



BOARD OF ZONING APPEALS
WEDNESDAY, AUGUST 9, 2023 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

- I. APPROVAL OF MINUTES – July 12, 2023
- II. NEW BUSINESS

[BOA-23-17, 1165 Reedroman Rd. \(County\)](#)

The applicant is requesting a variance to the non-residential side building setback requirements outlined in *Article 3.n.5.b (AC District) Minimum Yard & Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to permit the construction of a church structure up to +/- 15 ft. from the side property lines. The non-residential side building setback requirement applicable to this property is 50 ft. The property is located at 1165 Reedroman Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 267-00-04-056.

[BOA-23-18, 1048 Morton St. \(County\)](#)

The applicant is requesting variances to the side interior and side exterior building setback requirements outlined in *Article 3.d.5: (GR District) Development Standards; Article 3, Exhibit 3-2: Development Standards For Uses in the GR District; and Article 4.f.5: Side Yards* of the Sumter County Zoning & Development Standards Ordinance in order to permit the establishment of a manufactured home +/- 15.5 ft. from the side exterior property line and +/- 7 ft. from the side interior property line. The required side exterior building setback for single family detached housing applicable to this property is 17.5 ft. and the required side interior building setback for single family detached housing applicable to this property is 8 ft. The property is located at 1048 Morton St., is zoned General Residential (GR), and is represented by TMS# 251-07-01-059.

[BOA-23-19, 5315 Adrian Circle \(County\)](#)

The applicant is requesting a variance to the public road frontage requirements outlined in *Article 8.e.13.a (Lots) and Article 8.e.13.c (Lots)* of the Sumter County Zoning & Development Standards Ordinance in order to permit the establishment of a new 2.00-acre lot that does not front on either a public road or other permissible road type. Sumter County development standards require that new lots (that are not exempt as outlined in Article 10) shall have at least 60 ft. of frontage on either a public or other permissible road type. The property is located at 5315 Adrian Circle, is zoned Agricultural Conservation (AC), and is represented by TMS# 196-00-02-012.

BOA-23-20, 541/545 W. Wesmark Blvd. (City)

The applicant is requesting variances to the side and rear building setback requirements outlined in *Article 3.k.1.b: (LI-W District) Minimum Yard & Building Setback Requirements* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the establishment of a new clear well structure +/- 5 ft. from the side and rear property lines. The applicable side building setback for this property is 15 ft. and the applicable rear building setback for this property is 25 ft. The property is located at 541/545 W. Wesmark Blvd., is zoned Light Industrial-Warehouse (LI-W), and is represented by TMS# 203-00-05-023.

III. **OTHER BUSINESS**

IV. **ADJOURNMENT**