

Sumter City-County Board of Zoning Appeals

August 12, 2026

BOA-26-24, 532 Bultman Dr. (City)

The applicant (Nikki Fought) is requesting Special Exception approval in accordance with *Article 1.h.4.c: (Powers of the Board of Zoning Appeals) Special Exceptions; Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts, Article 5.b.2: Enumeration of Certain and/or Potentially Disruptive Land Development Activities; and; Article 5.b.3.j: Tattoo Parlors of the City of Sumter Zoning & Development Standards Ordinance* in order to establish a **Tattoo Parlor** classified under NAICS 81299. The applicant is also requesting a variance from the requirements of *Article 5.b.3.j: Tattoo Parlors* in order to establish this use within 500 ft. of a residential use. The property is located at 532 Bultman Dr., is zoned General Commercial (GC), and is represented by TMS# 229-09-01-040



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

August 12, 2026

BOA-26-24, 532 Bultman Dr. (City)

I. THE REQUEST

Applicant(s): Nikki Fought

Status of the Applicant: Authorized Agent (Business Owner/Leaseholder)

Request: The applicant is requesting Special Exception approval to establish a Tattoo Parlor on the property.

City Council Ward: 4

Location: 532 S. Wise Dr. (Unit 4)

Zoning: General Commercial (GC)

Tax Map Reference: 229-09-01-040

II. BACKGROUND

The applicant (Nikki Fought) is requesting Special Exception and variance approval to establish a tattoo parlor use (NAICS code 812199) on the property in Unit #4 of the multi-tenant building located at 532 Bultman Dr.

The subject property, shown in red on the map to the right, is located on the west side of Bultman Dr. at the intersection of Bultman Dr. and Guignard Dr. The subject property contains a commercial building with five tenant spaces. The proposed tenant space for the requested tattoo parlor was previously used by a locksmith business. The approximate tenant space location is shown in the graphic on the following page.

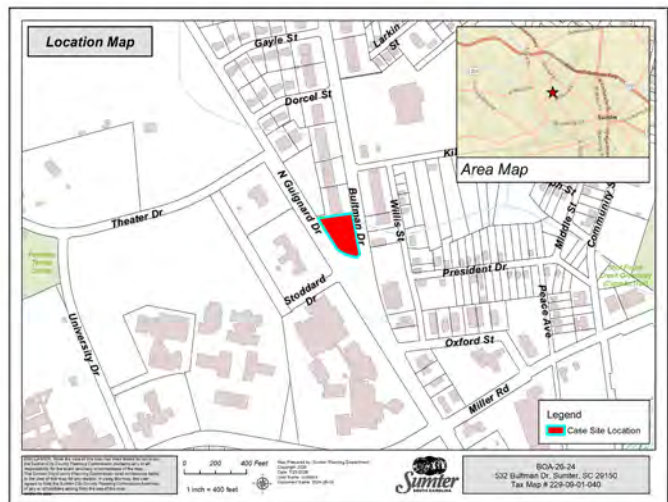




Figure 1 - Site Location within Multi-Tenant Commercial Shopping Center

By ordinance, tattoo parlors are required to be separated at least 500 ft. from residential use, church or religious institution, public or private school, public park or playground, or any other tattoo parlor. In addition to requesting Special Exception Use approval to establish a tattoo parlor use (NAICS code 812199), the applicant is also seeking variance approval concerning the 500 ft. “structure to structure” use separation requirement. The site is not compliant with the separation criteria outlined in *Article 5.b.3.j* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”). The applicant is within +/- 500 ft of 5 separate residences that are located on Willis St. and the Central Carolina Technical College (CCTC) Campus on the west side of Guignard Dr.

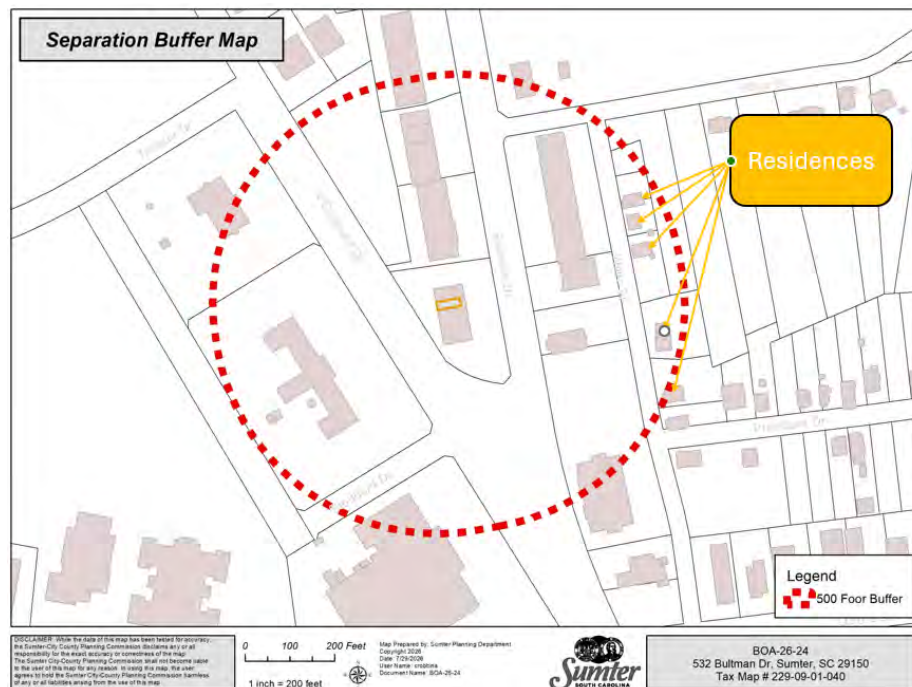


Figure 2 - 500 ft. Buffer Diagram

III. SPECIAL EXCEPTION REVIEW CRITERIA

In the GC zoning district under *Article 3, Exhibit 3-5*, tattoo parlors are special exception uses requiring the review and approval of the BZA. Special exception requests for tattoo parlors 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.j: Tattoo Parlors* as contained in the *City of Sumter 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;*

Case Facts:

1. The site containing the proposed tenant space was developed in 1998, prior to the adoption of the current Ordinance.
 2. The site is not subject to discontinuance because the site has continually operated with commercial businesses in the various tenant spaces.
 3. Since the site is not subject to discontinuance, non-conforming site features such as parking lot design and landscaping, are not required to be addressed at this time.
- b. *That the special exception will be in substantial harmony with the area in which it is located;*

Case Facts:

1. The subject property, as well as the areas immediately adjacent on both sides, are zoned GC.
 2. The land use impacts of the tattoo parlor use should generally be indistinguishable from the operations of the other commercial uses in the general vicinity.
- c. *That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.*

Case Facts:

1. The Ordinance's 500 ft. buffer separation from residential uses, schools, churches, and playgrounds is designed to prevent the encroachment of potentially objectionable commercial uses.
2. The proposed special exception use is screened and buffered from these enumerated sensitive uses by the pattern of existing development and roadways.

3. As the space has been in continuous use for commercial activity, the operation of a self-contained tattoo parlor is not anticipated to result in any change in land use impacts to the immediate area.

Article 5.b.3.j. Tattoo Parlors:

The referenced use shall not be located within 500 feet of a residential use, church or religious institution, public or private school, public park or playground, or any other tattoo parlor

Case Facts:

1. As shown in the separation buffer map on page 3 of this report, the shopping center is adjacent to another strip commercial center to the north, and is separated from other adjacent uses by Guignard Dr. to the west and Bultman Dr. to the north.
2. There are 5 residences located on Willis St. to the east of the site and the CCTC campus to the west of the site which are within 500 ft. of the proposed tattoo parlor site. A variance has been requested from the separation distance criteria.

IV. VARIANCE REVIEW

The Request:

The applicant (University of South Carolina) is requesting a variance from the requirements of *City of Sumter Zoning & Development Standards Ordinance*, as follows: separation criteria for tattoo parlor uses from residential uses (500 ft. required) as outlined in *Article 5.b.3.j.: Tattoo Parlors* in order to occupy a unit of a multi-tenant commercial shopping center for use as a tattoo parlor.

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 property's front/main entrance faces east toward Bultman Dr. with a commercial strip shopping center and two streets (Bultman Dr. and Willis Dr.) separating the proposed site from the nearby residences, and a street to the west (Guignard Dr.) separating the proposed use from the CCTC campus. The primary entrance and parking for the tenant space faces Bultman drive.

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

Case Facts:

1. This property is the location of a strip mall with several miscellaneous retail and financial businesses. The location of a multi-tenant commercial use is not uncommon in this area of the city.

- 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 tenant space could be occupied by any use allowed to be established in the GC zoning district, in accordance with the process outlined in the use table found at *Article 3, Exhibit 3-5* of the Ordinance.

- 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 area on Bultman Dr. is an active commercial node, and there is a paint store, photography studio, and several nail salon/hair salon uses between the proposed tattoo parlor site and the residential uses that are subject to the 500 ft. separation criteria. The orientation and primary access to the building is on Bultman Dr. and not Guignard Dr. This access is north of a bulk of the CCTC campus and away from primary building accesses for the CCTC buildings.

V. STAFF RECOMMENDATION

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

VI. DRAFT MOTIONS FOR BOA-26-24

A. I move the Zoning Board of Appeals **approve** BOA-26-24, 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.]

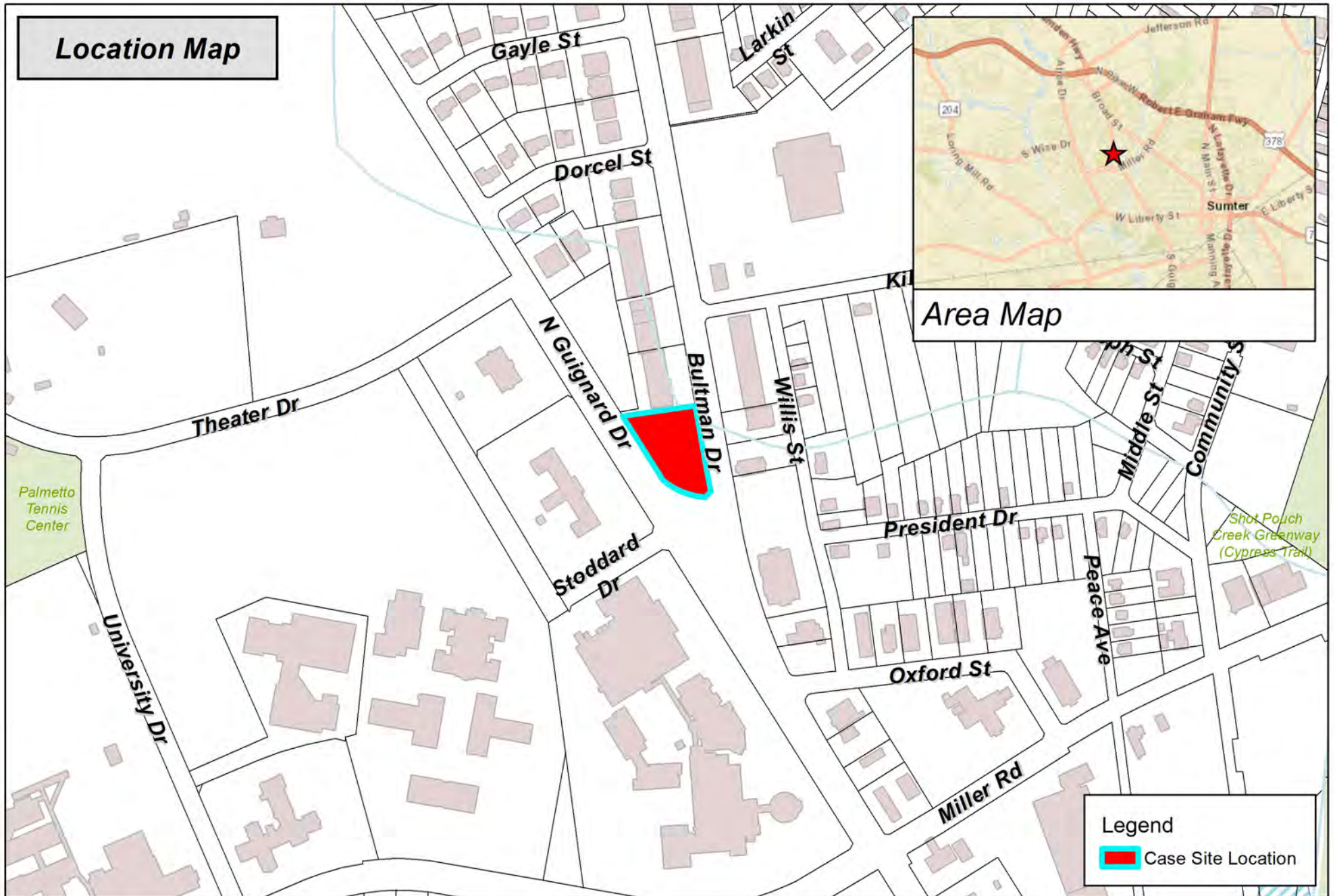
B. I move the Zoning Board of Appeals **deny** BOA-26-24, subject to the following findings of fact and conclusions developed by the BZA and so stated:

[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]

C. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-24.

VII. BOARD OF APPEALS – August 12, 2026

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.

0 200 400 Feet

1 inch = 400 feet

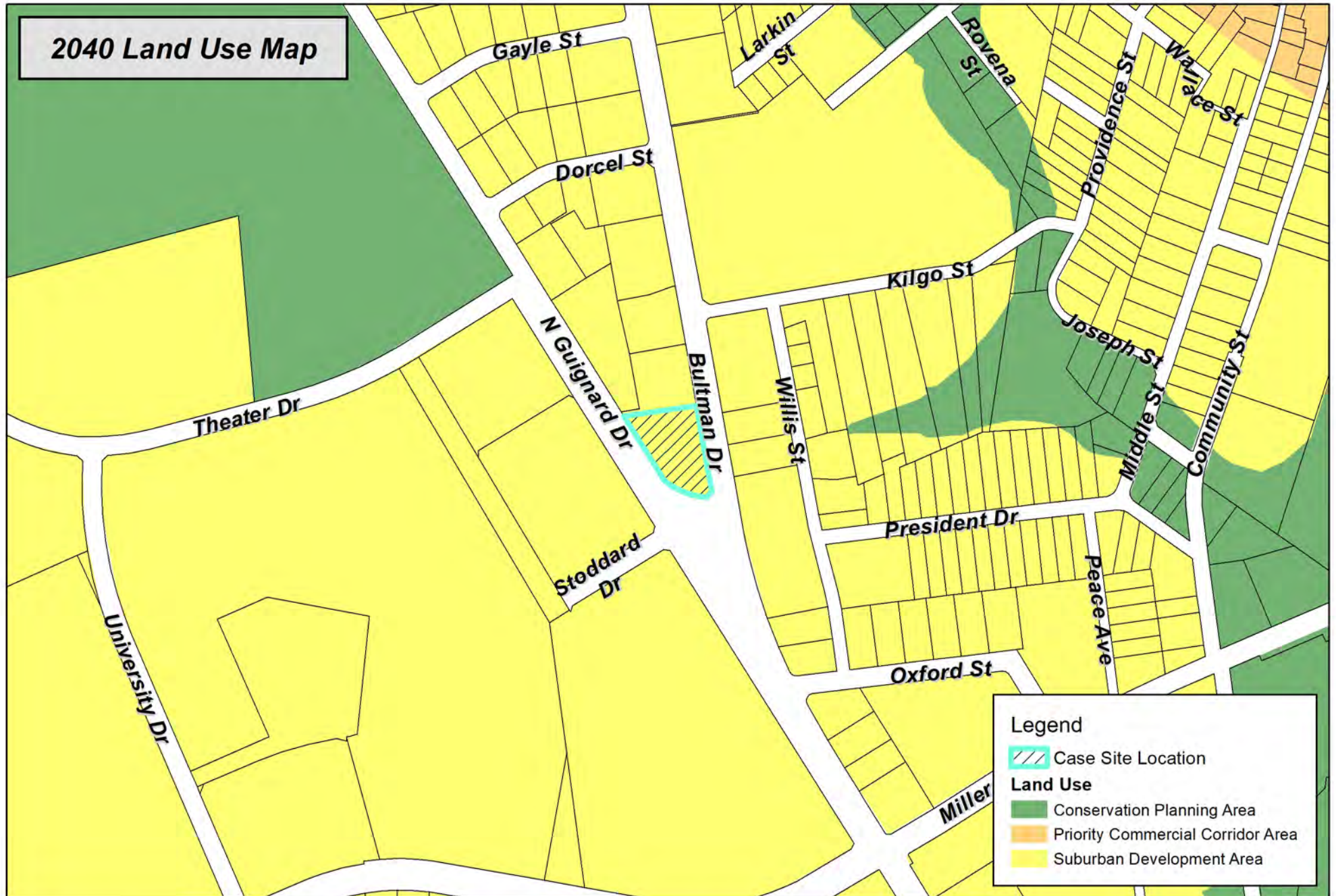


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 7/23/2026
User Name: crobbins
Document Name: BOA-26-24



BOA-26-24
532 Bultman Dr, Sumter, SC 29150
Tax Map # 229-09-01-040

2040 Land Use Map



Legend

Case Site Location

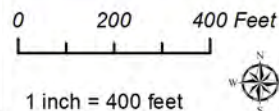
Land Use

Conservation Planning Area

Priority Commercial Corridor Area

Suburban Development Area

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.

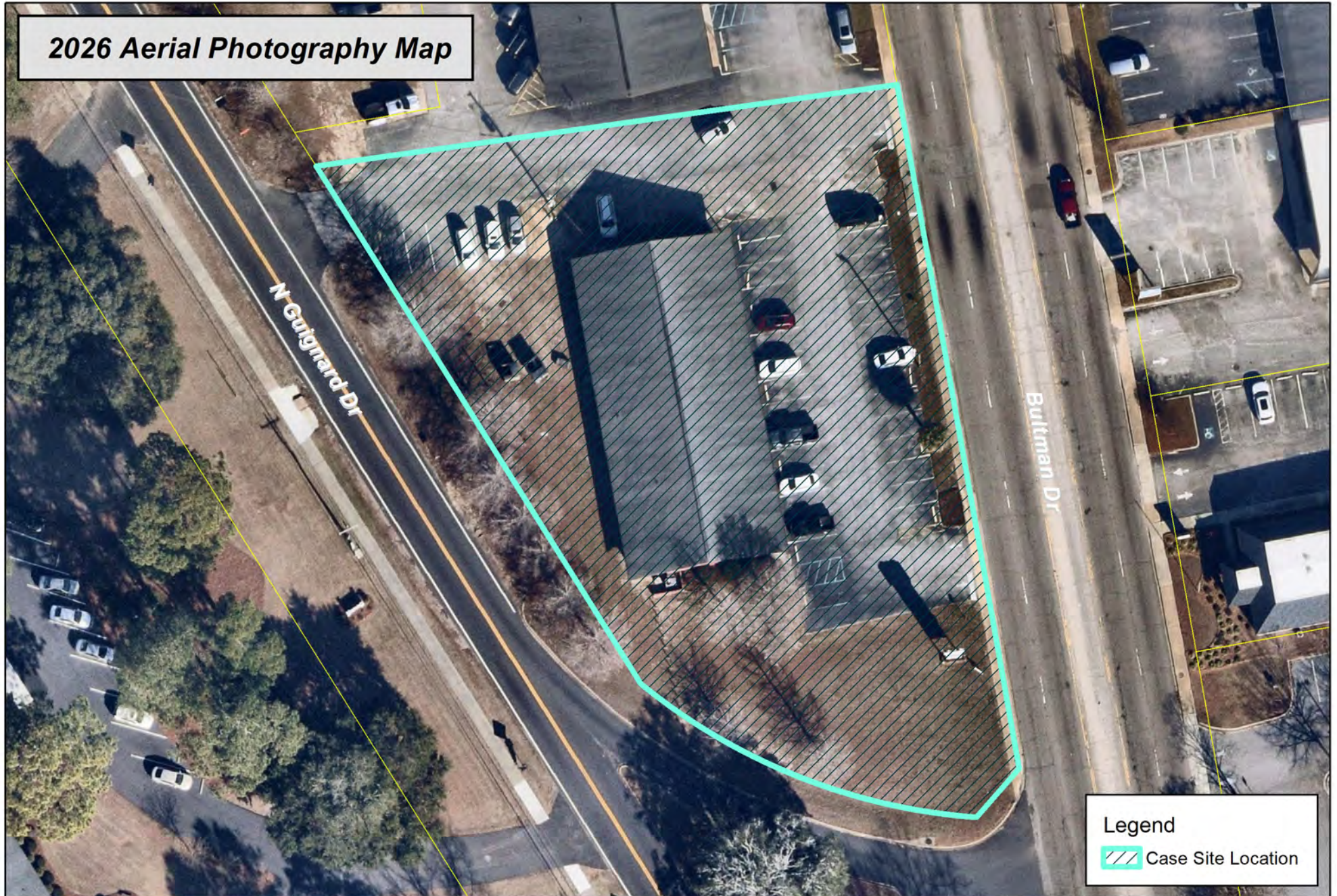


Map Prepared by: Sumter Planning Department
 Copyright 2026
 Date: 7/23/2026
 User Name: crobbins
 Document Name: BOA-26-24



BOA-26-24
 532 Bultman Dr, Sumter, SC 29150
 Tax Map # 229-09-01-040

2026 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.

0 25 50 Feet

1 inch = 50 feet

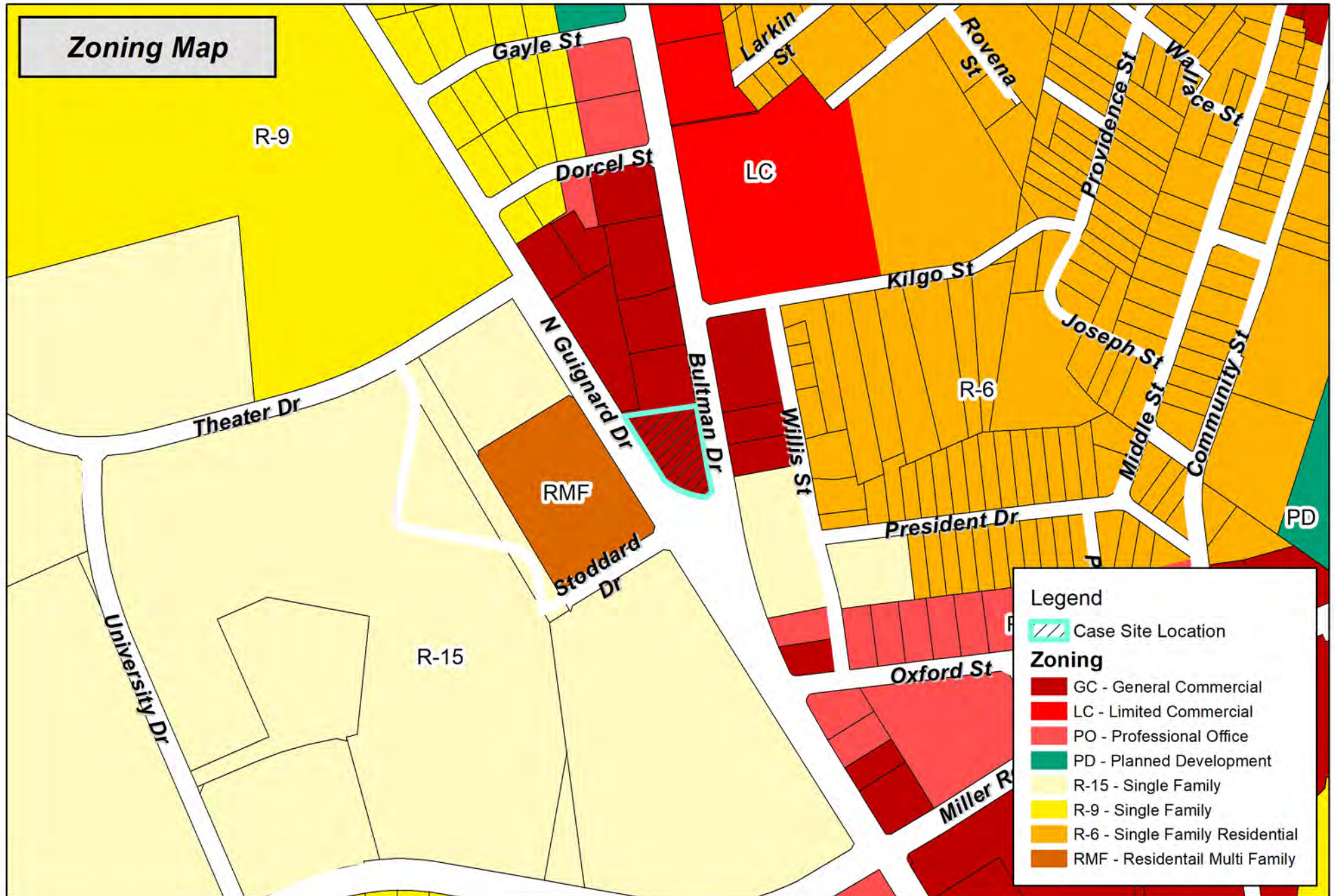


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 7/23/2026
User Name: crobbins
Document Name: BOA-26-24



BOA-26-24
532 Bultman Dr, Sumter, SC 29150
Tax Map # 229-09-01-040

Zoning Map



Legend

Case Site Location

Zoning

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

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.

0 200 400 Feet
1 inch = 400 feet

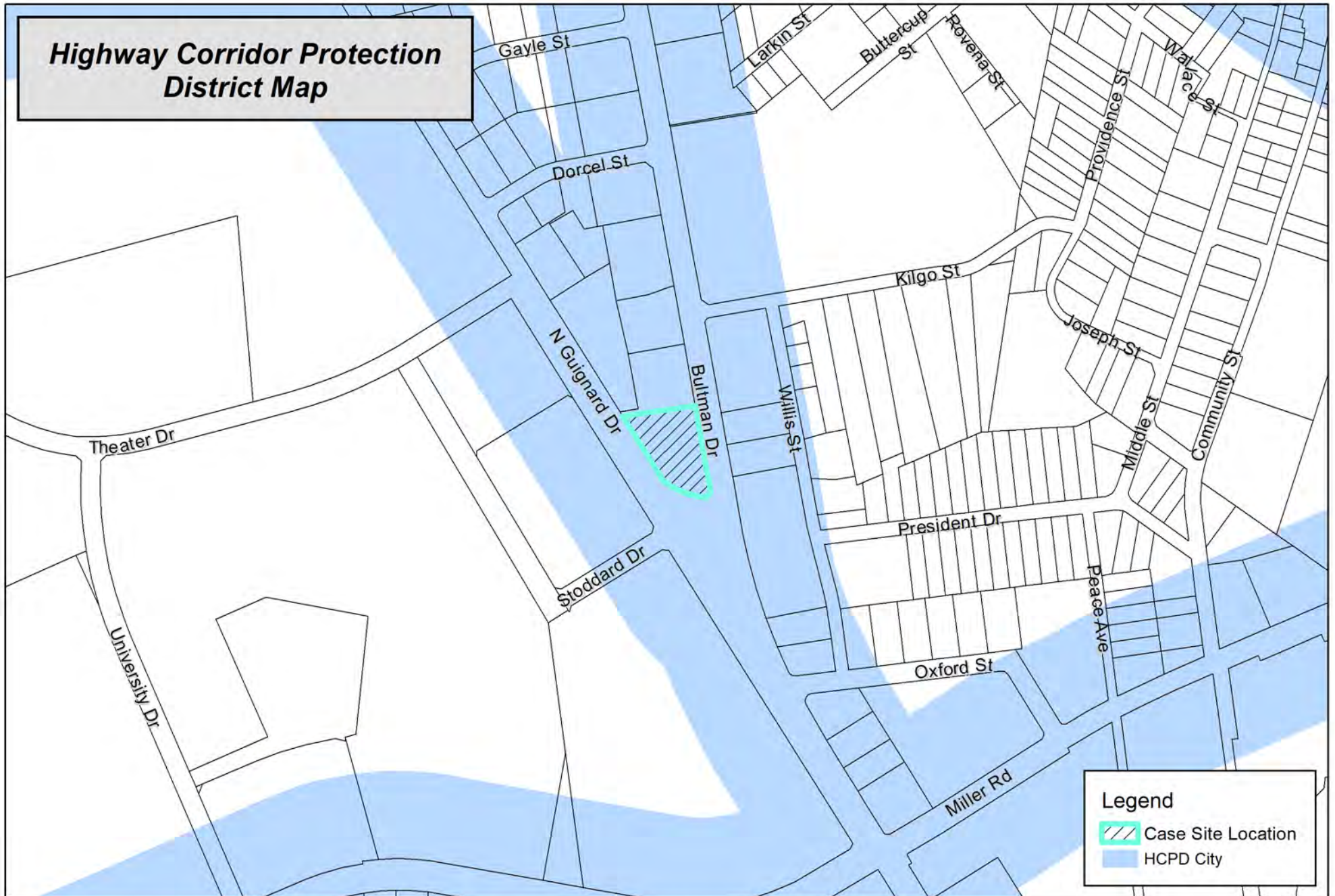


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 7/23/2026
User Name: crobbins
Document Name: BOA-26-24



BOA-26-24
532 Bultman Dr, Sumter, SC 29150
Tax Map # 229-09-01-040

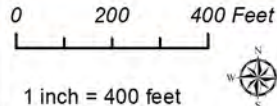
Highway Corridor Protection District Map



Legend

-  Case Site Location
-  HCPD City

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.

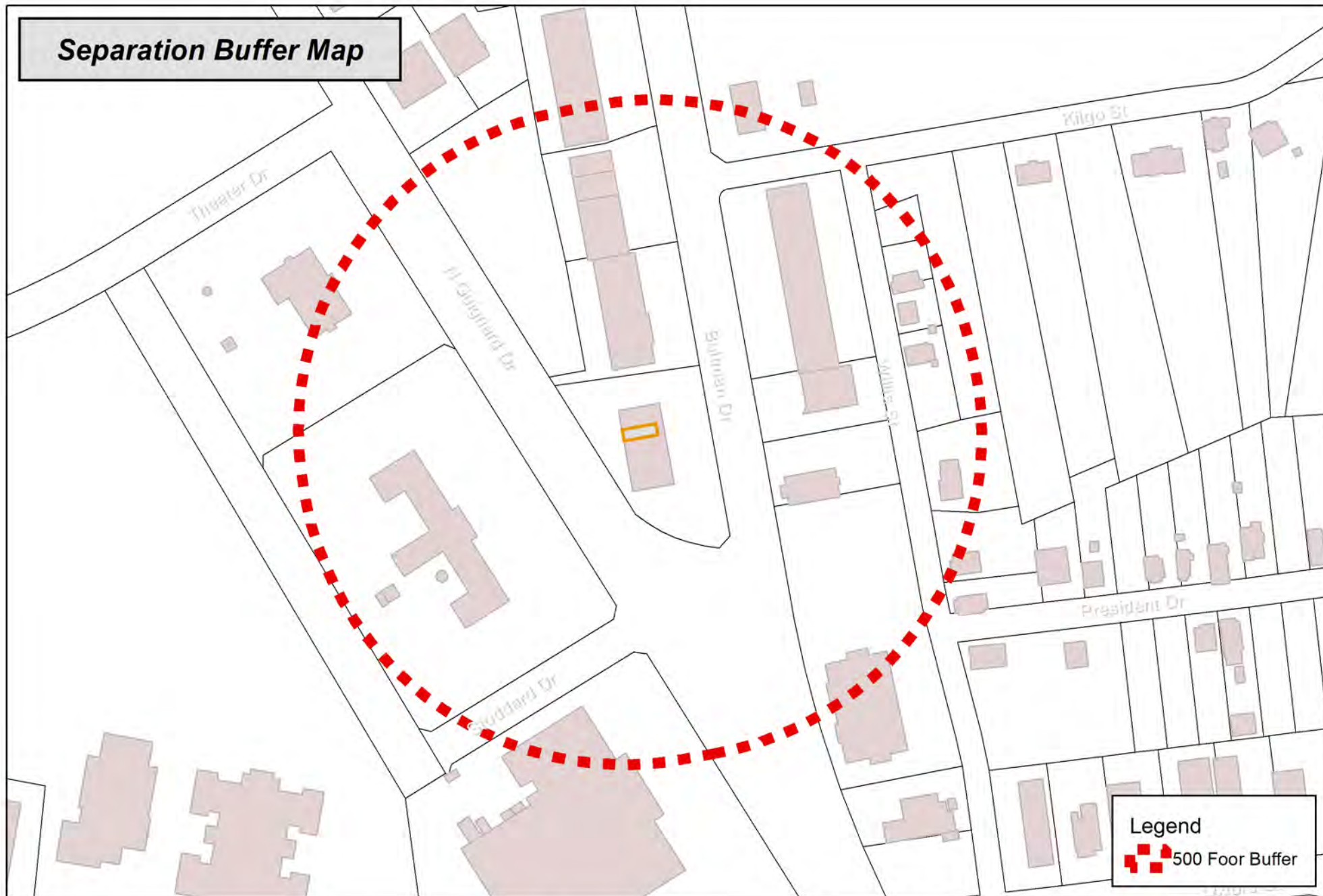


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 7/23/2026
User Name: crobbins
Document Name: BOA-26-24



BOA-26-24
532 Bultman Dr, Sumter, SC 29150
Tax Map # 229-09-01-040

Separation Buffer Map



Legend
 500 Foot Buffer

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.

0 100 200 Feet
 1 inch = 200 feet



Map Prepared by: Sumter Planning Department
 Copyright 2026
 Date: 7/29/2026
 User Name: crobbins
 Document Name: BOA-26-24



BOA-26-24
 532 Bultman Dr, Sumter, SC 29150
 Tax Map # 229-09-01-040