



# BOARD OF ZONING APPEALS

## Minutes of the Meeting

April 13, 2022

### ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, April 13, 2022, in the Fourth Floor City Chambers of the Sumter Opera House, 21 N. Main Street. Seven board members –Ms. Cleo Klopfleisch, Mr. Warren Curtis, Mr. Sam Lowery, Mr. Jason Reddick, Mr. Leslie Alessandro, Mr. Steven Schumpert and Mr. L.C. Fredrick were present. Mr. Louis Tisdale was absent.

Planning staff in attendance: Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Derrick Phillips, Jr., Ms. Toni McLellan and Ms. Kellie Chapman.

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

### MINUTES

Mr. Steven Schumpert made a motion to approve the minutes of the March 9, 2022, meeting as written. The motion was seconded by Mr. Sam Lowery and carried a unanimous vote.

### NEW BUSINESS

*Jason Reddick recused himself from case BOA-22-05.*

BOA-22-05, 1126 Shoreland Dr. (County) was presented by Mr. Kyle Kelly. The Board reviewed a request for variance approval from requirements outlined in Article 4, Section 4.f.8: Height, Fencing Materials, and Proximity Regulations for Fences Allowed in Required Yards of the Sumter County Zoning & Development Standards Ordinance in order to permit the finished side of a wooden privacy fence to face inward in the front yard setback area. The property is located at 1126 Shoreland Dr., is zoned Residential-15 (R-15), and is represented by TMS # 207-09-02-025.

Mr. Kelly stated the applicant is requesting a variance to the Ordinance requirement outlined in Article 4.f.8 regarding fences allowed in yards to permit the finished side of a wooden privacy fence to face inward in the front yard setback area.

Mr. Kelly added sometime between February 2020 and February 2022, a solid opaque wood privacy fence was installed on or near the property line separating the property from the adjacent parcel at 1116 Shoreland Dr.

Mr. Kelly mentioned the fence currently exists with the finished side facing the property along the entirety of the northern property boundary.

Mr. Kelly added the Zoning Administrator issued a formal written determination concerning the situation on February 10, 2022. Based on the option's described in this determination, the applicant elected to apply for a variance.

Mr. and Mrs. Jerme Brown and Mr. Steven Ruichaver were present to speak on behalf of the request.

Mr. Donald Ballard and Mr. David Marcella were present to speak against the request.

After a brief discussion, Mr. Donald Ballard agreed to allow Mr. Brown's fence contractor to have access onto his property within the limited space needed to install wood panels on the unfinished side of the fence on Mr. Brown's property.

After a brief discussion, Mr. Warren Curtis made a motion to defer this request to the next meeting on Wednesday, May 11, 2022. The motion was seconded by Ms. Cleo Klopfleisch and carried a unanimous vote.

BOA-22-06, 30 Durham Court (County) was presented by Mr. Derrick Phillips Jr. The Board reviewed a request for variance approval from maximum square footage and the number of residential accessory structures to construct a detached 3-car garage in the rear yard. The property is located at 30 Durham Court, zoned Agricultural Conservation (AC), and is represented by Tax Map# 099-12-01-003.

Mr. Phillips stated there are currently two residential accessory structures on the property that have a combined area of 595 sq. ft. By Ordinance, this property is permitted no more than two (2) residential accessory structures with no more than 1,150 sq. ft. of combined residential accessory structure area. Thus, variance approval is required for the project to move forward.

Mr. Dwayne Durham was present to speak on behalf of the request.

After brief discussion, Ms. Cleo Klopfleisch made a motion to approve the request with a condition to remove the existing mobile home. The motion was seconded by Mr. Sam Lowery. The motion was withdrawn.

After a brief discussion, Mr. Warren Curtis made a motion to approve this request with the condition that the existing mobile

	<p>home and structure #2 (as identified in the staff report) be removed from the property. The motion was seconded by Ms. Cleo Klopfleisch and carried with four (Warren, Klopfleisch, Frederick, Schumpert) in favor and two (Lowery and Reddick) against. The motion carried.</p>
<b>OTHER BUSINESS</b>	<p>Ms. Roodman introduced the Planning Department's new Zoning Inspector, Toni McLellan.</p>
	<p>There being no further business, Ms. Cleo Klopfleisch made a motion to adjourn the meeting at 4:16 p.m. The motion was seconded by Mr. Warren Curtis and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for May 11, 2022.</p>
	<p>Respectfully submitted,  <i>Kellie K. Chapman</i>  Kellie K. Chapman, Board Secretary</p>