	ZONING BOARD OF APPEALS **Minutes of the Meeting** **February 12, 2025**
ATTENDANCE	A regular meeting of the Zoning Board of Appeals was held on Wednesday, February 12, 2025, in the Fourth Floor City Council Chambers of the Sumter Opera House, 21 N. Main Street. Nine board members –Mr. Leslie Alessandro, Mr. William Bailey, Mr. Clay Smith, Mr. Claude Wheeler, Mr. Steven Schumpert, Mr. Frank Shuler, Mr. Jason Reddick, Mr. Todd Champion and Mr. Louis Tisdale were present. Planning staff in attendance: Ms. Helen Roodman, Mr. Jeff Derwort and Ms. Kellie Chapman. The meeting was called to order at 3:00 p.m. by Mr. Clay Smith, Chairman.
MINUTES	Mr. Louis Tisdale made a motion to approve the minutes of the January 8, 2025, meeting as written. The motion was seconded by Mr. Frank Shuler and carried a unanimous vote.
NEW BUSINESS	**BOA-25-01, 160 E. Wesmark Blvd (City)** was presented by Mr. Jeff Derwort. The Board reviewed this request for Special Exception approval n accordance with *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*; *Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*; and *Article 5, Section 5.b.3.l: Drinking Places/Bottle Clubs/Night Clubs (NAICS 7224)* of the City of Sumter Zoning & Development Standards Ordinance **in order to establish a Night Club, Private Club, Concert/Entertainment Venue Use** at the property. The property is located at 160 E. Wesmark Blvd., is zoned General Commercial (GC), and is represented by TMS# 203-00-06-024. Mr. Derwort stated the property is located on the north side of E. Wesmark Blvd. between the intersection E. Wesmark Blvd./Rast St. and E. Wesmark Blvd./S. Pike E. Mr. Derwort added the applicant is proposing to establish an entertainment facility on the property which can be rented out for various events. The business model will be membership based, and only members will be allowed to reserve the facility for events. The type of events anticipated include small concerts, comedy shows, DJ nights, etc. While members can rent the

	facility, the events themselves will be advertised and open to the public for attendance. The applicant is pursuing SC Alcohol Beverage Licensing for on premise sale and consumption. As such, the proposed use is being classified as a Drinking Place/Private Club/Night Club under NAICS 7224 from a use approval perspective. The last use of the property was a "Drinking Place" use that closed down in April 2023. Mr. Derwort mentioned the property is located in the General Commercial (GC) zoning district. The intent of the GC district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses. Mr. Derwort presented the applicable special exception criteria and staff analysis of how said criteria are applicable to this request. Mr. James Campbell was present to speak on behalf of the request. Captain Joe Lane and Mr. Jay Davis were present to speak against the request. Mr. Leslie Alessandro made a motion to deny this request and was seconded by Mr. Louis Tisdale. After some discussion, Mr. Jason Reddick made a motion to table and defer the request until the next Board of Zoning Appeals meeting. The motion was seconded by Mr. Frank Shuler. The motion carried a six (Reddick, Shuler, Bailey, Wheeler, Champion, Schumpert) in favor and two (Alessandro and Tisdale) against. The motion carried. The request has been tabled for a month. Mr. Clay Smith advised Mr. Campbell, the applicant, that this motion has given him time to address the questions raised by the Board after the public hearing and that the request would be placed on the agenda for the next meeting. *Mr. Louis Tisdale left the meeting after BOA-25-01 was heard due to a prior commitment elsewhere.* *Mr. Todd Champion recused himself from BOA-25-02* **BOA-25-02, 2491 Broad St. (City)** was presented by Ms. Helen Roodman. The Board reviewed the request for a variance from the minimum off-street parking requirements outlined in *Article 8, Exhibit 8-12: Off Street Parking Requirements For Non-Residential Land Uses* of the *City of Sumter Zoning & Development Standards Ordinance* (the "Zoning Ordinance") in order to establish 3 additional guest rooms within an existing hotel development that has 66 off-street parking spaces. The establishment of additional

	parking spaces is not proposed and the addition of 3 new guest rooms will yield 68 total guest rooms. The Zoning Ordinance requires that 1.1 parking per guest room be provided, which means 75 total off-street parking spaces being required for this specific development. The property is located at 2491 Broad St., is zoned General Commercial (GC), and is represented by TMS# 203-07-01-021. Ms. Roodman stated the applicant is requesting a variance of 9 spaces to replace an existing indoor pool amenity with 3 new guest rooms. No addition to the building itself is proposed to accommodate the desired change. Ms. Roodman added Article 8, Exhibit 8-12 requires at least 1.1 parking spaces be provided per guest room. Ms. Roodman mentioned the current hotel was built in 2008 and operates under the brand "Baymont by Wyndham" contains 65 guest rooms and 66 total parking spaces. Ms. Roodman added nonconforming site not subject to discontinuance regarding minimum parking standards. Site is zoned as a Planned Development (Ordinance #2182), with underlying GC development standard applied. Ms. Jessica Barefoot Stanley was present to speak in favor of the request. After a brief discussion, Mr. Frank Shuler made a motion to deny this request subject to the following: 1. The subject property is comprised of a 2.34-acre parcel which also contains the common commercial driveway serving two restaurants (Applebee's and IHOP), as well as a vacant parcel between the Applebee's and hotel that is owned by the same individual that owns the hotel property. The presence of a significant amount of regulatory floodplain in the parts of the property that are currently undeveloped could be considered an extraordinary condition relevant to further site development, however, the applicant does own approximately 1.0-acre of adjacent property (TMS# 203-07-01-014/203-07-01-015) that is outside the regulatory flood zone and could be used to accommodate additional parking facilities without disrupting the current pattern of development on TMS# 203-07-01-021. 2. The property in the vicinity is a combination of completed commercial developments, primarily hotels and restaurants. The subject hotel is set behind other developments along the north side of Broad Street in the immediate area. However,

	the established hotel/motel parking standard applies to all hotel/motel developments within the city. Any other facility that was seeking to expand guest room offerings would also be required to provide additional parking as part of any facility expansion. 3. The application of the ordinance to the particular property restricts the ability of the applicant to add additional rooms via renovation on the property without adding the required additional parking. 4. Existing development standards regarding parking in the City of Sumter are designed to ensure adequate room within a development for customers and workers to park without affecting the right-of-way. The subject site is set back from the public right-of-way by a distance of approximately 500 ft., and is adjacent to several other commercial entities with their own significant parking lots. There is no expected direct impact on the public road network, however, access to the property by emergency services personnel would be impacted if the hotel reaches capacity and/or the number of vehicles parked exceeds the number of available spaces. Further, the situation of hotel customers parking in adjacent commercial parking lots may present a detriment to adjacent property owners by taking spaces otherwise used for their customers. The motion was seconded by Mr. Steven Schumpert and carried by a unanimous vote.
OLD BUSINESS	**NONE**
OTHER BUSINESS	Mr. Clay Smith announced his resignation as Chairman. An election for a new Chairman will be held at the next meeting. The next regularly scheduled meeting is scheduled for March 12, 2025.
	Respectfully submitted, *Kellie K. Chapman* Kellie K. Chapman, Board Secretary