

Sumter City-County Zoning Board of Appeals

August 12, 2026

BOA-26-23, 40 W. Wesmark Blvd (City)

The applicant (Ted Hardy/Tefon Construction, Inc.) is requesting variances from the requirements of the *City of Sumter Zoning & Development Standards Ordinance*, as follows: (1) rear building setbacks for the GC zoning district found in *Article 3.i.5.b: (GC District) Minimum Yard & Building Setback Requirements*, and (2) any other variances required to construct a building addition that will be located +/- 16 ft. from the rear property line. The required rear setback for the GC zoning district is 20 ft. The property is located at 40 W. Wesmark Blvd., is zoned General Commercial (GC), and is represented by TMS# 203-13-02-002



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

August 12, 2026

BOA-26-23, 40 W. Wesmark Blvd. (City)

I. THE REQUEST

Applicant: Ted Hardy

Status of the Applicant: Authorized agent for property owner

Request: Rear commercial building setback variance for an addition

City Council Ward: 6

Location: 537 Woodfield Ln.

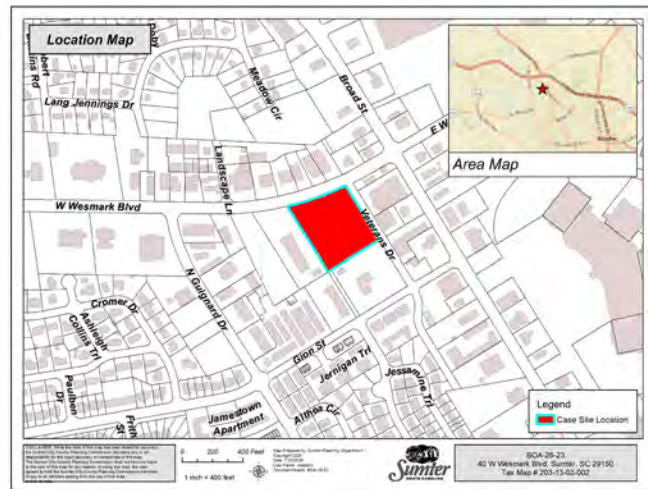
Present Use/Zoning: Commercial / General Commercial (GC)

Tax Map Reference: 203-13-02-002

II. BACKGROUND

The applicant is requesting a variance to allow for the construction of a +/- 2,794 ft sq. ft. warehouse addition at the rear of the existing building.

The requested variances include: (1) rear building setbacks for the GC zoning district found in Article 3.i.5.b: (GC District) Minimum Yard & Building Setback Requirements, and (2) any other variances required to construct a building addition that will be located +/- 16 ft. from the rear property line.



The property is situated at the corner of Wesmark Blvd. and Veterans Dr. and is shown in red on the map above. The owner acquired the property in January 1995. It consists of 1 parcel (TMS# 203-13-02-002) that is +/-4.13-acres in size and is reflected best on the plat prepared by Edwards Land Surveying., dated June 8, 1989, recorded in Plat Book: 89, Page: 627 at the Sumter County Register of Deeds.

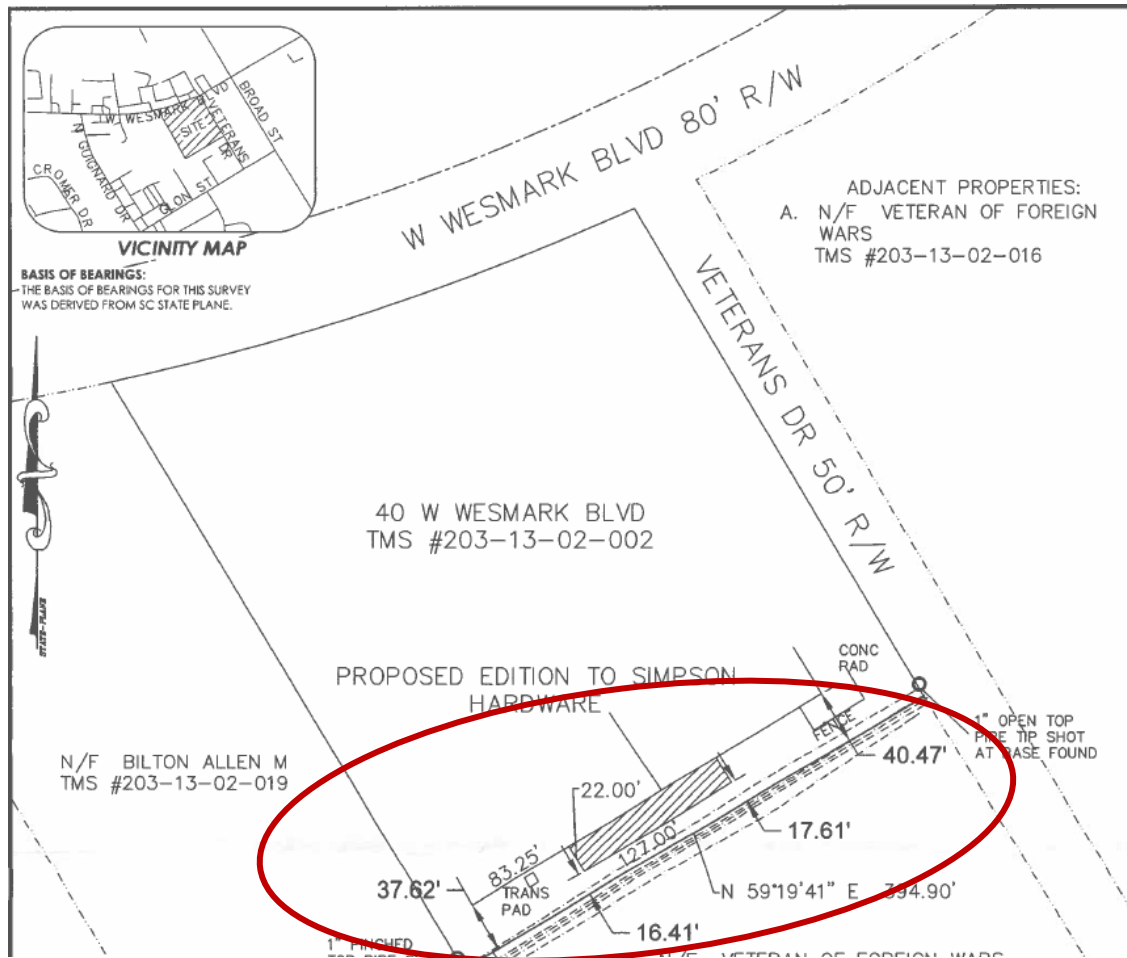


Figure 1: Site Layout Graphics Provided by Applicant



Figure 2: Existing conditions of proposed location

Ordinance Requirements:

Article 3.i.5.b: Yard and Building Set Back Requirements (Minimum)

b. Yard and Building Set Back Requirements (Minimum)

	<u>Front Yard Setback</u>
From Local/Collector Streets	35 ft
<i>(Note: The front yard setback is 20 feet if the street is an arterial street when off-street parking is provided on the side or rear of a building; 45 feet if the parking is located in front of the building).</i>	

	<u>Side Yard Setback</u>
From abutting Residential Districts	50 ft.
<i>(Note: None required when abutting property is non-residential)</i>	

For Residential Uses	8 ft.
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	<u>Rear Yard Setback</u>
From all types of abutting Districts (except abutting residential district)	20 ft. 50 ft.

The Request:

The applicant (Ted Hardy/Tefon Construction, Inc.) is requesting variances from the (1) rear building setbacks for the GC zoning district found in *Article 3.i.5.b: (GC District) Minimum Yard & Building Setback Requirements*, and (2) any other variances required to construct a building addition that will be located +/- 16 ft. from the rear property line. The required rear setback for the GC zoning district is 20 ft.

III. FOUR PART TEST

In order to grant the requested variance, the request must meet all parts of a State-mandated four-part test. When reviewing a variance request, the Board may not grant a variance that would do the following:

- Allow the establishment of a use not otherwise permitted in a zoning district;
- Extend physically a nonconforming use of land;
- Change zoning district boundaries shown on the Sumter City-County Official Zoning Map.

The fact a property may be utilized more profitably should a variance be granted shall not be considered grounds for approving a variance request. In granting a variance, the Board may attach to it such conditions regarding location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Staff Review:

- 1) There are extraordinary and exceptional conditions pertaining to the particular piece of property.***

Case Facts

1. The site is on an existing lot of record, which was developed in 2002 according to the Sumter County Tax Assessors office.
2. The square footage of the current structure on the property is +/- 42,290 sq. ft.
3. The rear of the structure is setback from the rear property line 37.62 ft. at the closest point, and 40.47 ft. at the furthest point.
4. The applicant is proposing an addition with 22 ft. of depth for needed warehouse space.
5. The site is a corner lot development.
6. Based on the layout of space within the existing building, construction warehouse space at the rear of the building is the most logical choice.

2) *These conditions do not generally apply to other property in the vicinity.*

Case Facts

1. The property is the location of an intensive retail use with public sales floor space at the front of the building and warehousing space to the rear of the building.
2. The site is constrained from adding additional warehouse space at the rear of the building, which is the most logical space for such an addition.

3) *Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.*

Case Facts

1. The applicant would not be able to build the addition or would have to reduce the depth of the addition.

4) *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.*

Case Facts

1. The degree of variance requested is small.
2. A significant amount of existing trees are in place between the subject property on the adjacent property to the south. It is noted these are on the south side of the canal and are actually located on the adjacent property to the south, not the subject property.

IV. STAFF RECOMMENDATION

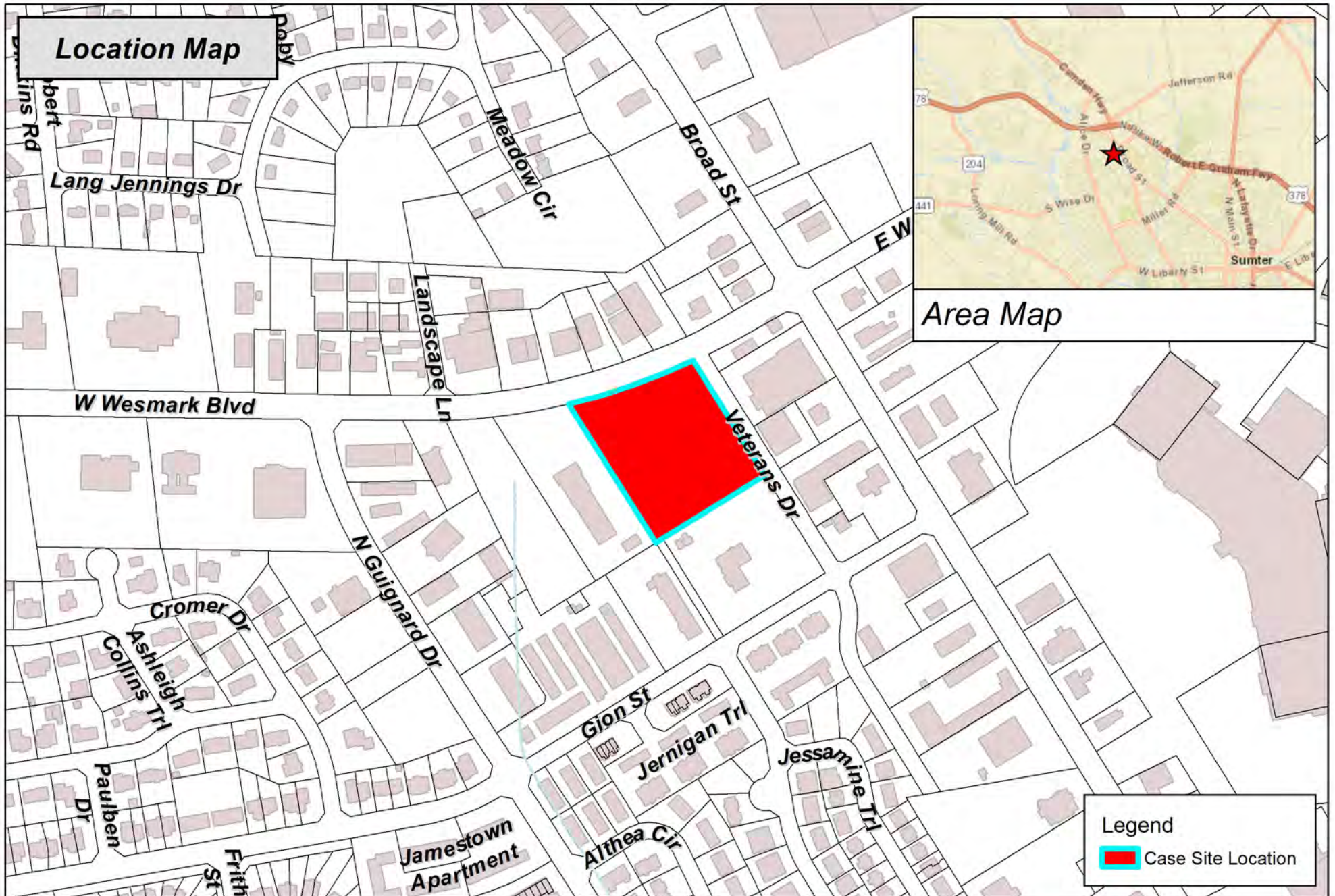
Staff recommends no additional conditions of approval *if* the Board finds that all necessary criteria have been met to approve this request.

V. DRAFT MOTIONS FOR BOA-26-33

1. I move the Zoning Board of Appeals **approve** BOA-26-33, subject to the findings of fact and conclusions developed by the BZA and so stated:
[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]
2. I move the Zoning Board of Appeals **deny** BOA-26-33, subject to the following findings of fact and conclusions:
[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]
3. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-33.

VI. BOARD OF APPEALS – August 12, 2026

Location Map



Area Map

Legend

 Case Site Location

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0 200 400 Feet

1 inch = 400 feet

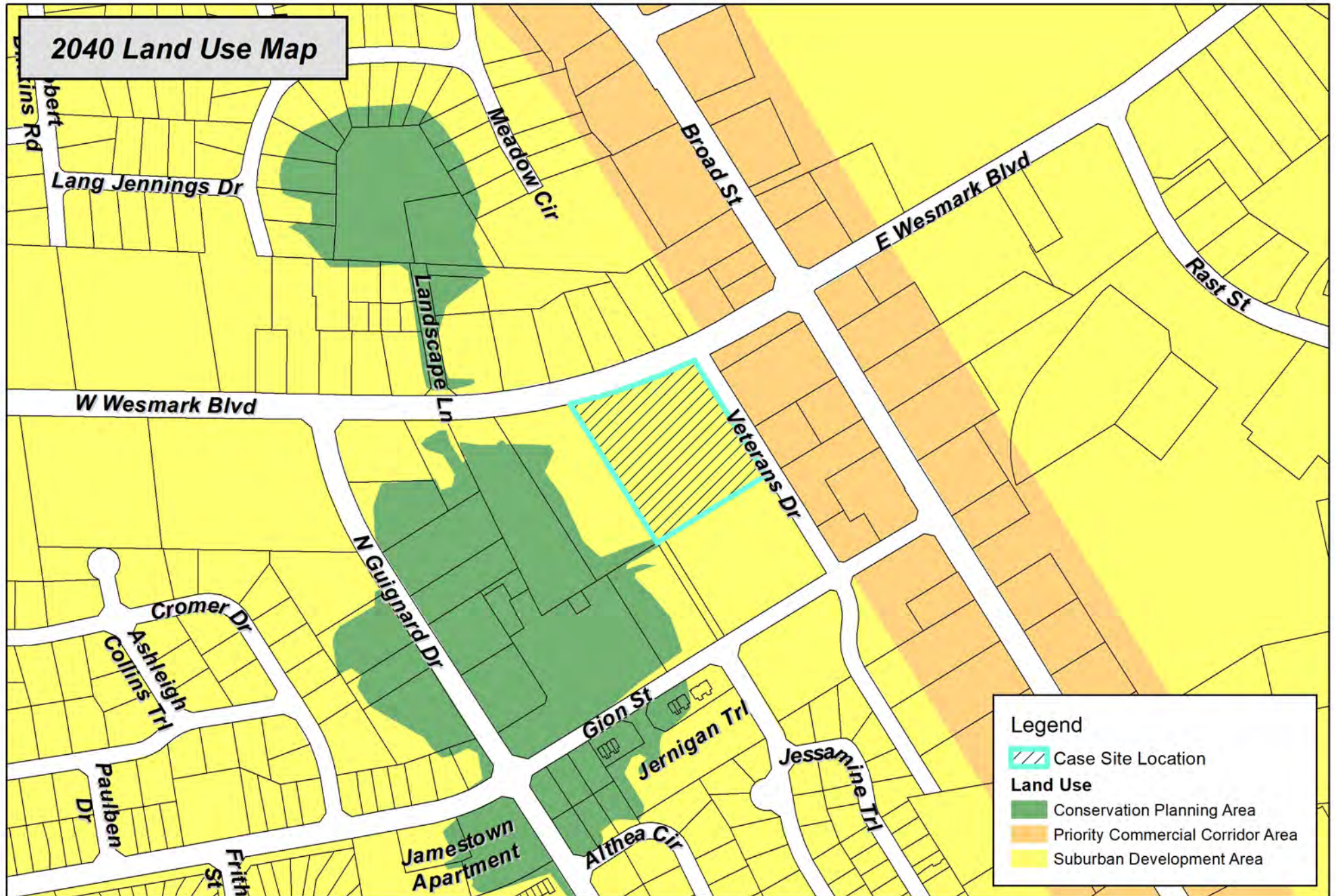


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Document Name: BOA-26-23



BOA-26-23
40 W Wesmark Blvd, Sumter, SC 29150
Tax Map # 203-13-02-002

2040 Land Use Map



- Legend**
- Case Site Location
 - Land Use**
 - Conservation Planning Area
 - Priority Commercial Corridor Area
 - Suburban Development Area

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BOA-26-23
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2026 Aerial Photography Map



Legend

 Case Site Location

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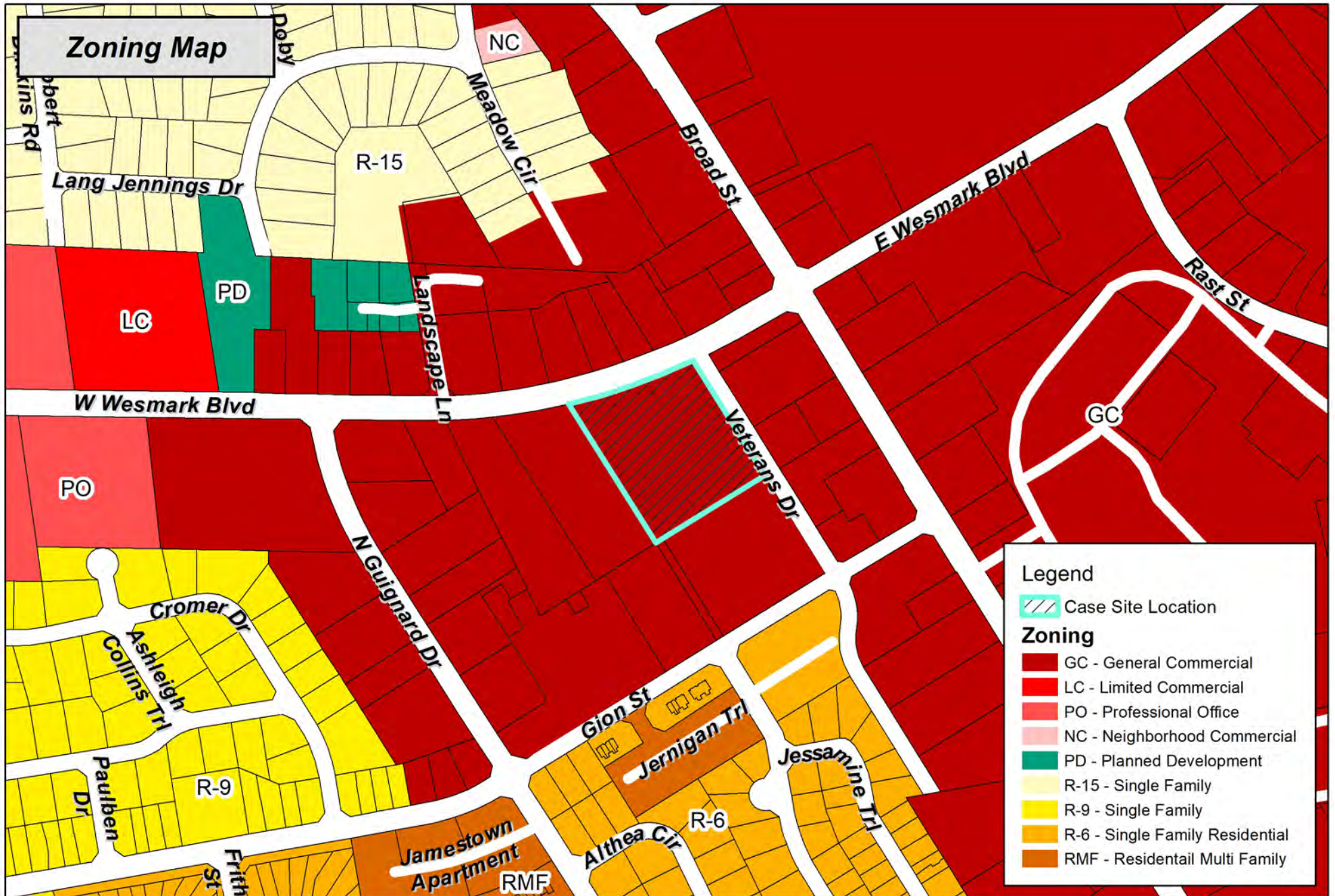


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BOA-26-23
40 W Wesmark Blvd, Sumter, SC 29150
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Zoning Map



Legend

Case Site Location

Zoning

- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- RMF - Residentail Multi Family

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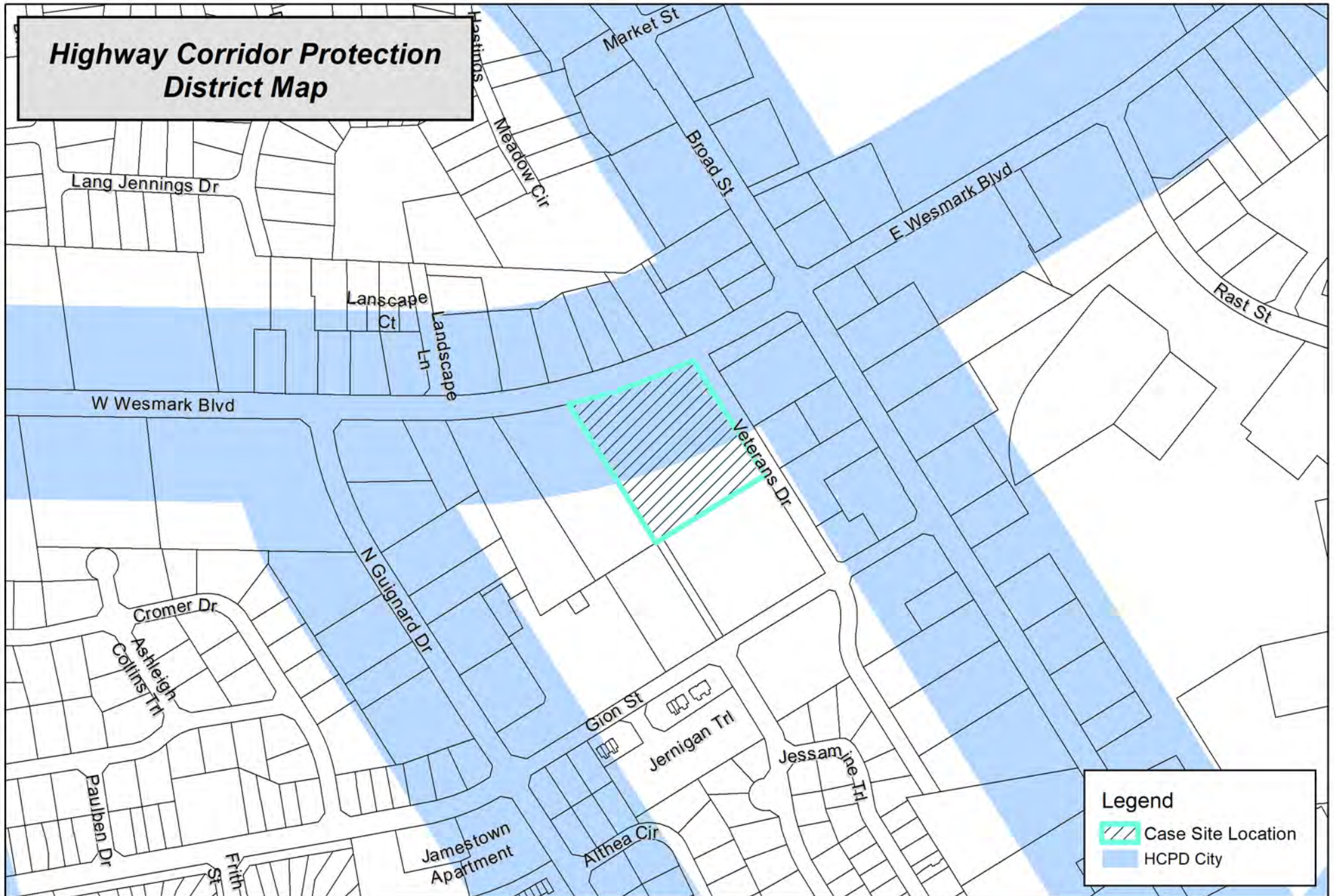
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BOA-26-23
40 W Wesmark Blvd, Sumter, SC 29150
Tax Map # 203-13-02-002

Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD City

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