



ZONING BOARD OF APPEALS

Minutes of the Meeting

July 8, 2026

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, July 8, 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. Seven board members –Mr. Frank Shuler, Mr. Doc Dunlap, Ms. Cassandra Floyd, Mr. Todd Champion, Mr. Jason Reddick, Mr. Gene Weston, Mr. Clay Smith were present. Mr. William Bailey and Mr. Steven Schumpert were absent.

Planning staff in attendance: Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly, Mr. Kerlyn Modesir and Ms. Kellie Chapman.

The meeting was called to order at 3:01 p.m. by Mr. Clay Smith.

MINUTES

Ms. Cassandra Floyd made a motion to approve the minutes of June 10, 2026, meeting as written. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.

NEW BUSINESS

BOA-26-20, 4310 Wedgefield Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed a request of variances from the requirements of the *Sumter County Zoning & Development Standards Ordinance*, as follows: (1) minimum lot size found in *Article 3.n.5.a: (AC District) Minimum Lot Requirements*, (2) minimum lot width found in *Article 3.n.5.a: (AC District) Minimum Lot Requirements* and *Article 8.e.13.g: Lots*, and (3) any other variances required to subdivide the land in accordance with the plat submitted. The property is located at 4310 Wedgefield Rd., is zoned Agricultural Conservation (AC) and represented by TMS# 159-00-01-012 and TMS# 159-00-01-080.

Mr. Kelly stated the desired division of the 2 tracts into lots would result in creation of 1 lot that does not meet the minimum acreage requirement for the AC zoning district and 1 lot that does not meet the minimum width requirement for the district.

Mr. Kelly added the applicant states in their application that the desired division is the result of “careful discussion and mutual agreement among all parties, reflecting a balanced and cooperative decision-making process”.

	Ms. Jeanie Nathaniel was present to speak on the request. There was no opposition. Ms. Carolyn Nelson requested information on how this request would affect her property that abuts the applicant's property. After a brief discussion, Mr. Doc Dunlap made a motion to approve this request subject to the following findings of fact and conclusions: 1. The parcels of land between Hatchet Camp Branch and George Washington Blvd. represent an irregular division that includes many landlocked lots and combination of small and large acreage lots. Approximately 21 lots without public road frontage are accessed via the private drive "Isador Nathaniel Dr." that begins on TMS #159-00-01-012 and ends at TMS #159-00-01-080. While the parcel on Wedgefield Rd. has nearly 1,000 linear feet of frontage, the overall depth of the lot is ~160 ft. The floodplain and the floodway for Hatchet Camp Branch occupies nearly the entirety of the proposed 2.24-acre lot identified as Tract C on the proposed division. 2. The irregular nature of the previous divisions of land on Isadore Nathaniel Dr. does not generally apply to other property in the vicinity. The property was once all of a single-family estate, with the current residents of the property maintaining close familial ties. 3. Under existing Ordinance requirements, the applicant cannot complete the full subdivision survey that reflects the family's desired allocation of property based on discussion and mutual agreement. 4. The property represents a family compound. The proposed division creates one lot smaller than 1.0-acre (0.65-acre), though that lot is both adjacent to and similar in size to the lots in the subdivision on George Washington Blvd. Proposed tract D, which has a portion of the lot narrower than 25 ft., was designed as such to provide clearer legal
--	--

	access to Isadore Nathaniel Dr., though a minimum 15 ft. easement could have been applied. The motion was seconded by Mr. Gene Weston and carried a unanimous vote. BOA-26-21, 160 E. Wesmark Blvd. (City) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for Special Exception approval in accordance with <i>Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts</i> and <i>Article 1.b.4.c: (Powers of the Board of Zoning Appeals) Special Exceptions</i> 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. Mr. Mondesir stated the subject property is located to the North of Wesmark Blvd. Mr. Mondesir added the applicant is proposing to utilize an existing commercial site to establish a dumpster rental service. Mr. Mondesir mentioned the operation would include the storage and rental of 14-cubic-yard dumpsters, which are typically used for construction, demolition, and other commercial projects. Mr. Najeeb Ullah and Mr. Brother were present to speak on behalf of the request. Mr. Jay Davis was there to speak in opposition to the request. After a brief discussion, Mr. Frank Shuler made a motion to deny this request subject to the following findings of fact and conclusions: The Special Exception complies with all applicable standards contained elsewhere in this Ordinance, including landscaping and bufferyards, off-street parking, and dimensional requirements. 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. The site meets minimum development standards applicable to the proposed commercial use.
--	---

	That the Special Exception will be in substantial harmony with the area in which it is located. 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. That the Special Exception will not discourage or negate the use of surrounding property for use(s) permitted by right. 1. The applicant specified there will be no storage of dumpsters that are filled with debris. Only the empty dumpsters 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. The motion was seconded by Mr. Gene Weston and carried a unanimous vote. BOA-26-22, 326 Church St. (City) was presented by Mr. Kyle Kelly. The Board reviewed the request variances from the requirements of the <i>City of Sumter Zoning and Development Standards Ordinance</i>, as follows: (1) minimum lot width required quadplex development found in <i>Article 3, Exhibit 3-2: Development Standards for Uses in R-6 District</i>, and (2) any other variances required to construction a quadplex (4 attached dwelling unit) on the property. The property is located at 326 Church St., is zoned Residential-6 (R-6), and is represented by TMS# 228-04-01-031. Mr. Kelly stated the property is located on the west side of Church St. between Broad St. and Peach St. Mr. Kelly added the applicant's desired use of the property is to construct a 4-unit infill quadruplex consisting of 1-bedroom units at +/- 750sq. ft. per unit. Mr. Shakeel Robinson was present to speak on behalf of the request. Ms. Staci Albright was present to speak in opposition of the request.
--	---

	After a brief discussion, Mr. Jason Reddick made a motion to approve this request subject to the following findings of fact and conclusions: 1. The subject parcel of land is 0.37-acres (16,117 sq. ft.), and features an average depth of approximately 250 ft. The site's shape is irregular, with an "I" shape that continues into the interior of the block. 2. The lot's shape is unique in the area, as other lots are generally rectangular in shape. While there are other lots in the immediate area that are as large or larger than the subject site, the larger lots are wider, which allow more flexibility in developing triplex and/or quadruplex developments in the area. 3. Under existing Ordinance requirements, the applicant cannot develop the property at the density desired. The Ordinance allows the property to be developed with a single detached residential unit, a pair of attached residential units, or a duplex only. 4. The applicant has proposed an infill development style that attempts to integrate with the existing residential development for the area. A sufficient parking area has been identified at the rear of the site to accommodate off-street parking. The total size of the structure (3,000 sf.) is consistent with the footprints of adjacent residences on the block, which range in size between 2,800 and 3,600 sf. Because the proposed unit size is limited to 1-bedroom units, the total number of residents can be expected to be consistent with the number of residents at a typical single-family home in the area. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.
OLD BUSINESS	BOA-26-15, 6265 Fish Rd. (County) was presented by Mr. Jeff Dewort. The Board continued review of the requested variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) side building setbacks found in <i>Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks</i> (2) accessory structure setbacks requirements found in <i>Article 4.g.2.b.4: Setbacks</i>, and (3) any other variances

	required to allow an existing manufactured home and an accessory building to be located within required setback areas. The property is located at 6265 Fish Rd., is zoned Agricultural Conservation (AC) and represented by TMS# 093-00-02-022. Mr. Derwort stated that this request and the associated public hearing was held at the June 10, 2026 BOA meeting. The Board then deferred the request to the July 8, 2026 to allow the applicant time to obtain answers to outstanding Board questions. Mr. Derwort stated that 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 that shows 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 the GR zoning, not AC zoning as initially presented, is applicable to the property. Mr. Derwort informed the Board that this is important because • The applicable setbacks under GR zoning are (Front) – 35 ft., (Side) – 8ft., & Rear (20 ft.). • Decreases required amount of side setback for primary dwelling and allows manufactured home placement to be periductular to the street. This does not change the fact that variance is still required for the current placement of the manufactured home on the property. It does decrease the degree of variance being requested and provides greater flexibility for compliance if the variance is not approved. Mr. Derwort added 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'). Mr. Derwort stated 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.
--	---

	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. The applicant lived in the manufactured home initially placed on or around December 2003 until it was destroyed by fire on March 3, 2005. 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. Mr. Derwort mentioned 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 indicated that the manufactured home on the property is 3.3 ft. from the northern side property line, in violation of applicable side setback requirements. • This survey also indicates that the manufactured home is 11.9 ft. from the southern side property line. Mr. Derwort added 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. Mr. Derwort stated 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.). After brief discussion, Mr. Clay Smith made a motion to approve the variance requested to side setback requirements for the primary dwelling to approve the variance requested to side setbacks for the accessory dwelling, subject to the following condition: • Screening shrubbery shall be installed starting at the center point of the existing manufactured home and running 25 ft. in both directions along the chain link fence that marks the northern property line.
--	---

	This motion was seconded by Mr. Doc Dunlap. Mr. Clay Smith called for discussion on the motion. After discussion, Ms. Cassandra Floyd made a motion to amend the initial motion to require the accessory structure to be moved to comply with required setbacks (which effectively denies the accessory structure setback request). The motion to amend the initial motion was seconded by Frank Shuler. Mr. Clay Smith called for discussion on the motion to amend the initial motion. There was no discussion, and the motion carried unanimously. Mr. Clay Smith returned the Boards attention to the initial motion as amended. Clay Smith briefly spoke to the motion. The motion carried with 6 (Smith, Reddick, Floyd, Dunlap, Shuler, & Weston) in favor and 1(Champion) opposed, subject to the following approval conditions: • Screening shrubbery shall be installed starting at the center point of the existing manufactured home and running 25 ft. in both directions along the chain link fence that marks the northern property line. • The accessory structure on the property shall be moved to a location that complies with applicable accessory structure setback requirements as outlined in the Sumter County Zoning & Development Standards Ordinance.
	There being no further business, Mr. Frank Shuler made a motion to adjourn the meeting at 4:55 p.m. The motion was seconded by Ms. Cassandra Floyd and carried a unanimous vote. The next regularly scheduled meeting is scheduled for August 12, 2026.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary