



BOARD OF ZONING APPEALS
WEDNESDAY, DECEMBER 13, 2023 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

- I. APPROVAL OF MINUTES – November 8, 2023
- II. APPROVAL OF MEETING DATES 2024
- III. NEW BUSINESS

[BOA-23-25, 3570 Thomas Sumter Hwy County](#)

The applicant is requesting a variance to the requirements outlined in *Article 8.e.13.c* & *Article 8.e.13.g*: Lots of the Sumter County Zoning & Development Standards Ordinance in order to allow for the subdivision of a property that will result in lots having less than 60 ft. of frontage on a public road and less than 60 ft. lot width throughout. All lots, unless a lesser standard exists, are required to have 60 ft. of frontage on a public road. Lots in the AC zoning district are required to have 60 ft. of lot width throughout the extent of the lot. The property is located at 3570 Thomas Sumter Hwy., is zoned Agricultural Conservation (AC) and General Commercial (GC), and is represented by TMS# 189-00-01-056.

[BOA-23-26, Florence Hwy; Bell Rd; Stackhouse Rd; & Goza Rd. \(County\)](#)

The Zoning Board of Appeals will consider a request for Special Exception approval for the establishment of a utility scale 74.99 MWac photovoltaic solar energy system on multiple parcels of land with frontage along or near Florence Hwy., Bell Rd., Stackhouse Rd., & Goza Rd. The total proposed area of solar array development and support facilities is +/- 600 acres in size. The total proposed project area boundary is +/- 1,922 acres in size. The property consists of multiple tax parcels within the proposed project area boundary (as identified below) and is zoned Agricultural Conservation (AC).

Sumter County Tax Parcels Within Proposed Project Boundary

TMS#s 282-00-01-001; 282-00-01-003; 283-00-02-015; 304-00-01-001; 304-00-01-002; 305-00-01-003; & 305-00-01-004.

[BOA-23-28, 317 W. Hampton Ave. \(City\)](#)

The applicant is requesting a variance from the maximum total area of accessory structure requirements outlined in *Article 4.g.2.b.5: Maximum Size* and *Article 4, Exhibit 4-1: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the establishment of a new +/- 240 sq. ft. residential accessory structure in the rear yard. The maximum total area of residential accessory structures permitted on the property is 1,000 sq. ft. Approval of this request would establish +/- 1,560 sq. ft. of total residential accessory structure area on the property. The property is located at 317 W. Hampton Ave., is zoned Residential-6

(R-6), and is represented by TMS# 228-12-01-048.

BOA-23-29, 806 Broad St. (City)

The applicant is requesting special exception approval in accordance with *Article 3.i.4: (GC District Special Exceptions; Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities, and Article 5.b.3.j: Tattoo Parlors* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”) **in order to establish a Tattoo Parlor (NAICS 81299) use on the property.** The applicant is also requesting a +/- 370 ft. variance from the requirement to have 500 ft. of separation from residential uses, religious institutions, schools, public parks/playgrounds, and other tattoo parlors as outlined in *Article 5.b.3.j: Tattoo Parlors* of the Ordinance. The property is located at 806 Broad St., is zoned General Commercial (GC), and is represented by TMS# 229-08-03-044.

IV. **OTHER BUSINESS**

V. **ADJOURNMENT**