

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS  
EXECUTIVE SUMMARY

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**SUBJECT:** \*S-23-007346 Family Church Sumter, Inc. –Special Use Permit on 9.57 acres MOL to allow a church within the Agriculture (A10C) zoning district –S.R. 471/Sumterville area.

**REQUESTED ACTION:** Planning and Zoning Special Master Recommends Approval with Conditions.

**Meeting Type:** Regular Meeting                      **DATE OF MEETING:** 6/27/2023

**CONTRACT:**             N/A    Vendor/Entity: \_\_\_\_\_  
Effective Date:    Termination Date: \_\_\_\_\_  
Managing Division /                      **Building & Code / Development Services**  
Dept:

**BUDGET IMPACT:**                      .N/A

**FUNDING SOURCE:** \_\_\_\_\_  
**Type:** N/A                      **EXPENDITURE ACCOUNT:** \_\_\_\_\_

**HISTORY/FACTS/ISSUES:**

This application proposes a major special use permit on 9.57 acres MOL to allow for a church within the Agriculture (A10C) zoning district. The application requests a 28900 sq ft building to be used for worship services, youth activities, meeting rooms, day care, and offices. Based on information presented at the Planning and Zoning Special Master hearing, the first condition of approval provided in the staff report has been removed. The remaining five conditons remain as presented in the staff report.

The Planning and Zoning Special Master held a public hearing on June 5, 2023, and recommended approval for the special use permit with the following five conditions:

1. Site development shall be generally as shown on the conceptual plan (Attachment B). The conceptual site plan includes a multipurpose building that does not exceed 30,000 sq. ft., parking, and open space. Expansion of the proposed building or the addition of other structures shall require a new special use permit.
2. A major site development permit must be issued and improvements started within two years. Site development must be complete before the property can be utilized for the church.
3. Paved parking shall be required for handicap access and to support daily business needs.
4. Temporary uses of the property during and prior to construction require a public event permit. This includes fund raisers, church picnics, and revivals.
5. Notwithstanding the previous expiration conditions, this special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333(e), Sumter County Land Development Code.

**PZSM Cases:**

- S-23-007346 Family Church Sumter, Inc\*\*\*
  - SS-23-09655 Shoemaker for Thornton
  - R-23-009656 Shoemaker for Thornton
  - CP-23-06588 County Initiated Amendment-Tag Southern Properties
  - CP-23-05035 Landis Evans Partners for Werner Enterprises
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Notified Property Owners:

K19-071 FERGUSON DAVIS CLARK & LOLA AM  
K19-060 KENNEY BARBARA A  
K19-028 JONES KEITH W & MALENA A  
K19-061 BRINEGAR WILLIAM B & ELIZABETH  
K18-004 RESOURCE HOLDINGS LLC  
J24-001 SCHOOL: BOARD OF PUBLIC INST  
J13-046 CONNER JODY L  
J13-128 BOLLING JIMMY K & SHIRLEY  
K19-072 JARVIS DEREK EMANUEL & SHIVONN  
K19-059 PEOPLES GAS SYSTEM, A DIVISION  
J13-147 MCSHEEHY COURTNEY & ALEX  
J13-045 MCELWANNEY R. & WILSON D.

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**Prepared by:** Susan Farnsworth

**ProWritingAid**  
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