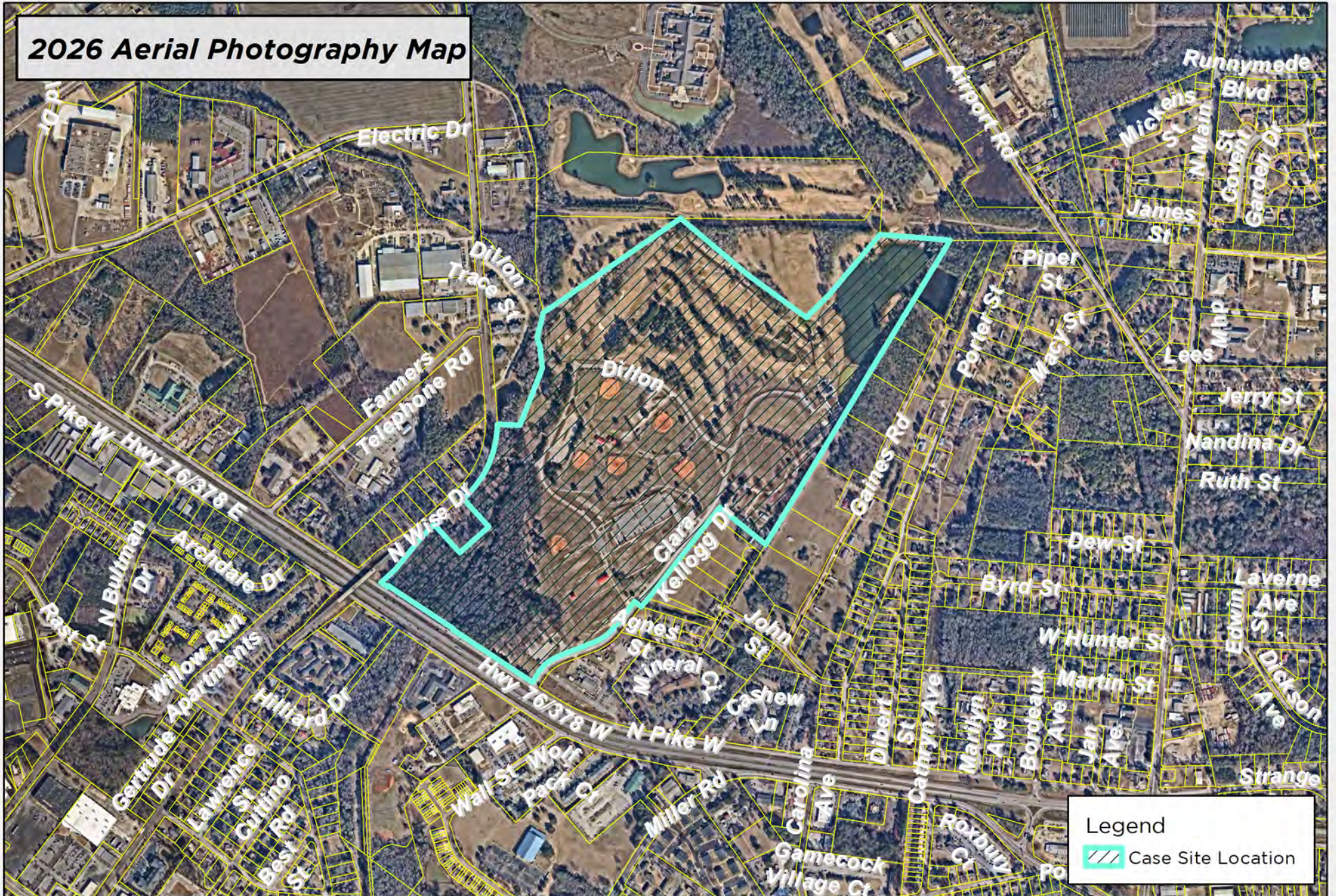


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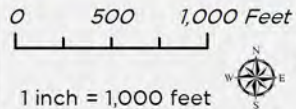


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2026 Aerial Photography Map



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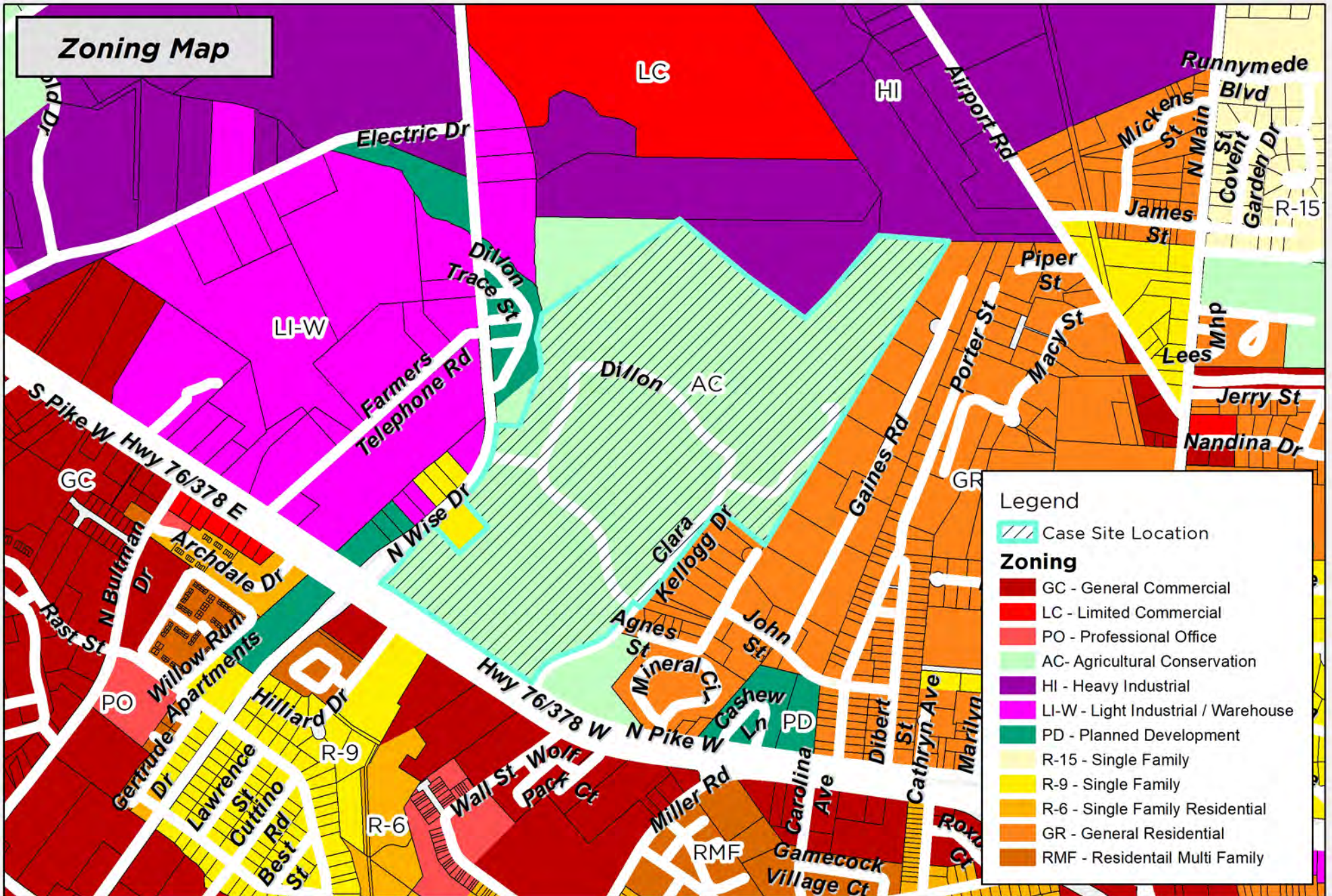


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Zoning Map



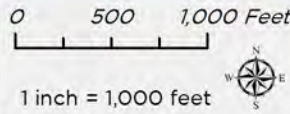
Legend

Case Site Location

Zoning

- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- AC - Agricultural Conservation
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residentail Multi Family

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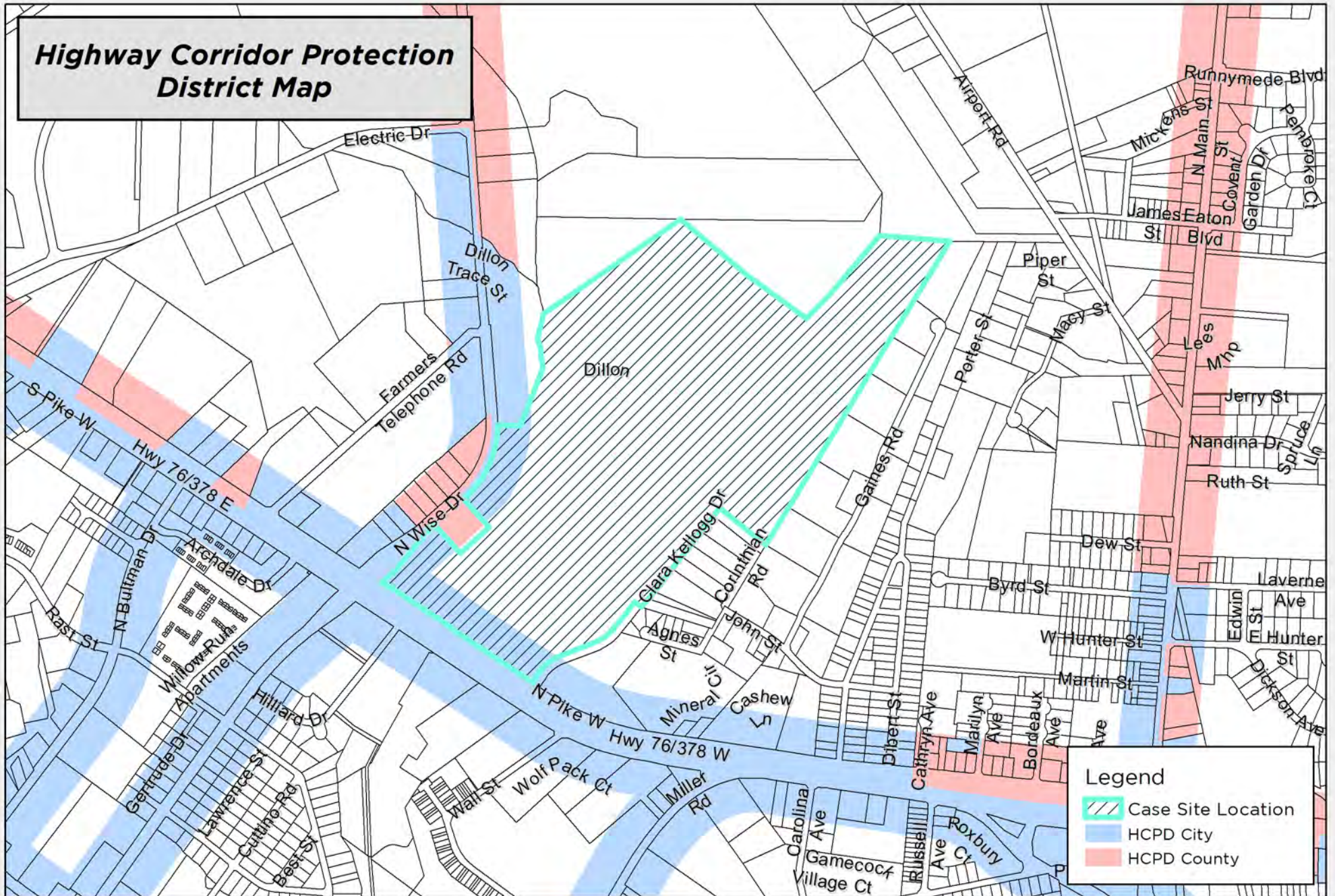


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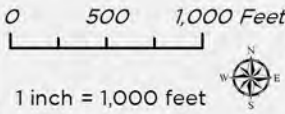
Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD City
- HCPD County

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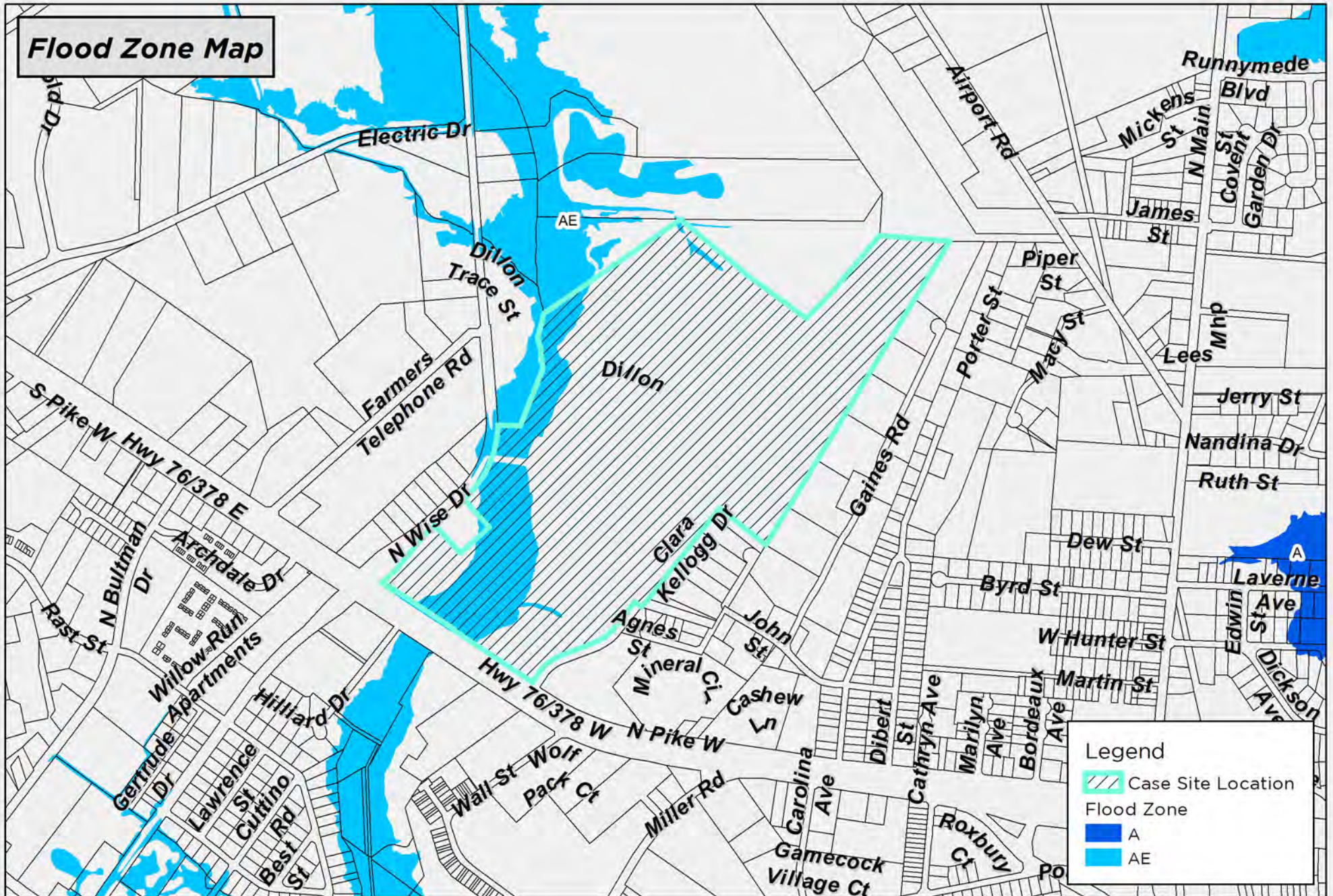


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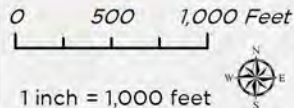


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Flood Zone Map



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