

Sumter City-County Zoning Board of Appeals

July 8, 2026

BOA-26-21, 160 E. Wesmark Blvd. (City)

The applicant (Najeeb Ullah) is requesting Special Exception approval in accordance with *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts* and *Article 1.h.4.c: (Powers of the Board of Zoning Appeals) Special Exceptions* of the City of Sumter Zoning & Development Standards Ordinance in order to establish a Dumpster Rental Service classified under NAICS 5621. The property is located at 160 E. Wesmark Blvd., is zoned General Commercial (GC), and is represented by TMS# 203-00-06-024.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

July 8, 2026

BOA-26-21, 160 E. Wesmark Blvd. (City)

I. THE REQUEST

Applicant: Najeeb Ullah

Status of the Applicant: Authorized Agent for Property Owner

Request: Request for special exception approval for a Dumpster Rental Service pursuant to *Article 1.h.4.c.: Special Exceptions* and *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*.

City Council Ward Ward 6

Location: 160 E. Wesmark Blvd.

Present Use/Zoning: Commercial / General Commercial (GC)

Tax Map Reference: 203-00-06-024

II. BACKGROUND

The applicant is requesting special exception approval to establish a Dumpster Rental Service use (NAICS 5621) on property located at 160 E. Wesmark Blvd.

The subject property is located on Wesmark Blvd. (SC-43-1074) and is marked in red on the map to the right.

The applicant is proposing to utilize an existing commercial site to establish a dumpster rental service. The operation would include the storage and rental of 14-cubic-yard dumpsters, which are typically used for construction, demolition, and other commercial projects. The dumpsters will be stored at the rear of the property.

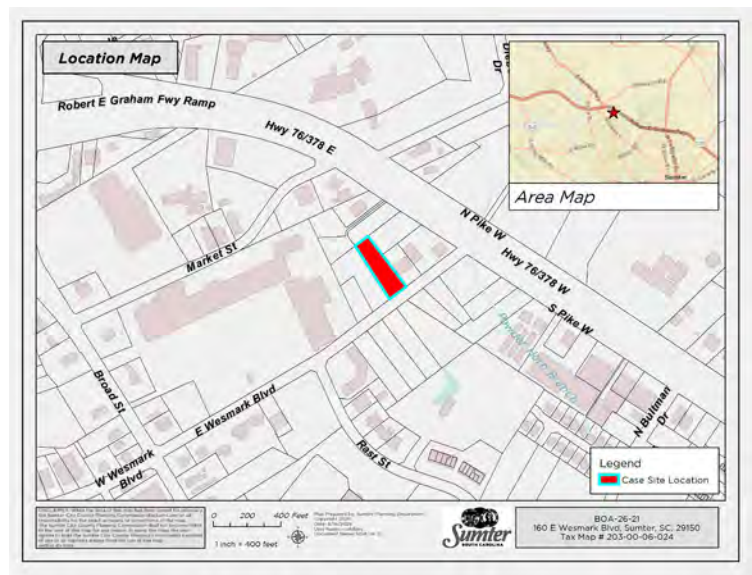




Figure 1 – Proposed storage location for dumpsters
(June 2026)



Figure 2 – Entrance off Wesmark Blvd.)
(June 2026)



Figure 3-Dumpster Example (14 cubic yards)

III. SPECIAL EXCEPTION REVIEW CRITERIA

In the GC zoning district under *Article 3, Exhibit 3-5*, a dumpster rental service use (NAICS 5621) is a special exception use requiring the review and approval of the Board of Zoning Appeals (BOA). Special exception requests for dumpster rental services are evaluated in accordance with *Article 1.h.4.c. of the City of Sumter Zoning & Development Standards Ordinance*.

Article 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 applicant is proposing to construct additional screening by constructing an 8-foot wooden fence around the area where the dumpsters will be stored.
2. There are existing trees and buffering surrounding where the dumpsters will be located.

- b. *That the special exception will be in substantial harmony with the area in which it is located;*

Case Facts

1. The proposed location of this building is within an area the is entirely surrounded by commercial zoning.
2. The subject property is located off a major collector roadway in close proximity to a principle arterial roadway.
3. There are no existing dumpster rental service businesses or similar operations located within the subject area.

- 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 applicant specified there will be no storage of dumpsters that are filled with debris. Only the empty dumpster will be stored at this location.
2. The proposed 8-foot wooden fence will provide additional visual screening of the dumpsters from public view beyond the existing vegetative buffer on the site.



Figure 4- Proposed Storage Site

IV. STAFF RECOMMENDATION

If the Board finds that all necessary criteria have been met to approve this request, staff recommend the following condition:

1. Install an 8ft opaque fence or wall around the dumpster storage area.
2. Site plan review and approval is required prior to building permit approval for said fence or wall.
3. 8 ft opaque fence or wall shall be installed prior to business license approval for the dumpster rental business
4. All dumpsters stored on-site shall be empty, containing no trash, debris, garbage, or other waste materials.
5. No dumpsters, trucks, trailers, or any other equipment or vehicles shall at any time block existing drive areas on the site or drive areas that are shared with adjacent land uses.

V. DRAFT MOTIONS for BOA-26-21

- A. I move the Zoning Board of Appeals **approve** BOA-26-21, 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.]

- B. I move the Zoning Board of Appeals **deny** BOA-26-21, 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.]

- C. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-21 .

VI. BOARD OF APPEALS – July 8, 2026

Location Map

Robert E Graham Fwy Ramp

Hwy 76/378 E

Market St

Broad St

W Wesmark Blvd

E Wesmark Blvd

Rast St

N Pike W

Hwy 76/378 W

S Pike W

N Bultman Dr

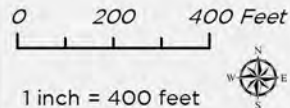
Powder Horn Branch

Area Map

Legend

 Case Site Location

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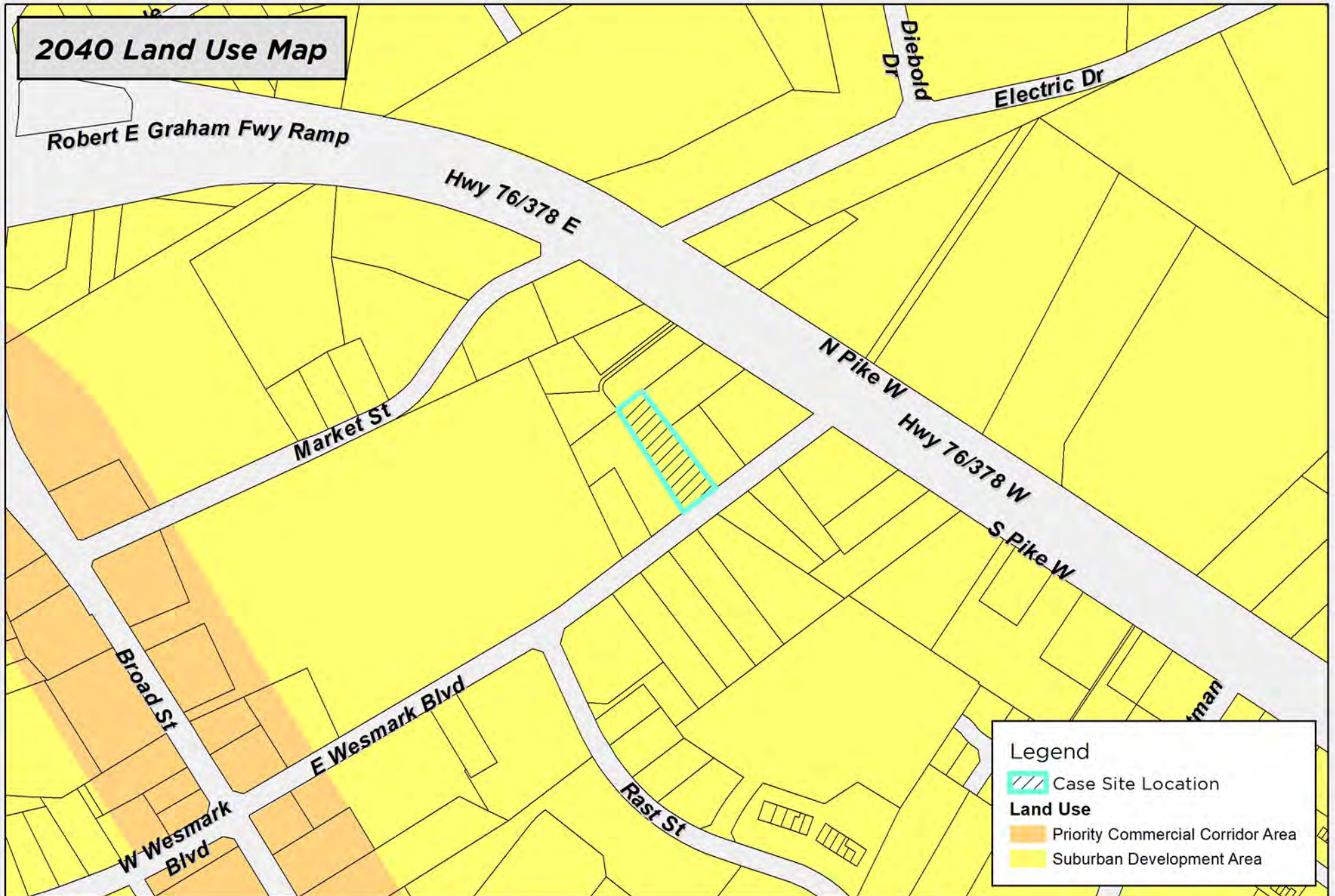


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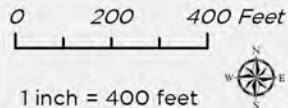


BOA-26-21
160 E Wesmark Blvd, Sumter, SC, 29150
Tax Map # 203-00-06-024

2040 Land Use Map



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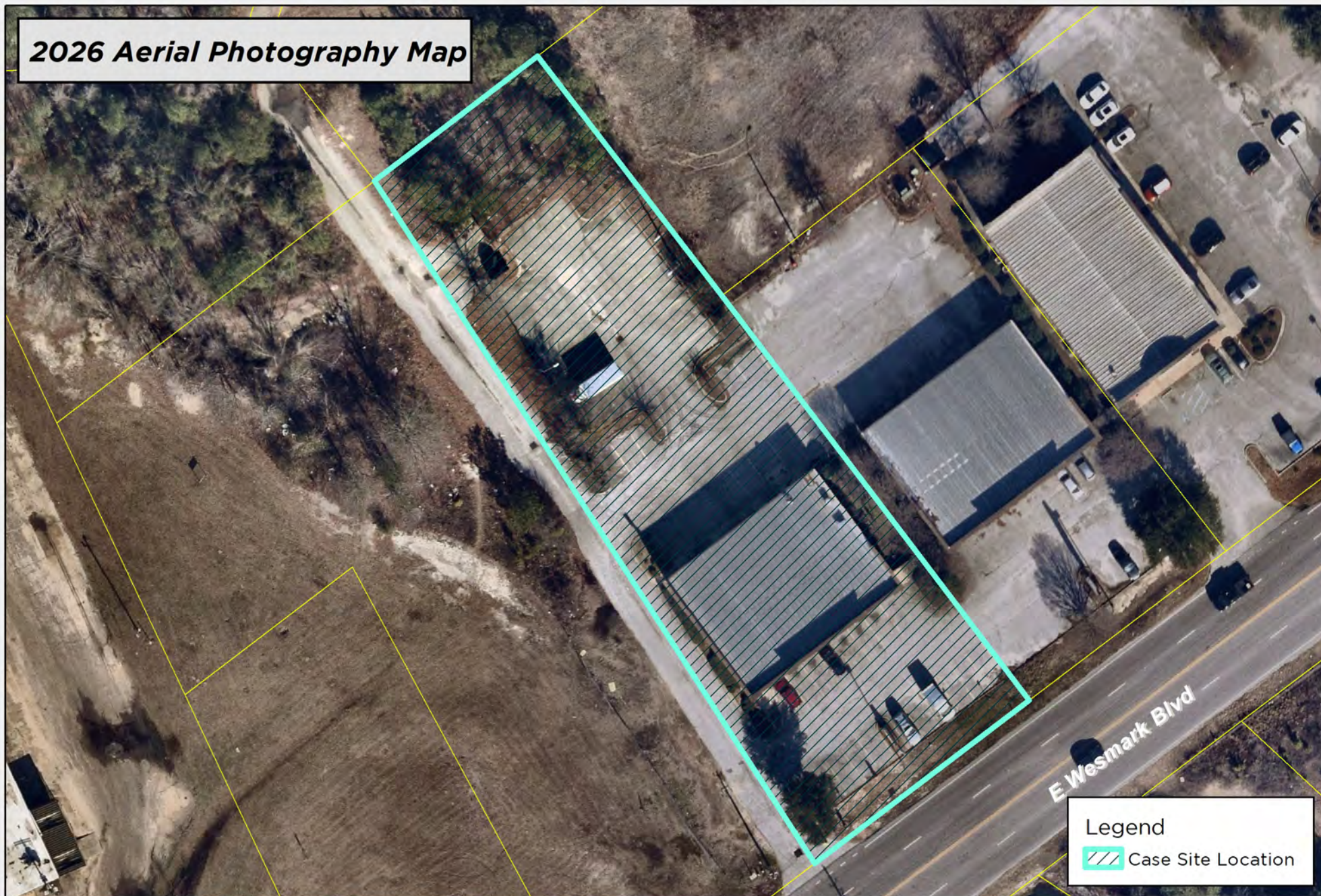


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BOA-26-21
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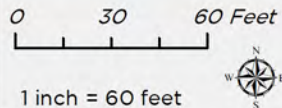
2026 Aerial Photography Map



Legend

 Case Site Location

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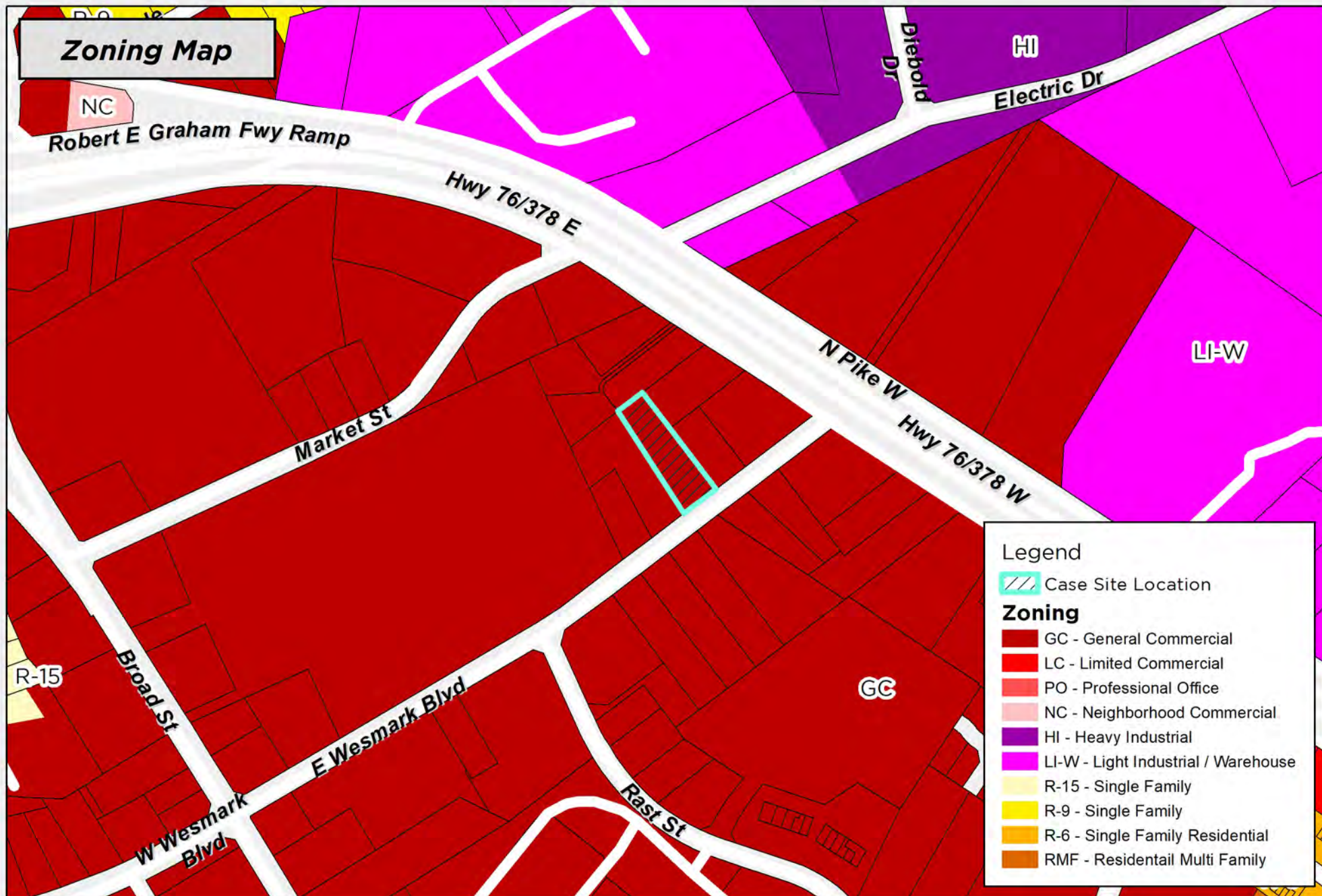


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BOA-26-21
160 E Wesmark Blvd, Sumter, SC, 29150
Tax Map # 203-00-06-024

Zoning Map



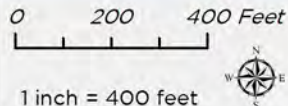
Legend

 Case Site Location

Zoning

- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- RMF - Residential Multi Family

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BOA-26-21
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Highway Corridor Protection District Map

Robert E Graham Fwy Ramp

Hwy 76/378 E

Diebold Dr

Electric Dr

Market St

N Pike W
Hwy 76/378 W

S Pike W

Broad St

E Wesmark Blvd

W Wesmark Blvd

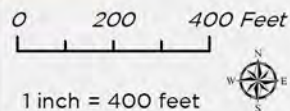
Rast St

Altman Dr

Legend

-  Case Site Location
-  HCPD City
-  HCPD County

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