



BOARD OF ZONING APPEALS
WEDNESDAY, AUGUST 10, 2022 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

Amended Agenda

- I. **APPROVAL OF AMENDED AGENDA**
- II. **APPROVAL OF MINUTES –July 13, 2022**
- III. **INTRODUCTION OF NEW BOARD MEMBER**

Claude Wheeler, Jr.
William “Clay” Smith

- IV. **NEW BUSINESS**

[BOA-22-18, 1416 N. Main St. \(County\)](#)

The applicant is appealing the Zoning Administrator’s decision to approve a conditional use request for a proposed utility scale solar farm on a +/- 44.36-acre property. Conditional use approval (Case# CU-22-21) for the project was issued on May 26, 2022. The conditional use request was reviewed against the criteria outlined in *Article 5, Section 5.b.1.a* thru *Section 5.b.1.f* & the criteria outlined in *Article 5, Section 5.b.1.m* of the Sumter County Zoning & Development Standards Ordinance. The property is located at 1416 N. Main St., is zoned Heavy Industrial (HI), and is represented by TMS# 230-00-03-006.

[BOA-22-19, 6325 Legendary Ln. \(County\)](#)

The applicant is requesting variance approval from the requirements outlined in *Article 3, Section 3.n.5.b AC District Minimum Yard & Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to permit work to convert an existing building on the on the property to a residential dwelling. The existing building does not meet the required 12 ft. side setback requirements, and a variance of 6 ft. is being requested. The property is located at 6325 Legendary Ln., is zoned Agricultural Conservation (AC), and is represented by TMS# 100-00-03-053.

[BOA-22-20, 2310 Topsail Dr. \(City\)](#)

The applicant is requesting variance approval from the requirements outlined in *Article 3, Section 3.b.5.a: R-15 District Minimum Lot Requirements* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the approval a lot line adjustment that will decrease the width of the lot to +/- 80 ft. and will decrease the size of the lot to +/- 11,744 sq. ft. The minimum lot width required per district development standards is 100 ft. The minimum lot size required per zoning district standards is 15,000 sq. ft. The property is located at 2310 Topsail Dr., is zoned Residential-15 (R-15) and is represented by TMS# 205-11-04-003.

v. OTHER BUSINESS

vi. ADJOURNMENT