



ZONING BOARD OF APPEALS

Minutes of the Meeting

August 12, 2026

ATTENDANCE	A regular meeting of the Zoning Board of Appeals was held on Wednesday, August 12, 2026, in the First Floor James E. Clyburn Intermodal Transportation Center Santee Wateree Regional Transit Authority (RTA) Building Meeting Room, 129 South Harvin St., Sumter, South Carolina. Eight board members –Mr. Frank Shuler, Mr. Doc Dunlap, Ms. Cassandra Floyd, Mr. Jason Reddick, Mr. Gene Weston, Mr. Clay Smith, Mr. William Bailey and Mr. Steven Schumpert were present. Mr. Todd Champion Was absent. Planning staff in attendance: Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly, Mr. Kerlyn Modesir and Ms. Kellie Chapman. The meeting was called to order at 3:04 p.m. by Mr. Clay Smith.
MINUTES	Mr. Frank Shuler made a motion to approve the minutes of July 8, 2026, meeting as written. The motion was seconded by Mr. Gene Weston and carried a unanimous vote.
NEW BUSINESS	<i>Mr. Frank Shuler recused himself from BOA-26-23.</i> BOA-26-23, 40 W. Wesmark Blvd. (City) was presented by Mr. Kerlyn Mondesir. The Board reviewed a request of variances from the requirements of the <i>City of Sumter Zoning & Development Standards Ordinance</i>, as follows: (1) rear building setbacks for the GC zoning district found in <i>Article 3.i.5.b: (GC District) Minimum Yard & Building Setback Requirements</i>, 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. Mr. Mondesir stated the applicant is requesting a variance to allow for the construction of a +/- 2,794 sq. ft. warehouse addition at the rear of the existing building. Mr. Mondesir added the property is situated at the corner of Wesmark Blvd. and Veterans Dr. Mr. Mondesir mentioned the property was acquired in January 1995 and consists of 1 parcel that is +/- 4.13-acres in size.

	Mr. Ted Hardy was present to speak on the request. There was no opposition. After a brief discussion, Mr. Jason Rddick made a motion to approve this request subject to the following findings of fact and conclusions: 1. The site is on an existing lot of record, which was developed in 2002 according to the Sumter County Tax Assessors office. The square footage of the current structure on the property is +/- 42,290 sq. ft. The rear of the structure is setback from the rear property line 37.62 ft. at the closet point, and 40.47 ft. at the furthest point. The applicant is proposing an addition with 22 ft. of depth for needed warehouse space. The site is a corner lot development. Based on the layout of space within the existing building, construction warehouse space at the rear of building is the most logical choice. 2. 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 buildings. 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. The applicant would not be able to build the addition or would have to reduce the depth of the addition. 4. The degree of variance requested is small. The 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. The motion was seconded by Mr. William Bailey and carried a unanimous vote.
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	BOA-26-24, 532 Bultman Dr. (City) was presented by Mr. Kyle Kelly. The Board reviewed the request for Special Exception approval in accordance with <i>Article 1.b.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</i> in order to establish a Tattoo Parlor classified under NAICS 81299. The applicant is also requesting a variance from the requirements of <i>Article 5.b.3.j: Tattoo Parlors</i> 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. Mr. Kelly stated the property is located on the west side of Bultman Dr. at the intersection of Bultman Dr. and Guignard Dr. Mr. Kelly added the subject property contains a commercial building with 5 tenant spaces. Proposed tenant space for the requested tattoo parlor was previously used by a locksmith business. Mr. Kelly mentioned 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. Mr. KC Fought and Mrs. Nikki Fought were present to speak on behalf of the request. Mr. Harwood Weatherly was there to speak in opposition to the request. After a brief discussion, Mr. Frank Shuler made a motion to deny this request subject to the following findings of fact and conclusions: The Special Exception complies with all applicable standards contained elsewhere in this Ordinance, including landscaping and bufferyards, off-street parking, and dimensional requirements. 1. The site was developed in 1998, prior to the current Ordinance. The site is not subject to discontinuance because the site has continually operated with commercial businesses in the various tenant spaces.
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	As a nonconforming site not subject to discontinuance, site features such as parking lot design and landscaping, are not required to be addressed at this time. That the Special Exception will be in substantial harmony with the area in which it is located. 2. The subject property and areas immediately adjacent on both sides are zoned GC. The land use impacts of the tattoo parlor use can be expected to be generally indistinguishable from the operations of the other commercial uses in the general vicinity. That the Special Exception will not discourage or negate the use of surrounding property for use(s) permitted by right. 3. The proposed special exception use is screened and buffered from these enumerated sensitive uses by the pattern of existing development and roadways. 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 the land use impacts to the immediate area. Facts and findings in regard to the variance request: 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. The 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. 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 in Article 3, Exhibit 3-5. 4. The area on Bultman Dr. is an active commercial node.
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	There is a paint store, photography studio, and several nail/hair salon uses between the proposed tattoo parlor site and the residential uses that subject the use to the 500 ft. separation criteria. Orientation and primary access to the building is on Bultman Dr. and not Guignard Dr. The access is north of the bulk of the CCTC campus and away from primary building accesses for the CCTC buildings. The motion was seconded by Mr. Clay Smith and carried a unanimous vote. BOA-26-25, 3055 Oswego Hwy. (County) was presented by Mr. Kerlyn Mondesir. The Board reviewed a Conditional Use request to establish an RV Campground (NAICS 7212) on the property. The Zoning Administrator has referred this Conditional Use request to the Board of Zoning Appeals consistent with <i>Article 5.a.3: Review</i>, <i>Article 5.a.5: Conditional Use – Distance</i>, and <i>Article 5.b.1: Criteria for Conditional Use Review</i> of the Sumter County Zoning & Development Standards Ordinance. The property is located at 3055 Oswego Hwy., is zoned Agricultural Conservation (AC), and is identified as TMS# 273-00-06-040. Mr. Mondesir stated the property is located on the east side of Oswego Hwy., approximately 740 linear ft. to the northeast of the intersection of Oswego Hwy. and McCoy Rd. Mr. Mondesir stated that the Zoning Administrator has referred this Conditional Use request to the Board of Zoning Appeals for special exception review consistent with Article 5.a.3: Review of the Sumter County Zoning & Development Standards Ordinance. Mr. Mondesir stated that the property is within the Agricultural Conservation (AC) zoning district. RV Campgrounds in the AC District require Conditional-300 (C-300) approval in order to be established. Part of the C-300 process is a requirement to obtain consent signatures from at least 67% of the property owners within 300 ft. of the development/use area in accordance with Article 5.a.5. Mr. Mondesir stated that applicant did not obtain the required number of consent signatures. Mr. Mondesir described current site conditions and discussed the site plan submitted as part of the application. Mr. Mondesir discussed the staff analysis for the conditional use criteria found in Article 5.b.1.a – 5.b.1.f of the Sumter County
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	Zoning & Development Standards Ordinance and the special exception criteria found in Article 1.h.4.c of the Sumter County Zoning & Development Standards Ordinance. Mr. Mondesir stated that Staff is unable to approve the conditional use application submitted as the applicant did not receive the required number of property owner consent signatures As such, the request has been referred to the BOA for special exception review. Mr. Mondesir stated that staff has identified the following recommended approval conditions, should the Board make the necessary findings to approve this request: • Major site plan approval by the Planning Commission is required. • Landscaping, screening, and buffering shall comply with the following requirements: ○ Street landscaping (as referenced in <i>Article 8.d.6</i>) shall be applied along the property's Oswego Hwy. frontage. ○ A Type B buffer (as referenced in <i>Article 8.d.6</i>) shall be applied between the developed area of the site and the side and rear property lines. ○ The retention of existing trees may count towards planting requirements. ○ The development of the site shall comply with the Tree Preservation requirements found in Article 8.d.16. • Maximum length of stay shall be no more than 45 nights. Mr. Mondesir concluded the staff presentation and opened the floor for questions from the Board. Mr. Mondesir, Mr. Jeff Derwort, and Ms. Helen Roodman answered questions directed at Staff concerning the case. Mr. Charles Smith was present to speak on behalf of the request. Mr. Harwood Weatherly was present to speak in favor of the request Ms. Megan Manus, Mr. Clay Lowder, and Mr. Rich Pring were present to speak in opposition of the request. After a brief discussion, Mr. Doc Dunlap made a motion to deny this request subject to the following findings of fact and conclusions:
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	1. The proposed use is not in substantial harmony with the area, due to traffic and noise impacts. 2. The proposed use will create traffic and noise concerns that will discourage permitted by right uses on surrounding property. The motion was seconded by Mr. Steven Schumpert and carried a unanimous vote.
OLD BUSINESS	NONE
	There being no further business, Mr. Steven Schumpert made a motion to adjourn the meeting at 4:15 p.m. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote. The next regularly scheduled meeting is scheduled for September 9, 2026.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary