



BOARD OF ZONING APPEALS
WEDNESDAY, JULY 6, 2022 @ 1:30
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

I. APPROVAL OF MINUTES – May 11, 2022
June 15, 2022

II. NEW BUSINESS

[BOA-22-08, 2980 W. Brewington Rd. \(County\)](#)

The applicant is requesting variance approval from the requirements outlined in *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* and *Article 4, Section 4.g.2.b.3: Number of Residential Accessory Structures* of the Sumter County Zoning & Development Standards Ordinance in order to (1) establish a total of +/- 1,446 sq. ft. of residential accessory structure area on the property and (2) establish a total of 3 residential accessory structure on the property. The property is +/- 0.75 acres in size. As per applicable ordinance requirements, no more than 1,250 sq. ft. of residential accessory structure area and no more than 2 residential accessory structures are permitted on this property. The property is located 2980 W. Brewington Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 188-04-02-004.

[BOA-22-09, 2309 Boulevard Rd. \(County\)](#)

The applicant is requesting variance approval from the requirements outlined in *Article 3, Section 3.n.5.a: AC District Minimum Lot Requirements* in order to allow for a property line adjustment that will reduce the size of an existing lot to +/- 0.55 acres in size. The minimum lot size requirement in the AC District is 1 acre. The property is located at 2309 & 2315 Boulevard Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 264-00-04-007 & TMS# 264-00-04-008.

[BOA-22-10, 2645 Autumn Terrace \(County\)](#)

The applicant is requesting variance approval from the requirements outlined in *Article 4, Section 4.g.2.b.3: Number of Residential Accessory Structures* of the Sumter County Zoning & Development Standards Ordinance in order to establish a total of 3 residential accessory structure on the property. As per applicable ordinance requirements, no more than 2 residential accessory structures are permitted on this property. The property is located at 2645 Autumn Terrace, is zoned Agricultural Conservation (AC), and is represented by TMS# 134-04-03-001.

BOA-22-11, 1311 Peach Orchard Rd. (County)

The Board of Zoning Appeals will consider a Conditional Use request for the establishment of a special events facility (SIC Code 729) on the property. The Zoning Administrator has referred this Conditional Use application request to the Board of Zoning Appeals consistent with *Article 5, Section 5.a.3: Review* and *Article 5, Section 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance. The property is located at 1311 Peach Orchard Rd., is zoned General Commercial (GC), and is represented by TMS# 132-00-02-015.

BOA-22-12, 10290 Lynches River Rd. (County)

The Board of Zoning Appeals will consider a Conditional Use request for the establishment of a special events facility (SIC Code 729) on the property. The Zoning Administrator has referred this Conditional Use application request to the Board of Zoning Appeals consistent with *Article 5, Section 5.a.3: Review* and *Article 5, Section 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance. The property is located at 10290 Lynches River Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 365-00-04-004.

BOA-22-13, 336 Pinewood Rd. (City)

The applicant is requesting special exception approval in accordance with Article 3, Section 3.i.4: GC District Special Exceptions; *Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, 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.m: Special Design Review Criteria for Liquor Stores* of the City of Sumter Zoning & Development Standards Ordinance in order to establish a Liquor Store use (SIC Code 592) on the property. The property is located at 336 Pinewood Rd., is zoned General Commercial (GC), and is represented by TMS# 206-12-02-016.

III. **OTHER BUSINESS**

IV. **ADJOURNMENT**