



BOARD OF ZONING APPEALS

Minutes of the Meeting

August 11, 2021

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, August 11, 2021, in the Fourth Floor City Chambers of the Sumter Opera House, 21 N. Main Street. Five board members – Mr. Leslie Alessandro, Mr. Jason Reddick, Mr. Sam Lowery, Mr. Warren Curtis and Mr. Steven Schumpert were present. Ms. Cleo Klopfleisch, Mr. Louis Tisdale; and Mr. L.C. Fredrick were absent.

Planning staff in attendance: Mr. Jeff Derwort and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Mr. Leslie Alessandro, Chairman.

MINUTES

Mr. Steven Schumpert made a motion to approve the minutes of the July 14, 2021, meeting as written. The motion was seconded by Mr. Sam Lowery and carried a unanimous vote.

NEW BUSINESS

BOA-21-16, 1050 Pocalla Rd. (County) was presented by Mr. Jeff Derwort. The Board reviewed this request for a variance from building setback requirements outlined in *Article 3, Section 3.k.5.b. LI-W District Yard & Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to allow for the expansion of an existing building. The expanded building area is proposed to be located 1) 0 ft. to +/- 5 ft. from the side exterior property line along S. Main St., where required setback is 17.5 ft. and 2) +/- 65 ft. from the front property line on Pocalla Rd., where the required setback is 100 ft. The property is located at 1050 Pocalla Rd., is zoned Light Industrial-Warehouse (LI-W), and is represented by TMS # 226-05-02-051.

Mr. Derwort stated the applicant is seeking variance approval from Light Industrial-Warehouse (LI-W) district front and side exterior setback requirements in order to expand an existing building on the property.

The property is located at 1050 Pocalla Rd. and is completely bounded by Pocalla Rd., S. Main St., and Maxwell Ave. The property is +/- 6.25-acres in size and is zoned LI-W. The property is the location of Evans Trailers, a trailer manufacturing company with locations in South Carolina and Pennsylvania.

The proposed expansion conflicts with the required side exterior setbacks along S. Main St., as well as the required front setback along the Pocalla Rd. property line. Per available survey information submitted with this request, the closest portion of the addition will be located 4 ft. from the S. Main St. property line and 87 ft. from the front property line. The required side exterior setback is 17.5 ft., and the required front setback is 100 ft.

Mr. Michael Winstead of Refcon, LLC deferred the opportunity to speak on behalf the request, stating the applicable information was presented by staff.

Ms. Frannie Booker was present to seek clarity on the request.

Mr. Michael Winstead, and other Refcon and Evans Trailers representatives spoke briefly to Ms. Bookers concerns.

After a brief discussion, Mr. Steven Schumpert made a motion to approve this request subject to the following findings of fact and conclusions.

1. The property at 1050 Pocalla Rd. was developed prior to the adoption of current development standards and is considered non-conforming site not subject to discontinuance. The property has over 1,300 linear feet (lf) of frontage on an arterial road. The front setback requirements for the LI-W district along arterial roads is 100 ft. The property has +/- 410 ft. of depth at its deepest point. The required front setback and other required setbacks take a significant percentage of the property due to its triangular shape.

The applicant is proposing to expand a building located parallel to the side exterior property line along S. Main St. The building is already non-conforming with respect to side-exterior setback requirements and the expansion will encroach into the 100 ft. front setback due to it's location near one of the points of the triangular shaped property.

The purpose of the building expansion at this location is to add on an additional trailer drying step to trailer painting process which this building accommodates. Per the applicant, establishing this process at another location on the property would defeat the purpose of the project, as it would expose wet paint to various elements on the way to the drying process.

2. Other industrial zoned properties in the vicinity do not share the same shape characteristics and amount of frontage on an arterial road as compared to the subject property.
3. These conditions prevent the applicant from establishing a trailer paint drying component to their manufacturing process.
4. The request represents a small expansion (+/- 3,200 sq. ft.) to an existing non-conforming building that runs parallel to, and located approximately 4 ft. from, the side exterior property line along S. Main St. The area is currently screened by existing vegetation. The existing vegetation may need to be removed to accommodate construction. If this occurs, mitigation must occur in accordance with the landscaping requirements outlined in Article 8 of the Sumter County Zoning & Development Standards Ordinance.

The authorization of this request will not likely result in substantial detriment to adjacent property of the public good. Additionally, the granting of this variance will not harm the character of the district. These findings were made with the understanding that adequate screening must be provided between the building expansion and the side exterior property line along S. Main St.

Following Conditions:

1. The proposed building expansion shall be located on closer than 4 ft. from the side exterior property line on S. Main St.
2. The proposed building expansion shall be located no closer than 75 ft. from the front property line on Pocalla Rd.

	<p>3. If existing vegetation is removed during the construction process, then a solid row of evergreen trees or other landscaping and/or fencing capable of providing a year-round screen of at least six (6 ft.) in height within three (3) growing seasons shall be provided.</p> <p>The motion was seconded by Mr. Sam Lowery and carried a unanimous vote.</p>
<p>OTHER BUSINESS</p>	<p>NONE</p>
	<p>With there being no further business, Mr. Sam Lowery made a motion to adjourn the meeting at 3:40 p.m. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for September 8, 2021.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>