

Sumter City-County Board of Zoning Appeals

June 10, 2026

BOA-26-18, 507 S. Wise Dr. (City)

The applicant (Eat Fit Be Fit) is requesting 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.m: Special Event Facilities* of the *City of Sumter Zoning & Development Standards Ordinance* in order to establish a **Special Event Facility** on the property. The property is located at 507 S. Wise Dr., is zoned Limited Commercial (LC), and is represented by TMS# 204-11-01-049.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

June 10, 2026

BOA-26-18, 507 S Wise Dr. (City)

I. THE REQUEST

Applicant(s): Eat Fit Be Fit

Status of the Applicant: Authorized Agent (Business Owner/Leaseholder)

Request: The applicant is requesting Special Exception approval in order to establish a Special Event Facility on the property.

City Council Ward: Ward 6

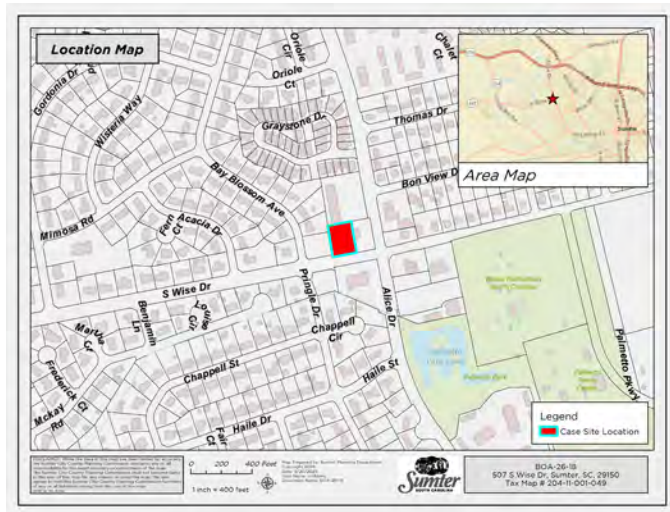
Location: 507 S. Wise Dr.

Zoning: Limited Commercial (LC)

Tax Map Reference: 204-11-01-049

II. BACKGROUND

The applicant (Eat Fit Be Fit) is requesting 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.m: Special Event Facilities* of the *City of Sumter Zoning & Development Standards Ordinance* in order to establish a Special Event Facility on the property in the existing restaurant space operated by Eat Fit Be Fit.



The property is located on the north side of S. Wise Dr. immediately west of the intersection of S. Wise Dr. and Alice Dr. and is shown in red on the location map on the first page of this report. The property is zoned Limited Commercial (LC).

A special events facility is defined in *Article 10* of the Ordinance. See definition below:

Special Event Facility: A commercial facility rented to individuals, groups, or organization, and used to host gatherings such as, but not limited to, weddings, receptions, meetings, galas, networking events, and conferences. Special Events Facilities cater to a significant diversity of individuals, groups, and organizations on a contractual basis, with such individuals, groups, and organizations holding unique events on an irregular basis only. Such individuals, groups, and organizations contracting to rent the facility may provide alcoholic beverages for guests in accordance with state law. Land uses better described under the definitions for bottle club, night club, or drinking place are not Special Event Facilities.



Figure 1 - Site Diagram as Submitted by Applicant

I. SPECIAL EXCEPTION REVIEW CRITERIA

In the LC zoning district under *Article 3, Exhibit 3-5*, Special Event Facilities are special exception uses requiring the review and approval of the BZA. Special exception requests for Special Event Facilities are evaluated in accordance with *Article 1.h.4.c., Article 5.b.2:*

Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities; and Article 5.b.3.m: Special Event Facilities as contained in 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 subject site is an existing multi-tenant commercial shopping center containing four separate business spaces.
 2. The proposed special exception use will be contained within the existing restaurant space operated by Eat Fit Be Fit.
 3. No exterior modifications to the site are proposed.
- b. *That the special exception will be in substantial harmony with the area in which it is located;*

Case Facts:

1. The subject site is an existing multi-tenant commercial shopping center, with no site modifications proposed.
- c. *That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.*

Case Facts:

2. The subject site is an existing multi-tenant commercial shopping center, with no site modifications proposed.

Article 5.b.3.m. Special Event Facilities:

Screening: A 6 ft. high fence that is a visual screen will be installed to separate this use from residential uses, where such residential uses are directly adjacent to the property or site containing the use.

Case Facts:

1. A 6 ft. high fence is currently installed on the site separating adjacent residential uses from the commercial use.

On-Site Manager: *An on-site manager shall be present and available for the duration of all events occurring at the facility. Updated contact information shall be provided to the Zoning Administrator any time the on-site manager's contact information changes.*

Case Facts:

1. An on-site manager has been identified and contact information provided to the Zoning Administrator.

Hours of Operation: *Special event facilities shall only operate between the hours of 6:00am to 11:00pm, not to include event set-up and clean-up activities.*

Case Facts:

1. The applicant has indicated that the proposed hours of operation are between 6:00am and 11:00pm.

Insurance: *Valid liability insurance covering the special event facility activities is required for the Owner, Property Management Company, or any other entity.*

Case Facts:

1. The applicant has indicated that their current insurer has agreed to add a clause covering special events *if* approval for the use is granted by the Board of Zoning Appeals.

On Premise Sale/Consumption of Alcohol: *Disclosure of plans for on-premises sale and consumption of alcohol, including the responsible party(s) securing necessary SC Department of Revenue licensing and the type of licensing being sought.*

Case Facts:

1. The applicant has indicated that no alcohol will be sold, served, or allowed on premises.

Compliance Inspections: *Inspections for compliance with the requirements of this section, for compliance with additional approval condition placed on the property by the Sumter City-County Board of Zoning Appeals, and for compliance with any other applicable City Codes may be performed by the City if deemed necessary and with 24-hour notice to the business owner and/or property owner/property manager.*

Case Facts:

1. The applicant has indicated agreement to allow compliance inspections.

Operational Plan Required: *An operational plan shall be submitted describing generally how the facility will operate. Substantive changes to the operational plan shall require additional approval. The operational plan shall include, at a minimum, the following items:*

- a. A site plan illustrating proposed uses, structures, drive aisles, access points, and off-street parking;
- b. Maximum capacity of the facility, based on applicable building and fire codes;

- c. Contact information for the on-site facility manager;
- d. Types of events anticipated/marketed;
- e. Anticipated annual number of events;
- f. Duration of time that the facility will be in operation (seasonal or year-round) and daily hours of operation)
- g. A solid waste management plan indicating how solid waste will be disposed of and managed.

Case Facts:

- 1. The applicant has provided documentation that the maximum facility capacity is 49 persons.
- 2. The anticipated number of annual events is 52.
- 3. The types of events anticipated are bridal showers, birthday parties, baby showers, and business meetings.
- 4. The commercial site is currently served by an on-site dumpster maintained by Waste Management Co.

II. STAFF RECOMMENDATION

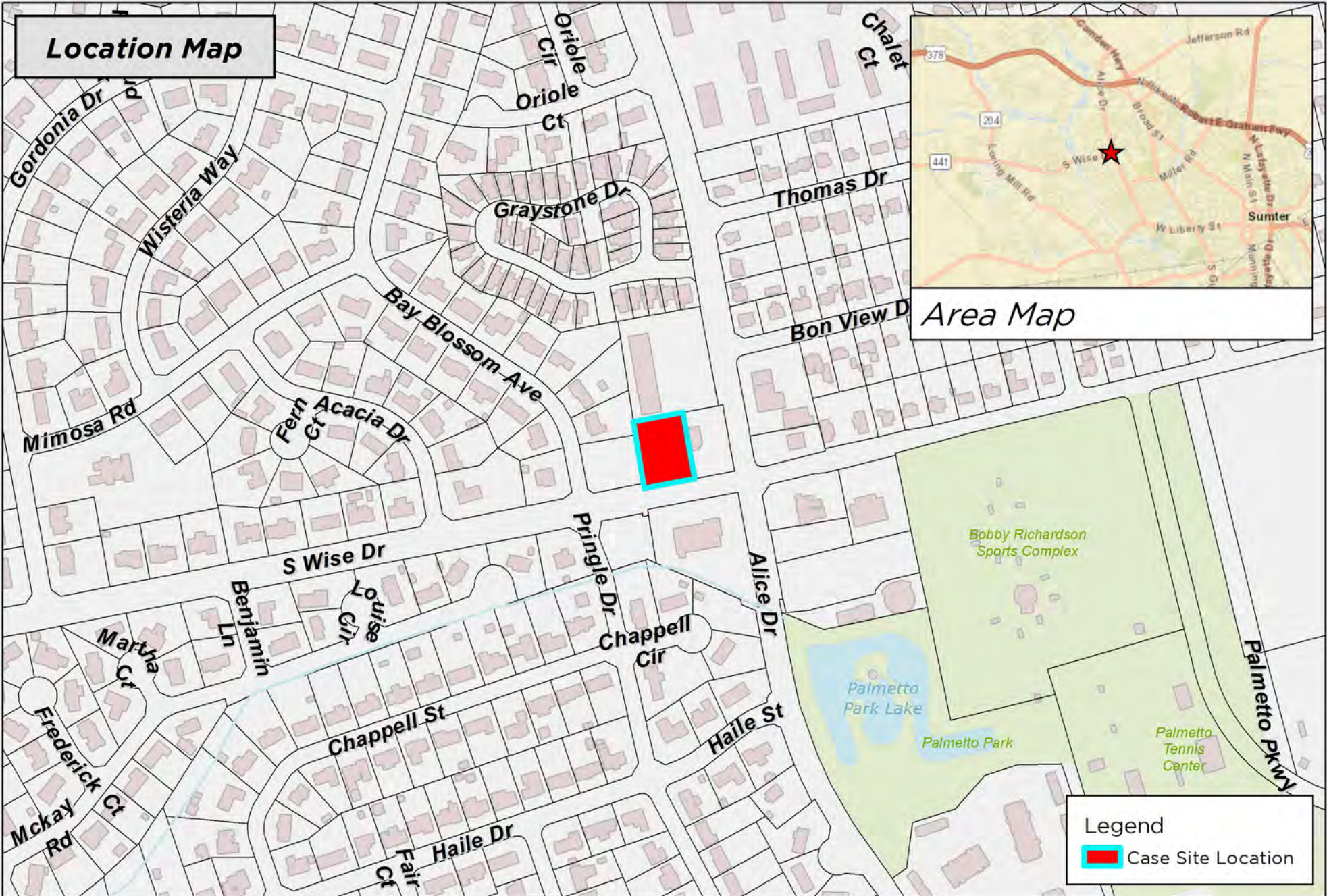
Staff recommends no additional conditions of approval *if* the Board makes the necessary findings to approve this request.

IV. DRAFT MOTIONS FOR BOA-26-18

- A. I move the Zoning Board of Appeals **approve** BOA-26-18, 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-26-18, subject to the following 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.]
- C. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-18.

V. BOARD OF APPEALS – June 10, 2026

Location Map

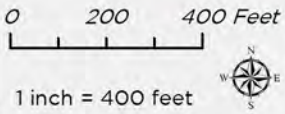


Area Map

Legend

- Case Site Location

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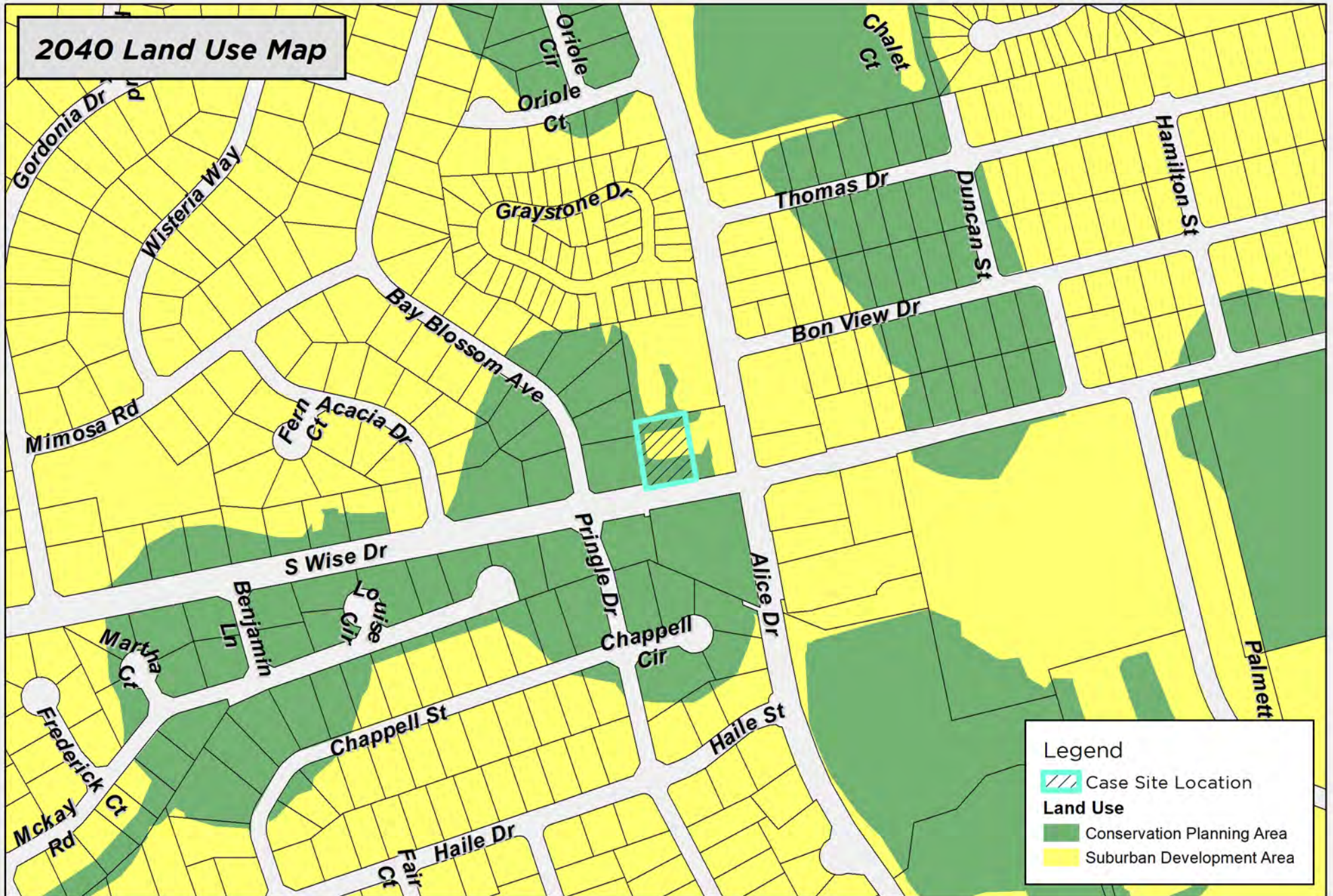


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BOA-26-18
 507 S Wise Dr, Sumter, SC, 29150
 Tax Map # 204-11-001-049

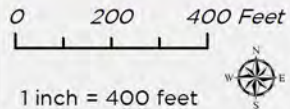
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Suburban Development Area

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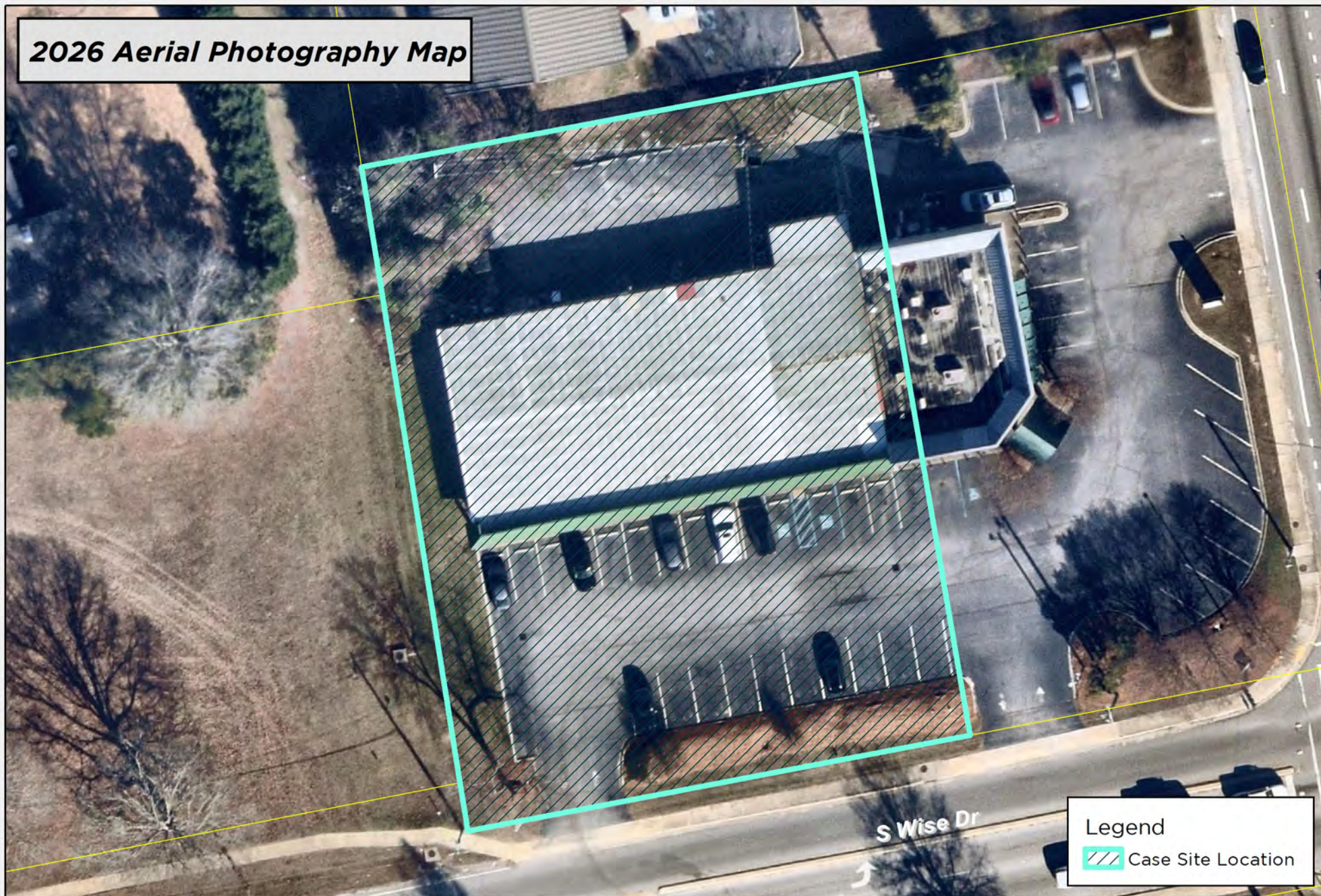



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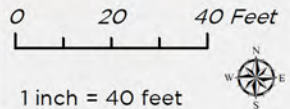
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2026 Aerial Photography Map



Legend
 Case Site Location

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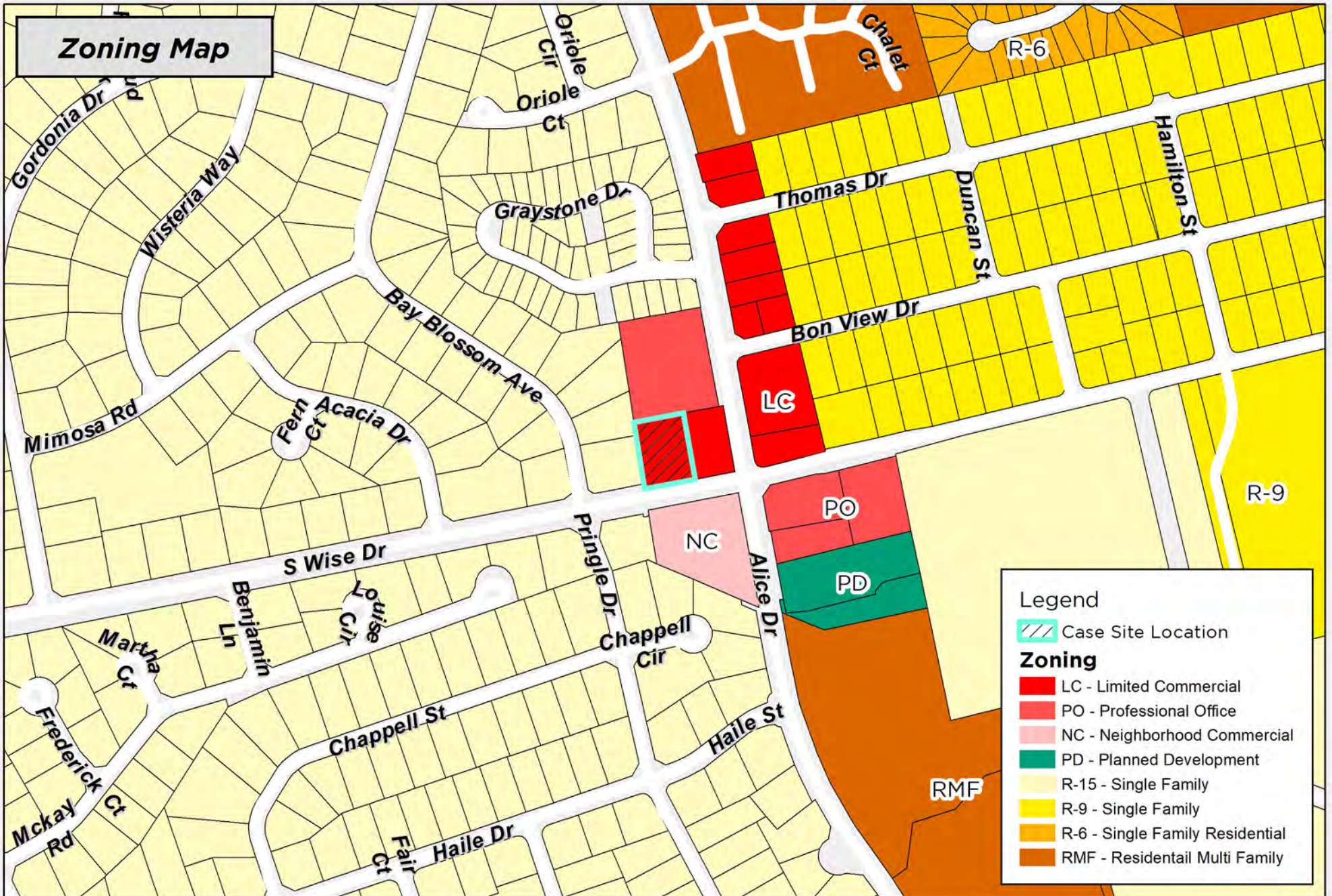


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Zoning Map



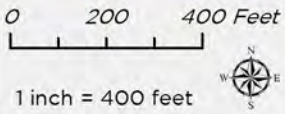
Legend

Case Site Location

Zoning

- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- RMF - Residential Multi Family

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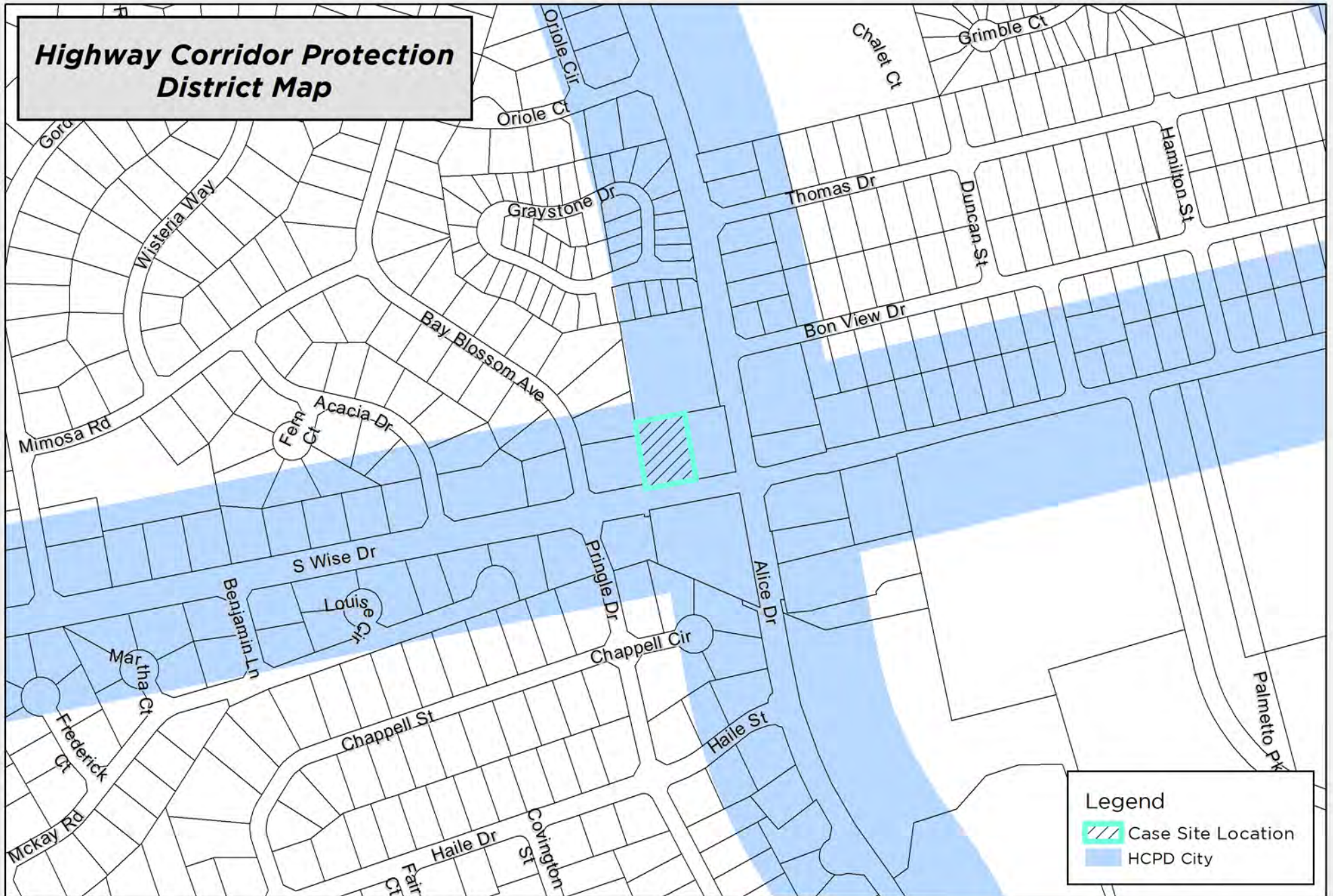


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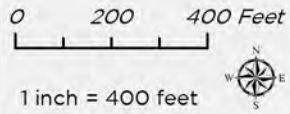
Highway Corridor Protection District Map



Legend

-  Case Site Location
-  HCPD City

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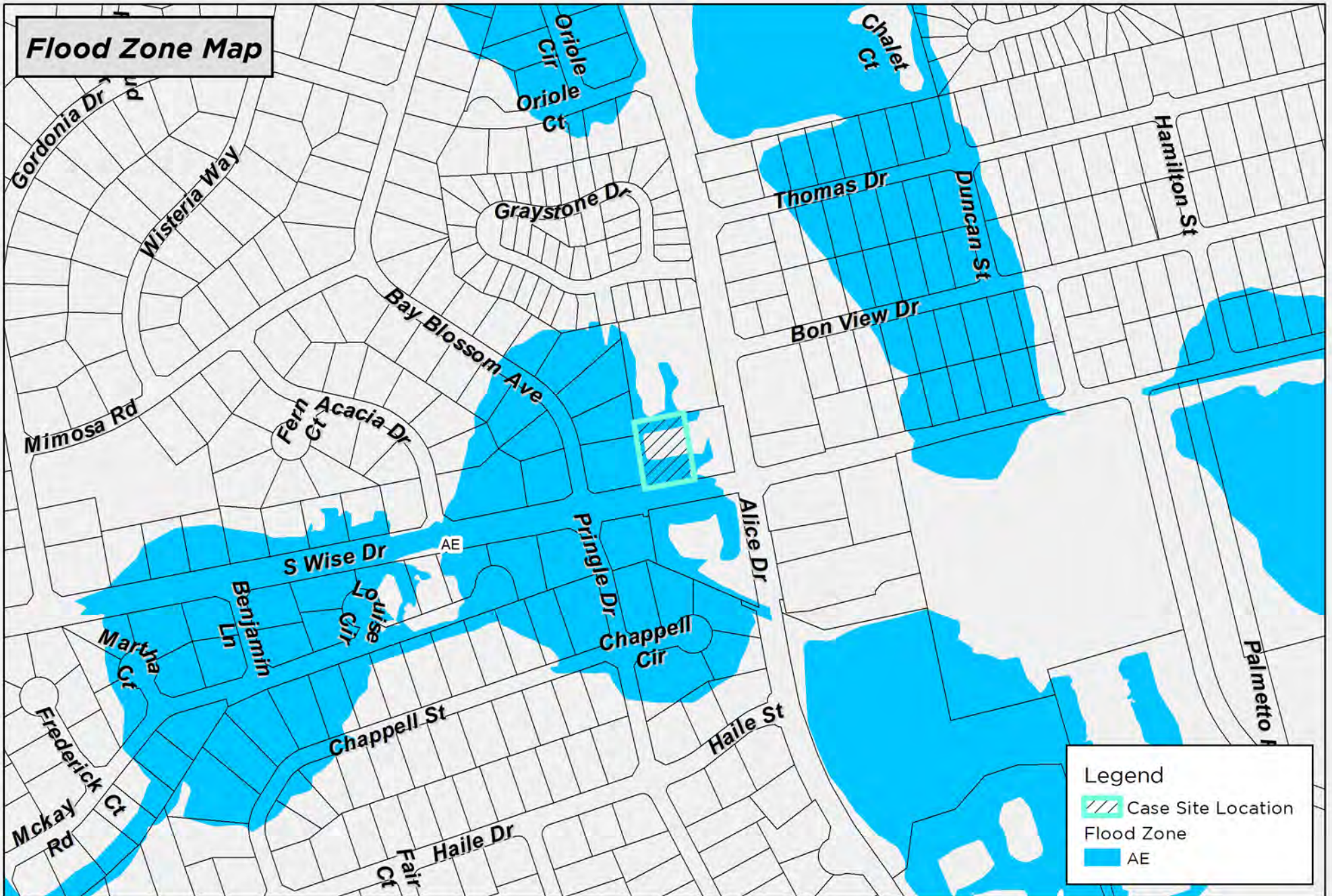


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



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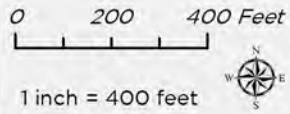
Flood Zone Map



Legend

-  Case Site Location
-  Flood Zone
-  AE

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