



BOARD OF ZONING APPEALS
WEDNESDAY, JUNE 10, 2026 @ 3:00

JAMES E. CLYBURN
INTERMODAL TRANSPORTATION CENTER
SANTEE WATEREE RTA BUILDING - MEETING ROOM
129 SOUTH HARVIN STREET

I. APPROVAL OF MINUTES – May 13, 2026

II. NEW BUSINESS

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

The applicant (Edward/Barbara Wigfall) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) rear and side 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 on the southside 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.

[BOA-26-13, 537 Woodfield Ln. \(County\)](#)

The applicant (Walter Richard) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) maximum allowed accessory structure size requirements found in *Article 4, Exhibit 8A: Maximum Building Footprint Square Footage of Residential Accessory Buildings Based on Gross Acreage*, (2) accessory structure setbacks requirements found in *Article 4.g.2.b.4: Setbacks*, and (3) any other variances required install a +/- 1,320 sq. ft. residential accessory structure to be setback 5 ft. from the side and rear property lines. The property is 0.69-acres in size and is allowed up to 1,150 sq. ft. of total residential accessory structure area under applicable requirements. Residential accessory structures over 1,200 sq. ft. in size must be setback at 10 ft. from side and rear property lines under applicable requirements. The property is located at 537 Woodfield Ln., is zoned Agricultural Conservation (AC) and represented by TMS# 221-00-01-049.

[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.

[BOA-26-15, 6265 Fish Rd. \(County\)](#)

The applicant (Glenn/Tasha Collier) is requesting variances from the requirements of 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.

[BOA-26-16, 433 Ridgeway St. \(County\)](#)

The applicant (Latoya Rivers) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) side and rear building setbacks found in *Article 3, Exhibit 3: Development Standards for Uses in GR District* and (2) any other variances required to allow an existing building that is located +/- 16 ft. from the rear property line and +/- 4 ft. from a side property line to be used as a residential dwelling. The required rear setback for single-family detached dwellings in the GR district is 20 ft. The required side setback for single-family detached dwellings in the GR district is 8 ft. The property is located at 433 Ridgeway St., is zoned General Residential (GR) and represented by TMS# 250-11-03-028.

[BOA-26-17, 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.

[BOA-26-18, 507 S. Wise Dr. \(City\)](#)

The applicant (Sam Avins) is requesting Special Exception approval in accordance with *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*, *Article 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*, and *Article 5.b.3.m: Special Event Facilities* of the City of Sumter Zoning & Development Standards Ordinance and requesting a variance from the minimum off-street parking requirements outlined in *Article 8, Exhibit 8-12: Off-Street Parking Requirements For Non-Residential Land Uses* of the City of Sumter Zoning & Development Standards Ordinance in order to establish a **Special Event Facility** on the property. The property is located at 507 S. Wise Dr., is zoned Limited Commercial (LC), and is represented by TMS# 204-11-01-049.

BOA-26-19, 5396 Pineview Ln. (County)

The applicant (Samuel T. Gary) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) request for relief from the minimum lot size requirements found in *Article 3.n.5.a (AC District) Minimum Lot Requirements*; (2) request for relief from the minimum road frontage requirements for lots outlined in *Article 8.e.14.c Lots*; and (3) any other variances as required to subdivide a +/-0.75-acre area from a +/-12.96 acres tract to be combined with property in an adjacent county. The required AC district minimum lots size is 1-acre. The minimum amount of frontage a new lot is required to have on a public road is 60 ft. The property is located at 5396 Pineview Ln., is zoned Agricultural Conservation (AC), and is represented by TMS# 144-00-02-003.

III. OLD BUSINESS

NONE

IV. ADJOURNMENT