

# Sumter City-County Zoning Board of Appeals

October 8, 2025

## BOA-25-32, 5664 Broad St. (County)

The applicant (Woods Bay Company, LLC) is requesting that the Sumter City-County Board of Zoning Appeals grant special exception approval for a Liquor Store pursuant to *Article 1.h.4.c.: Special Exceptions; Article 3, Exhibit 5: Permitted Uses in All Zoning Districts; Article 5.b.2. Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5.b.3.o: Liquor Stores of the Sumter County Zoning & Development Standards Ordinance*. The property is located at 5664 Broad St., is zoned General Commercial (GC), and is represented by TMS# 131-00-02-024.



Appeals - Variance - Special Exception

# Sumter City-County Zoning Board of Appeals

October 8, 2025

**BOA-25-32, 5664 Broad St. (City)**

## I. THE REQUEST

**Applicant:** Woods Bay Company, LLC (Casey Owens)

**Status of the Applicant:** Property Owner

**Request:** Request for Special Exception approval for a Liquor Store pursuant to *Article 1.h.4.c.: Special Exceptions; Article 3, Exhibit 5: Permitted Uses in All Zoning Districts; Article 5.b.2. Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5.b.3.o: Liquor Stores of the Sumter County Zoning & Development Standards Ordinance.*

**County Council Ward** District 1

**Location:** 5664 Broad St.

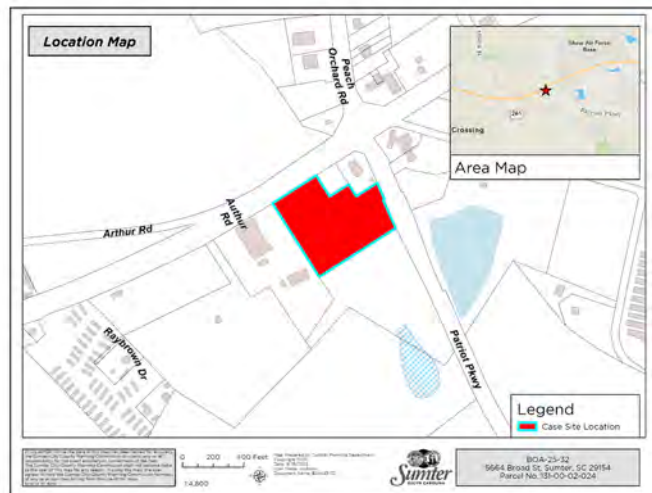
**Present Use/Zoning:** Commercial Building / General Commercial (GC)

**Tax Map Reference:** 131-00-02-024

## II. BACKGROUND

The applicant is requesting special exception approval to establish a liquor store use (NAICS 44532) on property located at 5664 Broad St.

The subject property is located in an established multi-tenant commercial shopping plaza at the corner of Broad St (US-378) and Patriot Parkway (SC-441), and is marked in red on the map on the first page of this report.



The applicant is proposing to utilize an existing retail space that is part of a multi-tenant shopping center as a liquor store use. The existing tenant space footprint serves as the boundary for determining compliance with required separation standards.



**Figure 2:** Proposed Liquor Store Location and 300 ft. buffer



**Figure 3 –** Front of commercial building as viewed from Patriot Parkway (unit highlighted in yellow)  
*(Source: Google Streetview, Feb 2025)*



**Figure 1** – Broad St. (US-378) in vicinity of site (proposed liquor store on left outlined in yellow)  
(Source: Google Streetview, Feb 2025)

### **III. SPECIAL EXCEPTION REVIEW CRITERIA**

In the GC zoning district under *Article 3, Exhibit 5*, Liquor Stores (NAICS 44532) are special exception uses requiring the review and approval of the Board of Zoning Appeals (BOA). Special exception requests for liquor stores are evaluated in accordance with *Article 1.h.4.c.*, *Article 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*; and *Article 5.b.3.o: Liquor Stores* as contained in the *Sumter County Zoning & Development Standards Ordinance*.

#### **Article 1.h.4.c: Special Exceptions**

2. *Permits for Special Exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:*
  - a. *That the Special Exception complies with all applicable development standards contained elsewhere in this Ordinance, including landscaping and bufferyards, off-street parking, and dimensional requirements;*

**Staff Review:** The proposed liquor store use would be located in an existing multi-tenant commercial shopping center, with no additional site developments proposed. Based on staff evaluation, the site meets minimum development standards applicable to the proposed commercial use.

- b. *That the special exception will be in substantial harmony with the area in which it is located;*

**Staff Review:** The property is zoned General Commercial (GC), is located along two roadway corridors intended to support higher intensity commercial uses. There are no residential uses within 300 ft.

- c. *That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.*

**Staff Review:** The property is zoned General Commercial (GC), is located along a roadway corridor designed to support higher intensity commercial uses.

**Article 5.b.3.o. Liquor Stores (NAICS 4453):**

- 1. *This use shall not be within 300 ft. (measured in a straight line from structure to structure) of a residential use, church, school or public playground on a separately platted parcel.*

**Staff Review:** There are no residential uses, churches, schools, or public playgrounds on separately platted parcels within 300 ft. of the proposed site.

- 2. *A six-foot fence that is a visual screen will be installed to separate this use from residential uses.*

**Staff Review:** There are no residential uses in the vicinity of the subject property. As such, a six-foot screening fence is not required.

**IV. STAFF RECOMMENDATION**

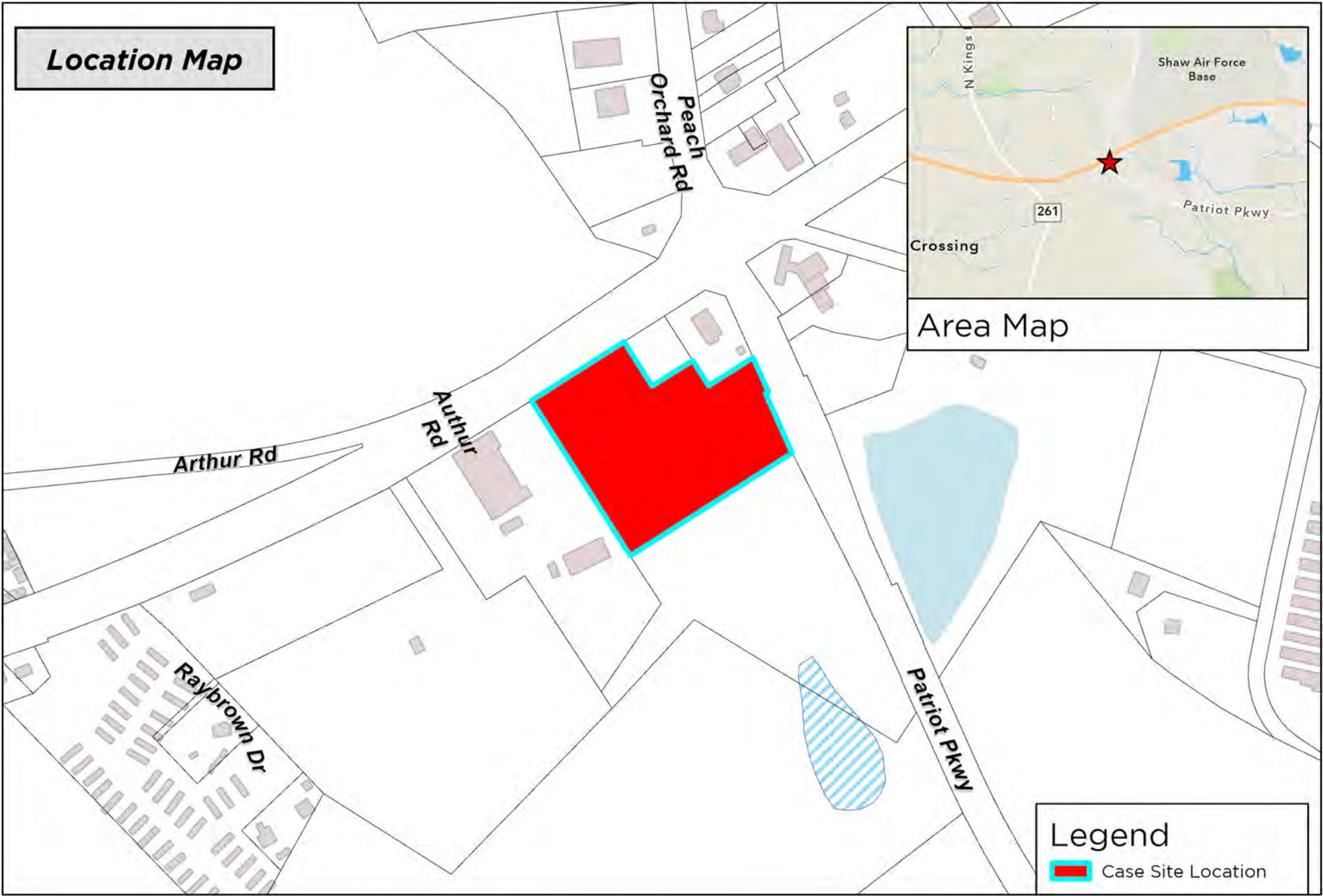
Staff recommends no additional conditions of approval *if* the Board makes the necessary findings to approve this request.

**V. DRAFT MOTIONS for BOA-25-32**

- A. I move the Zoning Board of Appeals **approve** BOA-25-32, subject to the findings of fact and conclusions developed by the BZA and so stated:
- B. I move the Zoning Board of Appeals **deny** BOA-25-32, subject to the following findings of fact and conclusions:
- C. I move the Zoning Board of Appeals enter an alternative motion for BOA-25-32.


**VI. BOARD OF APPEALS – October 8, 2025**

# Location Map

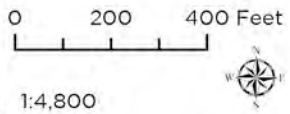


Area Map

## Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

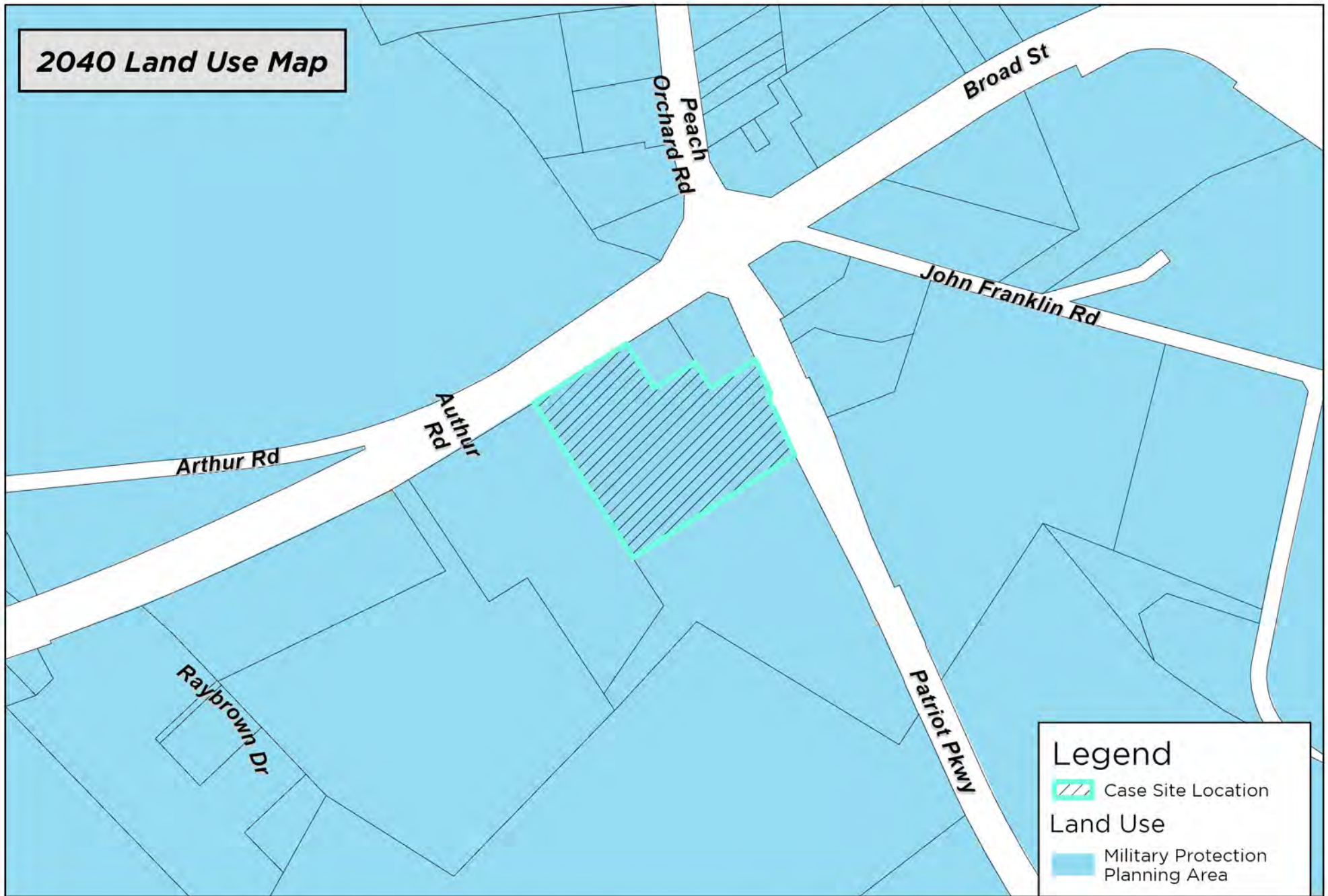


Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 9/18/2025  
User Name: crobbins  
Document Name: BOA-25-32



BOA-25-32  
5664 Broad St, Sumter, SC 29154  
Parcel No.:131-00-02-024

# 2040 Land Use Map

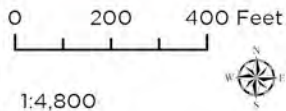


**Legend**

-  Case Site Location
-  Military Protection Planning Area

**Land Use**

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

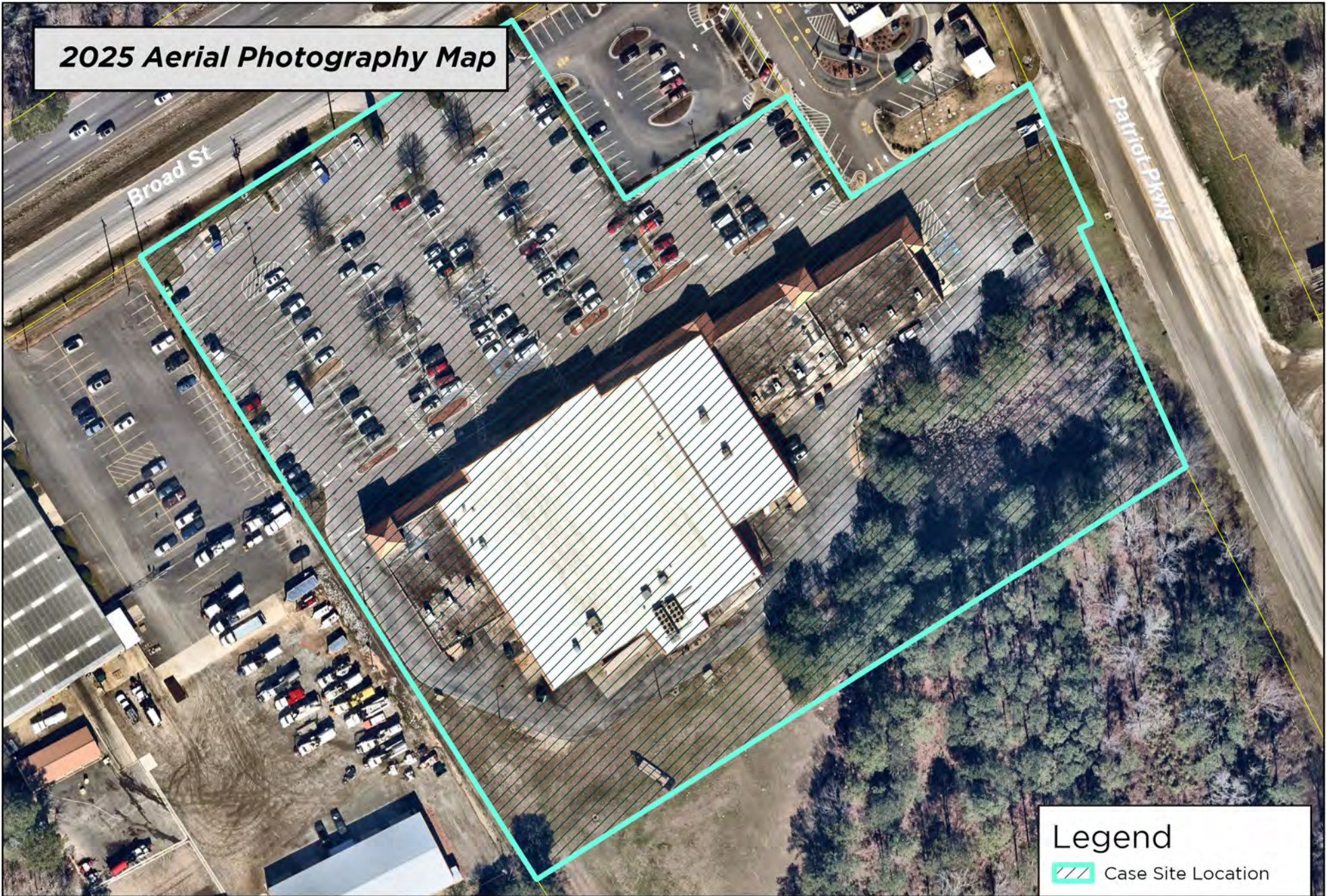


Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 9/18/2025  
User Name: crobbins  
Document Name: BOA-25-32



BOA-25-32  
5664 Broad St, Sumter, SC 29154  
Parcel No.:131-00-02-024

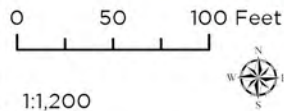
# 2025 Aerial Photography Map



## Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

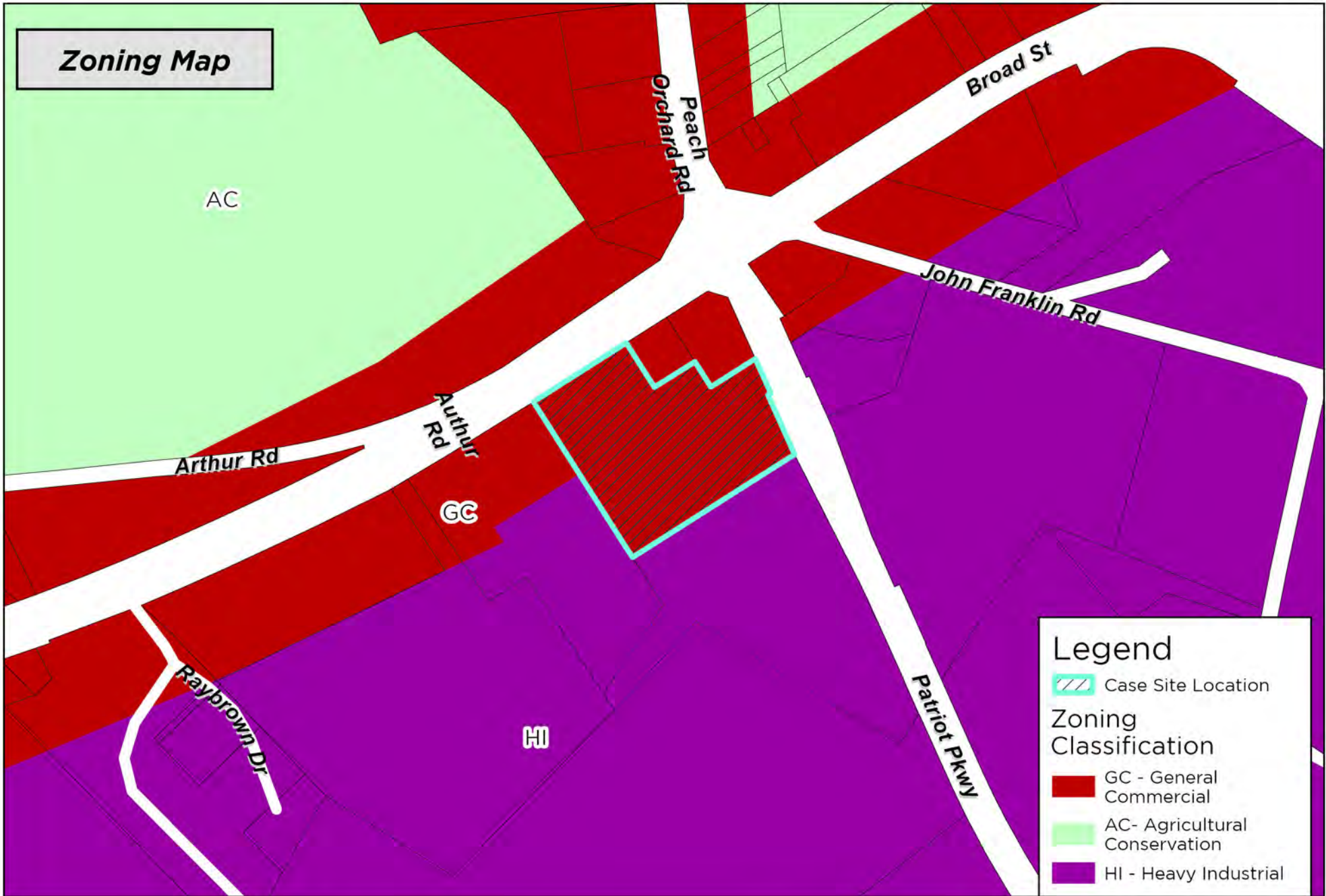


Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 9/18/2025  
User Name: crobbins  
Document Name: BOA-25-32




BOA-25-32  
5664 Broad St, Sumter, SC 29154  
Parcel No.:131-00-02-024

# Zoning Map



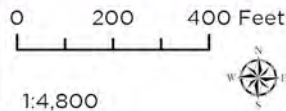
## Legend

 Case Site Location

### Zoning Classification

-  GC - General Commercial
-  AC - Agricultural Conservation
-  HI - Heavy Industrial

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

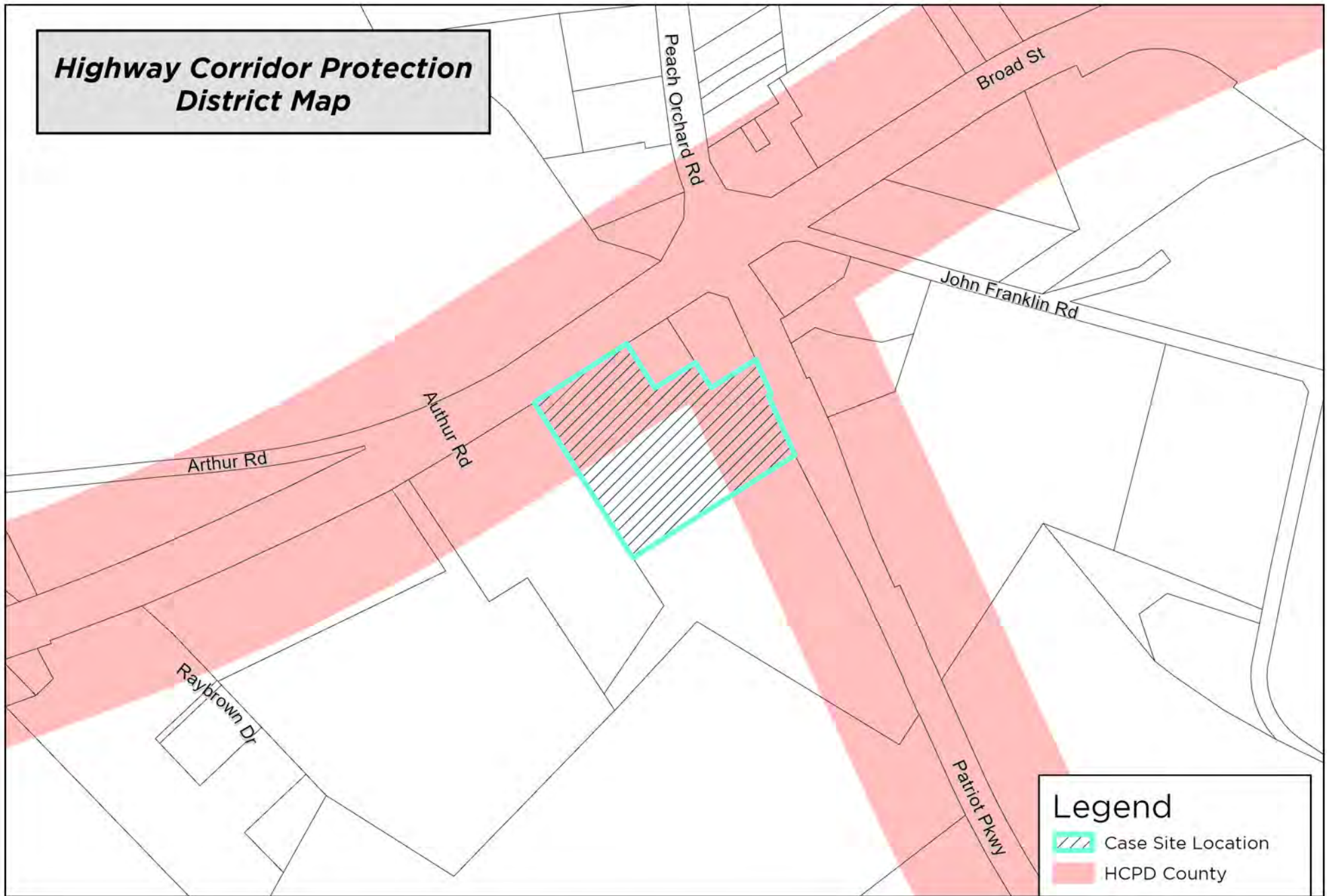


Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 9/18/2025  
User Name: crobbs  
Document Name: BOA-25-32





BOA-25-32  
5664 Broad St, Sumter, SC 29154  
Parcel No.:131-00-02-024

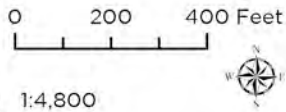
# Highway Corridor Protection District Map



**Legend**

-  Case Site Location
-  HCPD County

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 9/18/2025  
User Name: crobbins  
Document Name: BOA-25-32



BOA-25-32  
5664 Broad St, Sumter, SC 29154  
Parcel No.:131-00-02-024