

# Sumter City-County Zoning Board of Appeals

July 9, 2025

## BOA-25-19 200 Miller Rd (City)

The applicant (University of South Carolina) 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, Exhibit 3-1(A): Development Standards for Uses in R-15 District, and (2) any other variances as required to construct a non-residential building over an internal campus property line. The property is located at 200 Miller Rd., is zoned Residential-15 (R-15), and is represented by TMS# 204-13-01-009 & TMS# 204-13-01-006.



Appeals - Variance - Special Exception

# Sumter City-County Zoning Board of Appeals

June 10, 2026

## BOA-26-17: 200 Miller Rd (City)

### I. THE REQUEST

**Applicant:** University of South Carolina

**Status of the Applicant:** Property Owner

**Request:** Variances from required setbacks to construct an addition to a campus building (Health, Wellness, and Athletics Center)

**City Council District:** Ward 6

**Location:** 200 Miller Road.

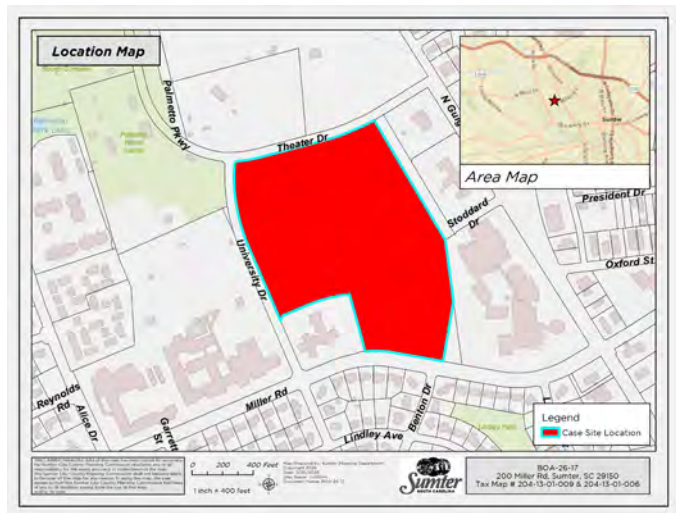
**Present Use/Zoning:** College / Residential-15 (R-15)

**Tax Map Reference:** 204-13-01-009, 204-13-01-006

### II. BACKGROUND

The applicant (University of South Carolina) 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, Exhibit 3-1(A): Development Standards for Uses in R-15 District, and (2) any other variances as required to construct a non-residential building over an internal campus property line.

The applicant is requesting variances from the building setback requirements found in *Article 3, Exhibit 3-1(A) Development Standards for Uses in R-15 District* of the City of Sumter Zoning & Development Standards Ordinance (the "Ordinance") in order to construct an addition to an existing campus building (Nettles Auditorium) on the property, which will serve as a Health, Wellness, and Athletics Center.





**Ordinance Requirements:**

**Article 3, Exhibit 3-1(A) Development Standards for Uses in R-15 District**

**EXHIBIT 3-1(A)  
DEVELOPMENT STANDARDS FOR USES IN R-15 DISTRICT**

	<b>Non-Residential Uses</b>	<b>Single Family Detached Dwellings</b>
Minimum Lot Area Per Individual Unit <sup>1</sup>	N/A	15,000 sq. ft. <i>(per structure)</i>
Minimum Lot Width	100 ft.	100 ft.
Minimum Lot Depth <sup>2</sup>	120 ft.	120 ft.
<b>Minimum Yards, Per Structure:</b>		
<b>Front <sup>3</sup></b>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>
<b>Side</b>	<b>50 ft.</b>	12 ft.
<b>Rear</b>	50 ft.	25 ft.
Maximum Impervious Surface Percentage	40%	40%
Maximum Density (units per gross acre)	N/A	2.9
Maximum Height of Buildings	45 ft.	35 ft.

**The Request:**

The applicant (University of South Carolina) 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, Exhibit 3-1(A): Development Standards for Uses in R-15 District, and (2) any other variances as required to construct a non-residential building over an internal campus 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 subject property is part of the USC Sumter campus, which spans multiple parcels under the ownership of both the Sumter County Commission for Higher Education and the University of South Carolina (USC) and is directly adjacent to the Central Carolina Technical College (CCTC) campus.
2. These parcels are functionally part of the larger campus, and they do not represent clear separation of the campus space.
3. Students freely traverse these boundaries via sidewalks to campus buildings located on both parcels.
4. However, property lines do exist because of the legal framework for ownership of the various properties that make up the larger campus environment.
5. The proposed improvement is intended to enhance the educational offerings of USC Sumter and will serve students and faculty across both parcels

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

Case Facts:

1. Both parcels comprise a single college campus (USC Sumter) but were purchased by two separate agencies at different times—one by the Sumter County Commission for Higher Education and the other by the University of South Carolina.
2. This results in a unique ownership and use arrangement that does not commonly occur with surrounding properties, which are typically under single ownership and managed completely differently from adjacent properties.

***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 where the property lines meet, even if such development would serve the best interests of the campus as a whole.
2. This restriction limits the ability to make functional and cohesive enhancements to the USC Sumter campus, despite the fact that both parcels operate together as a unified educational 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 college campus, and the proposed improvements will be located within the campus 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.

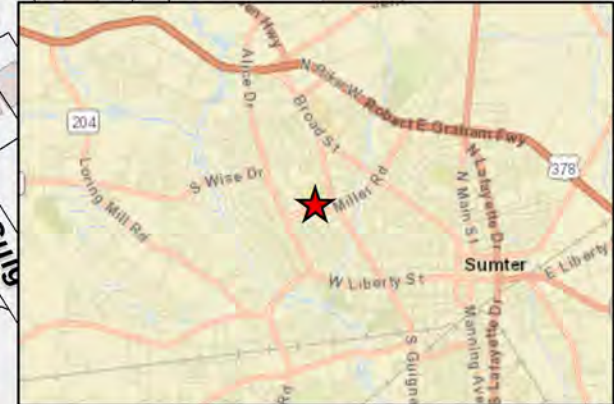
#### **V. DRAFT MOTIONS FOR BOA-26-17**

- A. I move the Zoning Board of Appeals **approve** BOA-26-17, 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-26-17, 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-26-10.

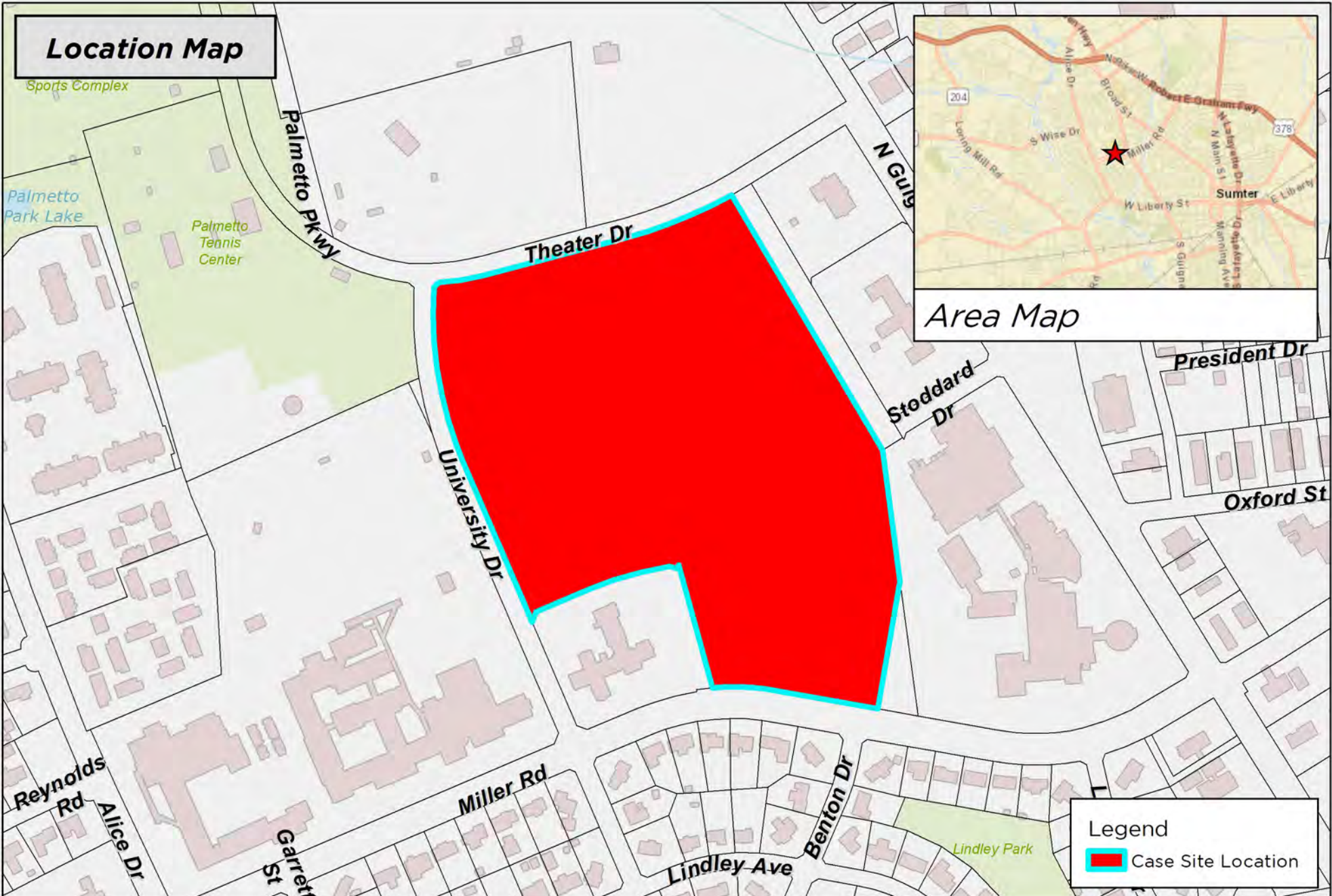
#### **VI. BOARD OF APPEALS – June 10, 2026**

# Location Map

Sports Complex  
Palmetto Park Lake  
Palmetto Tennis Center

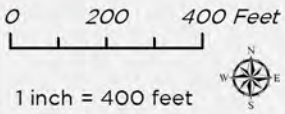


## Area Map



**Legend**  
 Case Site Location

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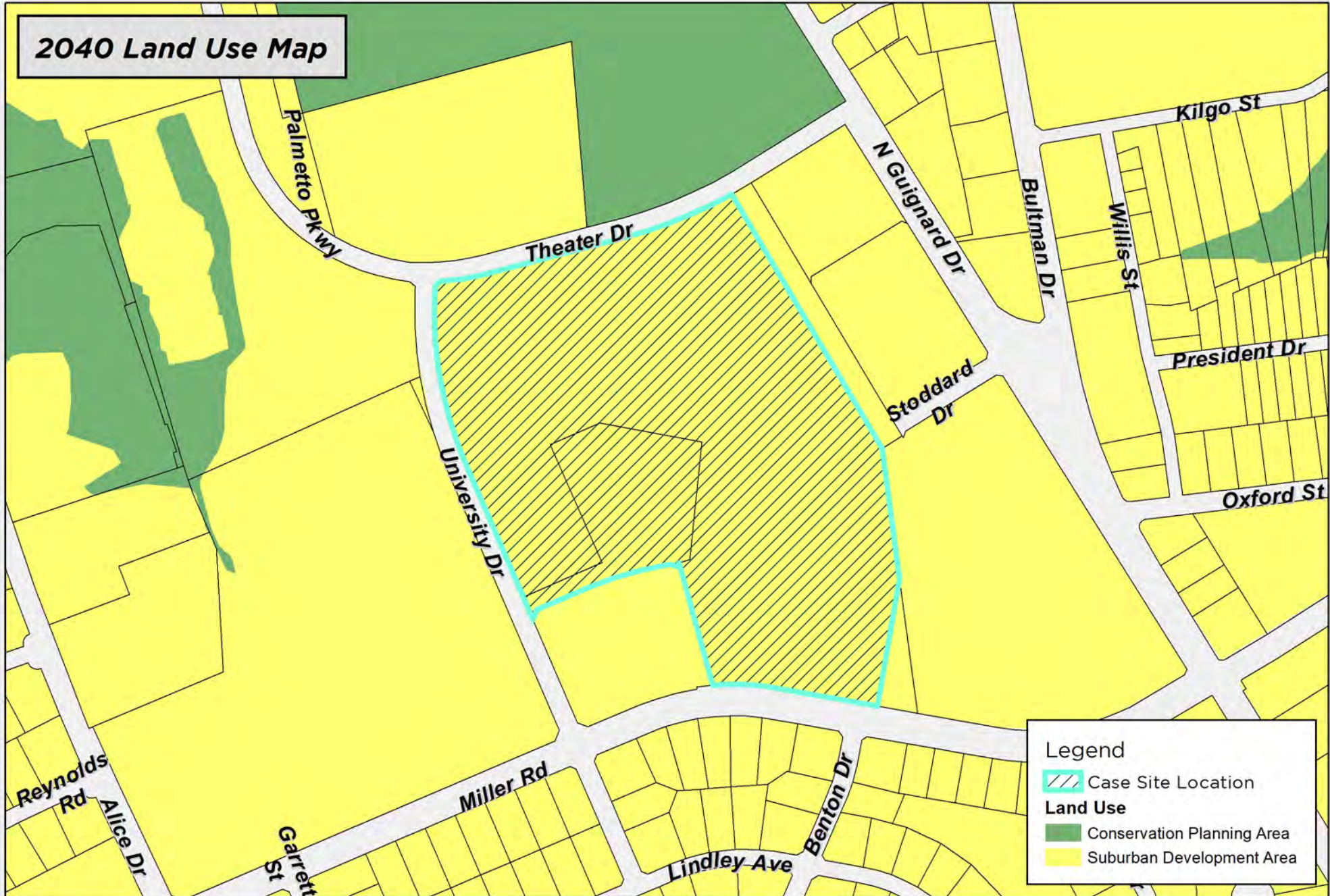


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User Name: crobbins  
Document Name: BOA-26-17



BOA-26-17  
200 Miller Rd, Sumter, SC 29150  
Tax Map # 204-13-01-009 & 204-13-01-006

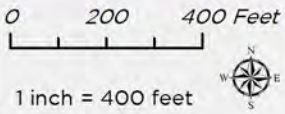
# 2040 Land Use Map



**Legend**

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

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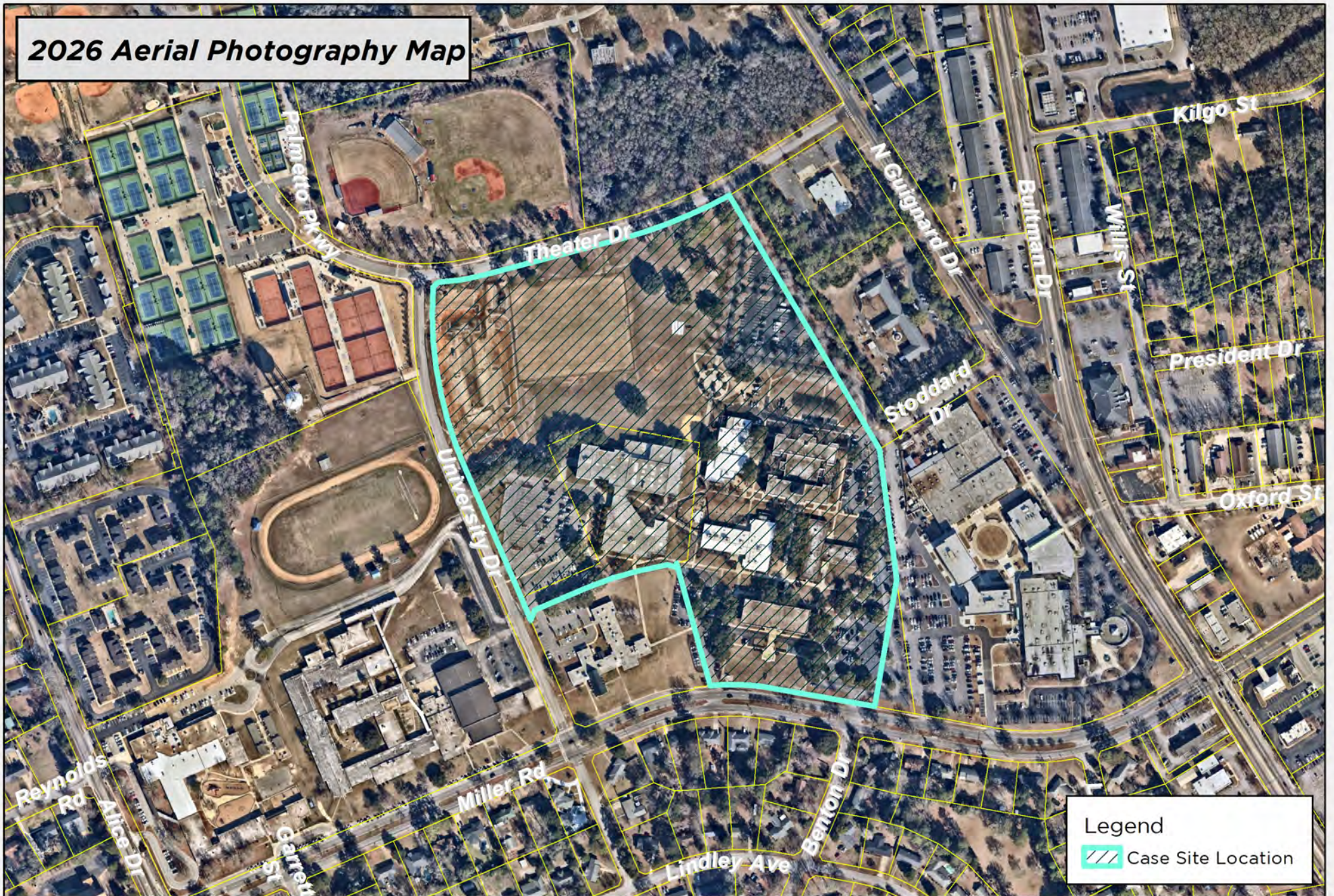


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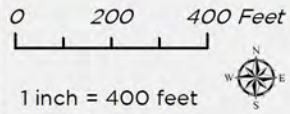
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# 2026 Aerial Photography Map



**Legend**  
 Case Site Location

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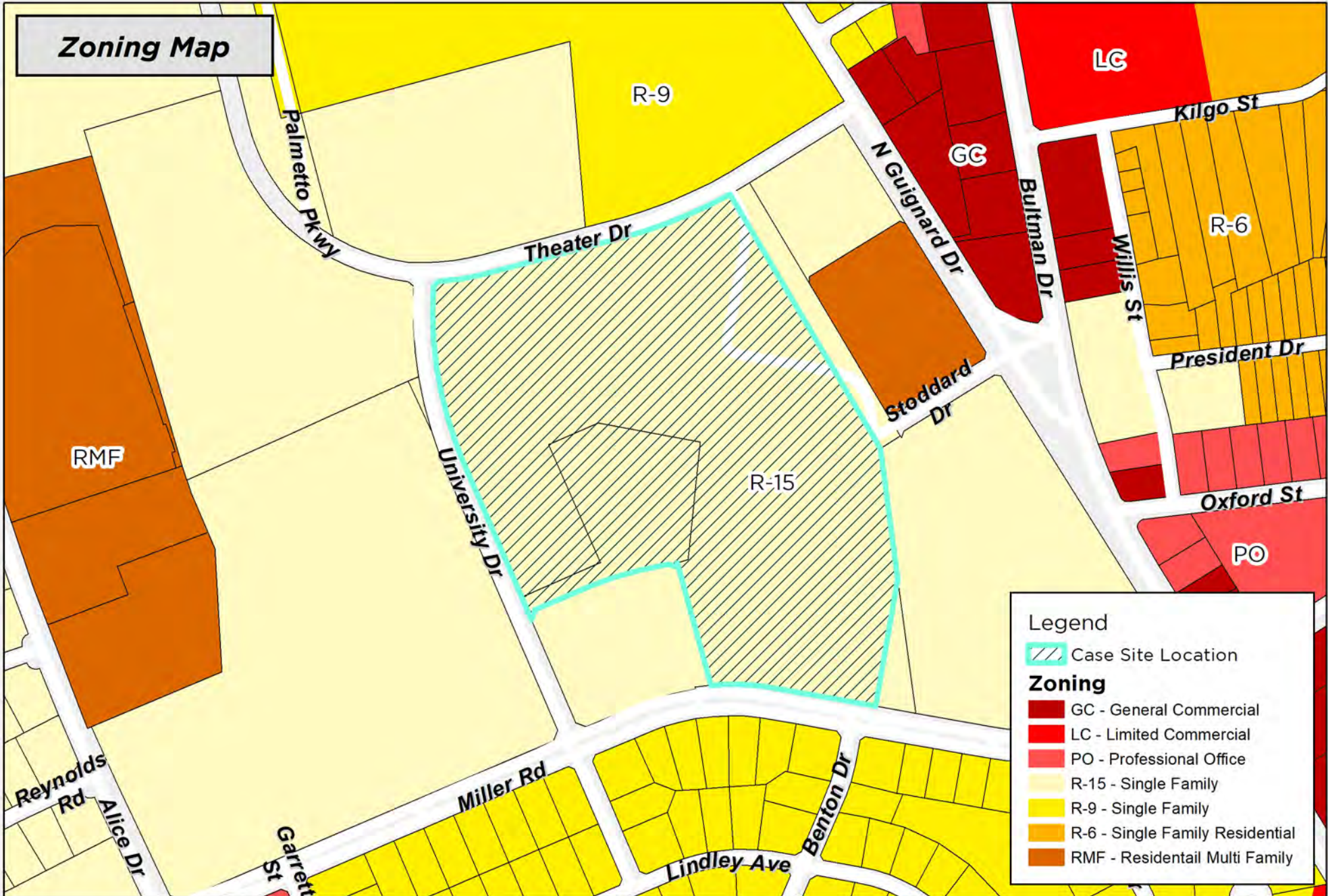


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# Zoning Map



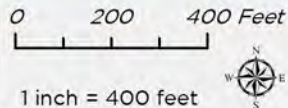
**Legend**

- Case Site Location

**Zoning**

- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- RMF - Residential Multi Family

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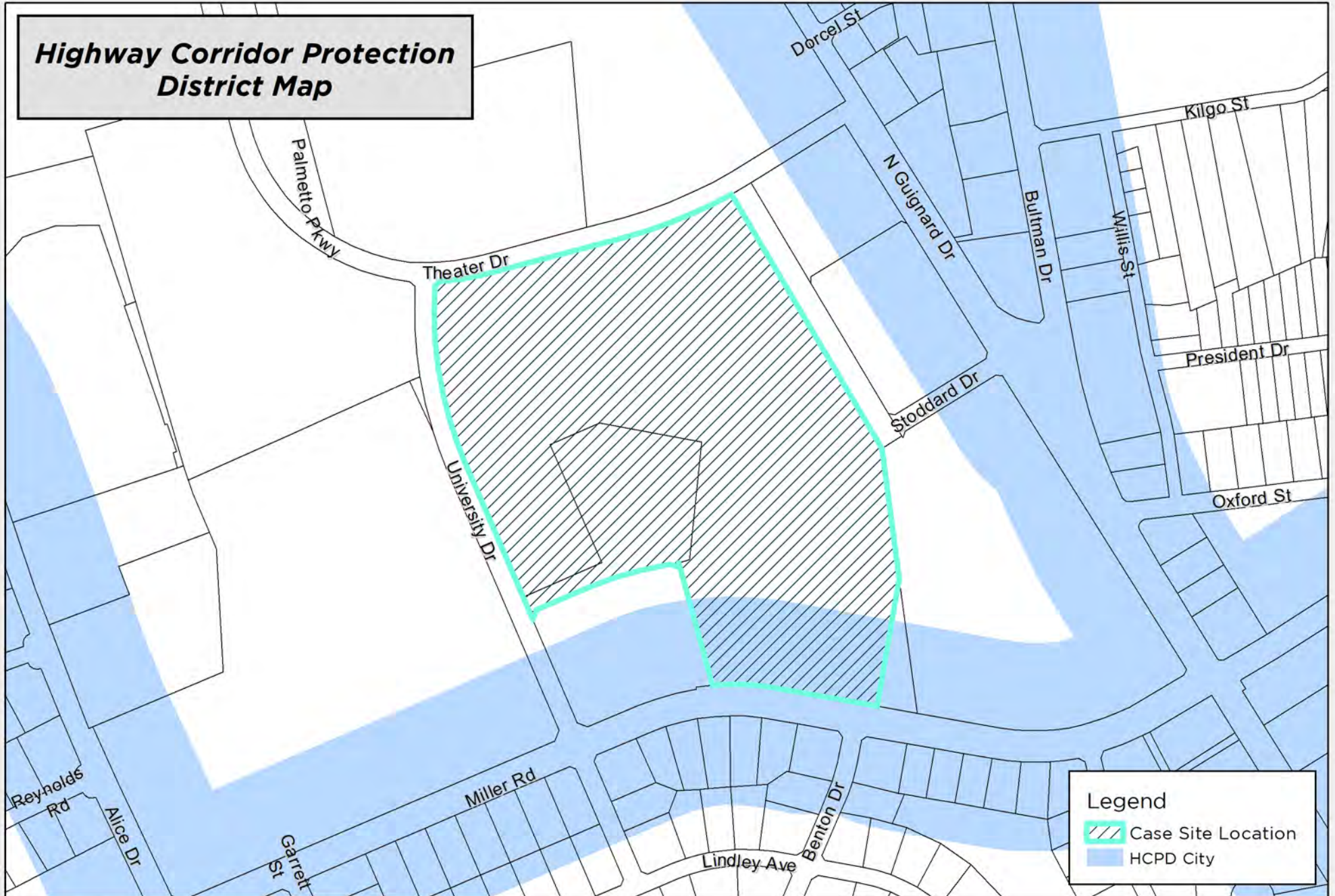


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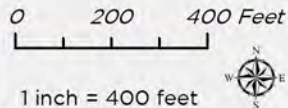


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# Highway Corridor Protection District Map



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