



BOARD OF ZONING APPEALS  
WEDNESDAY, DECEMBER 7, 2022 @ 3:00  
FOURTH FLOOR COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET

I. APPROVAL OF MINUTES – NOVEMBER 9, 2022

II. APPROVAL OF MEETING DATES 2023

III. NEW BUSINESS

[BOA-22-33, 3375, 3405, 3435, & 3455 Peach Orchard Rd. \(County\)](#)

The applicant is requesting Special Exception approval in accordance with *Article 3, Section 3.n.4: (AC District Special Exceptions); Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5, section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5, Section 5.b.3.b: Stockyards, Poultry Houses, Commercial Kennels, Slaughter Houses, and Animal Auction Houses* of the Sumter County Zoning & Development Standards Ordinance (the Ordinance) **in order to establish a Commercial Kennel (SIC 0752)** on a +/- 12.7 acre portion of the property. The applicant is also requesting a variance from the residential use separation requirements outlined in *Article 5, Section 5.b.3.b: Stockyards, Poultry Houses, Commercial Kennels, Slaughterhouses, and Animal Auction Houses* of the Ordinance. The property is located at 3375, 3405, 3435, & 3455 Peach Orchard Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 136-00-04-020.

[BOA-22-34, 437 Haynsworth St. \(City\)](#)

The applicant is requesting Special Exception approval in accordance with *Article 3, Section 3.b.4: (R-9 District) Special Exceptions; Article 3, Exhibit 3-5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5, Section 5.b.3.p: Bed & Breakfast Inns* of the City of Sumter Zoning & Development Standards Ordinance **in order to establish a Bed & Breakfast Use** on the property. The property is located at 437 Haynsworth St., is zoned Residential-9 (R-9), and is represented by TMS# 228-07-01-028.

[BOA-22-35, 1029 Broad St. \(City\)](#)

The applicant is requesting Special Exception approval in accordance with *Article 3, Section 3.i.4: (GC District) Special Exceptions; Article 3, Exhibit 3-5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5, Section 5.b.3.j: Tattoo Parlors* of the City of Sumter Zoning & Development Standards Ordinance **in order to establish a Tattoo Parlor Use** on the property. The property is located at 1029 Broad St., is zoned General Commercial (GC), and is represented by

TMS# 229-01-01-002.

**BOA-22-36, 312 S. Main St. (City)**

The applicant is requesting variances from the requirements outlined in *Article 3, Section 3.k.5.b: (LI-W District) (Minimum) Yard and Building Setback Requirement* and *Article 4, Section 4.f.4: Front Yards* of the City of Sumter Zoning & Development Standards Ordinance in order to allow for the establishment of a detached carport +/- 10 ft. from the property line and to allow for the detached carport structure to have less separation distance from a principle structure than required. The minimum required side setback applicable to the property is 15 ft. and all commercial/industrial structures on the property must be separated horizontally by a distance that is at least equal to the height of the highest adjacent building. The property is located at 312 S. Main St., is zoned Light Industrial-Warehouse (LI-W), and is represented by TMS# 227-04-01-066.

**BOA-22-38, Queen Chapel Rd. (County)**

The applicant is requesting Special Exception approval in accordance with *Article 3, Section 3.n.4: (AC District Special Exceptions)*; *Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts*; *Article 5, section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5, Section 5.b.3.f: Drinking Places/Bottle Clubs/Night Clubs* of the Sumter County Zoning & Development Standards Ordinance (the Ordinance) **in order to establish a Drinking Place (SIC 5813)** on the property. The applicant is also requesting a variance from the residential use separation requirements outlined in *Article 5, Section 5.b.3.f: Drinking Places/Bottle Clubs/Night Clubs* of the Ordinance. The property is located at 4320 Queen Chapel Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 199-00-02-015.

**IV. OTHER BUSINESS**

Training Dates:

Friday, December 9, 2022 9 a.m. to 12 p.m. Liberty Center Conference Room 1

Tuesday, December 13, 2022 1 p.m. to 4 p.m. Liberty Center Conference Room 1

**V. ADJOURNMENT**