

Sumter City-County Board of Zoning Appeals

May 13, 2026

BOA-26-10, 155 Pudding Swamp Rd. (County)

The applicant (TRPL Capital, LLC) is requesting variances from the requirements of *Sumter County Zoning & Development Standards Ordinance*, as follows: (1) maximum sign area and setback requirements found in *Article 8, Exhibit 19: Maximum Total Sign Area by Use, Number, Dimensions, & Location of Individual Signs*, and (2) Maximum sign area for directional signs found in *Article 8.i.7.i: Directional Signs*. The property is located at 155 Pudding Swamp Rd., is zoned Agricultural Conservation (AC) and represented by TMS# 357-00-01-001.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

May 13, 2026

BOA-26-10, 155 Pudding Swamp Rd. (County)

I. THE REQUEST

Applicant: TRPL Capital, LLC (Thomas Talwar)

Status of the Applicant: Developer

Request: Variances to maximum sign area and setback requirements found in *Article 8, Exhibit 19: Maximum Total Sign Area by Use, Number, Dimensions, & Location of Individual Signs* to reuse an abandoned non-conforming sign subject to a discontinuance and maximum sign area for directional signs found in *Article 8.i.7.i: Directional Signs*.

County Council District District 5

Location: 155 Pudding Swamp Rd.

Present Use/Zoning: Commercial Development (Convenience Store and Fuel) / Agricultural Conservation (AC)

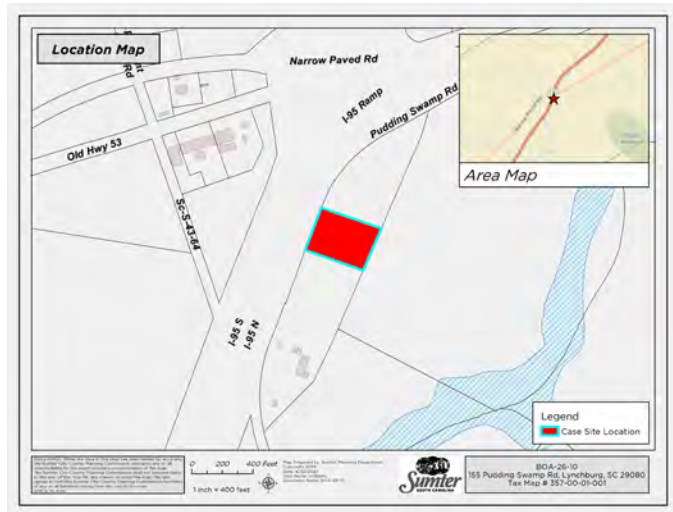
Tax Map Reference: 357-00-01-001

II. BACKGROUND

The applicant is seeking variances from the *Sumter County Zoning and Development Standards Ordinance* in order to reuse an abandoned non-conforming sign subject to a discontinuance.

Variances requested are as follows:

1. Variance to allow for a free-standing sign to have a side setback of less than 20 ft. (4.25 ft. actual)
2. Variance to allow for a free-



- standing sign to have a height taller than 15 ft. (30 ft. actual)
- 3. Variance to allow for a free-standing sign to have a maximum sign area of more than 100 sq. ft. (232.58 sq. ft. actual)
- 4. Variance to allow for a directional sign denoting truck fueling access greater than 2 sq. ft. in area (6 sq. ft. actual).

The property is 2.8 acres and is zoned Agricultural Conservation (AC). The parcel is on east side of Pudding Swamp Rd., which serves as a de facto frontage road for I-95. The property is shown in red on the map on the first page of this report.

The proposed primary free-standing sign is a series of 5 rectangular lighted cabinets affixed to the existing posts and frame, forming a total 232.58 sq ft of sign, with a height of 30 ft.

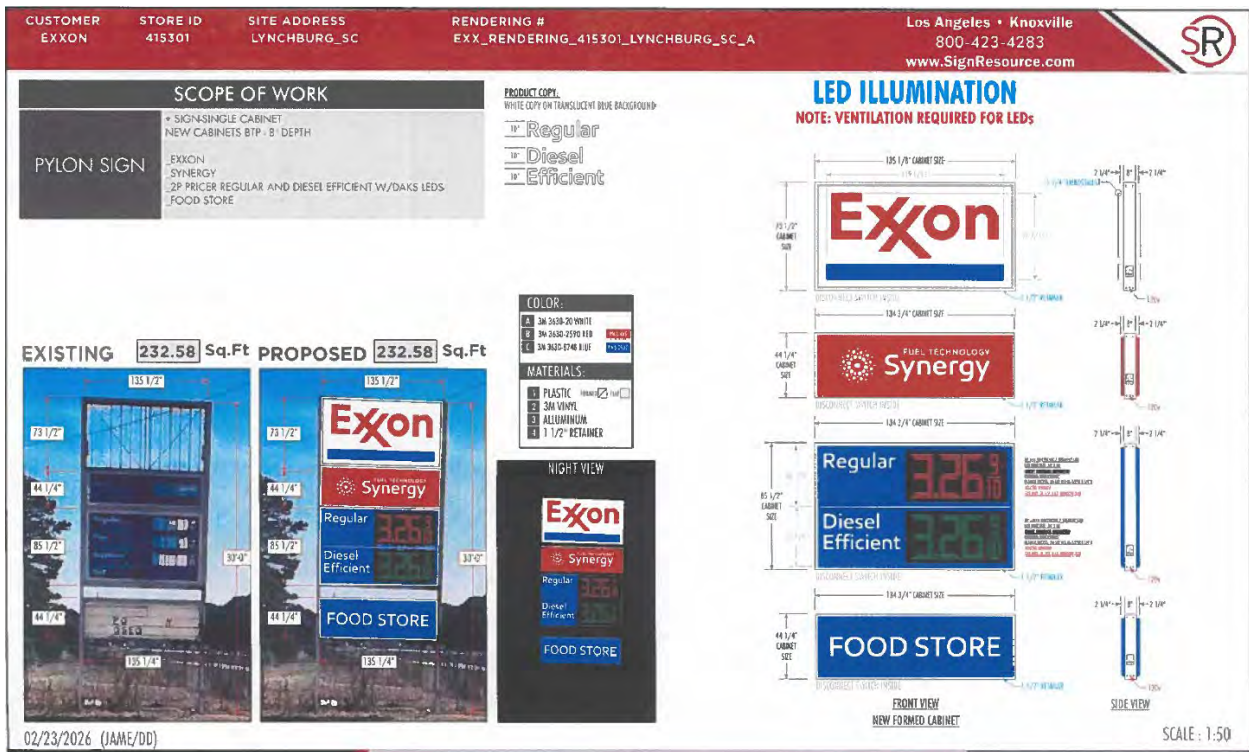


Figure 1 - Proposed Free-Standing Sign Details

The proposed directional sign is a 2 ft. by 3 ft. lighted box sign on a single post, forming a total 6 sq ft of sign, with a height of 4 ft.

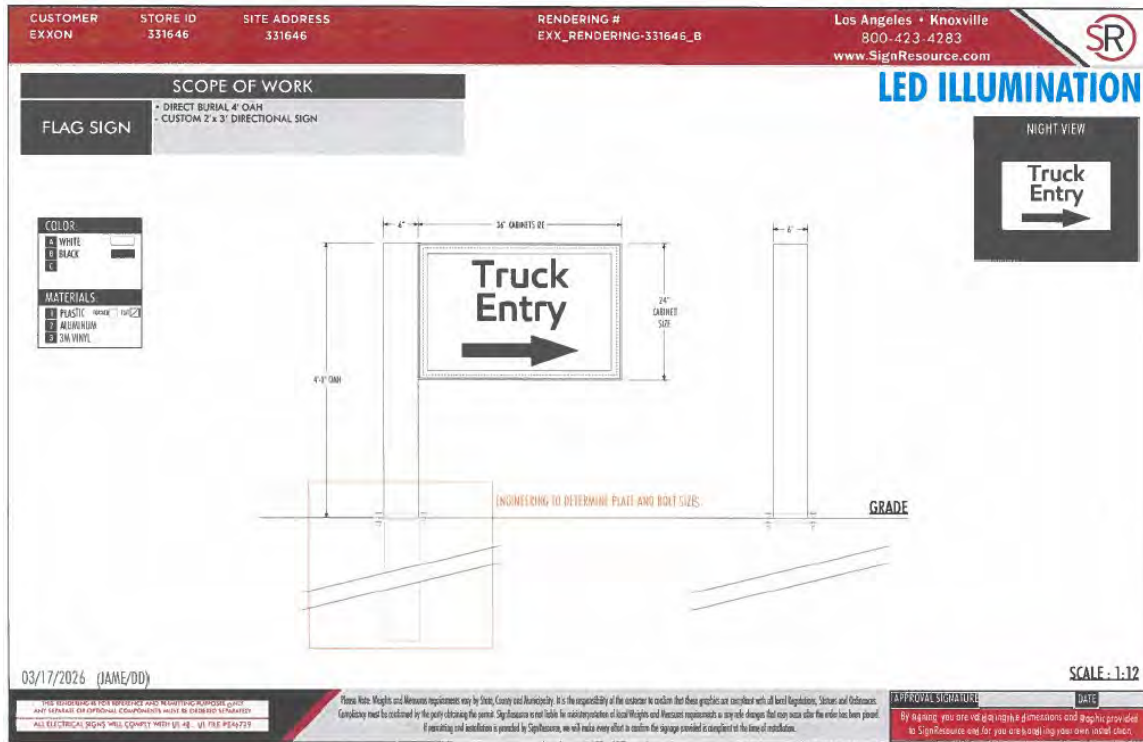


Figure 2 - Proposed Directional Sign (Truck Fueling)

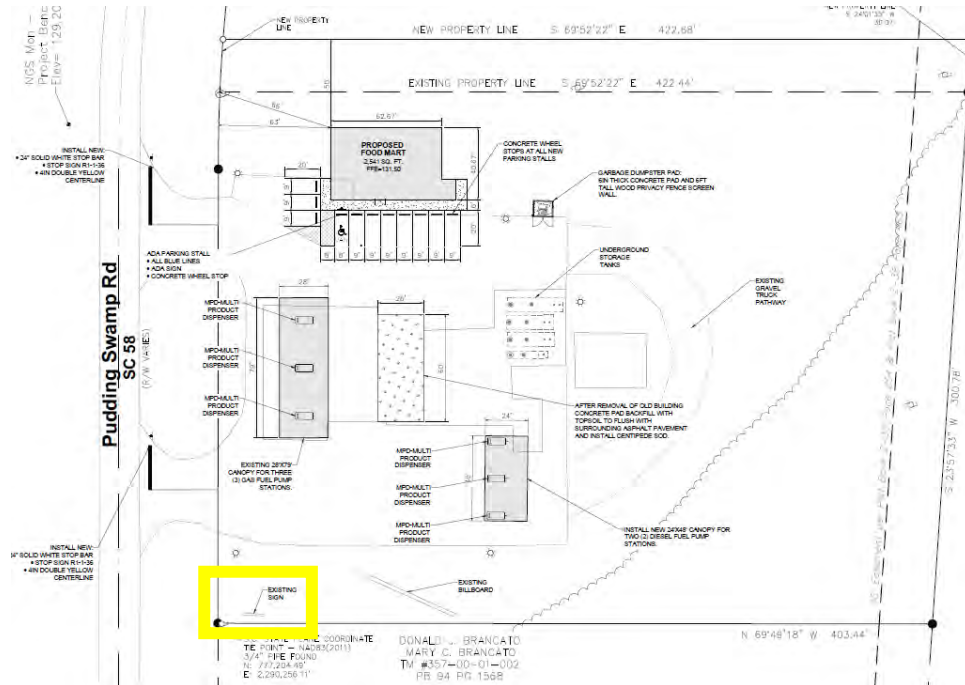


Figure 3 - Site Diagram

Site Photo



Figure 2 - Site Conditions (as of 2025)



Figure 3 - Previous Exxon Fuel Station Development

Ordinance Requirements:

Article 8, Exhibit 19 – Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs

	Maximum Area of Free- Standing Sign (sq. ft.) 1, 2, 3	Height (feet)	Setbacks From All Property Lines (feet)	Percentage of Wall Area Maximum
All Residential Districts	40 Project or Subdivision ID sign only (2 per entrance)	5	5	N/A
Professional Office	50 (1 sq. ft. per linear front foot) (Maximum of 50 sq. ft.)	15	5	10%
Neighborhood Commercial	100 (1 sq. ft. per linear front foot) (Maximum of 100 sq. ft.)	15	5	10%
Limited Commercial	150 (1 sq. ft. per linear front foot) (Maximum of 150 sq. ft.)	20	5	15%
General Commercial	200 (1sq.ft.per linear front foot) Maximum of 200 sq. ft.)	30	5	20%
CBD	50 (1 sq. ft. per linear front foot) (Maximum of 50 sq. ft.)	15	5	25%
Light Industrial	150 (1 sq. ft. per linear front foot) (Maximum of 150 sq. ft.)	15	5	20%
Heavy Industrial	150 (1 sq. ft. per linear front foot Maximum of 150 sq. ft.)	15	10/20	20%
Agricultural Conservation	100 (1 sq.ft. per linear front foot Maximum of 100 sq. ft.)	10	10/20	32 sq. ft. maximum
Conservation/Preservation	36	10	10/20	N/A

Article 8.i.7.i. – Directional Signs

Directional signs are permitted for non-residential uses at a rate of two signs per entrance, not to exceed 2 sq. ft. per sign.

The Request:

The applicant (TRPL Capital, LLC) is requesting variances from the requirements of *Sumter County Zoning & Development Standards Ordinance*, as follows: (1) Maximum sign area and setback requirements found in *Article 8, Exhibit 19: Maximum Total Sign Area by Use, Number, Dimensions, & Location of Individual Signs*, and (2) Maximum sign area for directional signs found in *Article 8.i.7.i: Directional Signs*.

III. FOUR PART TEST

In order to grant the requested variances, the request must meet all parts of a State mandated four-part test. When reviewing a variance request, the Board may not grant a variance that would do the following:

- Allow the establishment of a use not otherwise permitted in a zoning district;
- Extend physically a nonconforming use of land;

- Change zoning district boundaries shown on the Sumter City-County Official Zoning Map.

The fact that a property may be utilized more profitably should a variance be granted shall not be considered grounds for approving a variance request. In granting a variance, the Board may attach to it such conditions regarding location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Staff Review:

- 1) *There are extraordinary and exceptional conditions pertaining to the particular piece of property.*

Case Facts:

1. The property is +/- 2.85 acres in size and is located on Pudding Swamp Rd. in unincorporated Sumter County.
2. The property is considered a conforming lot of record based on its dimensions.
3. The site is influenced by proximity to Interstate 95 (I-95), for which Pudding Swamp Rd. serves as a de facto frontage road in the area of the site.

- 2) *These conditions do not generally apply to other property in the vicinity.*

Case Facts:

1. The site is the location of a previously developed gas station and convenience store which is being redeveloped via approved major site plan (MSP-26-07).
2. While the site does not directly front on I-95, the roadway configuration presents the site as such, and the primary purpose of the gas station and convenience store is to serve interstate traffic.

- 3) *Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.*

Case Facts:

1. The applicant's need for adequate signage visible to high-speed traffic on the interstate prior to the exit exceeds the Ordinance's allowance in the Agricultural Conservation (AC) district.
2. Application of the ordinance to this particular piece of property would prevent the property owner from re-utilizing the existing non-conforming sign on the site.

- 4) *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.*

Case Facts:

1. The site currently serves as a commercial development to serve interstate traffic on I-95 at the nearby interchange.
2. Re-utilizing the existing free-standing sign for the subject property is consistent with the character of the surrounding area as an interstate interchange.
3. The proposed signage will assist drivers with directional navigation.

IV. STAFF RECOMMENDATION

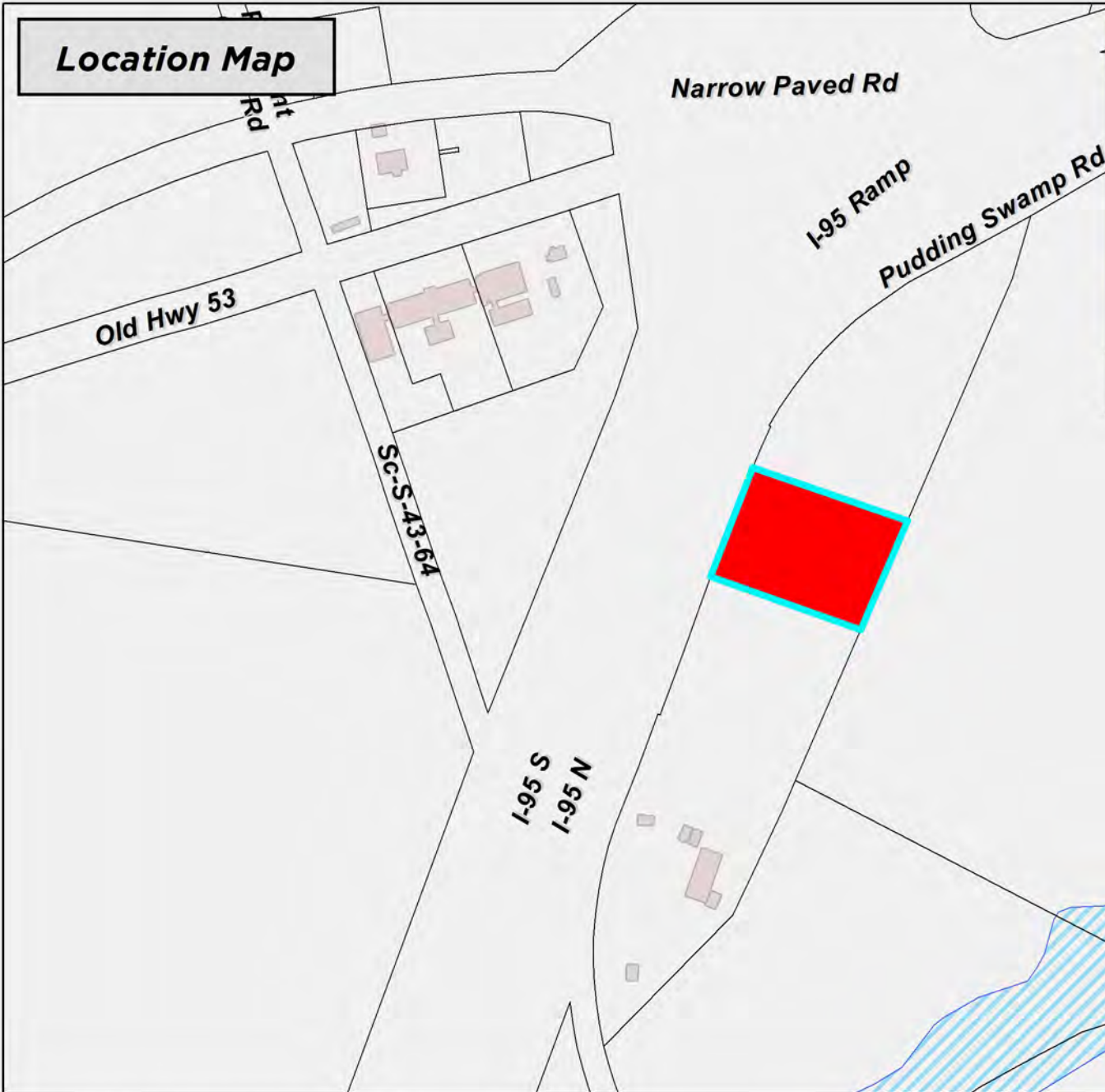
Staff recommends no additional conditions of approval that *if* the Board of Zoning Appeals makes the findings necessary to authorize this variance.

V. DRAFT MOTIONS FOR BOA-26-10

- A. I move the Zoning Board of Appeals **approve** BOA-26-10, 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-26-10, 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-26-10.

VI. BOARD OF APPEALS – May 13, 2026

Location Map

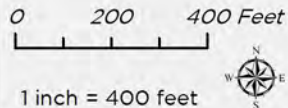


Area Map

Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

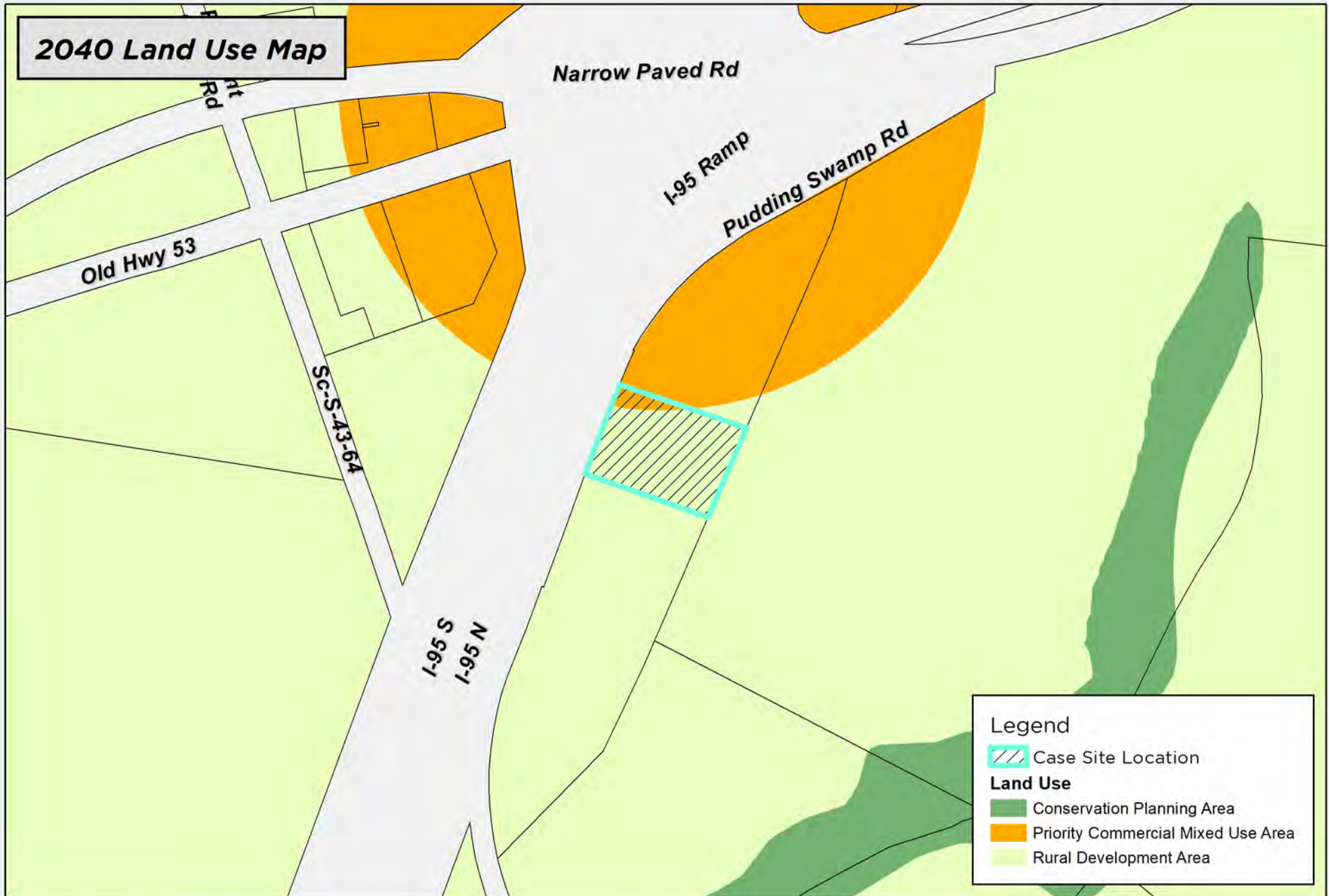


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 4/22/2026
User Name: crobbins
Document Name: BOA-26-10

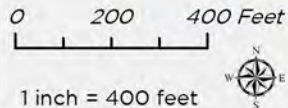


BOA-26-10
155 Pudding Swamp Rd, Lynchburg, SC 29080
Tax Map # 357-00-01-001

2040 Land Use Map



DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

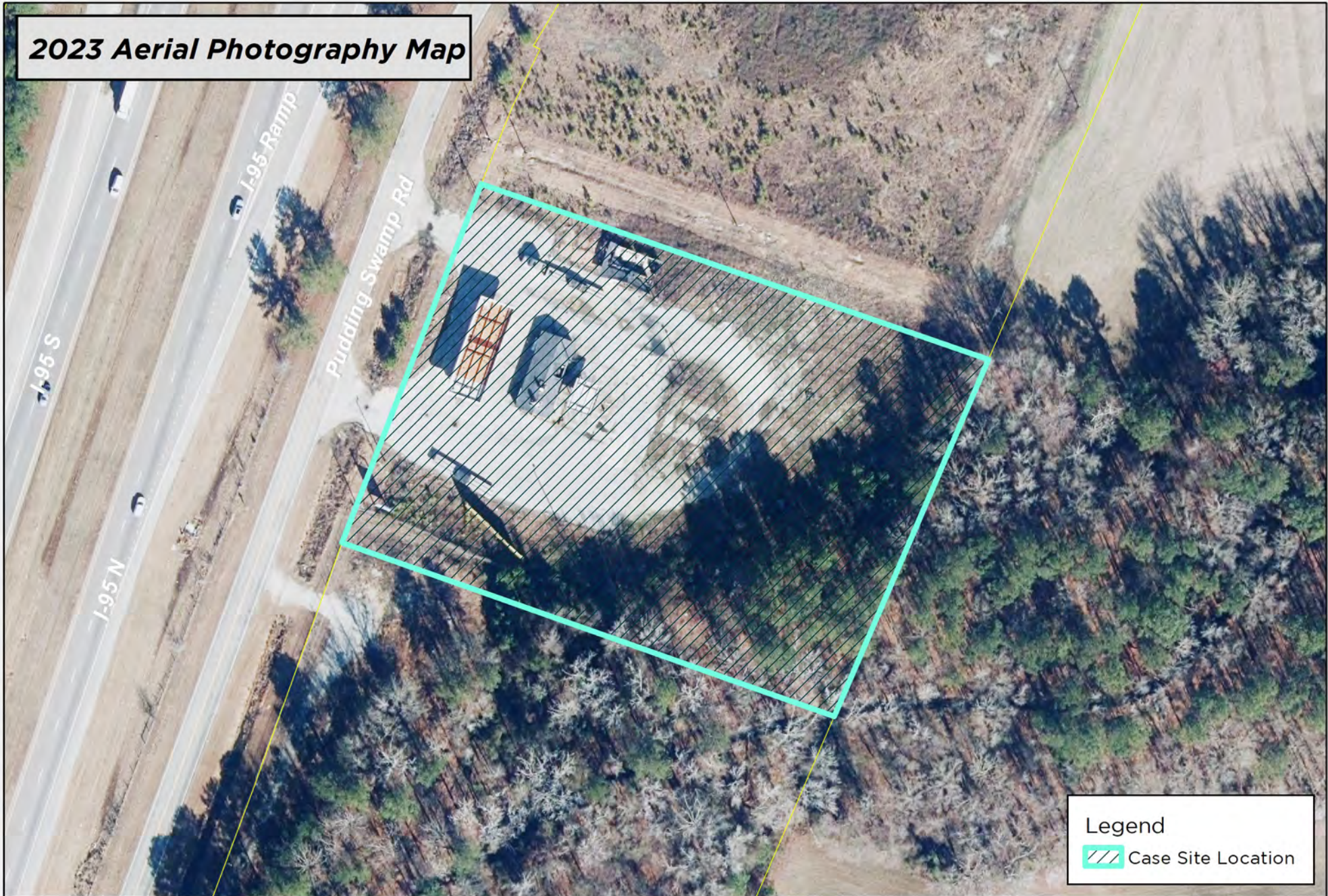


Map Prepared by: Sumter Planning Department
 Copyright 2026
 Date: 4/22/2026
 User Name: crobbins
 Document Name: BOA-26-10



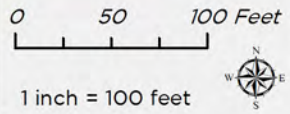
BOA-26-10
 155 Pudding Swamp Rd, Lynchburg, SC 29080
 Tax Map # 357-00-01-001

2023 Aerial Photography Map



Legend
Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

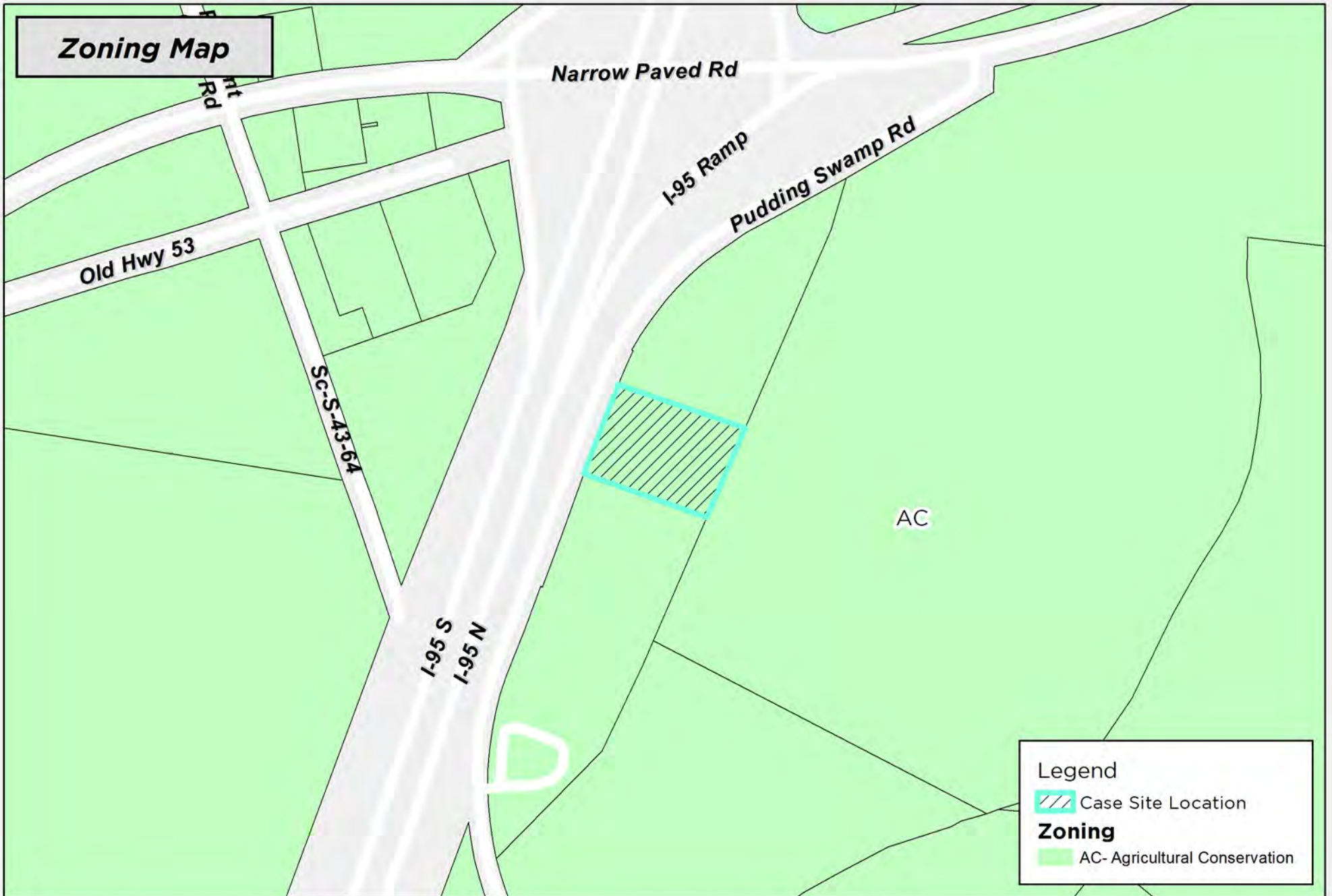


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 4/22/2026
User Name: crobbins
Document Name: BOA-26-10





BOA-26-10
155 Pudding Swamp Rd, Lynchburg, SC 29080
Tax Map # 357-00-01-001

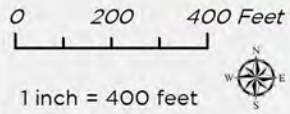
Zoning Map



Legend

-  Case Site Location
- Zoning**
-  AC- Agricultural Conservation

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 4/22/2026
User Name: crobbins
Document Name: BOA-26-10



BOA-26-10
155 Pudding Swamp Rd, Lynchburg, SC 29080
Tax Map # 357-00-01-001