



ZONING BOARD OF APPEALS

Minutes of the Meeting

June 10, 2026

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, June 10, 2026, in the First Floor James E. Clyburn Intermodal Transportation Center Santee Wateree Regional Transit Authority (RTA) Building Meeting Room, 129 South Harvin St., Sumter, South Carolina. Five board members –Mr. Frank Shuler, Mr. Doc Dunlap, Ms. Cassandra Floyd, Mr. Todd Champion, Mr. Clay Smith were present. Mr. William Bailey, Mr. Steven Schumper, Mr. Jason Reddick, and Mr. Gene Weston were absent.

Planning staff in attendance: Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly, and Ms. Kellie Chapman.

The meeting was called to order at 3:02 p.m. by Mr. Clay Smith.

MINUTES

Mr. Frank Shuler made a motion to approve the minutes of May 13, 2026, meeting as written. The motion was seconded by Ms. Cassandra Floyd and carried a unanimous vote.

NEW BUSINESS

Mr. Kyle Kelly informed the Board and guests that BOA-26-18 had been withdrawn.

BOA-26-12, 2555 Redwood Dr. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for variance(s) 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.

Mr. Kelly stated request for variances from rear building setbacks required to extend master bedroom further toward the rear property line than Ordinance currently permits.

Mr. Kelly added the property is located on the east side of Redwood Dr., at the intersection of Redwood Dr. and Varn Ln.

Mr. Kelly mentioned proposed 18 ft. by 20 ft. (360 sq. ft.) addition would extend into the rear setback.

	Edward and Barbara Wigfall were present to speak to speak on behalf of the request. There was no opposition. After a brief discussion, Mr. Frank Shuler made a motion to approve this request subject to the following findings of fact and conclusions: 1. The property at 2555 Redwood Dr. is an irregular shaped lot that is nonconforming to AC zone standards. The property is one of the smallest lots in the Spring Bank Hills Subdivision, which includes lots from 0.35-acres to 5.33-acres. 2. Other properties in the vicinity generally have sufficient rear yards to meet AC setback requirements and allow room for future additions to homes, which is not the case for this property. 3. Under existing Ordinance requirements, applicant cannot construct an addition to their residence that encroaches into the minimum building setbacks. 4. 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. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote. BOA-26-13, 537 Woodfield Ln. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for variance(s) from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) maximum allowed accessory structure size requirements found in <i>Article 4, Exhibit 8A: Maximum Building Footprint Square Footage of Residential Accessory Buildings Based on Gross Acreage</i>, (2) accessory structure setbacks requirements found in <i>Article 4.g.2.b.4: Setbacks</i>, 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.
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	Mr. Kelly stated the applicant acquired the property in January 2026. Mr. Kelly added there is 1 existing accessory structure that the applicant intends to remove from the property after the construction of the new accessory structure. Mr. Kelly mentioned the applicant is requesting the additional square footage in order to have enough space to store his pick-up truck, fifth wheel camper, lawn mower, and other lawn and garden equipment. Mr. Walter Richard was present to speak on behalf of the request. There was no opposition. After a brief discussion, Ms. Cassandra Floyd made a motion to approve this request subject to the following findings of fact and conclusions: 1. The property is +/- 0.69-acres in size and has a generally rectangular shape, consistent with the adjacent parcels on Woodfield Ln. The applicant states a need for a larger structure in order to store their RV, truck, mower, and other tools and equipment. The RV is currently parked in the rear yard and is not housed in a carport or garage. 2. Other properties within the general vicinity are in similar shape and size of the subject parcel. All residential parcels must comply with the accessory structure size standards applicable to this parcel as established in Article 4 and Article 4, Exhibit 8A. The property has enough space to place the proposed accessory structure in compliance with a 10 ft. setback, even though it is larger than the maximum allowed square footage. 3. The applicant is permitted to construct an accessory structure at a maximum size of 1,150 sq. ft. (assuming removal of the existing accessory structure present on the property). Current Ordinance standards allow the applicant to construct up to 2 accessory buildings with a combined size of 1,150 sq. ft. without a variance.
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	The applicant has an existing +/- 250 sq. ft. accessory structure and could build an additional +/- 900 sq. ft. structure without a variance. There is sufficient space on the property to construct an accessory structure in compliance with the 10 ft. setback requirement for accessory structures over 1,200 ft. 4. The accessory structure is proposed to be placed at the rear (northwest corner) of the property. The proposed accessory structure will be constructed of similar material as other accessory structures in the area. The applicant plans to remove the existing accessory structure from property. The purpose of regulating size of residential accessory buildings is to ensure compatibility, preserve the primary residence as the focal point of the property, and avoid negatively impacting surrounding properties. Exceeding the established maximum accessory structure size limits without demonstrating true hardship can be detrimental as it hinders the effectiveness of the Ordinance and undermines expressed countywide intent. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote. BOA-26-14, 1305 Clara Louise Kellogg Dr. (City) was presented by Mr. Kyle Kelly. The Board reviewed the request 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. Mr. Kelly stated the request for variances from the requirements of City of Sumter Zoning & Development Standards Ordinance to construct a new driving range facility at Crystal Lakes Golf Course. Mr. Kelly added the property is located adjacent to Dillon Park on Clara Louise Kellogg Dr.
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	Mr. Kelly mentioned the location for the new driving range structure does not meet the required 50-foot building setback applicable to non-residential uses in the AC zoning district. Mr. Kelly added 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. Mr. Chris Hilditch and Mr. Bobby Galloway were present to speak on behalf of the request. There was no opposition. After a brief discussion, Mr. Doc Dunlap made a motion to approve this request subject to the following findings of fact and conclusions: 1. The property is part of the County-owned and maintained Crystal Lakes Golf Course, which spans multiple county-owned parcels. Parcels are functionally part of a single golf course site, and do not represent clear separation within the course. 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 other are outside the City limits. The proposed improvement is intended to enhance the offerings of Crystal Lakes Golf Course and will serve customers across both parcels. 2. Both parcels comprise a single publicly owned and maintained golf course but the City boundary does not extend to the entire site. 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. Under existing Ordinance requirements, no improvements or structures can be constructed within AC district setbacks where property lines meet, even if such development would serve the best interests of the site as a whole. This restriction limits the ability to make cohesive enhancements to the Crystal Lakes Golf Course
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	4. The property is a public recreation area (golf course), and the proposed improvements will be located within the existing golf course footprint. The motion was seconded by Ms. Cassandra Floyd and carried a unanimous vote. BOA-26-15, 6265 Fish Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) side building setbacks found in <i>Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks</i> (2) accessory structure setbacks requirements found in <i>Article 4.g.2.b.4: Setbacks</i>, 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. Mr. Kelly stated the applicant is requesting a variance from the required side setback to allow an existing mobile home and accessory structure to remain in their existing locations +/- 3ft. from the side property line. Mr. Kelly added the property is located within the Agricultural Conservation (AC) zoning district, which requires a minimum side setback of 12 ft. for principal structures and 5 ft. for accessory structure under 1,200 sq. ft. in size. Mr. Kelly mentioned the existing mobile home is located approximately 3.3 ft. from the side property line, rather than the required 12 ft. The accessory structure, which is aligned with the rear of the home, is also situated approximately 3 ft. from the property line, rather than the required 5 ft. Mr. Kelly added the mobile home was placed on the property in 2025 after the property owner obtained a Residential Mobile Home Installation Permit. Mr. Kelly stated the permit stated that the minimum required side setback is 12 fee and further specifies in the conditions section that the mobile home must be comply with all principal structure setback requirements. Ms. Tasha Collier was present to speak on behalf of the request. Mr. Charles Boykin and Shakema Anderson were speak to speak against the request.
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After a brief discussion, Mr. Frank Shuler made a motion to defer this request to allow the applicant to address the following:

1. Attempt to get the installer or company responsible for the installation to be present at the next BOA meeting to address questions.
2. Obtain a survey on the entire property (prepared by a registered surveyor showing all property lines, mobile footprint, footprints of other structures on the property, setback distances of existing structures.

Mr. Todd Champion seconded this motion and introduced an amendment to the motion requesting that septic tank and drainfield area locations also be shown on the survey. The addition of the amendment to the initial motion was seconded by Mr. Shuler and carried unanimously.

The motion to defer (as amended) by Mr. Shuler and seconded by Mr. Champion carried unanimously.

BOA-26-16, 433 Ridgeway St. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request 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.

Mr. Kelly stated the applicant is requesting variances to both the required rear and side setbacks to allow an existing structure on the property to be utilized as a single-family residence.

Mr. Kelly added, according to the submitted survey, the existing structure is located approximately 16.3 ft. from the rear property line and approximately 4ft. from the side property line, which encroaches into both the required side and rear principal structure setbacks.

Mr. Kelly mentioned although the property appears to function as single lot, it remains legally comprised of two lots (#29 and #30).

Mr. Kelly added the lots were combined into a single tax map number by the County's Assessor's Office at an unknown prior

	date, but the parcels were never legally combined through the recording of a combination plat. There was no opposition. After a brief discussion, Mr. Doc Dunlap made a motion to approve this request subject to the following findings of fact and conclusions: 1. This structure was originally used as an accessory structures to a since removed dwelling. Minimum accessory structure setbacks are significantly less than that required for a dwelling/ The structure was converted into a residential dwelling in order to be used under residential building code standards. 2. All other principal residential structures appear to meet the required setback in this area. Surrounding residential structures appear to have ben constructed or placed as principal dwelling and not as accessory structures. 3. The applicant would not be able to use the already converted structure as a single-family residence. The applicant would have to move the structure or adjust the property line. 4. The structure has been renovated to meet the international building code requirements. The exterior of the home has been enclosed in white vinyl siding. The motion was seconded by Mr. Frank Shuler and carried a unanimous vote. BOA-26-17, 200 Miller Rd. (City) was presented by Mr. Kyle Kelly. The Board reviewed the request variances from the requirements of City of Sumter Zoning & Development Standards Ordinance, as follows: (1) nonresidential building setback requirements found in <i>Article 3, Exhibit 3-1(A): Development Standards for Uses in R-15 District</i>, 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.
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	Mr. Kelly stated the request for variances from building setback requirements to construct an addition to an existing campus building (Nettles Auditorium) on the property, which will serve as a Health, Wellness, and Athletics Center. Mr. Kelly added the property is located on the east side of University Drive, the south side of Theatre Drive, and the north side of Miller Road. Mr. Kelly mentioned the location for the addition does not meet the required 50 ft. building setback applicable to non-residential uses in the R-15 zone. Mr. Kelly added the proposed center would extend over the property line separating TMS #204-13-01-006 and #204-13-01-006. There was no opposition. After a brief discussion, Ms. Cassandra Floyd made a motion to approve this request subject to the following findings of fact and conclusions: 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. The parcels are functionally part of the larger campus, and they do not represent clear separation of the campus space. Students freely traverse these boundaries via sidewalk to campus buildings located on both parcels. Property lines do not exist because of the legal framework for ownership of the properties that make up the larger campus environment. The proposed improvement is intended to enhance the educational offerings of USC Sumter and will serve students and faculty across both parcels. 2. 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. This results in a unique ownership and use arrangement that does not commonly occur with surrounding properties,
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	which are typically under single ownership and managed completely differently from adjacent properties. 3. 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. 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 property is a college campus, and the proposed improvements will be located within the campus footprint. The motion was seconded by Mr. Frank Shuler and carried a unanimous vote. BOA-26-19, 5396 Pineview Ln. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request 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 <i>Article 3.n.5.a (AC District) Minimum Lot Requirements</i>; (2) request for relief from the minimum road frontage requirements for lots outlined in <i>Article 8.e.14.c Lots</i>; 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. Mr. Kelly stated the proposed new parcel is split by the county boundary line between Kershaw County and Sumter County and is accessed at the end of the Pineview Lane on the Sumter County side. Mr. Kelly added while the total proposed parcel size is +/- 1.18-acres, only the portion located within Sumter County is subject to Sumter County development standards. Mr. Kelly mentioned the Sumter County portion is treated as a separate parcel consisting of approximately +/- 0.75-acres. Mr. Elijah Gary, Jr., was present to speak on behalf of the request. There was no opposition.
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	After a brief discussion, Mr. Frank Shuler made a motion to approve this request subject to the following findings of fact and conclusions: 1. The parcel is split by the county boundary line between Kershaw County and Sumter County. Only the Sumter County portion is subject to Sumter County development standards and is treated as a separate +/- 0.75-acre parcel. The county line division limits the usable acreage within Sumter County to approximately +/- 0.75-acres. 2. There are other tracts of land split by the established county boundaries, but most are large tract which, while separated by jurisdiction, are compliant with the Ordinance minimum development standards despite the splits. All other tract of land subdivided in this area must meet the 1.0-acre minimum lot size and 60 ft. lot width to a public road requirement, absent variance approval from the BZA. 3. Strict application of the Ordinance would prevent the creation of the proposed parcel despite the overall tract exceeding 1.0-acre when considering the portion of property in Kershaw County. The parcel's location at the end of Pineview Lane, a private road, prevents obtaining required public road frontage. 4. The requested variance is not anticipated to create substantial detriment to adjacent properties or the public good. The proposed parcel would remain generally consistent with the character of the surrounding area. The proposed subdivision appears compatible with surrounding properties and existing development patterns. Approval of the variance would result in the creation of a nonconforming lot within the district. The motion was seconded by Ms. Cassandra Floyd and carried a unanimous vote.
OTHER BUSINESS	NONE

	There being no further business, Mr. Frank Shuler made a motion to adjourn the meeting at 4:55 p.m. The motion was seconded by Ms. Cassandra Floyd and carried a unanimous vote. The next regularly scheduled meeting is scheduled for June 10, 2026.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary