

# Sumter City-County Zoning Board of Appeals

January 14, 2026

## **BOA-25-42 1605 N Pike E (County)**

The applicant (SignTek) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) minimum freestanding sign height requirement for the LI-W district provided for in *Article 8, Exhibit 19: Maximum Total Sign Area By Use, Number, Dimensions, and Location of Individual Signs* of the Sumter County Zoning & Development Standards Ordinance, and (2) any other variances as required to construct and 18 ft. tall freestanding sign on the property. The maximum freestanding sign height requirement in the LI-W district is 15 ft. The property is located at 1605 N. Pike E., is zoned Light Industrial-Warehouse (LI-W), and is represented by TMS# 268-00-03-024.



Appeals - Variance - Special Exception

# Sumter City-County Zoning Board of Appeals

January 14, 2026

## BOA-25-42 1605 N Pike E (County)

### I. THE REQUEST

**Applicant:** SignTek

**Status of the Applicant:** Authorized Agent

**Request:** The applicant is requesting a variance from the sign requirements found in *Article 8, Exhibit 19: Permanent Sign Development Standards by Zoning District* of the *Sumter County Zoning & Development Standards Ordinance* and any other variances as may be required in order to construct a free-standing sign up to 18 ft. in height.

**County Council Ward:** District 7

**Location:** 1605 N Pike East

**Present Use/Zoning:** Industrial / Light-Industrial Warehouse

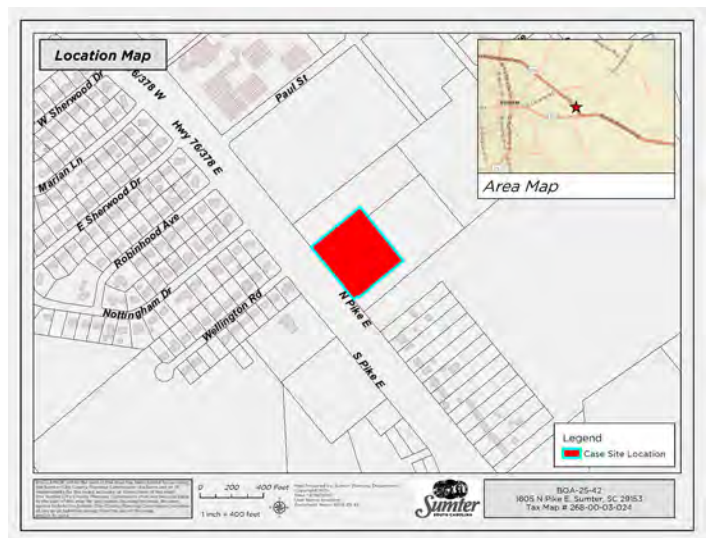
**Tax Map Reference:** 268-00-03-024

### II. BACKGROUND

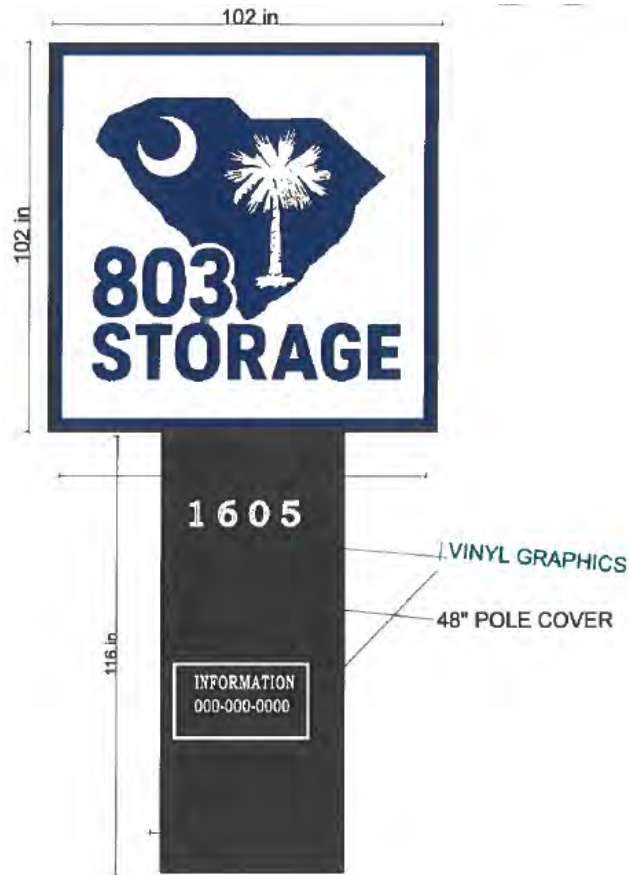
The applicant is seeking a variance from the *Sumter County Zoning and Development Standards Ordinance (the Ordinance)* in order to install a free-standing sign on the subject property at a height taller than that allowed by the Ordinance.

The property is 3.98 acres and is zoned Light Industrial-Warehouse (LI-W). The property is located on N. Pike East and is shown in red on the map to the right.

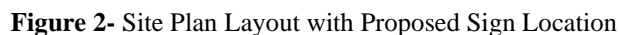
The signage proposed by the applicant is an 8.5ft x 8.5ft square sign (total size 72.25 sq



ft). The top of the sign is proposed to be 18 ft. above ground level, as shown in **Figure 1**.



**Figure 1-** Proposed sign



### **The Request:**

The applicant (SignTek on behalf of 803 Storage) is requesting a variance from the sign requirements found in *Article 8, Exhibit 19: Permanent Sign Development Standards by Zoning District of the Sumter County Zoning & Development Standards Ordinance* (and any other variances as may be required) in order to construct a free-standing sign up to 18ft. in height. The maximum height of free-standing signs in the LI-W zoning district is 15 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 property is located at 1605 N Pike E.
2. The property is currently being developed as a commercial storage facility under MSP-24-37.
3. North Pike East is functionally classified as an urban local roadway with limited traffic count data available. North Pike E. has direct visibility from Myrtle Beach Hwy. (US378), a principal arterial roadway of which carries over 13,000 AADT.

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

##### Case Facts:

1. 1605 North Pike East is adjacent to multiple vacant LI-W parcels and two other businesses in the LI-W zoning district (State Tree Services, INC. and Milestone Properties).

2. All industrial properties in the vicinity of the site are subject to *Article 8, Exhibit 19* signage development standards, including the maximum height requirement, as are all industrial parcels in the County.
- 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 Ordinance does not prohibit the construction of a freestanding sign.
2. If the requested variance is not approved, the applicant must install the sign at height no greater than 15 ft. as opposed to the request 18 ft.
- 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. All properties in the LI-W zoning district are required to abide by the 15 ft. freestanding sign height restriction.
2. The property is located on frontage road with direct visual access from a major arterial freeway.
3. The property does not abut residential uses or less intensive non-residential uses on the same side of US Hwy 378.

#### **IV. STAFF RECOMMENDATION**

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

#### **V. DRAFT MOTIONS FOR BOA-25-42**

1. I move the Zoning Board of Appeals **deny** BOA-25-42, 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.]*

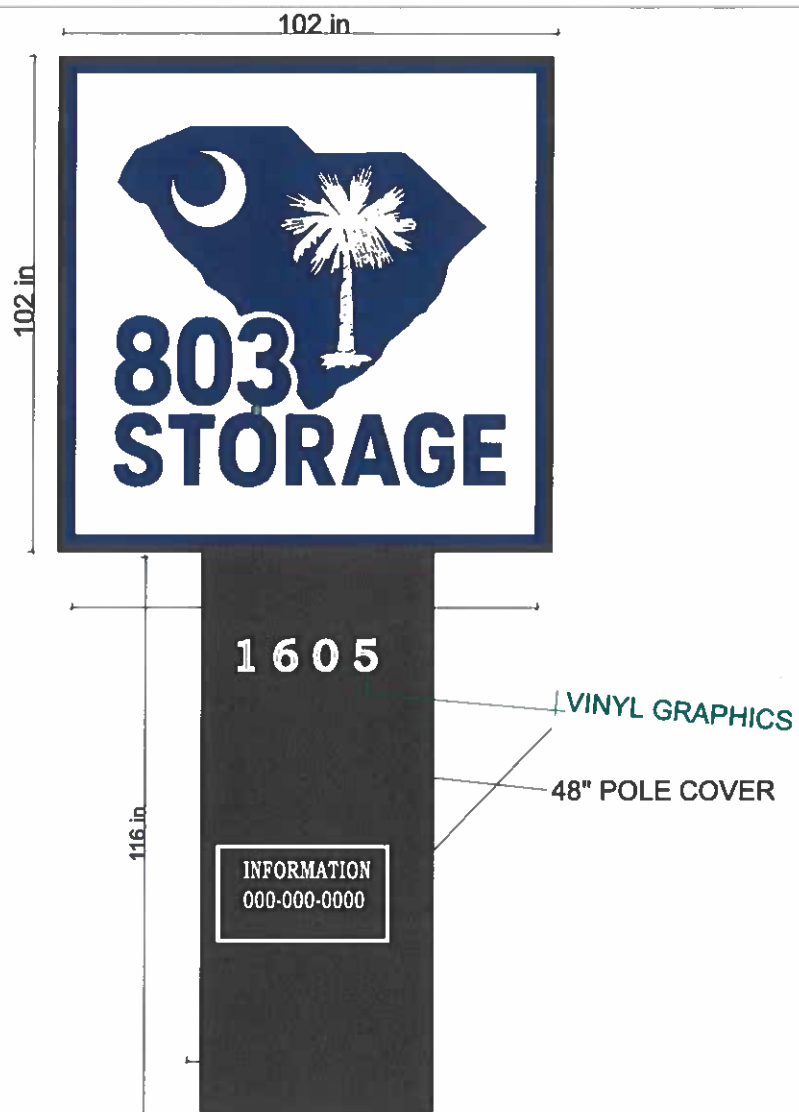
2. I move the Zoning Board of Appeals **approve** BOA-25-42, subject to the following findings of fact and conclusions:

*[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-25-42.

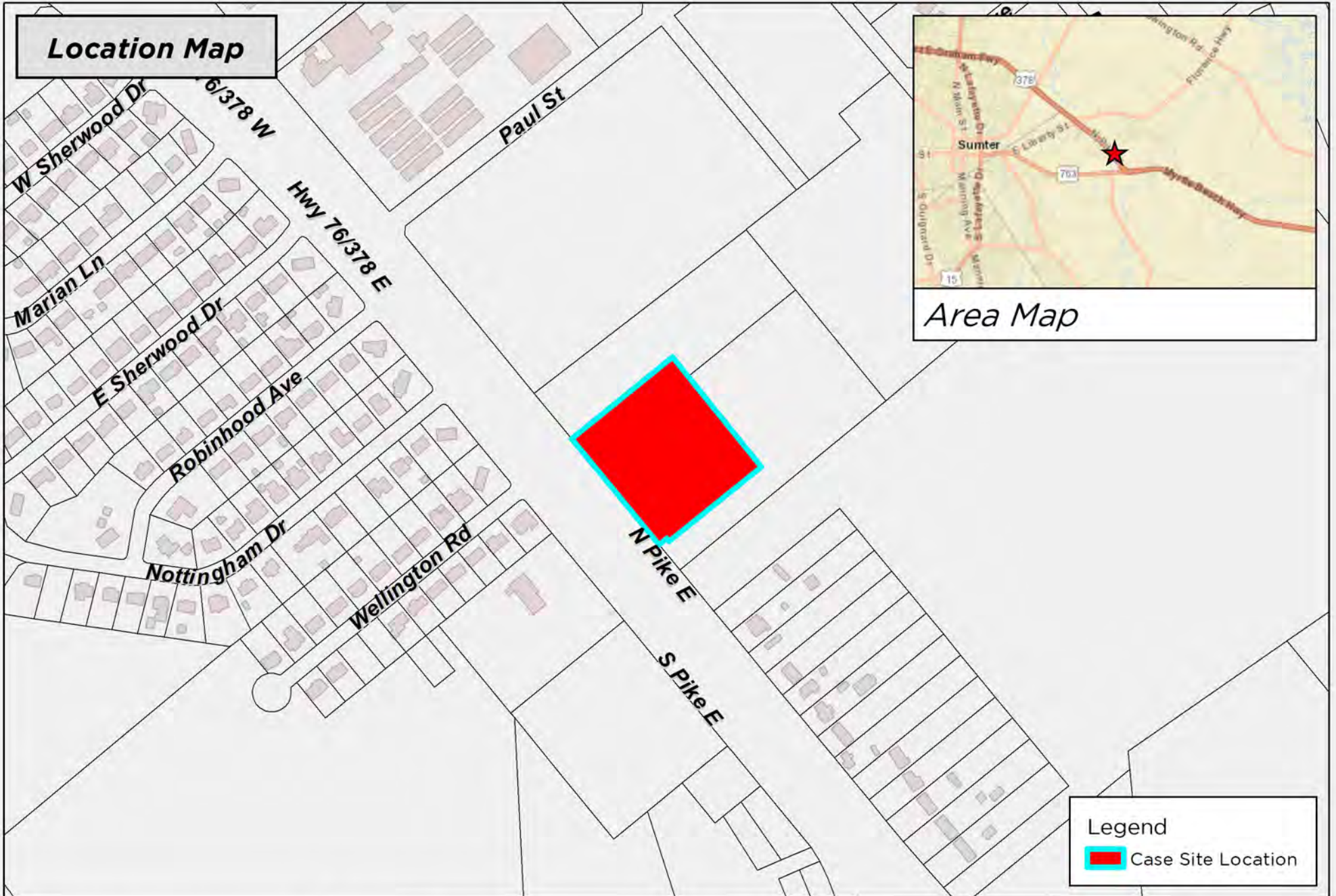
*[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]*

**VI. BOARD OF APPEALS –January 14, 2026**





## Location Map

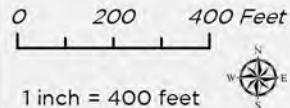


## Area Map

## Legend

 Case Site Location

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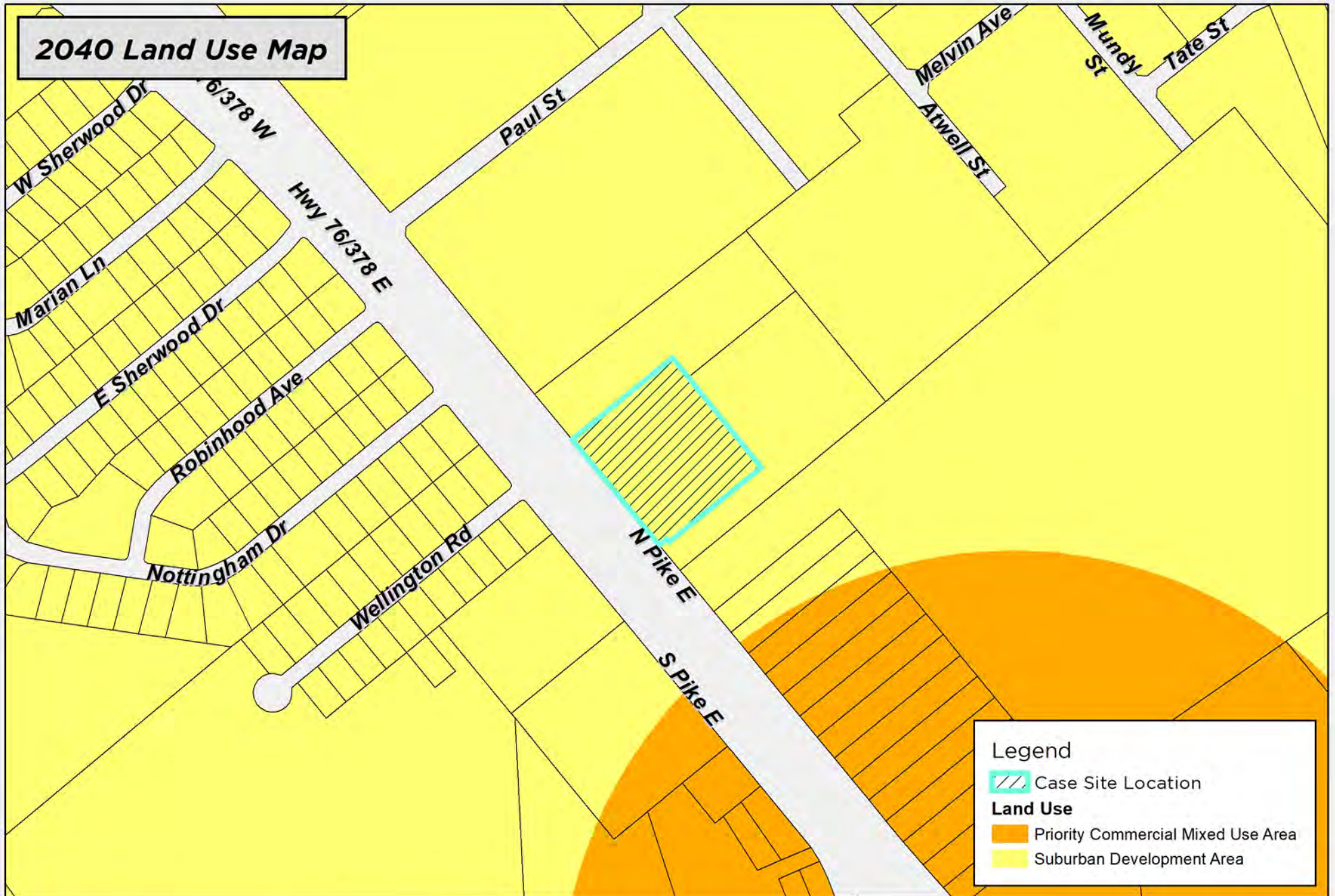
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BOA-25-42  
1605 N Pike E, Sumter, SC 29153  
Tax Map # 268-00-03-024





# 2040 Land Use Map



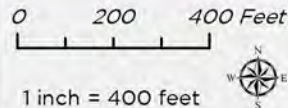
## Legend

 Case Site Location

## Land Use

-  Priority Commercial Mixed Use Area
-  Suburban Development Area

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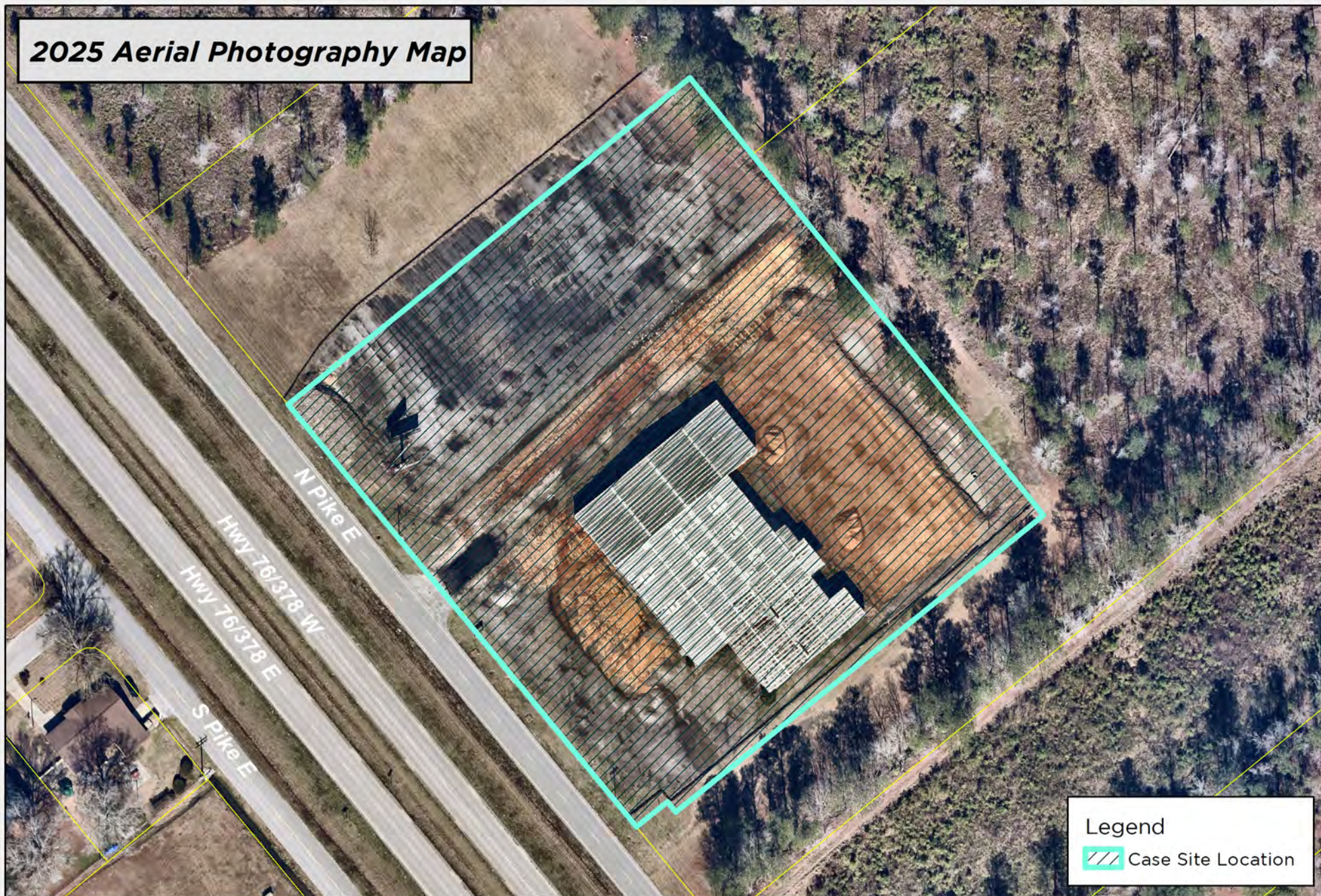
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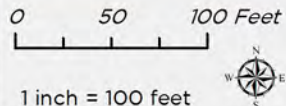
# 2025 Aerial Photography Map



## Legend

 Case Site Location

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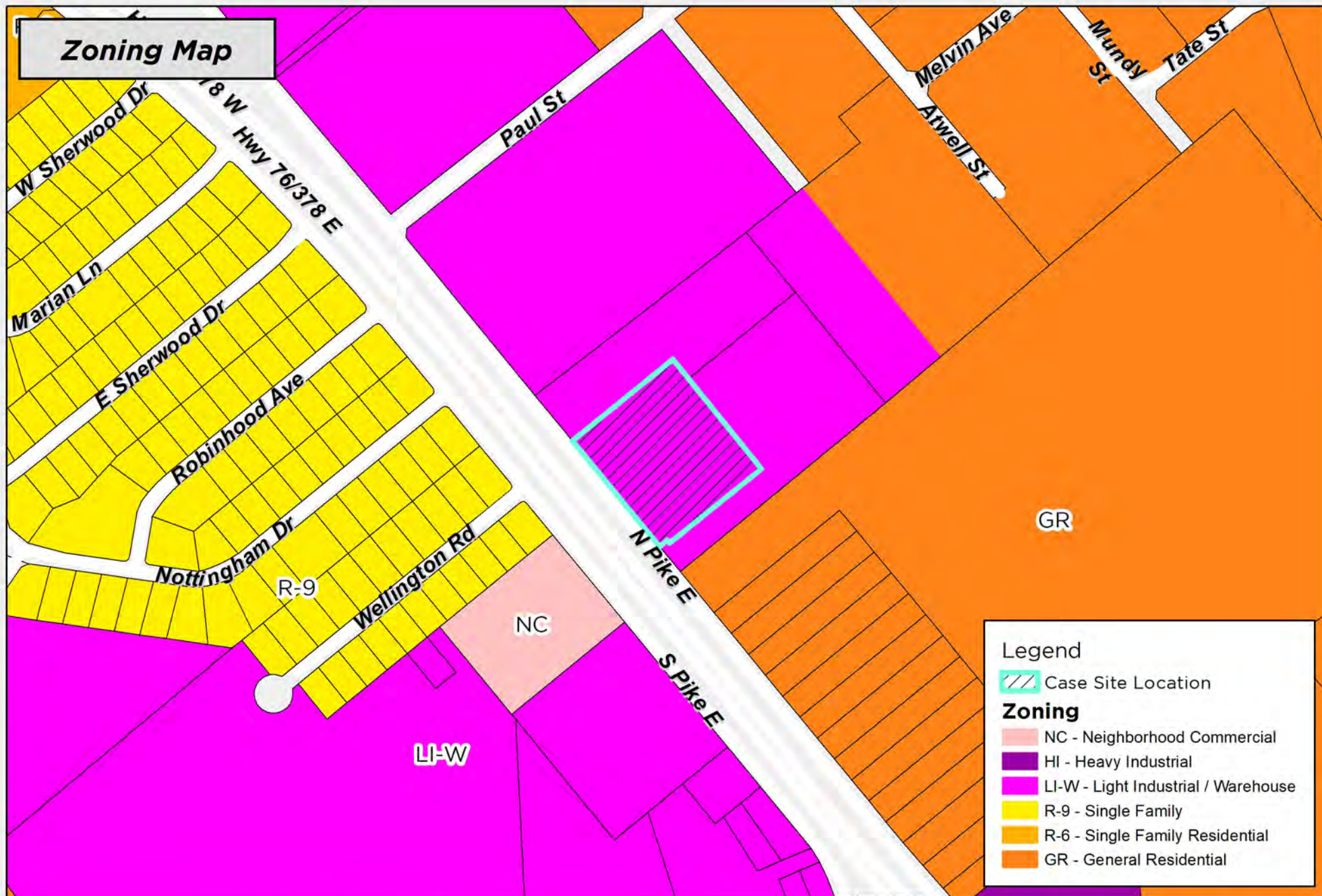
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# Zoning Map



## Legend

Case Site Location

## Zoning

- NC - Neighborhood Commercial
- LI-W - Light Industrial / Warehouse
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential

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0 200 400 Feet  
1 inch = 400 feet

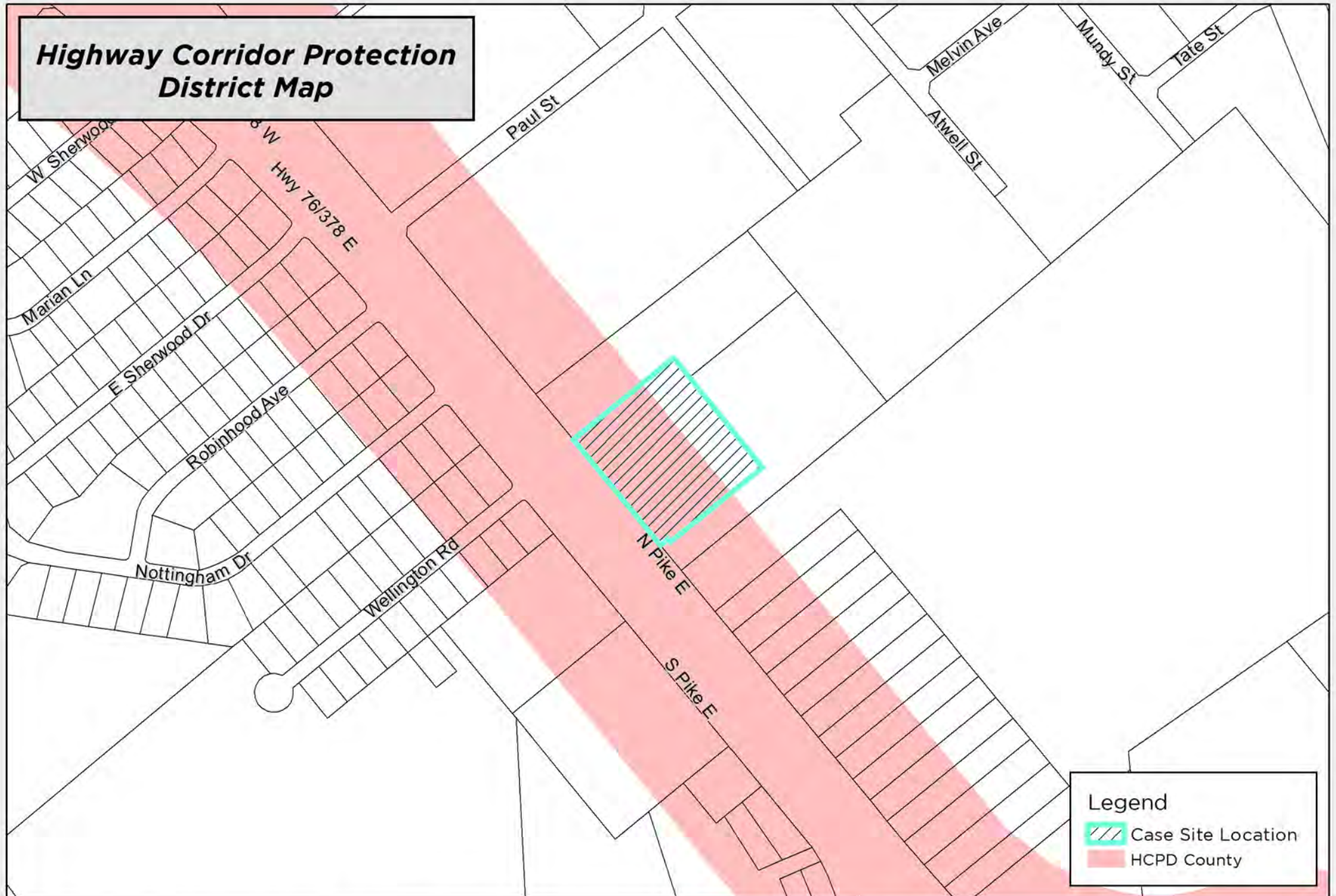
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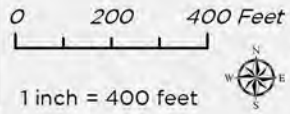
# Highway Corridor Protection District Map



**Legend**

-  Case Site Location
-  HCPD County

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