

Sumter City-County Zoning Board of Appeals

February 11, 2026

BOA-26-01, 3880 Patriot Parkway (City)

The applicant (Short Trip) is requesting Special Exception approval in accordance with *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*, *Article 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*, and *Article 5.b.3.n: Liquor Stores* of the City of Sumter Zoning & Development Standards Ordinance in order to establish an **Liquor Store** on the property. The property is located at 3880 Patriot Pkwy., is zoned Limited Commercial (LC), and is represented by TMS# 184-00-01-018.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

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BOA-26-01, 3880 Patriot Parkway (City)

I. THE REQUEST

Applicant: Short Trip

Status of the Applicant: Authorize Agent

Request: The applicant is requesting Special Exception approval in order to establish a liquor store use on the property.

Location: 3880 Patriot Parkway

City Council Ward: Ward 5

Present Use/Zoning: Undeveloped / Limited Commercial

Tax Map Reference: 184-00-01-018

II. BACKGROUND

The applicant is requesting special exception approval to establish a liquor store use on property located at 3880 Patriot Parkway.

The subject property, shown in red on the map on the right, is developed with a gas station with an associated convenience store and additional retail space. The property was developed under MSP-21-18 and included the construction of an approximately 4,000 sq. ft. gas station/convenience store and an additional approximately 1,000 sq. ft. retail space. The identified retail space was intended for a proposed liquor store.

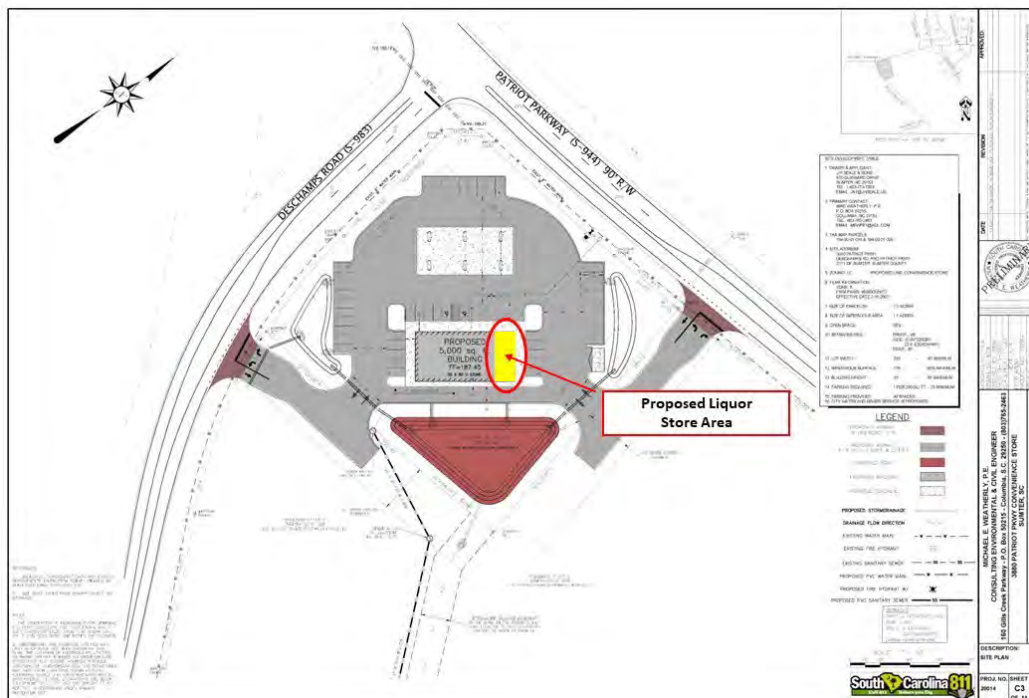


The building has already been constructed, and the applicant previously appeared before the Zoning Board of Appeals (BOA) under BOA-22-40 to establish a liquor store, which was approved. However, because more than six months elapsed with no further steps taken to establish the use on the property, the previous special exception approval has expired. Thus, the applicant is required to obtain a new special exception approval from the BOA for the liquor store use.

The site has been fully developed according to site plan MSP-21-18.



Above: Subject property as viewed from intersection of Patriot Parkway & Deschamps Rd.

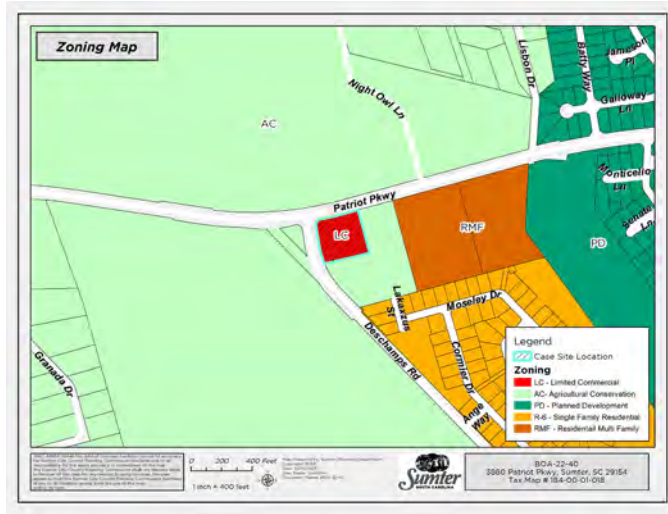


Above: Approved site plan, with proposed liquor store space

III. LAND USE, ZONING, AND CONDITIONS

The property is located at the intersection of Patriot Parkway and Deschamps Rd. and is close proximity to the Sumter West Planned Development (PD), Stafford Meadows Subdivision, and the Patriot Palms Apartments.

Additional development near the subject property along Patriot Parkway and Deschamps Rd. is anticipated in the short term (1-5 years) and mid-term time frames (5-10 years).



The property is zoned Limited Commercial (LC) and is located within the Highway Corridor Protection District, a design review overlay district. The purpose of this district is to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development. Liquor stores uses must receive special exception approval by the Sumter City-County Zoning Board of Appeals (BZA) to establish in the LC zoning district.

The primary driver of commercial traffic associated with this existing self-service gas pump sales and convenience store use. The liquor store use will add approximately 33 additional PM peak hour trips to the site. Due to state mandated hours of operation for liquor stores, no additional AM peak hour trips are anticipated. A traffic impact study (TIS) was prepared to support the overall development of the property.

The proposed liquor store use must comply with all South Carolina Department of Revenue (SCDOR) alcohol sales licensing requirements.

IV. SPECIAL EXCEPTION REVIEW CRITERIA

In the LC zoning district, per *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*, liquor stores (NAICS 44532) are considered a special exception use requiring the review and approval of the BOA. Special exception use requests for liquor stores are to be evaluated in accordance with *Article 1, Section 1.h.4.c.* and *Article 5, Section 5.b.3.m.* of the City of Sumter Zoning & Development Standards Ordinance (the Ordinance).

Section 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 proposed liquor store use would be located in an existing commercial tenant space.
2. 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;***

Case Facts

1. The property is zoned Limited Commercial (LC), located at the corner of two minor arterial roadways intended to support higher intensity commercial uses.
2. There are no residential uses within 300 ft. as measured from structure to structure.

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

Case Facts

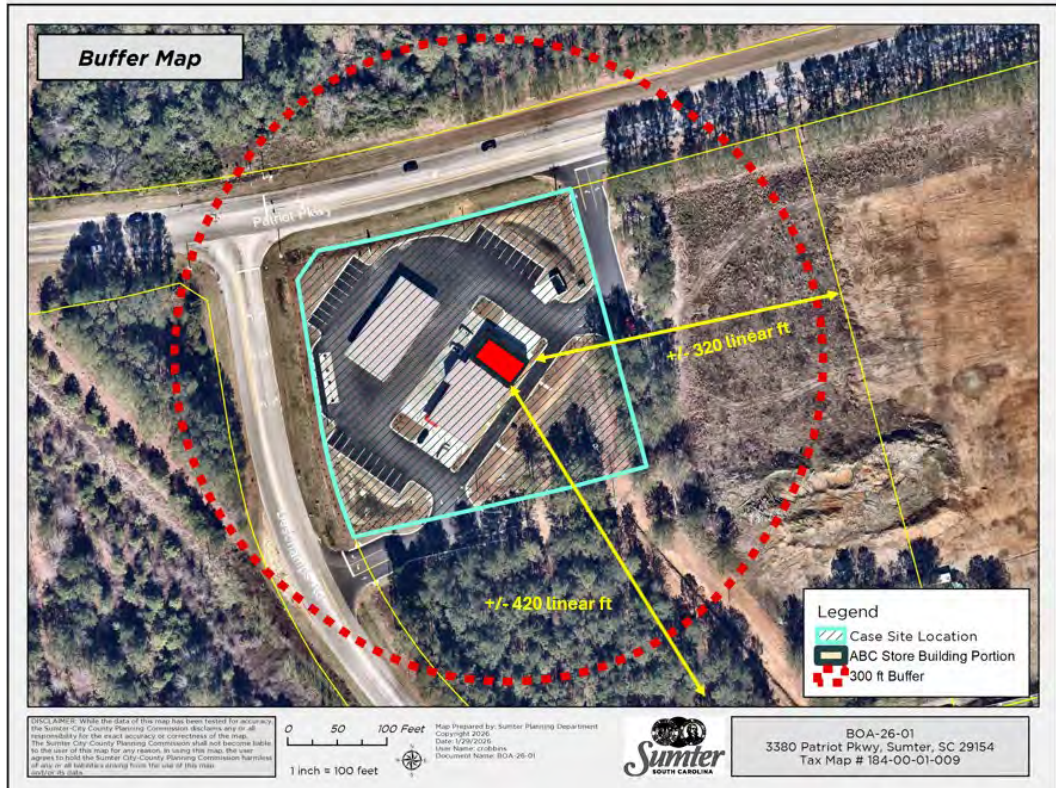
1. The Sumter West Planned Development, the Stafford Meadows Subdivision, and the Patriot Palms Apartment Development are in close proximity but are not directly adjacent and not within the 300 ft. separation area.
2. The proposed liquor store use will be located within a separate tenant space that is part of a larger gas station/convenience store development.

Section 5.b.3.m. Liquor Stores (NAICS 44532):

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

Case Facts

1. The proposed use complies with the separation criteria for liquor store uses.
2. The site is not located within 300 feet of any residential use, church, school or public playground. See buffer map on the following page.



2. A 6-foot-tall fence that is a visual screen will be installed to separate this use from residential uses.

Case Facts

1. There are no residential uses directly adjacent to the subject property.

V. STAFF RECOMMENDATION

The request meets the applicable separate criteria for liquor store uses outlined in *Article 5, Section 5.b.3.m* of the Ordinance and is part of larger proposed development that has been reviewed for compliance with applicable city development standards and subsequently approved.

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

VI. DRAFT MOTIONS for BOA-26-01

1. I move that the Zoning Board of Appeals **approve** BOA-26-01, 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 that the Zoning Board of Appeals **deny** BOA-26-01, subject to the following findings of fact and conclusions:

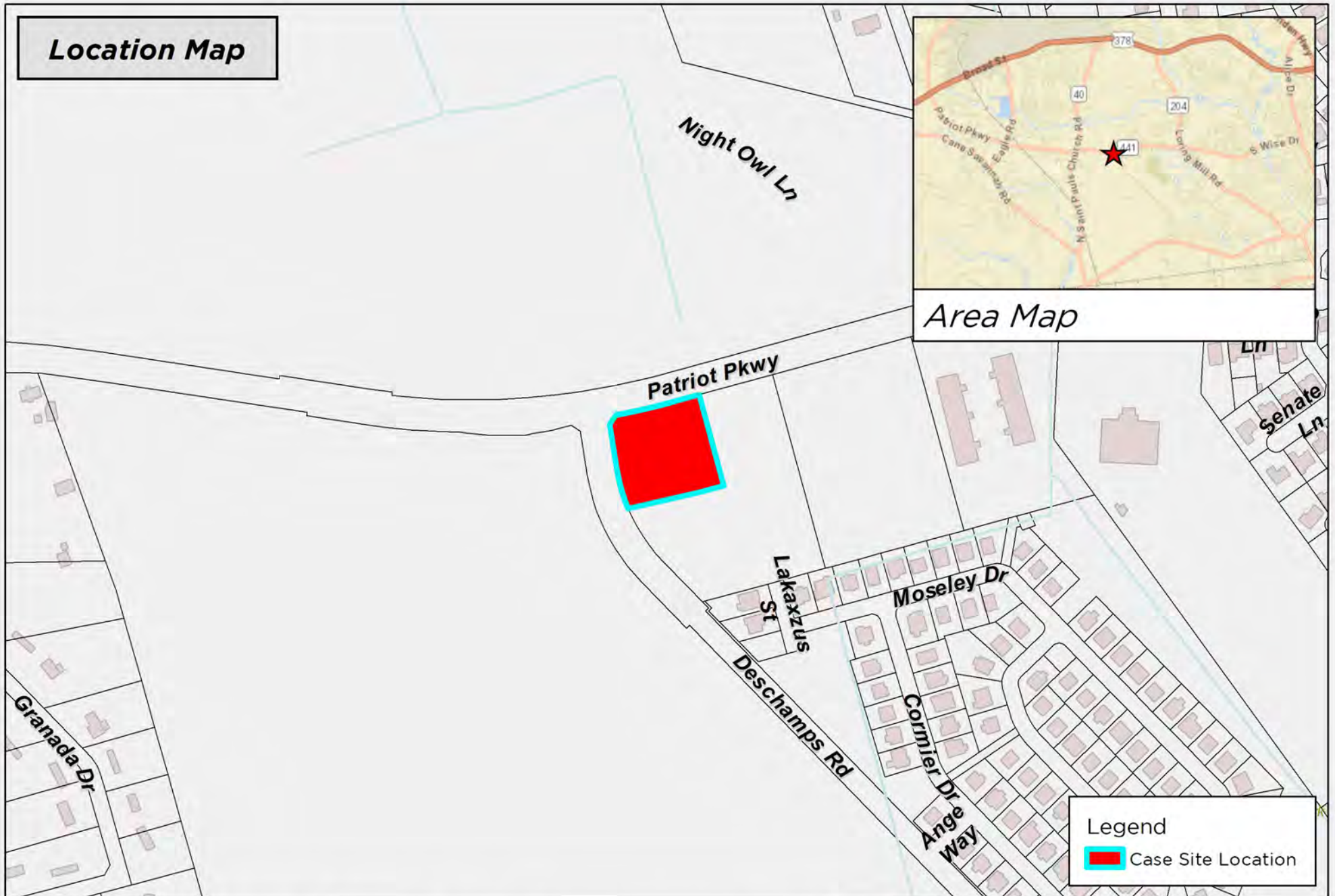
[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]

3. I move that the Zoning Board of Appeals enter an alternative motion for BOA-26-01.

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

VII. BOARD OF APPEALS – February 11, 2026

Location Map



Area Map

Legend

 Case Site Location

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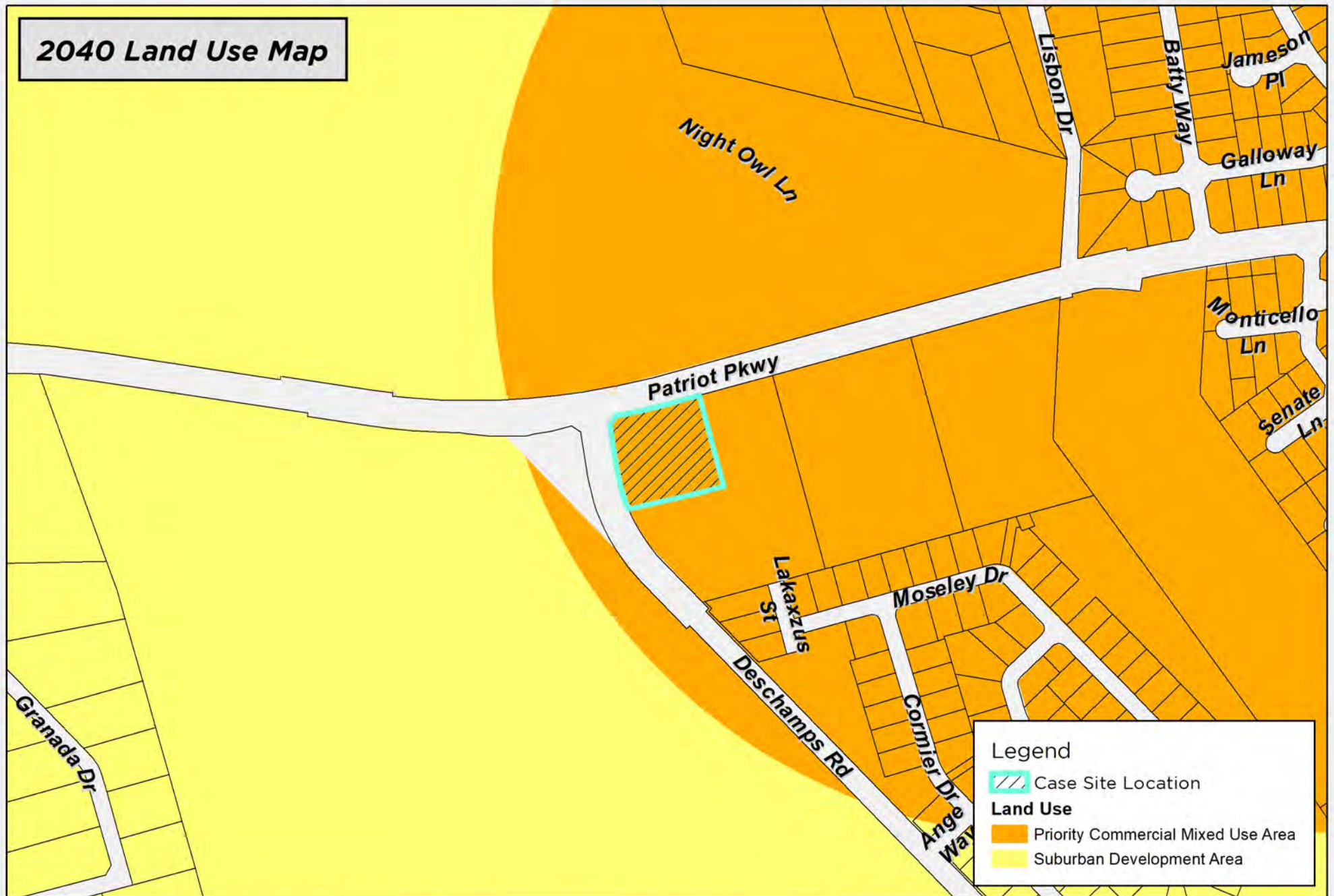


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Document Name: BOA-26-01




BOA-26-01
3380 Patriot Pkwy, Sumter, SC 29154
Tax Map # 184-00-01-009



2040 Land Use Map



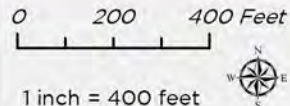
Legend

 Case Site Location

Land Use

-  Priority Commercial Mixed Use Area
-  Suburban Development Area

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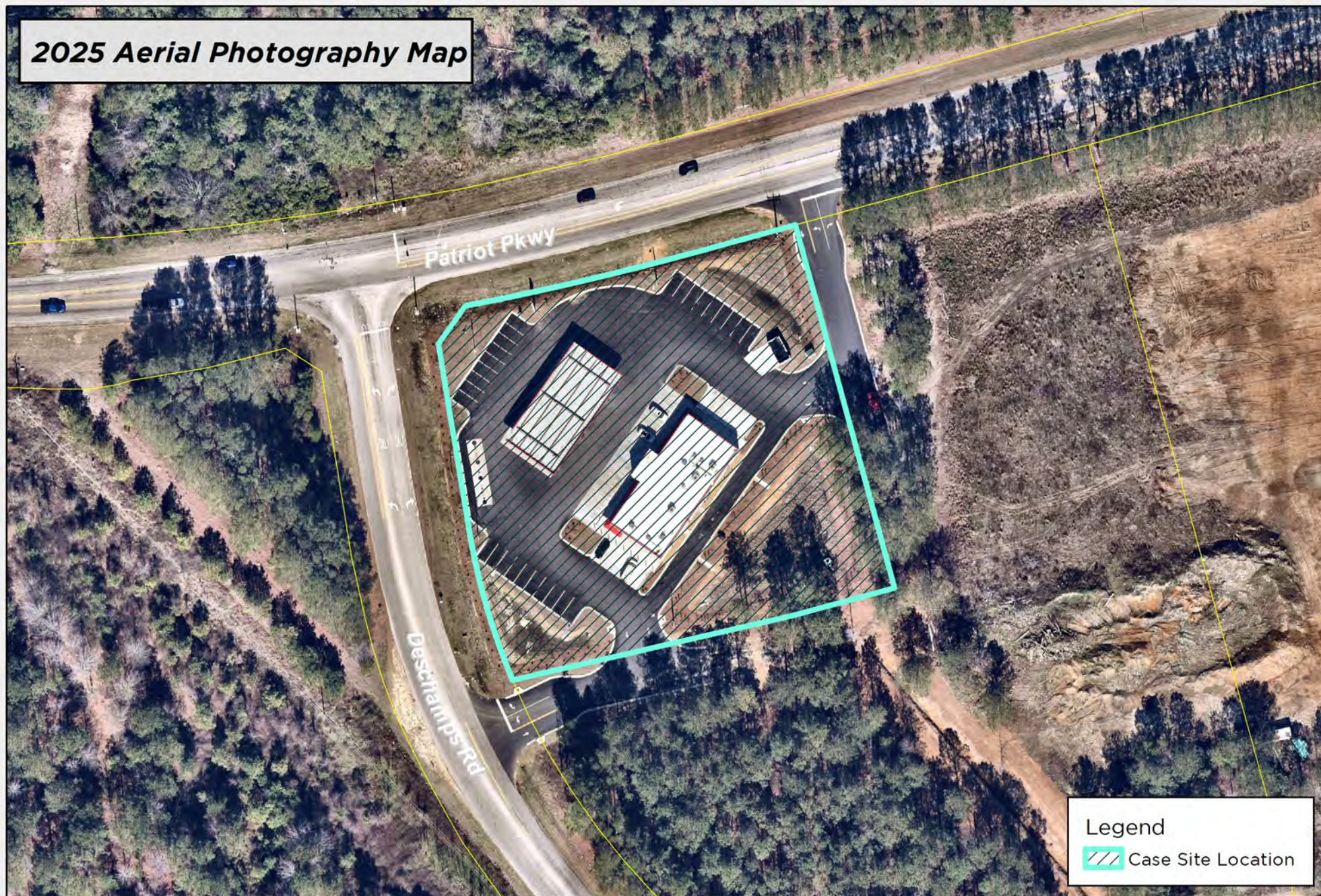


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


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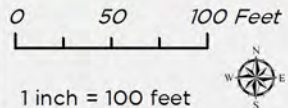
2025 Aerial Photography Map



Legend

 Case Site Location

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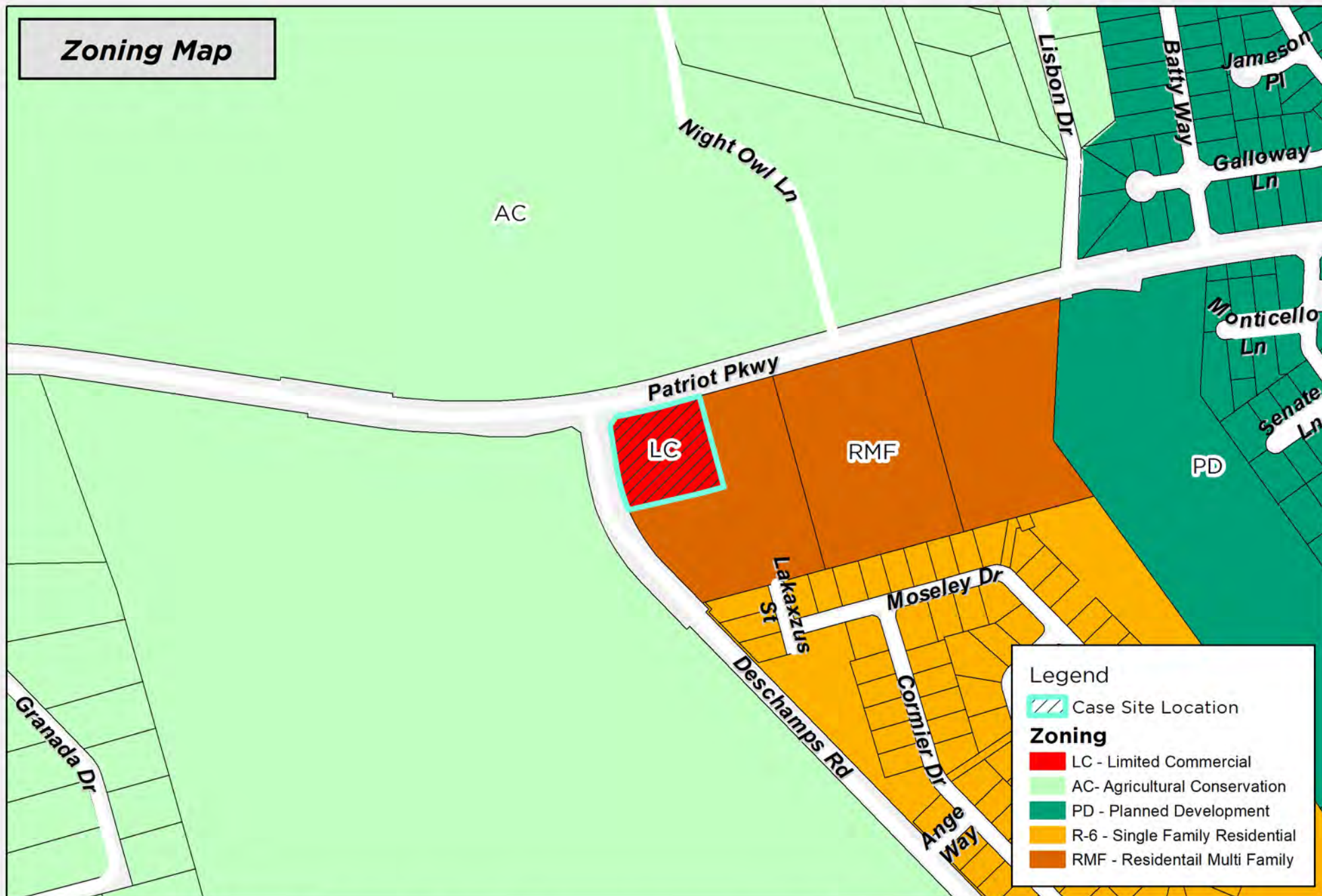


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BOA-26-01
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Zoning Map



Legend

Case Site Location

Zoning

- LC - Limited Commercial
- AC - Agricultural Conservation
- PD - Planned Development
- R-6 - Single Family Residential
- RMF - Residential Multi Family

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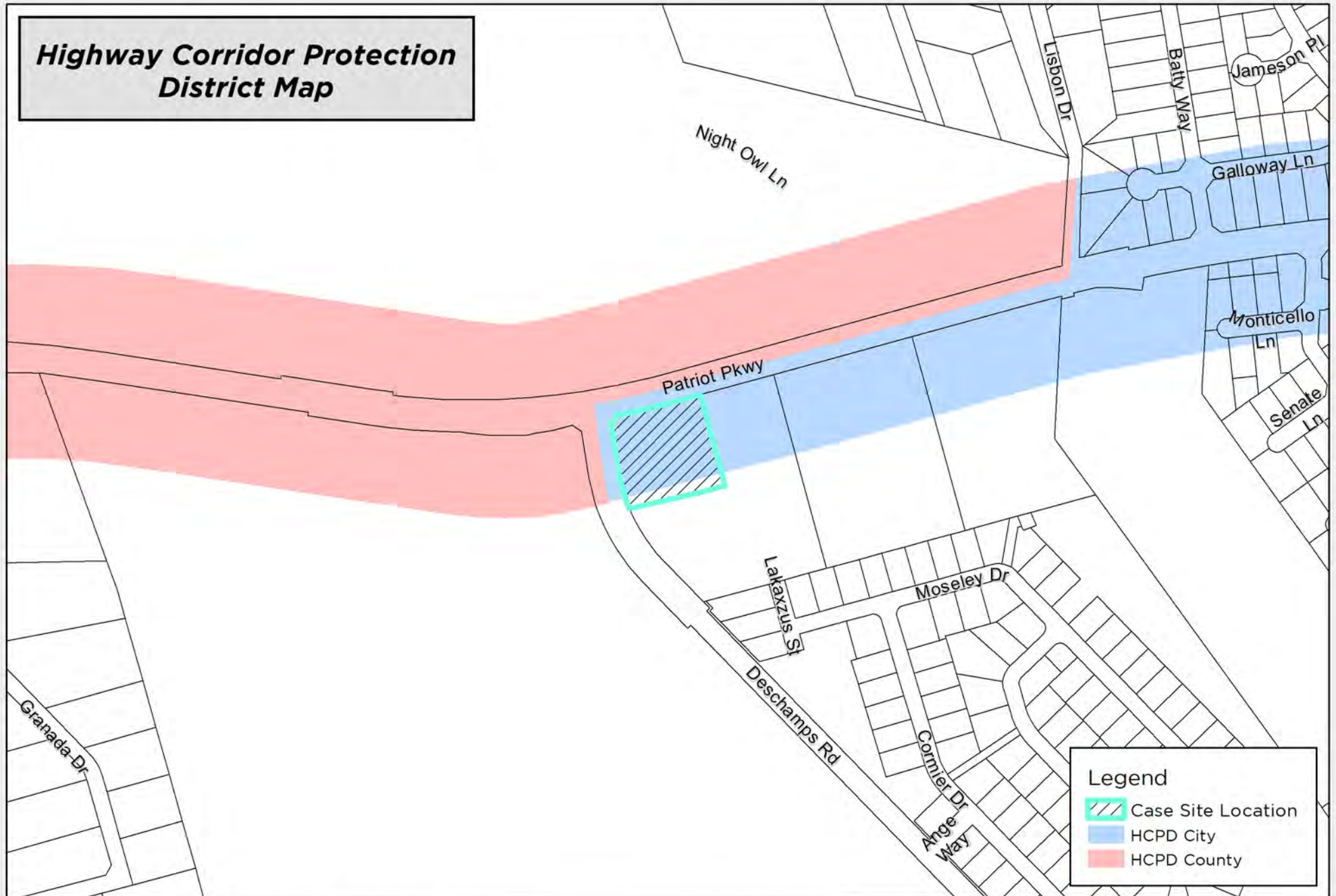


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




BOA-26-01
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Tax Map # 184-00-01-009

Highway Corridor Protection District Map




Legend

-  Case Site Location
-  HCPD City
-  HCPD County

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