



ZONING BOARD OF APPEALS

Minutes of the Meeting

January 14, 2026

<p>ATTENDANCE</p>	<p>A regular meeting of the Zoning Board of Appeals was held on Wednesday, January 14, 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. Six board members –Mr. Frank Shuler, Mr. Steven Schumpert, Mr. Clay Smith, Mr. William Bailey, Mr. Jason Reddick and Mr. Gene Weston were present. Mr. Claude Wheeler, Mr. Todd Champion, and Mr. Doc Dunlap were absent.</p> <p>Planning staff in attendance: Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kerlyn Mondesir and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:02 p.m. by Mr. Steven Schumpert.</p>
<p>MINUTES</p>	<p>Mr. Clay Smith made a motion to approve the minutes of December 10, 2025, meeting as written. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.</p>
<p>NEW BUSINESS</p>	<p>BOA-25-42, 1605 N. Pike E. (County) was presented by Mr. Kerlyn Modesir. The Board reviewed the request for a variance 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 <i>Article 8, Exhibit 19: Maximum Total Sign Area By Use, Number, Dimensions, and Location of Individual Signs</i> 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.</p> <p>Mr. Mondesir stated the property is 3.98-acres and is zoned Light Industrial-Warehouse (LI-W).</p> <p>Mr. Mondesir added the signage proposed by the applicant is an 8.5 ft x 8.5 ft. square sign (total size 72.25 sq. ft.).</p> <p>Mr. Henry Todd was present to speak on behalf of the request.</p>

There was no opposition.

After a brief discussion, Mr. Jason Reddick made a motion to deny this request subject to the following:

1. The property is located at 1605 N. Pike E.

The property is currently being developed as a commercial storage facility under MSP-24-37.

North Pike East is functionally classified as an urban local roadway with limited traffic count data available. North Pike E. direct visibility from Myrtle Beach Hwy. (US 378), a principal arterial roadway of which carries over 13,000 AADT.

2. 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).

All industrial properties in the vicinity of the site are subject to Article 8, Exhibit 19 signage development standards, including the maximum height requirements, as are all industrial parcels in the County.

3. The Ordinance does not prohibit the construction of a freestanding sign.

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. All properties in the LI-W zoning district are required to abide by the 15 ft. freestanding sign height restriction.

The property is located on frontage road with direct visual access from a major arterial freeway.

The property does not abut residential uses or less intensive non-residential uses on the same side of US Hwy 378.

The motion was seconded by Mr. Gene Weston and carried a unanimous vote.

BOA-25-43, 5580 Dais Rd. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request for a variance from the requirements of the *Sumter County Zoning & Development Standards Ordinance*, as follows: (1) residential accessory structure location requirements provided for in *Article 4.g.2.b.3.b: (Residential Accessory Structure Location Requirements)* of the *Sumter County Zoning & Development Standards Ordinance* and (2) any other

variances that may be required to establish a new detached garage/carport in the front yard of the property. Per applicable zoning requirements, detached garages/carports are required to be located in the side yard (no further forward than the front line of the principal dwelling on the lot) or in the rear yard only. The property is located at 5580 Dais Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 088-00-02-055.

Mr. Derwort stated a variance to accessory structure location requirements to place detached carport in the front yard.

Mr. Derwort added the property is on the south side of Dais Rd. in the northwest section of unincorporated Sumter County, east of US Hwy. 521 N. and south Rembert.

Mr. Derwort mentioned Sumter County Zoning & Development Standards Ordinance (the "Ordinance") requires detached garages and carports be placed in either the rear yard or the side yard no further forward than the front of the principal dwelling.

Mr. Derwort added applicant is requesting variance due to the existing driveway configuration and home placement on the site to facilitate use of the existing wheelchair ramp at the front of the residence.

Ms. Lavina Proctor was present to speak in favor of the request.

There was no opposition.

After a brief discussion, Mr. Frank Shuler made a motion to approve this request subject to the following findings of fact and conclusions:

1. The subject property is +/- 2.0-acres in size and is located in a rural area of the northwest section of unincorporated Sumter County.

The area to the rear of the dwelling, as viewed from Dais Rd., is fenced in.

The main entrance to the dwelling is accessed by a wheelchair ramp.

2. The existing wheelchair ramp and placement of the residence on the site is not generally applicable to other property in the vicinity.

3. If the requested variance is not approved, the applicant must install the proposed detached carport in compliance with Ordinance requirements. Doing so would either require the structure to be located further away from the house and/or

would require the applicant to drive around/through existing site features to access it.

The area immediately behind the dwelling is fenced.

4. The residence sits +/- 200 ft. back from the parcel's front property line.

The subject property is over 2 acres in size and is within the rural area of the county.

The motion was seconded by Mr. Clay Smith and carried a unanimous vote.

Mr. Frank Shuler recused himself from BOA-25-44.

BOA-25-44, 1270 Tivoli Rd. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request for a variance from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) total number of residential accessory building requirements provided for in *Article 4.g.2.b.2: (Residential Accessory Structure Number)* of the Sumter County Zoning & Development Standards Ordinance and (2) any other variances that may be required to establish more than 2 residential accessory buildings on the property. No more than 2 residential accessory buildings per property are permitted under applicable zoning requirements. The property is located at 1270 Tivoli Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 182-00-04-007.

Mr. Derwort mentioned the applicant is requesting a variance to accessory structure number requirements in order to place a 20x20 ft. (200 sq. ft.) detached carport on the property.

Mr. Derwort added the subject property is located on the south side of McCray's Mill Rd. and is shown in red on the location map to the right.

Mr. Derwort stated Article 4.g.2.b.2. of the Sumter County Zoning & Development Standards Ordinance (the "Ordinance") requires that no residentially used parcel shall have more than 2 accessory buildings; the aggregate floor area of both buildings added together shall not exceed the maximum size allowed under Exhibit 8A.

Mr. Derwort mentioned the subject property currently contains a single-family residence and 3 accessory structures totaling 3,600 sq. ft. The Ordinance exempts tract larger than 5.0-acres from maximum residential accessory structure square footage requirements, as long as the combined square footage does not exceed the maximum impervious surface ratio for the given

zoning district. However, the Ordinance does cap the number of residential accessory structures at 2.

Mr. Charles Burns was present to speak in favor of the request.

There was no opposition.

After a brief discussion, Mr. Clay Smith made a motion to approve this request subject to the following findings of fact and conclusions:

1. The subject property is +/- 138.0 acres in size and is located on McCray's Mill Rd. immediately to the south of the City of Sumter's western boundary.

The property is under ownership of a family partnership corporation (Emily Rowland Burns Family Partnership).

2. The site is a large, primarily agricultural property located in an area of the County that has had multiple large-scale residential developments (Southbridge, Stonecroft, and Mason Croft subdivisions) in the last several decades that have converted previously agricultural lands to denser residential use.
3. If the requested variance is not approved, the applicant cannot establish the desired carport structure without removing existing structures from the property.
4. The residence and accessory structures between 2,200-3,300 ft. from the parcel's front (street) property line.

The subject property is over 100 acres in size.

The motion was seconded by Mr. William Bailey and carried a unanimous vote.

BOA-25-45, 187 S. Lafayette Dr. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request for 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.b: Used Motor Vehicle Parts Merchant Wholesalers, Junkyards* of the City of Sumter Zoning & Development Standards Ordinance in order to establish an **Automotive Salvage Yard** on a portion of the property that is located east of the railroad right-of-way. The property is located at 187 S. Lafayette Dr., is within the Heavy Industrial (HI), Light-Industrial-Warehouse (LI-W), and General Commercial (GC) zoning districts, and is represented by TMS# 250-00-01-001.

	<p>Mr. Derwort stated that this is a request for special exception approval to establish an automotive salvage yard on a +/- 21-acre portion of a property in the HI zoning district.</p> <p>Mr. Derwort presented property maps and applicant plans to the Board.</p> <p>Mr. Derwort explained the applicable special exception requirements and staff analysis for each as they pertain to this case.</p> <p>Mr. Derwort presented recommended approval conditions.</p> <p>Mr. Derwort concluded his presentation and entertained questions from the Board. Mr. Derwort responded to questions received.</p> <p>Ms. Ginger Clark and Mr. Charles Hodge introduced themselves as applicants for the project. Ms. Ginger Clark provided additional information pertaining to the request.</p> <p>Ms. Ginger Clark and Mr. Charles Hodge answered questions from the Board</p> <p>No one was present to speak in favor of the project.</p> <p>Mr. Johnnie Cook, Mr. Freddie Bennett, Ms. Janie McLaurens, Mr. Thoney Williams, Mr. Dennis Davis, Ms. Jacqueline Moore, Mr. Marion Newton, Ms. Elvira Washington, & Mr. Travon Johnson spoke in opposition to the request.</p> <p>Ms. Ginger Clark and Mr. Charles Hodge made rebuttal statements.</p> <p>Mr. Steven Schumpert (Board Chairman) reopened the public hearing and let Mt. Johnnie Cook make additional statements.</p> <p>Mr. Clay Davis made a motion to defer action on the request until the next BOA meeting in order to obtain additional information on the scope of potential approval conditions that could be applied.</p> <p>Mr. Frank Shuler seconded this motion, and after some discussion the motion carried (4-1) with William Bailey, Clay Smith, Frank Shuler, & Jason Reddick in favor and with Gene Weston in opposition.</p>
OTHER BUSINESS	NONE

	<p>There being no further business, Mr. Clay Smith made a motion to adjourn the meeting at 4:25 p.m. The motion was seconded by Mr. Frank Shuler and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for February 11, 2026.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>