

Sumter City-County Zoning Board of Appeals

June 10, 2026

BOA-26-15, 6265 Fish Rd. (County)

The applicants (Glenn & Tasha Collier) are requesting variances from the requirements of the *Sumter County Zoning & Development Standards Ordinance*, as follows: (1) side building setbacks found in *Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks* (2) accessory structure setbacks requirements found in *Article 4.g.2.b.4: Setbacks*, and (3) any other variances required to allow an existing manufactured home and accessory building to be located +/- 3 ft. from a side property line. Residential dwellings are required to be at least 12 ft. from side property lines in the AC district and accessory buildings are required to be 5 ft. from side property lines under applicable requirements. The property is located at 6265 Fish Rd., is zoned Agricultural Conservation (AC) and represented by TMS# 093-00-02-022.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

June 10, 2026

BOA-26-15, 6265 Fish Rd. (County)

I. THE REQUEST

Applicants: Glenn & Tasha Collier

Status of the Applicant: Property Owners

Request: Variances from principal residential structure setbacks and accessory structure setbacks to allow an existing mobile home and accessory structure to stay in place.

County Council District: 2

Location: 6265 Fish Rd.

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

Tax Map Reference: 093-00-02-022

II. BACKGROUND

The applicants (Glenn & Tasha Collier) are requesting a variance to side setback requirements for principle and accessory structures outlined in *Article 3.n.5.b: (AC District) Minimum Yard & Building Setback* and *Article 4.g.2.b.4: accessory structure setback requirements of the Sumter County Zoning and Development Standards Ordinance*.

The property is situated to the east side of Fish Rd. and is shown in red on the map to the right. The current owner of the property acquired the property in September of 2013. It consists of a 0.50-acre parcel (TMS# 093-00-02-022).

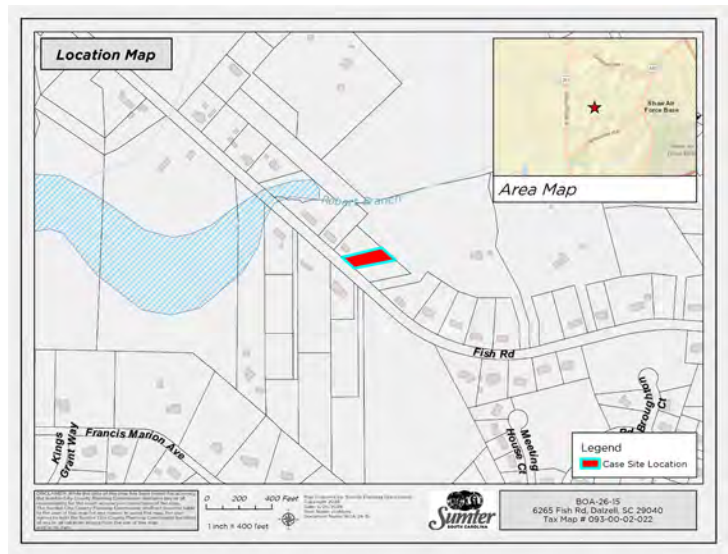




Figure 2: View of property line with adjacent residence in foreground.



Figure 3: View of property line specifically highlighting placement of mobile home relative to the property line

Ordinance Requirements:

Article 3.n.5.b: (AC District) Minimum Yard & Building Setback

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.

Article 4.g.2.b.4: Accessory Structure Setbacks

4. Setbacks – The following setbacks shall apply to all accessory buildings or structures, unless a different setback requirement for a specific accessory building or structure type exists in this Ordinance.

- a. Interior Lots:
 - Front – N/A
 - Sides – 5 ft.
 - Rear – 5 ft.

The Request:

The applicants (Glenn & Tasha Collier) are requesting a variances from the (1) principal structure side setbacks found in *Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks* (2) accessory structure setback requirements found in *Article 4.g.2.b.4: Setbacks*, and (3) any other variances required to allow an existing manufactured home and accessory building to be located +/- 3 ft. from a side 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 dimensions of the manufactured home are 68 ft. (length) and 28 ft (width).
2. The minimum principal structure setback requirement was stated on the building permit issued to the property owner.
3. The mobile home and accessory structure were incorrectly installed, and are not in compliance with the required minimum principal and accessory structure setbacks.

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

Case Facts

1. Properties in the vicinity of the subject property are various shapes and sizes, but many are more regularly shaped and larger in area. Based on available aerial imagers it appears that a majority of the homes in this area are complaint with the side-building setbacks.
2. The parcel is an irregularly shaped parallelogram.
3. Because of the parallelogram shape of the parcel, the effective width for placement of a mobile home is +/- 76 ft. if centered perpendicular to the side lot line at 12 ft.

4. Given the length of the mobile home (68 ft.), and abnormal shape of the lot the width of the lot would need to be greater than 110 ft. to meet minimum side setback requirements while being placed parallel to the lot frontage as is required in the AC zoning district.
5. The front corner of the dwelling, placed parallel to the street, is +/- 20 ft. from the property line and the rear corner of the dwelling is +/- 3 ft from the property line.

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. The Ordinance requires the applicants to adjust the location of the mobile home and accessory structure to comply with the required 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. Granting a variance would allow the continuance of a nonconforming mobile home site.
2. The Planning Department’s awareness of this issue arose from a complaint by the neighbor, that the mobile home was encroaching into the required setback.

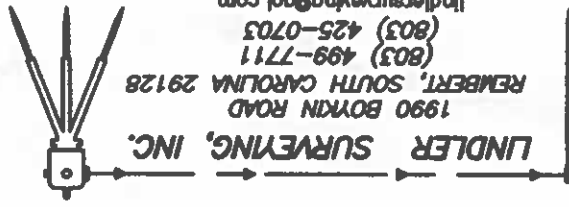
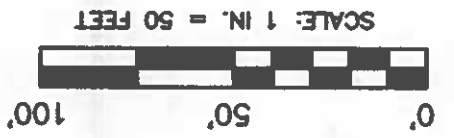
IV. STAFF RECOMMENDATION

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

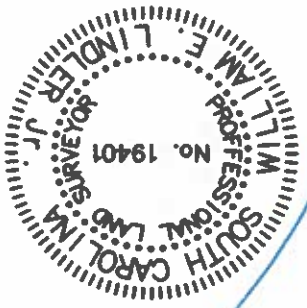
V. DRAFT MOTIONS FOR BOA-26-15

1. I move the Zoning Board of Appeals **approve** BOA-26-15, 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.]
2. I move the Zoning Board of Appeals **deny** BOA-26-15, subject to the following findings of fact and conclusions:
[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]
3. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-15.

VI. BOARD OF APPEALS – June 10, 2026



LINDLER SURVEYING, INC.
1990 BOYD ROAD
REMBERT, SOUTH CAROLINA 29128
(803) 499-7711
(803) 425-0703
lindersurveying@aol.com



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
THIS PROPERTY IN AN F.E.M.A. DESIGNATED 100 YEAR FLOOD HAZARD AREA? NO FIRM MAP NUMBER : 45065C0257E DATED (9/28/2018)

SHAKEEMA ANDERSON

SURVEYED FOR

SOUTH CAROLINA : SUMTER COUNTY : STATEBURG TOWNSHIP
PLAT OF THE EASTERN BOUNDARY LINE OF LOT NO. 3 SHOWN ON PLAT BY D. A. NESBITT DATED (12/2/1999) RECORDED IN PB. 2000 PG. 510. REFERENCE: DB. 1052 PG. 311 & PB. 2007 PG. 62

'Boundary Line Survey'

- LEGEND:
- IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - CATV - CABLE TV PEDESTAL
 - PP - POWER POLE
 - PH - TELEPHONE PEDESTAL
 - WM - WATER METER

APPROVED
SUMTER CITY-COUNTY PLANNING COMMISSION
[Signature]
DATE: 4-6-20

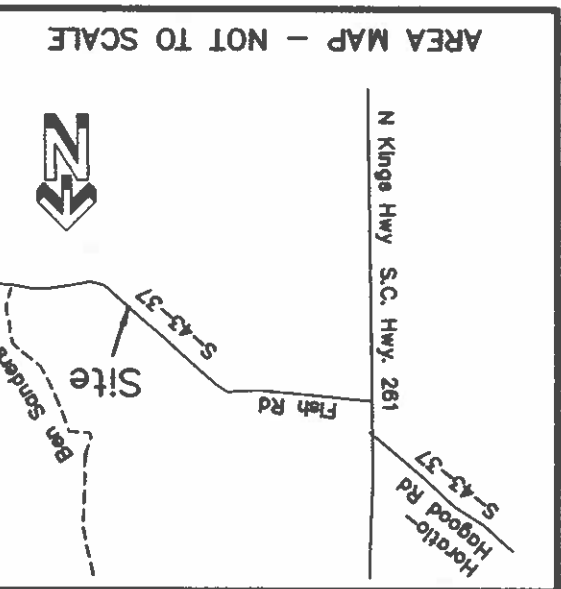
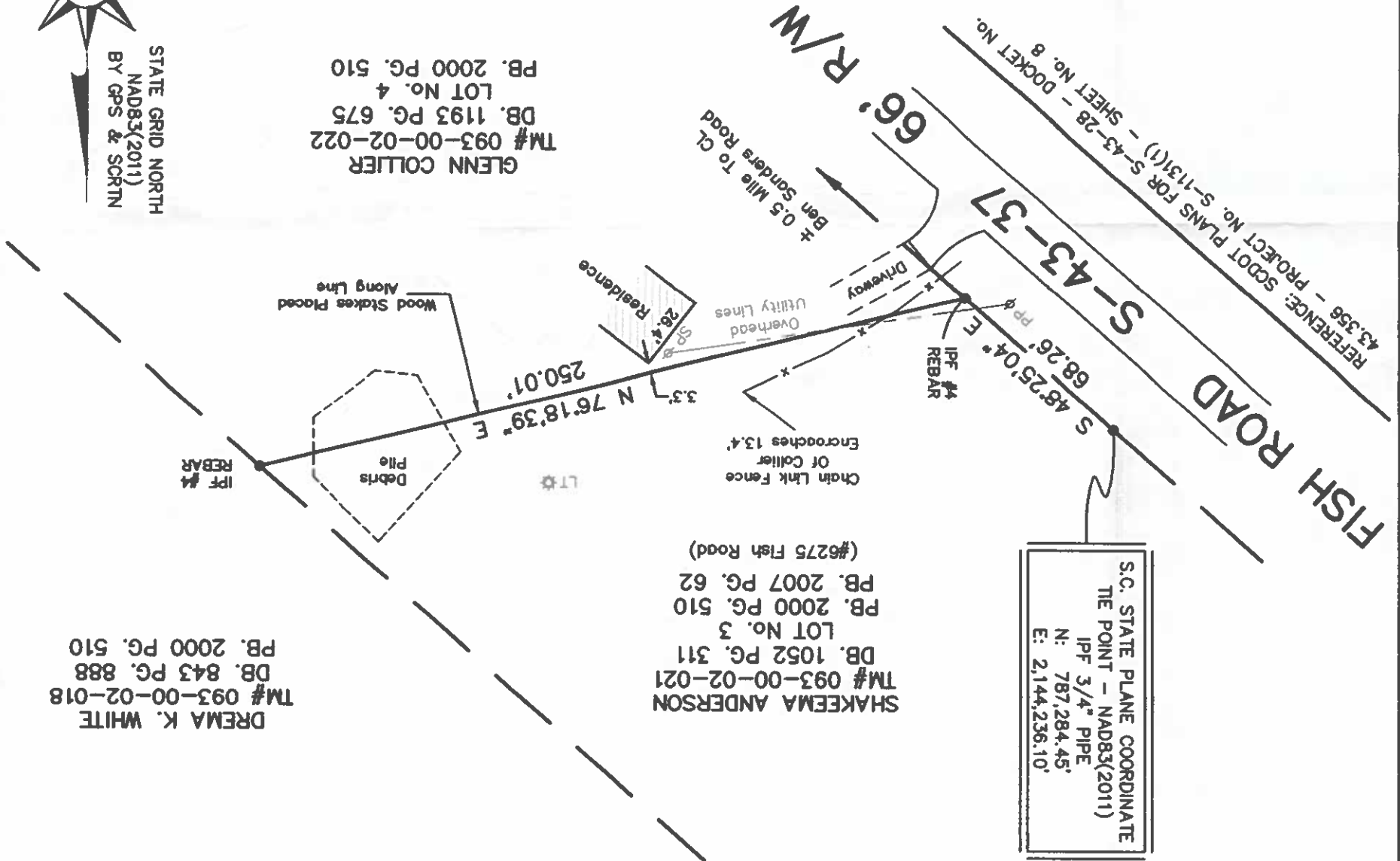


GLENN COLLIER
TM# 093-00-02-022
DB. 1193 PG. 675
LOT No. 4
PB. 2000 PG. 510

DREMA K. WHITE
TM# 093-00-02-018
DB. 843 PG. 888
PB. 2000 PG. 510

SHAKEEMA ANDERSON
TM# 093-00-02-021
DB. 1052 PG. 311
LOT No. 3
PB. 2000 PG. 510
PB. 2007 PG. 62
(#6275 Fish Road)

S.C. STATE PLANE COORDINATE
THE POINT - NAD83(2011)
IPF 3/4" PIPE
N: 787,284.45'
E: 2,144,236.10'



NOTES:
1) THIS DOCUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
2) HORIZONTAL DATUM TIED TO S.C. STATE PLANE COORDINATE SYSTEM NAD83(2011) BY GPS & SCR TN. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



Sumter County Building Department



Residential Mobile Home County Permit

Permit #: pp-202501738

Master Permit #:

Date Issued: 04/28/2025

Project Locations: 6265 FISH RD, DALZELL, SC 29040

Lot/Apt/Bldg #:

Subdivision:

Parcel #s: 0930002022

Owner: GLENN COLLIER

Phone:

Address:

Contractors

General Contractor: Harvey McDonald dba McDonald
Mobile Home Service

Address (Work): 3021 Bruce Circle,
Sumter, SC 29154

Phone (Work): 803-983-2083

Phone (Work): 803-481-3091

Work Description: MOBILE HOME - OLD MH MUST BE REMOVED PRIOR TO FINAL INSPECTION

Conditions

- Old Mobile home must be removed prior to zoning final inspection. Mobile home front must face Fish Rd. Must comply with principle setbacks. MDG 4/28/25

Permit Information

Fee: \$72.00

Planning Information

Minimum Development Standards:

Front	Side	Rear
35 Ft. Building Setback	12 Ft. Building Setback	50 Ft. Building Setback
Seismic Zone (Seismic_zone: C)	Zoning (Zone: AC- Agricultural Conservation)	
Flood Hazard Area (Firm_panel: 45085C0257E, Flood_zone: X, and Effective_date: 10/27/2022)		

This permit becomes null and Void if work or construction Authorized is not commenced within 180 Days, or if Construction or Work is Suspended or Abandoned for a period of 180 Days or if there has not been any inspection activity for a period of 180 days, at any time after work has started

All Provision of Laws and Ordinances governing this type of work must be complied with whether specified herein or not. Granting of a permit does not presume to give Authority to violate or cancel the provisions of any other State of Local Law regulating construction or the Performance of Construction

Attention: It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work that are required by this code (IBC Section 109.5)

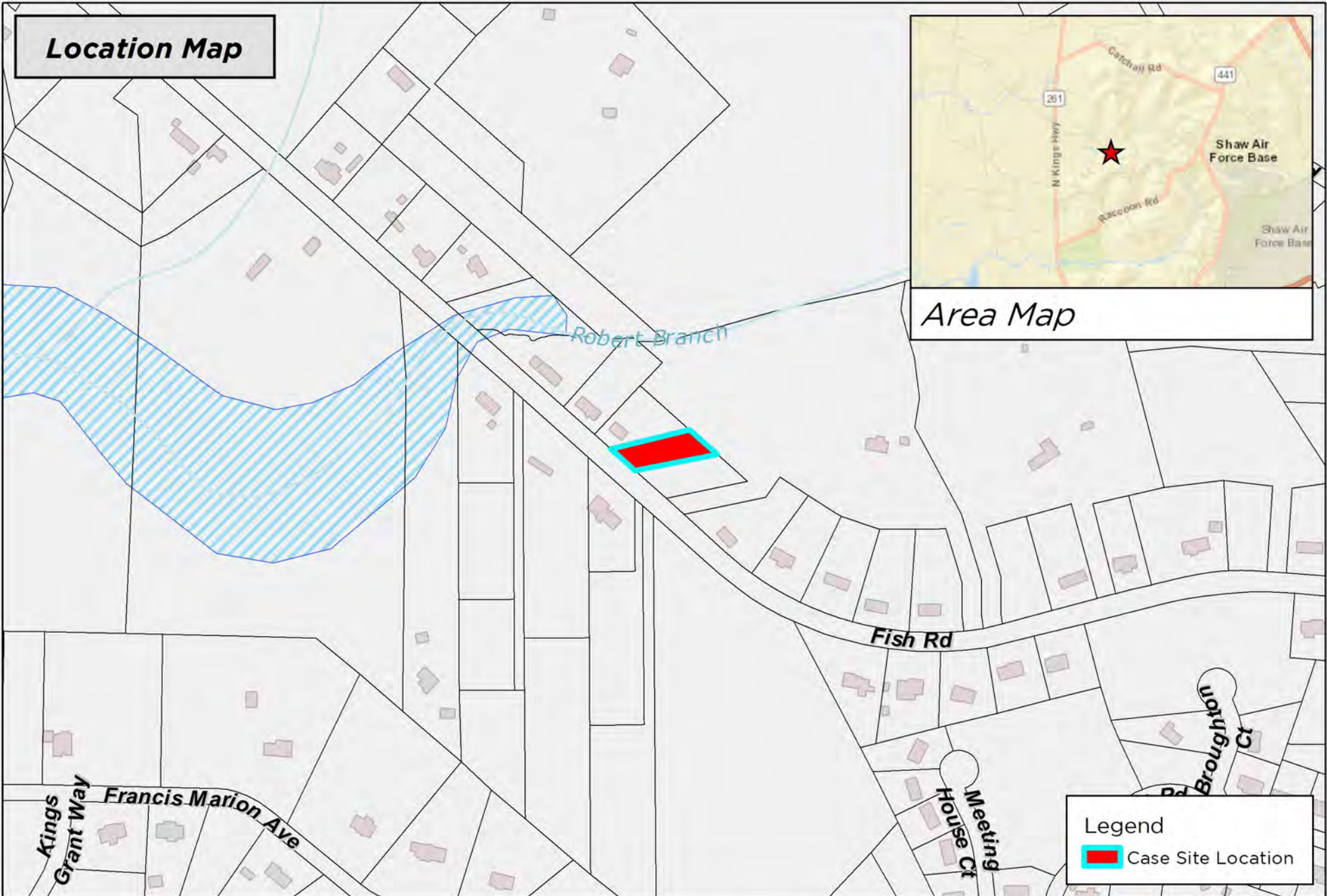
Failure to call for inspections is a violation of the Sumter County Codes and would be subject to such penalties as allowed by law.

[Signature]
(Approved By)


04/28/2025

Date

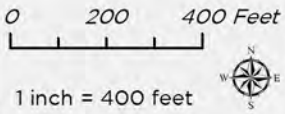
Location Map



Area Map

Legend
 Case Site Location

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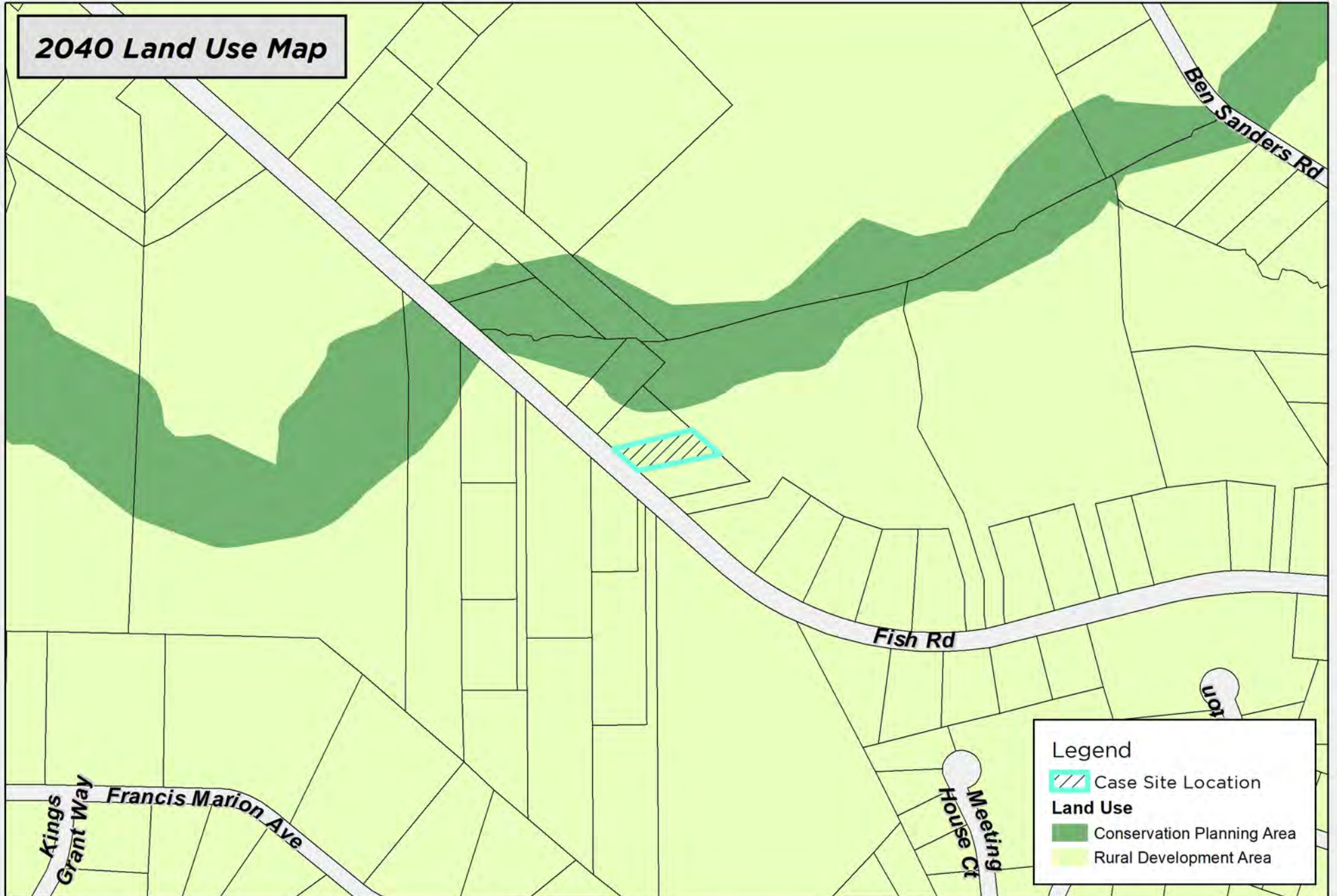


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BOA-26-15
6265 Fish Rd, Dalzell, SC 29040
Tax Map # 093-00-02-022

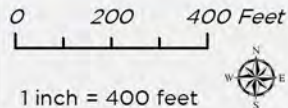
2040 Land Use Map



Legend

- Case Site Location
- Land Use**
- Conservation Planning Area
- Rural Development Area

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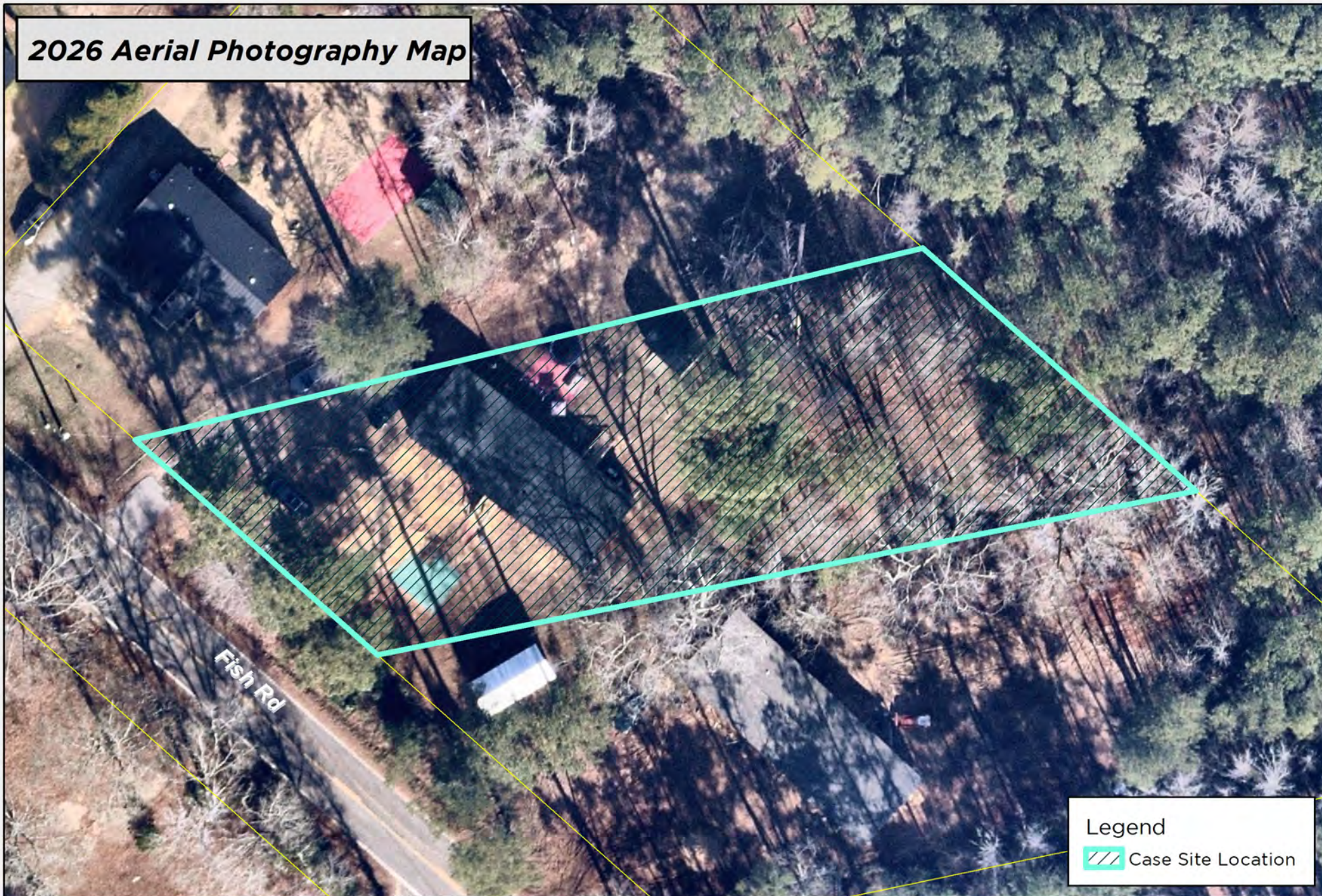


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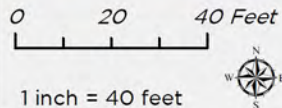


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2026 Aerial Photography Map




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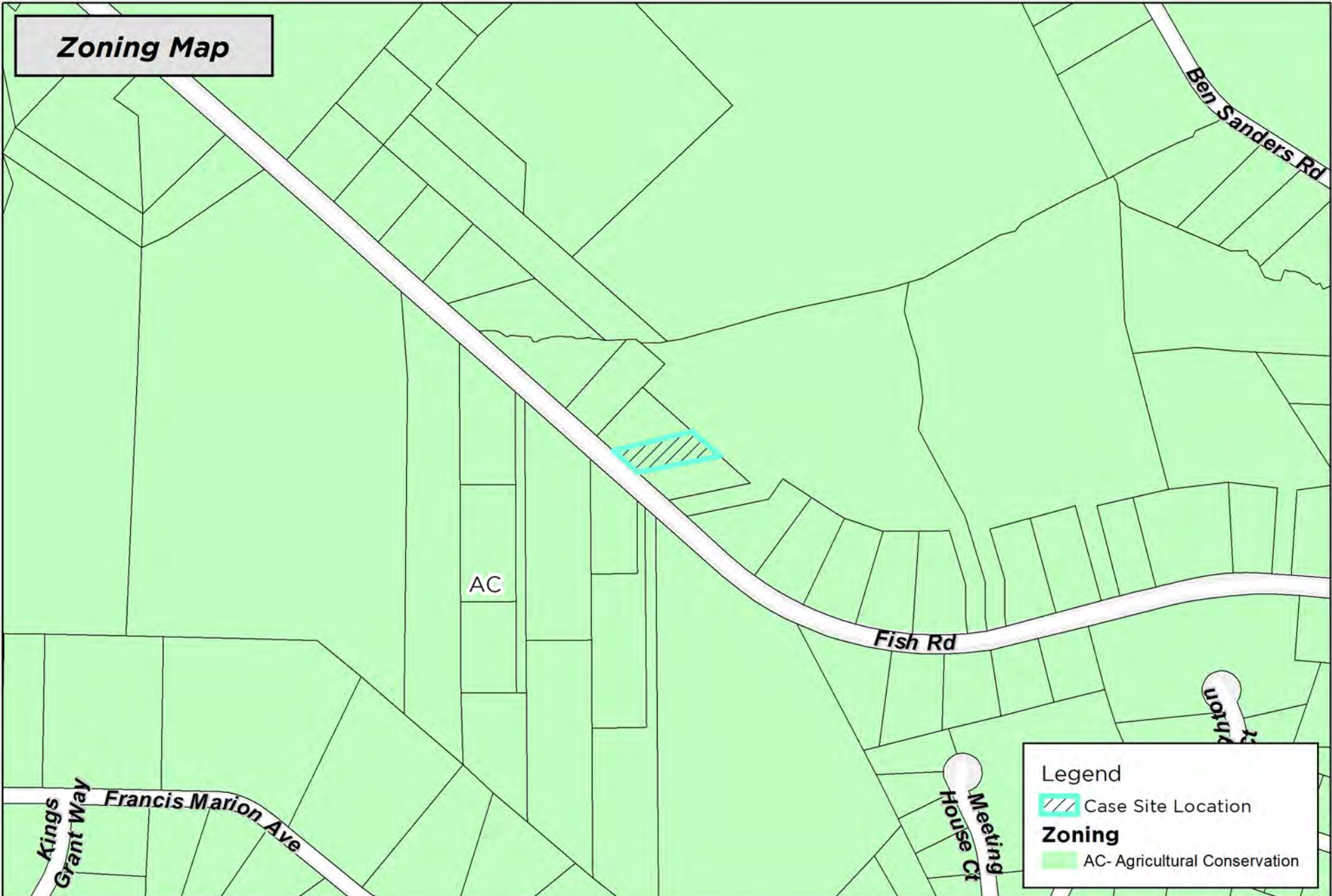


Legend

 Case Site Location

BOA-26-15
6265 Fish Rd, Dalzell, SC 29040
Tax Map # 093-00-02-022

Zoning Map



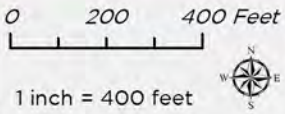
Legend

-  Case Site Location

Zoning

-  AC- Agricultural Conservation

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