



Sumter City-County

Planning Department

DERON L. MCCORMICK
CITY MANAGER

HELEN M. ROODMAN
PLANNING DIRECTOR

GARY M. MIXON
COUNTY ADMINISTRATOR

Memorandum

To: Sumter City-County Zoning Board of Appeals

From: Jeff Derwort, AICP (Zoning Administrator)

Date: June 26, 2026

Subject: BOA-26-15, 6265 Fish Rd. (County)

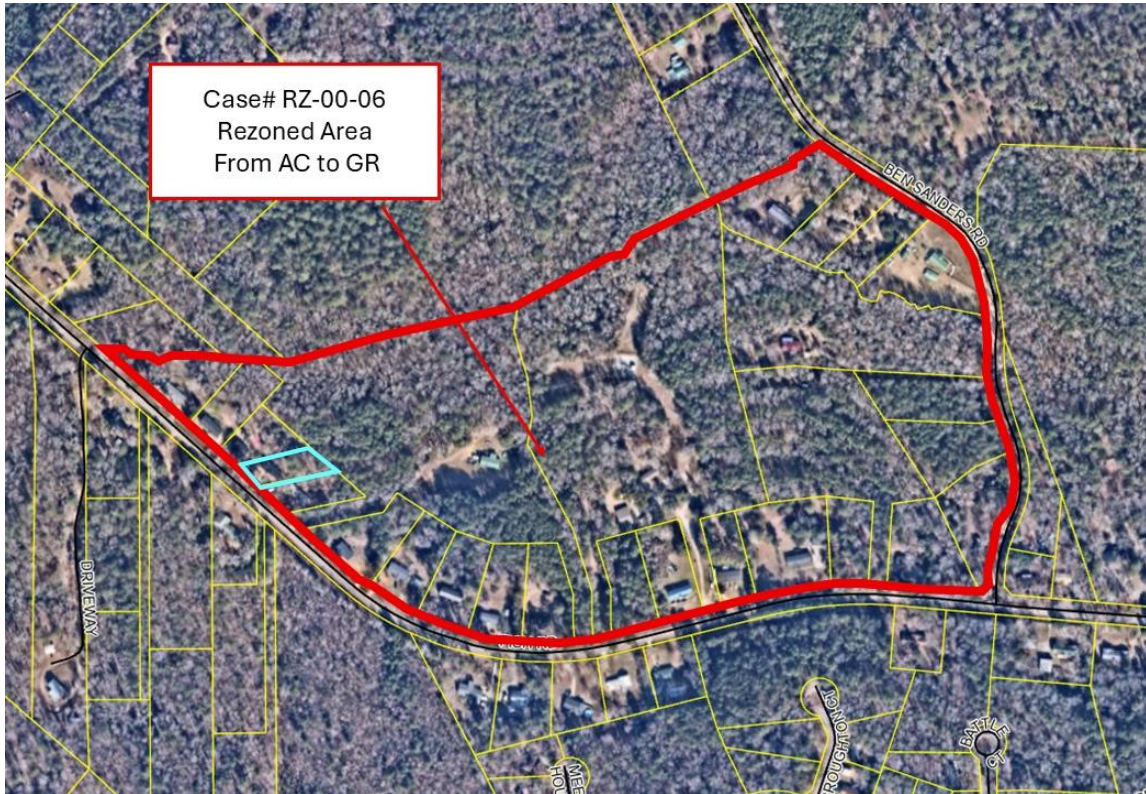
At the June 10, 2026 Zoning Board of Appeals (BOA) meeting, a decision on Case# BOA-25-15 was deferred to the July 8, 2026 BOA meeting in order for the applicant to address the following BOA requests:

1. Attempt to get the manufactured home installer or the company responsible for the installation of the manufactured home on the property to be present at the next BOA meeting (July 8, 2026) to address questions about the placement of the dwelling on the property.
2. Obtain a survey of the property showing the following items:
 - Property lines
 - Current mobile home footprint
 - Footprints of other structures on the property
 - Zoning setback lines
 - Septic tank location and drainfield area

Staff has received updated information from the applicant with respect to the requests above. Staff has also discovered new information related to the case upon further research of Planning Department record archives. The purpose of this memo is to summarize this information in order to aid the Board in making a decision concerning this case.

Summary of New Information

1. Based on detailed research, the property is part of a larger area that was rezoned from Agricultural Conservation (AC) to General Residential (GR) by Sumter County Council on April 25, 2000 under Case# RZ-00-06. **No other rezoning case records have been located concerning the property showing a rezoning of this area back to the AC district.** As such, it appears that zoning map records were never updated to reflect the zoning change under Case# RZ-00-06 and that GR zoning, not AC zoning, is applicable to the property. See attached Exhibit 1 - Case# RZ-00-06 documentation.

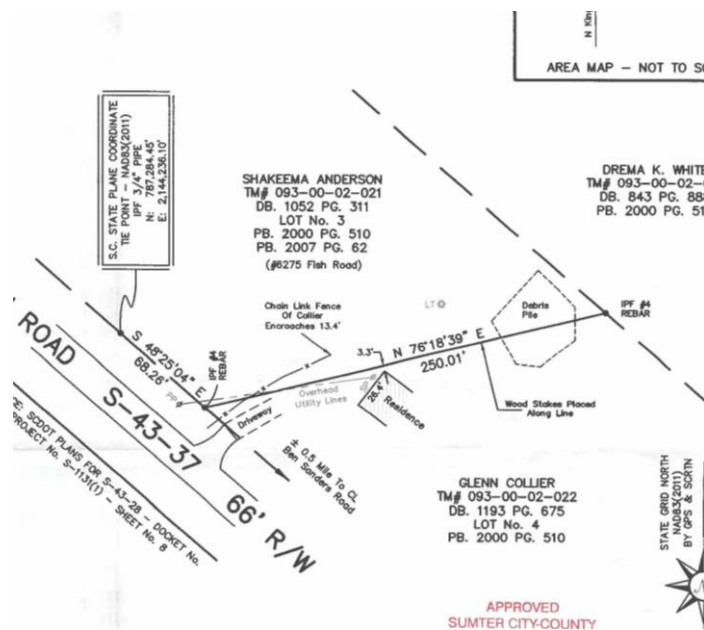


Note: The discovered zoning discrepancy does not resolve the side setback issue created by the current placement of the manufactured home on the property. However, it does reduce the amount of side setback required and removes the requirement for the long dimension of a manufactured home to be parallel to the road.

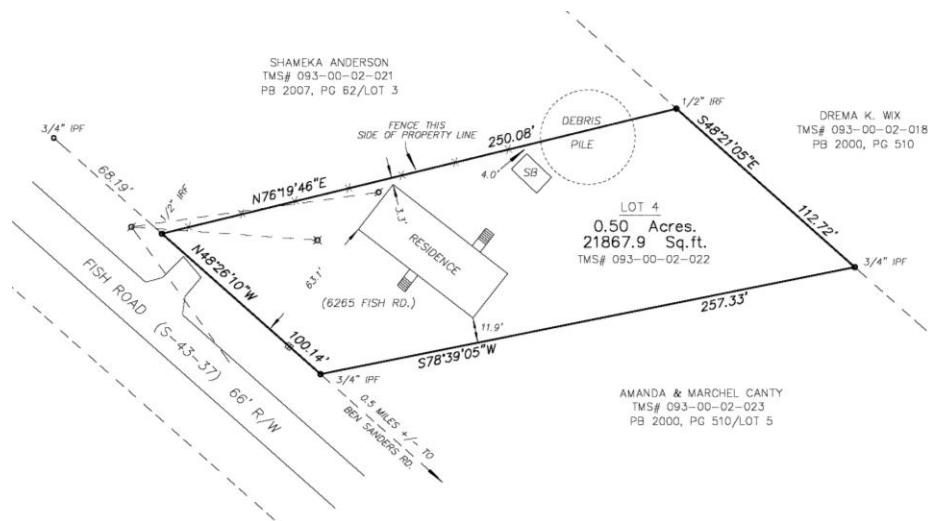
2. The lot addressed as 6265 Fish Rd., and further identified as TMS# 093-00-02-022, was originally established via plat prepared by Nesbitt Surveying Co., Inc. and recorded in Plat Book 2000, Page 510 at the Sumter County Register of Deeds. The lot is shown as being 0.5-acres in size. The plat itself lists GR zoning setback requirements at Front (35'), Side (8'), and Rear (20'). See attached Exhibit 2 – PB2000, PG150.
3. A manufactured home was originally approved for placement on the property under Building Permit# 03-05612. Permit records indicate that a new septic tank was being

installed with the placement under DHEC Septic Permit# 2003-100003. A hard copy of the actual septic permit was not located.

4. The property at 6265 Fish Rd. was purchased by Glenn Collier (applicant's husband) on September 3, 2013. The purchase also included the manufactured home placed on the property on or around December 2003.
5. The applicant lived in the manufactured home initially placed on or around December 2003 until it was destroyed by fire on March 3, 2025. See Exhibit 3 – Fire Report.
6. The applicant received a permit to install a new mobile home on the property under Building Permit# 2025-01738 on April 28, 2025. Records indicate the manufactured home placement passed Building Department final inspections.
7. Shakeema Anderson, owner of the adjacent property, commissioned a survey of the shared property line boundary between her and the applicant. This survey indicates that the new manufactured home placed on the property at 6265 Fish Rd. under Building Permit# 2025-01738 is 3.3 ft. from the side property line, in violation of applicable side setback requirements. See Exhibit 4 – Anderson Survey.



8. Pursuant to the BOAs request for additional information, the applicant commissioned a survey of the entire property at 6265 Fish Rd. The results of this survey support the findings of the survey commissioned by Shakeema Anderson. This survey also indicates that the manufactured home on the property is 3.3 ft. from the side property line, in violation of applicable side setback requirements. See Exhibit 5 – Collier Survey.



9. Pursuant to the BOAs request for additional information, the applicant obtained the services of a septic tank consult to assist in locating the position of the septic tank and the drainfield areas on the property. Due to timing of site visits, the location of the septic tank and drainfield area could not be shown on the formal survey. Staff has created a location graphic showing the approximate location of the septic tank and drainfield area based on site visit documentation. See Exhibit 6 – Septic Tank & Drainfield Locations.



10. Topography on the property slopes downward from south to north by +/- 5 ft. from side property line to side property according to available GIS topographic data. A noticeable +/- 2-3 grade difference was observed along the boundary between the subject property (6265 Fish Rd.) and the adjacent property to the south (6255 Fish Rd.). See Exhibit 7 – Site Topography.



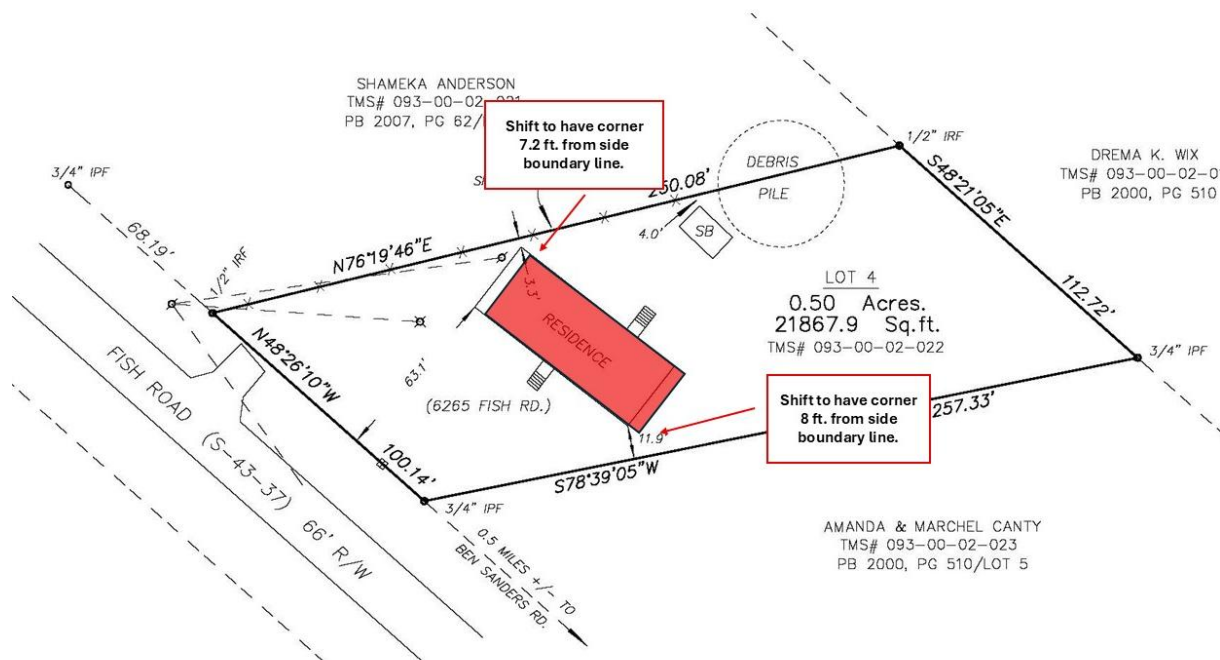
11. Additional site photos have been obtained for BOA consideration of this case. See attached Exhibit 8 – Site Photos.
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Key New Findings

1. The property is within the GR zoning district, not the AC district. The following requirements are applicable:
 - Front Setback – 35'
 - Side Setback – 8'
 - Rear Setback – 20'
 - Manufactured home long dimension does not have to be parallel to the road.
2. The distance of the existing manufactured home from the northern side property line has been confirmed by separate survey commissioned by the applicant.
3. The exact distance of the accessory structure from the northern side property is shown to be 4 ft. based on the survey commissioned by the applicant.
4. Septic tank and drainfield areas are located to the rear of the existing manufactured home.
5. The property has a modest slope from south to north with a change in grade of +/- 5 ft. across the property. Along the southern property line there is a noticeable drop (+/- 2-3 ft.) from the adjacent property, particularly in areas in front of the manufactured home.

In staff's opinion, the findings above demonstrate that the manufactured home could be placed on the property in compliance with GR zoning requirements. However, doing so would lead to the manufactured home being set on the property in a manner that is out of character with other dwelling placements (i.e., set at undesirable angle or perpendicular to the road) and in a manner that could potentially impact septic tank location and drainfield areas.

If it is determined that the existing manufactured home needs to be moved from its current location via a decision by the BOA to not grant the degree of variance request by the applicant, then it is staff's opinion that a shift toward the southern property line in the exact same alignment that the manufactured home currently sits is the best alternative. This would allow the manufactured home to remain aligned with other dwellings on this side of Fish Rd., decreases risk of impacting existing septic tank and drainfield locations, and does not drastically alter the outside parking and yard areas from how they are currently used. It is important to note that this alternative would still need variance approval (lesser degree) by the BOA, as required side setbacks could not be achieved. See below graphic example.



Due to the topographic conditions of the site and the shape of the subject property it is recommended that BOA members drive-by the site to gain a better contextual understanding of site conditions.

BOA Options

BOA-26-15 contains 2 separate requests. The first is for a relief from side setback requirements to allow an existing permitted manufactured home not placed in accordance required setback requirements to be located +/- 3.3 ft. from the northern side property, where the required setback is 8 ft. The second is for relief from accessory structure side setback requirements to allow for an existing shed structure to be located +/- 4ft. from the northern side property line, where the required setback is 5 ft. Staff has identified the following options available to the BOA concerning action on this request at the July 8, 2026 BOA meeting.

1. Approve both requests as proposed, with the option to add conditions as the BOA deems necessary to promote public health, safety, or general welfare.
2. Approved one of the requests as proposed, with the option to add conditions as stated above. Deny the other request.
3. Approve a variance to a lesser degree than requested, with the option to add conditions as stated above. **Example:** Require the manufactured home to be moved in manner that achieves a greater degree of compliance but does not fully comply with applicable development requirements.

4. Deny both requests.
5. Additional deferral of the request is not an option.



J. DAVID WEEKS
Chairman

SUMTER CITY-COUNTY PLANNING COMMISSION

POST OFFICE BOX 1449
SUMTER, SOUTH CAROLINA 29151
(803) 436-2516



ANTHONY J. CRISCITIELLO
Planning Director

April 26, 2000

Stephen L. Dinkins, Jr.
23 Marion Avenue
Sumter, SC 29150

Subject: RZ-00-06, Stephen L. Dinkins, Jr. (County)

Dear Mr. Dinkins,

The Sumter County Council, at its meeting on Tuesday, April 25, 2000, voted to approve the following request:

RZ-00-06, Stephen L. Dinkins, Jr. (County)

A request to rezone property located at the Northwest corner of Fish Road and Ben Sanders Road (Tax Map 093-00-02-017) from Agricultural Conservation to General Residential District in order to place mobile homes on the property.

If you should have any questions or need additional information, please do not hesitate to call me at 436-2516.

Sincerely,

William H. Hoge
Planning Coordinator

WHH/sbc



J. DAVID WEEKS
Chairman

SUMTER CITY-COUNTY PLANNING COMMISSION

POST OFFICE BOX 1449
SUMTER, SOUTH CAROLINA 29151
(803) 436-2516



ANTHONY J. CRISCITIELLO
Planning Director

MEMORANDUM

TO: Mary Lewis, Clerk to County Council

FROM: William H. Hoge, Planning Coordinator 

DATE: April 19, 2000

SUBJECT: COUNTY COUNCIL AGENDA – APRIL 25, 2000

The following requests have been recommended by the Planning Commission for review by County Council on Tuesday, April 25, 2000:

SECOND READING/PUBLIC HEARING:

OA-00-02, Planning Commission (County)

A request to amend the text of the Sumter County Zoning Ordinance.

THIRD/FINAL READING:

RZ-00-06, Stephen L. Dinkins, Jr. (County)

A request to rezone property located at the Northwest corner of Fish Road and Ben Sanders Road (Tax Map 093-00-02-017) from Agricultural Conservation to General Residential District in order to place mobile homes on the property.

WHH/cmr



J. DAVID WEEKS
Chairman

SUMTER CITY-COUNTY PLANNING COMMISSION

POST OFFICE BOX 1449
SUMTER, SOUTH CAROLINA 29151
(803) 436-2516



ANTHONY J. CRISCITIELLO
Planning Director

April 12, 2000

Stephen L. Dinkins, Jr.
23 Marion Avenue
Sumter, SC 29150

Subject: RZ-00-06, Stephen L. Dinkins, Jr. (County)

Dear Mr. Dinkins,

The Sumter County Council at its meeting on Tuesday, April 11, 2000 voted to approve the following request:

RZ-00-06, Stephen L. Dinkins, Jr. (County)

A request to rezone property located at the Northwest corner of Fish Road and Ben Sanders Road (Tax Map 093-00-02-017) from Agricultural Conservation to General Residential District in order to place mobile homes on the property.

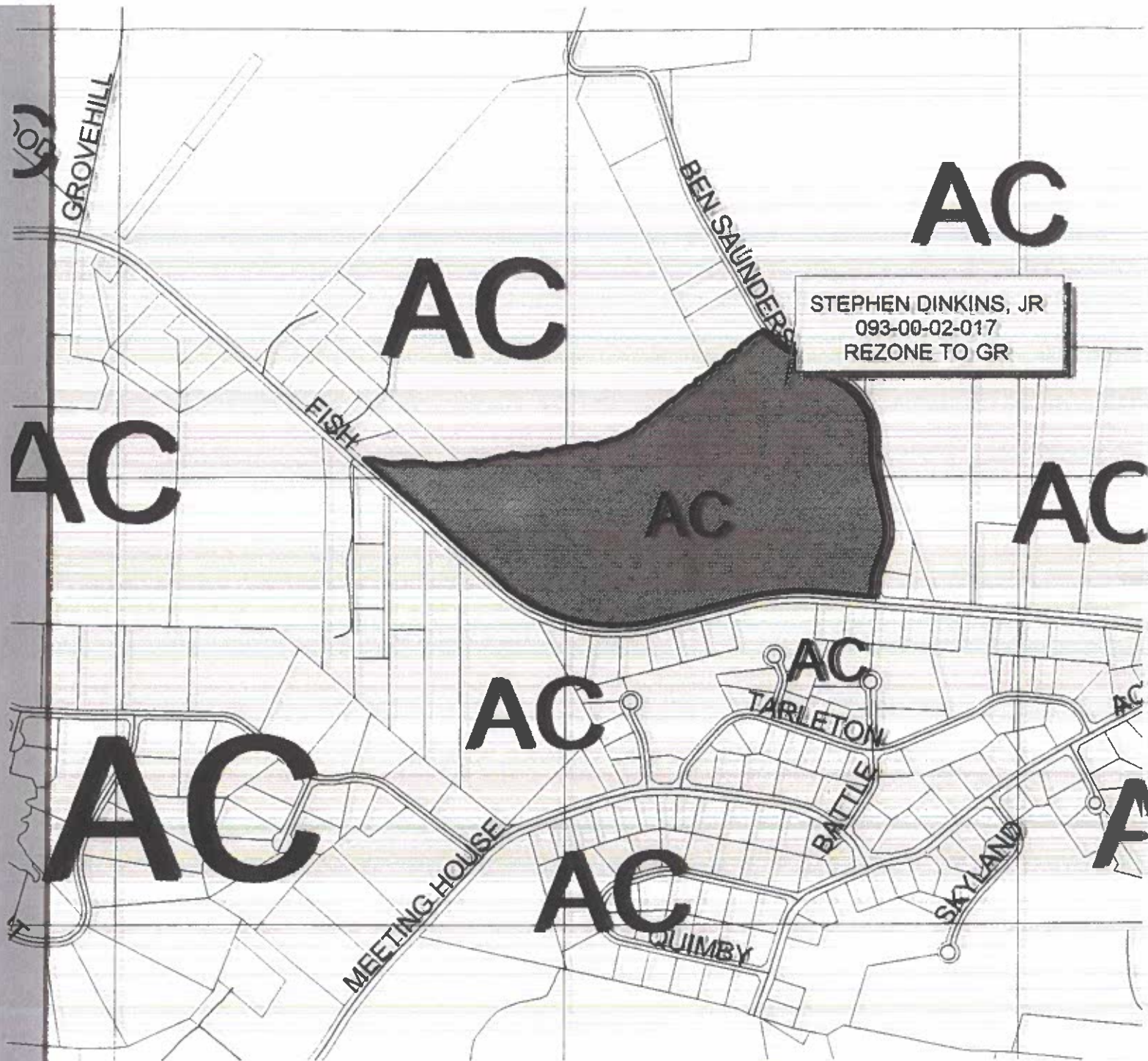
Third Reading/Final Hearing has been scheduled for Tuesday, April 25, 2000. The meeting will be held at 6:00 p.m. in the Third Floor Council Chambers located in the County Administration Building (13 East Canal Street, Sumter, South Carolina). You or a representative should plan to attend to speak on behalf of the request.

If you should have any questions or need additional information, please do not hesitate to call me at 436-2516.

Sincerely,

William H. Hoge
Planning Coordinator

WHH/sbc



STEPHEN DINKINS, JR
093-00-02-017
REZONE TO GR

Request for Stephen Dinkins, Jr.
Tax Map # 093-00-02-017



prepared by: mlw 02-10-00

LAND USE MATTERS AND REZONING REQUESTS
Planned Development/Rezoning Requests

- (1) RZ-00-03 – Robert H. Sharp– First Reading – A Request To Rezone Property Located At Frierson Road (Tax Map 152-00-02-013, 088, 089, 090, And 091) From Limited Commercial To Agricultural Conservation District In Order To Place Mobile Homes On The Property.

Mr. Bill Hoge presented this rezoning request to Council. He stated that Mr. Robert H. Sharp, the property owner, hopes to rezone this property from Limited Commercial to Agricultural Conservation in order to place mobile homes on the property. The Planning Commission's staff has reviewed the request, visited the site, and recommends approval of the request. The request complies with the 2020 Land Development Plan. This also complies with the Airfield Compatibility District and Joint Compatibility Land Use Study for Shaw Air Force Base. The Planning Commission also recommended approval of this rezoning request.

ACTION: MOTION was made by Councilman Singleton, seconded by Councilman Edens, and unanimously carried by Council to grant first reading approval of this rezoning request.

- (2) RZ-00-06 – Stephen L. Dinkins, Jr. – First Reading – A Request To Rezone Property Located At The Northwest Corner Of Fish Road And Ben Sanders Road (Tax Map 093-00-02-017) From Agricultural Conservation To General Residential District In Order To Place Mobile Homes On The Property.

Mr. Hoge stated that Mr. Stephen L. Dinkins, Jr., property owner, plans to rezone this property in order to allow a mobile home subdivision. He added that the applicant is requesting to rezone 60 acres of property located at the Northwest corner of Fish Road and Ben Sanders Road from Agricultural Conservation to General Residential District.

The Planning Commission's staff has visited the site, reviewed the request, and recommended approval of the request. This request complies with the 2020 Land Development Plan. This area calls for a wide variety of residential development and densities to meet the market need.

Also, the Planning Commission recommended approval to this request.

ACTION: MOTION was made by Councilman Burr, seconded by Councilman Edens, and unanimously carried by Council to grant approval of this first reading request.

Street Name Change - None

Grants -

- (1) A Resolution Endorsing Santee Wateree Regional Transportation Authority In Its Application to SCDOT For A State Mass Transit Fund Grant for FY 2000-2001 in the Amount of \$1,155,049.

Ms. Sonia B. Spivey, Executive Director for Santee Wateree Regional Transportation Authority, presented this request to Council. She stated that this is a standard resolution that is requested of Council on a yearly basis. (See Resolution below.)

- Mr. Hoge stated that the public hearing for this item was held at Council's meeting on March 28, 2000. At that time, Council deferred second reading to this rezoning request. Since the last meeting of Council, the developer and the neighbors have met to discuss the proposed restrictive covenants for this proposed development. As of this meeting, the covenants have been sent to an attorney for development and filing at the County Register of Deeds. A letter has also been sent to Tony Chapman, the State Highway Department Engineer, concerning lowering the speed limit in this area.

ACTION: MOTION was made by Councilman Burr, seconded by Councilman Edens, and unanimously carried by Council to grant second reading to this rezoning request.

- Mr. Hoge informed Council of several changes that needed to be made to the Sumter County Zoning Ordinance. These changes are listed below:

- Page 33 – 3.b.4. – Add new d, renumber d, and e to e and f.
d. Impervious Surface Ratio (Both Districts): .40
- Page 58 – 3.i.2. – Add new ff.
f.f. National Guard Armory with SIC Code 97
- Page 68 – 3.k.2. – Add new hh.
h.h National Guard Armory with SIC Code 97
- Page 72 – 3.l.2. – Add new o.
o. National Guard Armory with SIC Code 97
- Page 76 – 3.m.3. – Add new q.
q. National Guard Armory with SIC Code 97
- Page 87 – Exhibit 5 – After Fire Protection Facilities add a new line

National Guard Armory	GC	LI	HI	AC	SIC
	P	P	P	C	97
- Page 107 – Article 3 – add Article 3, Section S: Farming
- General farming operations, while permitted in all zoning districts, shall meet the following development standards, where applicable.
 1. A minimum of three (3) acres shall be required for commercial farming operations.
No minimum area (acreage) requirements for personal or private farming operations in connection with a residential use.
 2. Unless specified elsewhere by these regulations, all accessory and principal buildings shall meet the minimum yard and setback requirements for the district in which the farming use is located, except that barns, stables, pens, or other animal shelters shall be located no closer than 100 feet to the nearest residential property line.

- Change Council meeting date from March 28 to April 11
- Add the names Carolina Richardson and Pam Craven to staff that attended meeting.
- Change page #3, ACTION on first reading to OA-00-02 as follows:

ACTION: MOTION was made by Councilman Singleton, seconded by Councilman Burr, and unanimously carried by Council to grant first reading to the proposed ordinance amendments with the exclusion of page 196, exhibit 19 item #1. Council will handle this particular item at a later time.

- *Page 196 - Exhibit 19 - Notes - Reward 1 to the following:*

1. *Provision for a freestanding 6 sq. ft. maximum sign on all residential, and conservation preservation parcels. Provision for a freestanding 20 sq. ft. maximum sign on all commercial, industrial, and agricultural parcels. This is separate from all other sign provisions and no permit is required.*

ACTION ON MINUTES: MOTION was made by Councilman Edens, seconded by Councilman Singleton, and unanimously carried by Council to approve the minutes of April 14, 2000, as presented by the Clerk.

LAND USE MATTERS AND REZONING REQUESTS

Planned Development/Rezoning Requests

- (1) RZ-00-06 - Stephen L. Dinkins, Jr. - Third Reading -- A Request To Rezone Property Located At The Northwest Corner Of Fish Road And Ben Sanders Road (Tax Map 093-00-02-017) From Agricultural Conservation To General Residential District In Order To Place Mobile Homes On The Property.

Mr. Hoge, the Planning Coordinator, presented this matter before Council. He stated that the applicant, Mr. Dinkins, hopes to rezone approximately 60 acres of property at the corner of Fish Road and Ben Sanders Road from Agricultural Conservation to General Residential District.

The Planning staff and Planning Commission recommended approval of this rezoning request.

ACTION: MOTION was made by Councilman Burr, seconded by Councilman Edens, and unanimously carried by Council to grant third reading and approval of this rezoning request.

- (2) OA-00-02 - (00-389) -- Planning Commission -- Second Reading - A request to amend the text of the Sumter County Zoning Ordinance. (A public hearing will be held on this Ordinance Amendment prior to action on second reading.)

The Planning staff presented the proposed Zoning Ordinance amendments to Council. Mr. Hoge outlined the proposed changes as listed below:

Council members asked the Planning staff to clarify the proposed changes on page 107, Article 3, Section S: Farming (Subsections 1, 2, 3, 4, and 5).

NOTE: It was recommended that Council revisit some of the subdivision sign regulations and page 152 7.B of the Zoning Ordinance.

208

308

RECEIVED
00 JUL 25 AM 10:45

4088

Exhibit 2

LINE	DIRECTION	DISTANCE
L1	S 77°58'55" W	50.08'
L2	S 04°50'10" E	52.40'
L3	N 04°50'10" W	47.90'
L4	N 01°06'18" E	105.02'
L5	N 13°35'57" W	67.53'
L6	N 09°30'38" E	88.82'
L7	N 04°50'10" W	36.22'
L8	N 01°06'18" E	110.61'
L9	S 79°27'06" W	80.24'
L10	S 29°58'32" E	23.99'
L11	S 07°23'07" E	52.32'
L12	N 88°26'27" E	27.51'
L13	S 51°57'22" E	19.34'
L14	N 89°38'57" E	62.87'
L15	N 81°35'48" E	62.57'
L16	N 75°54'30" E	175.96'
L17	N 75°18'13" E	122.67'
L18	N 78°23'38" E	88.74'
L19	N 79°14'29" E	254.18'
L20	N 74°11'04" E	125.94'
L21	N 62°47'39" E	114.56'
L22	N 61°24'11" E	155.41'
L23	N 77°11'22" E	47.47'
L24	N 40°58'22" E	36.74'
L25	N 74°14'27" W	18.77'
L26	N 74°14'27" W	6.30'
L27	N 23°12'19" W	18.58'
L28	S 76°15'40" W	32.46'
L29	N 37°25'19" W	15.27'
L30	S 70°15'25" W	35.99'
L31	N 26°55'29" W	20.09'
L32	S 71°47'34" W	12.13'
L33	N 55°14'57" W	20.03'
L34	N 29°12'41" W	9.17'
L35	N 59°05'07" W	10.51'
L36	N 70°44'27" W	21.85'
L37	S 84°03'46" W	14.05'
L38	N 65°55'18" W	14.45'
L39	S 19°47'36" W	34.44'
L40	S 87°00'18" W	19.38'
L41	N 68°10'57" W	34.47'
L42	N 23°38'54" W	15.08'
L43	N 23°38'54" W	17.31'
L44	N 50°26'44" W	35.00'
L45	N 12°30'40" W	14.11'
L46	S 84°55'15" W	26.16'
L47	N 85°22'31" W	29.99'
L48	N 65°24'27" W	37.31'
L49	N 46°47'31" W	30.43'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	365.56'	50.91'	25.49'	50.87'	S 52°09'16" E	07°58'44"
C2	243.13'	72.54'	36.54'	72.27'	S 49°33'50" E	17°05'40"
C3	243.13'	102.62'	52.09'	101.86'	S 24°26'16" E	24°11'03"
C4	314.12'	9.98'	4.99'	9.98'	S 00°22'40" W	01°49'14"
C5	314.12'	89.45'	45.03'	89.15'	S 08°41'26" E	16°18'57"
C6	184.34'	113.99'	58.88'	112.18'	S 10°36'50" W	35°25'42"
C7	574.03'	50.97'	25.50'	50.96'	S 25°46'43" W	05°05'16"
C8	574.03'	198.57'	100.80'	198.57'	S 13°16'29" W	19°55'12"
C9	801.58'	98.97'	49.55'	98.91'	N 88°30'22" W	07°04'28"
C10	801.58'	128.00'	64.14'	127.86'	S 83°22'55" W	09°08'57"
C11A	957.63'	0.72'	0.36'	0.72'	N 82°01'14" E	00°02'35"
C11B	957.63'	60.03'	30.02'	60.02'	S 83°50'16" W	03°35'29"
C12	957.63'	169.57'	85.01'	169.35'	N 89°17'57" W	10°08'45"
C13	957.63'	176.73'	88.62'	176.48'	N 78°56'02" W	10°34'26"
C14	957.63'	172.72'	86.59'	172.49'	N 68°28'47" W	10°20'02"
C15	957.63'	173.70'	87.09'	173.46'	N 58°07'00" W	10°23'33"
C16	957.63'	107.84'	53.98'	107.78'	N 49°41'40" W	06°27'07"

RECORDED
VOL. PB2000 PG. 510
DATE: 7-25-00 TIME: 10:45
ROD Sumter County, S.C.

JANICE A. HENDERSON
REGISTER OF DEEDS
SUMTER CO., S.C.



LOCATION MAP

TM#92-00-01-033
DB 526 PG 1832
JEANETTE FRANCIS HAM TOMLINSON

TM#92-00-01-032
HUGHIE B. BREWINGTON

REMAINDER TM# 92-00-02-016
TRIPP DAVIS
REMAINDER REF PB Z14 PG 43

REMAINDER TM# 92-00-02-016
TRIPP DAVIS
REMAINDER REF PB Z14 PG 43

Subject
Property

STATEBURG TOWNSHIP
SUMTER COUNTY
SOUTH CAROLINA

FINAL PLAT

OF 60.75 ACRES LOCATED IN THE STATEBURG TOWNSHIP,
SUMTER COUNTY, SOUTH CAROLINA BEING A PORTION OF THAT
PROPERTY SHOWN ON A PLAT RECORDED IN PLAT BOOK Z14
PAGE 43. A PORTION OF TAX PARCEL 92-00-02-016.
SURVEYED FOR:

TRIPP DAVIS & STEPHEN DINKINS

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE
REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE
REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING
THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP
450182 0060 B , EFFECTIVE DATE JANUARY 5, 1989, AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A
FLOOD ZONE. * DENOTES IPS UNLESS NOTED OTHERWISE

	NESBITT SURVEYING CO., INC. 4340 ALLIGATOR ROAD U.S. HIGHWAY 76 & ALLIGATOR ROAD TIMMONSVILLE, S.C. 29161 PHONE (843) 346-3302 FAX (843) 346-5802		DATE: DECEMBER 2, 1999
	JOB NO: 99945P		
	FLD BK: 142		
	PAGE: 1		
			REF JOB#: 99945C
			TAX MAP #: 92-00-02-016
			SCALE 1" = 100 FT

SETBACKS:
FRONT - 35'
SIDE - 8'
REAR - 20'

Exhibit 3



FDID	Incident #	Exp #	Station	Alarm Date & Time	Arrival Date & Time	Clear Date & Time
43109	2500796	0	32	03/03/2025 04:48:44 PM	03/03/2025 05:02:09 PM	03/03/2025 07:50:35 PM

Incident Location: 6265 FISH RD, DALZELL, SC 29040

Incident Type: Fire in mobile home used as fixed residence

Structure Type: Fixed portable or mobile structure

Structure Status: In normal use

of Buildings Involved: 1

Hazardous Material Release: None

Property Use: 1 or 2 family dwelling

Area of Fire Origin: Open area, outside; included are farmland, field

Cause of Ignition: Cause undetermined after investigation

Estimated Dollar Loss-Property: 150000

Estimated Dollar Loss - Contents: 50000

Woods/Grass/Wildland Fires:

Total Acres Burned: 0.5

of Buildings Ignited:

of Buildings Threatened:

Wildland Fire Cause:

Resources

Apparatus

Mutual Aid

Suppression: 4

Type: Automatic aid given

EMS: 0

Dept: Sumter County Fire Department

Other/Rescue: 0

Incident #: 2500492

Detector Presence: Undetermined

Type:

Operation:

Effectiveness:

Power:

Owner: Glenn

Collier

Address:

Business :

Address:

Mobile Property

Type:

Year:

Make:

Model:

Plate #:

State:

VIN:

Involvement:

Comments:

03/03/2025 16:48:44 6265 FISH RD, DALZELL, SC 29040 James, Walker 2500796

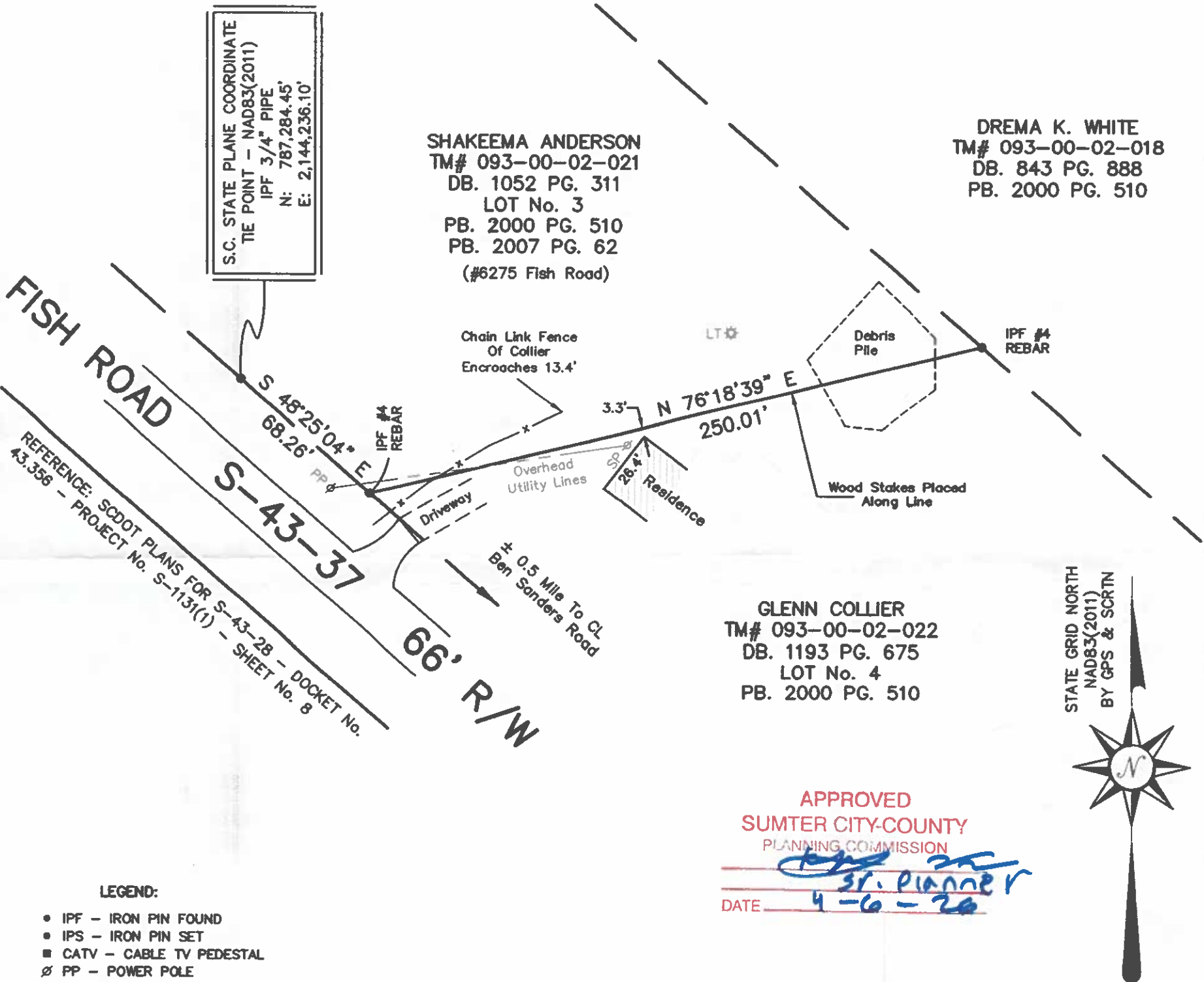
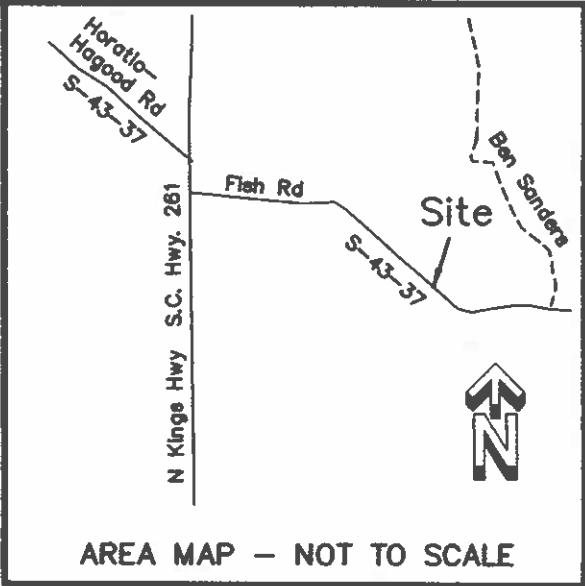
Units toned for structure fire at the above location. Units arrived on scene to find double wide mobile home with heavy fire involvement throughout structure. Crews pulled two 1 3/4" hand lines and started offensive fire attack. E207 secured water supply from hydrant and supplied engine 6. Crews pulled an additional 1 3/4" handline off E207 for exterior fire attack. Brush 1 arrived on scene and extinguished grass fire. Crews were called out due to structure weakening and started defensive. Once fire was knocked down, crews went back offensive and started interior operations again. Crews pulled ceiling and extinguished fire. Crews did extensive salvage and overhaul on the structure to extinguish all hot spots in structure. Duke energy responded and isolated power and meter. Red Cross responded to scene and talked with home owners. Command was terminated. All units went available.

Authorization:

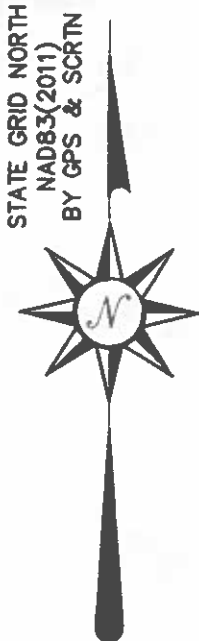
Member Making Report: James, Walker

Officer In Charge: James, Walker

NOTES:
1) THIS DOCUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
2) HORIZONTAL DATUM TIED TO S.C. STATE PLANE COORDINATE SYSTEM NAD83(2011)
BY GPS & SCRTN. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



GLENN COLLIER
TM# 093-00-02-022
DB. 1193 PG. 675
LOT No. 4
PB. 2000 PG. 510



APPROVED
SUMTER CITY-COUNTY
PLANNING COMMISSION
DATE 4-6-20

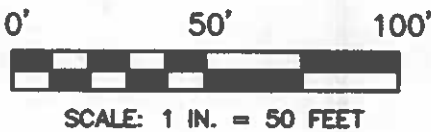
- LEGEND:
- IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - CATV - CABLE TV PEDESTAL
 - ⊗ PP - POWER POLE
 - PH - TELEPHONE PEDESTAL
 - ◻ WM - WATER METER

'Boundary Line Survey'

SOUTH CAROLINA : SUMTER COUNTY : STATEBURG TOWNSHIP
PLAT OF THE EASTERN BOUNDARY LINE OF LOT No. 3 SHOWN ON PLAT BY D. A. NESBITT DATED (12/2/1999)
RECORDED IN PB. 2000 PG. 510. REFERENCE: DB. 1052 PG. 311 & PB. 2007 PG. 62

SURVEYED FOR
SHAKEEMA ANDERSON

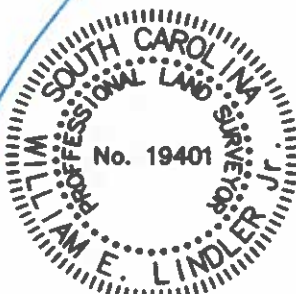
JANUARY 15, 2026



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF
THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS
OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B'
SURVEY AS SPECIFIED THEREIN ; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR
PROJECTIONS OTHER THAN SHOWN.
IS THIS PROPERTY IN AN F.E.M.A. DESIGNATED 100 YEAR FLOOD HAZARD AREA? NO
FIRM MAP NUMBER : 45085C0257E DATED (9/28/2018)



LINDLER SURVEYING, INC.
1990 BOYKIN ROAD
REMBERT, SOUTH CAROLINA 29128
(803) 499-7711
(803) 425-0703
lindersurveying@aol.com



TM# 093-00-02-021

DC by JS & BC

NOT A VALID DOCUMENT WITHOUT AN ORIGINAL SIGNATURE & IMPRESSION SEAL

FILE: 26004

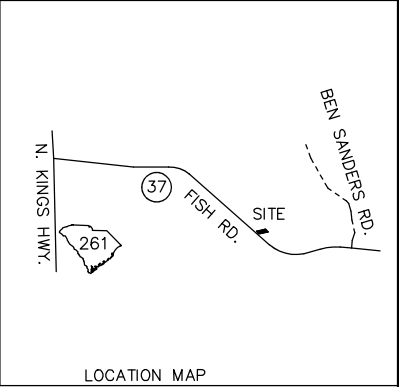
Exhibit 5

NOTES:

1. THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREON.
2. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
3. THE SURVEY SHOWN HEREON IS BASED ONLY ON THE DOCUMENTS SPECIFICALLY LISTED IN THE REFERENCES SECTION OF THIS PLAT. THIS PROPERTY MAY BE SUBJECT TO ANY INFORMATION WHICH A CURRENT AND ACCURATE TITLE REPORT WOULD REVEAL.

REFERENCE:

1. PLAT BOOK 2000, PAGE 510
2. DEED BOOK 1193, PAGE 675
3. PLAT BOOK 2026, PAGE 73
4. PLAT BOOK 2007, PAGE 62

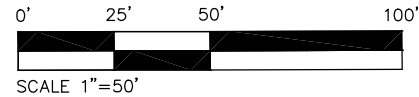


THIS PROPERTY LIES IN ZONE X
ACCORDING TO FLOOD INSURANCE RATE
MAP#45085C0257E, EFFECTIVE DATE
SEPTEMBER 28, 2018.

LEGEND:

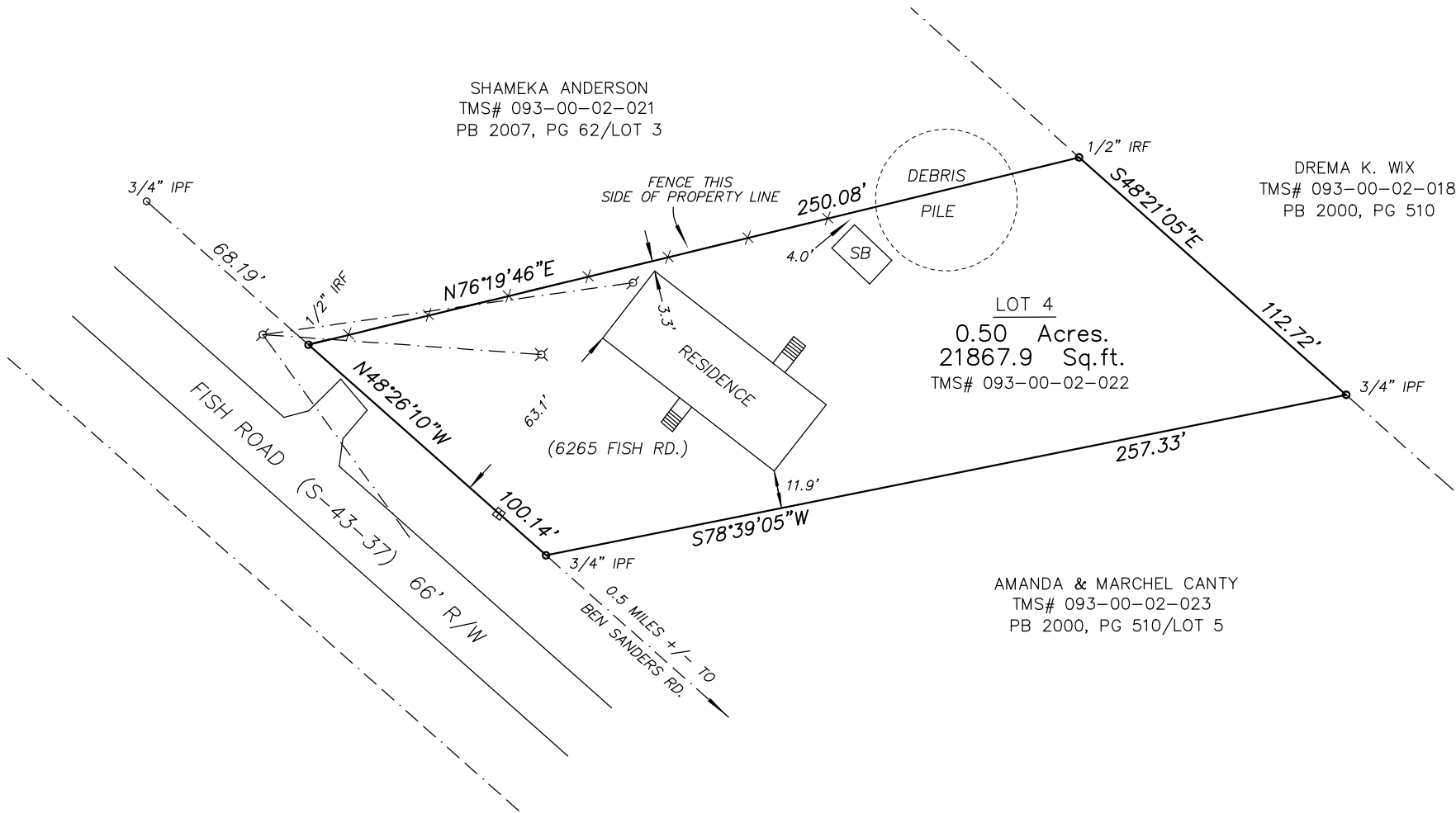
- IPF IRON PIPE FOUND
IRF IRON REBAR FOUND
X LIGHT POLE
P POWER POLE
W WATER METER
SB STORAGE BUILDING

STATEBURG TOWNSHIP
SUMTER COUNTY
SOUTH CAROLINA

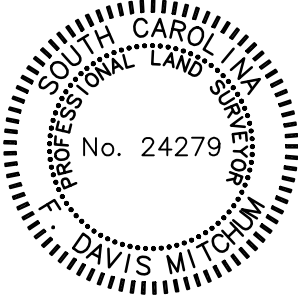


I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

THIS DRAWING IS THE PROPERTY OF DAVIS MITCHUM LAND SURVEYING, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.



RESURVEY
OF
LOT 4 WITH IMPROVEMENTS
AS RECORDED IN PLAT BOOK 2000, PAGE 510
FOR
GLENN EDWARD COLLIER
SURVEY COMPLETED JUNE 22, 2026



F. DAVIS MITCHUM, S.C.P.L.S. NO. 24279 DATE
DAVIS MITCHUM LAND SURVEYING, LLC
P.O. BOX 758, 5038 SILVER RD.
MANNING, SC 29102
TELEPHONE (803) 473-6565



Exhibit 6



Exhibit 7



Exhibit 8

Photo 1



Description: Front of manufactured home along Fish Rd.

Photo 2



Description: Rear of manufactured home, facing Fish Rd. along the northern side property line.

Photo 3



Description: Front of manufactured home facing the rear lot line along the southern side property line.

Photo 4



Description: Rear of manufactured home, facing northern side property line. Stakes in yard mark septic drainfield areas.