

Sumter City-County Zoning Board of Appeals

May 13th, 2026

BOA-26-11 4166 Broad St (County)

The applicant (William Parker) is requesting special exception approval in accordance with *Article 1.h.4.c: (Powers of Zoning Board of Appeals) Special Exceptions; Article 3.i4: (GC District) Special Exceptions; Article 3, Exhibit 5: Permitted Uses in All Zoning Districts; Article 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5.b.3.n: Tattoo Parlors* of the Sumter County Zoning & Development Standards Ordinance **in order to establish a Tattoo Parlor on the property**. The property is located 4166 Broad St., is zoned General Commercial (GC) and is represented by TMS# 155-03-01-022.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

May 13th, 2026

BOA-26-11 4166 Broad St (County)

I. THE REQUEST

Applicant: William Parker

Status of the Applicant: Authorize Agent

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

Location: 4166 Broad St.

County Council District: District 1

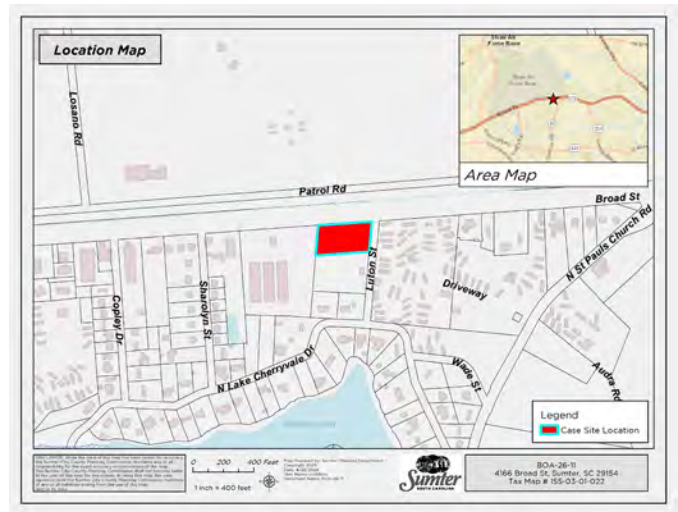
Present Use/Zoning: Developed / General Commercial

Tax Map Reference: 155-03-01-022

II. BACKGROUND

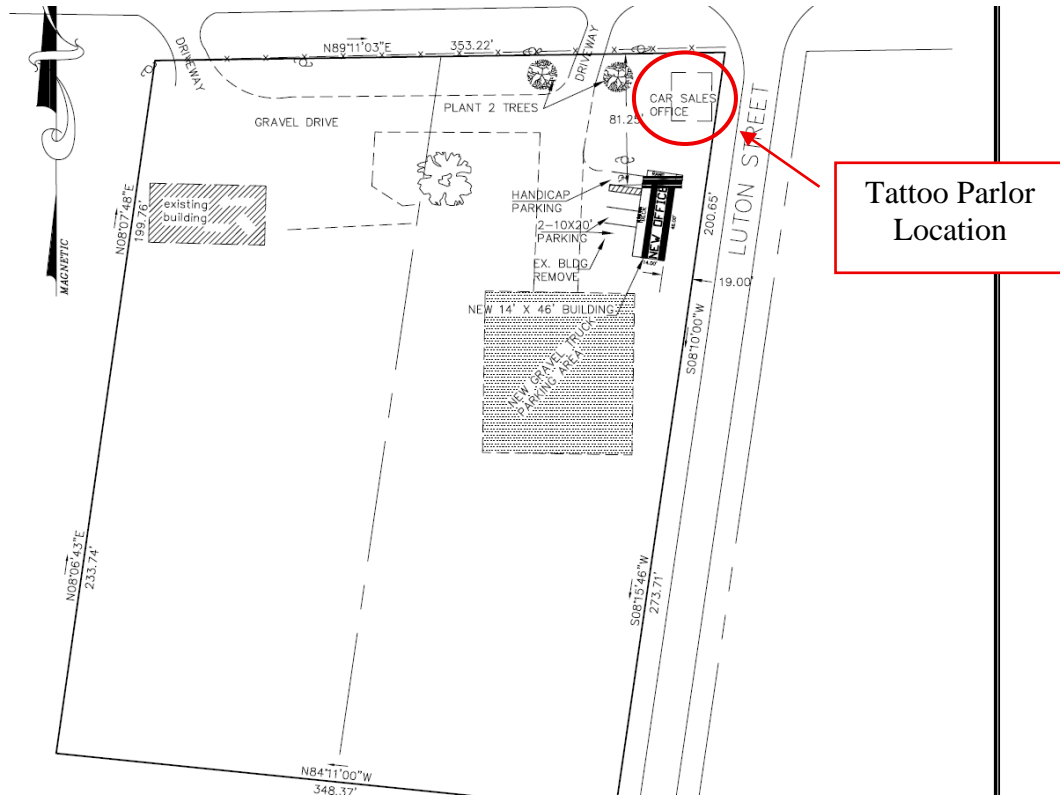
The applicant is requesting special exception approval to establish a tattoo shop on the property located at 4166 Broad St.

The subject property, highlighted in red on the map to the right, is currently developed as a mobile home dealership lot. The building proposed for use as a tattoo parlor is located at the northeast corner of the property and was previously utilized as a used car dealership office.





Above: Subject building as viewed from Broad St.

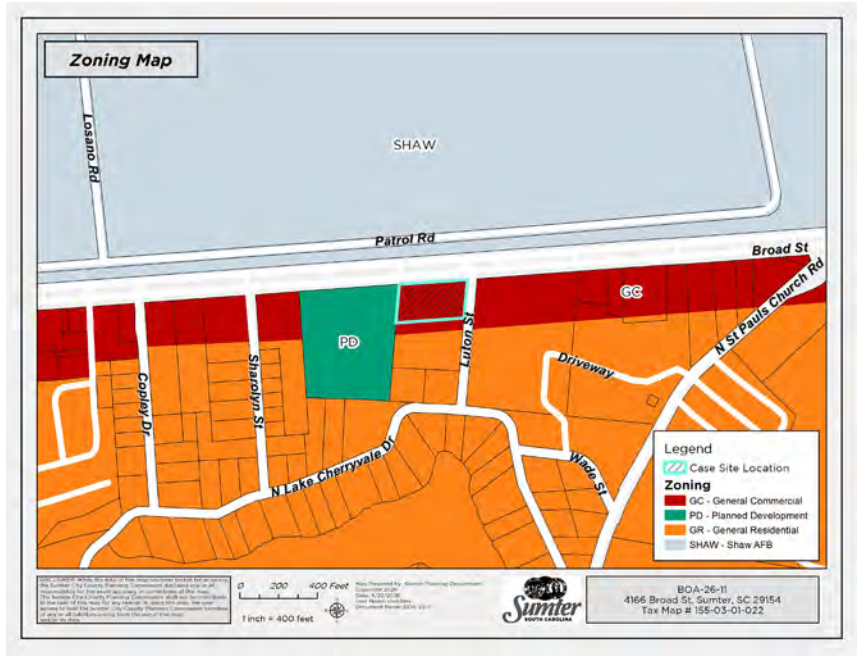


Above: Approved 2014 site plan, MSP-14-47

III. LAND USE, ZONING, AND CONDITIONS

The property is located at the intersection of Broad St. and Luton St. and is in close proximity to the Crescent Mobile Home Park and directly across from Shaw Airforce Base.

The property is zoned General Commercial (GC) and is located within the Highway Corridor Protection District, a design review overlay district. The purpose of this district is to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development. Tattoo parlors must receive special exception approval by the Sumter City-County Zoning Board of Appeals (BZA) to establish in the GC zoning district.



The proposed tattoo parlor use must comply with all South Carolina Department of Public Health licensing requirements.

IV. SPECIAL EXCEPTION REVIEW CRITERIA

In the GC zoning district, per *Article 3, Exhibit 5: Permitted Uses in All Zoning Districts*, tattoo parlors (NAICS 812199) are considered a special exception use requiring the review and approval of the BOA. Special exception use requests for tattoo parlors are to be evaluated in accordance with *Article 1, Section 1.h.4.c.* and *Article 5, Section 5.b.3.n.* of the Sumter County Zoning & Development Standards Ordinance (the Ordinance).

Article 5, Section 5.b.3.n states:

*n. **Tattoo Parlors (NAICS 812199):***

- 1. The referenced use shall not be located within 1,000 ft. of a church or religious institution, public or private school, public park or recreational facility or any other tattoo parlor. The distance shall be the shortest route of ordinary pedestrian or vehicular travel along the public throughfare from the nearest point of grounds in use as part of the church, school, or playground.*

Section 1.h.4.c.2: Special Exceptions

- *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 proposed tattoo parlor would be located in an existing commercial office trailer.
 2. The site meets minimum development standards applicable to the proposed commercial use.
- b. *That the special exception will be in substantial harmony with the area in which it is located;*

Case Facts

1. The property is zoned General Commercial (GC), located on a principal arterial roadway, where higher intensity uses are anticipated.
 2. There are no churches, playgrounds or schools within 1000 ft. as measured from the ordinary route of pedestrian or vehicular travel on public thoroughfares.
- c. *That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.*

Case Facts

1. There are two churches in close proximity but are not directly adjacent and not within the 1000 ft. separation area.
2. The proposed tattoo parlor use will be located within a separate building space situated on the same lot as the mobile home dealer lot.

Section 5.b.3.n. Tattoo Parlors (NAICS 812199):

- **The referenced use shall not be located within 1,000 ft. of a church or religious institution, public or private school, public park or recreational facility or any other tattoo parlor. The distance shall be the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of grounds in use as part of the church, school, or playground.**

Case Facts

1. The proposed use complies with the separation criteria for tattoo parlor uses. The site is not located within 1,000 feet of a church or religious institution, public or private school, public park or recreational facility, or any other tattoo

parlor as measured along the shortest route of ordinary pedestrian or vehicular travel along a public thoroughfare from proposed tattoo parlor to the nearest point of grounds in use as part of the church, school or recreational facility.



V. STAFF RECOMMENDATION

The request meets the applicable separate criteria for tattoo parlor uses outlined in *Article 5, Section 5.b.3.n* of the Ordinance. Staff recommends no additional approval conditions if the Zoning Board of Appeals makes the necessary findings to approve this request.

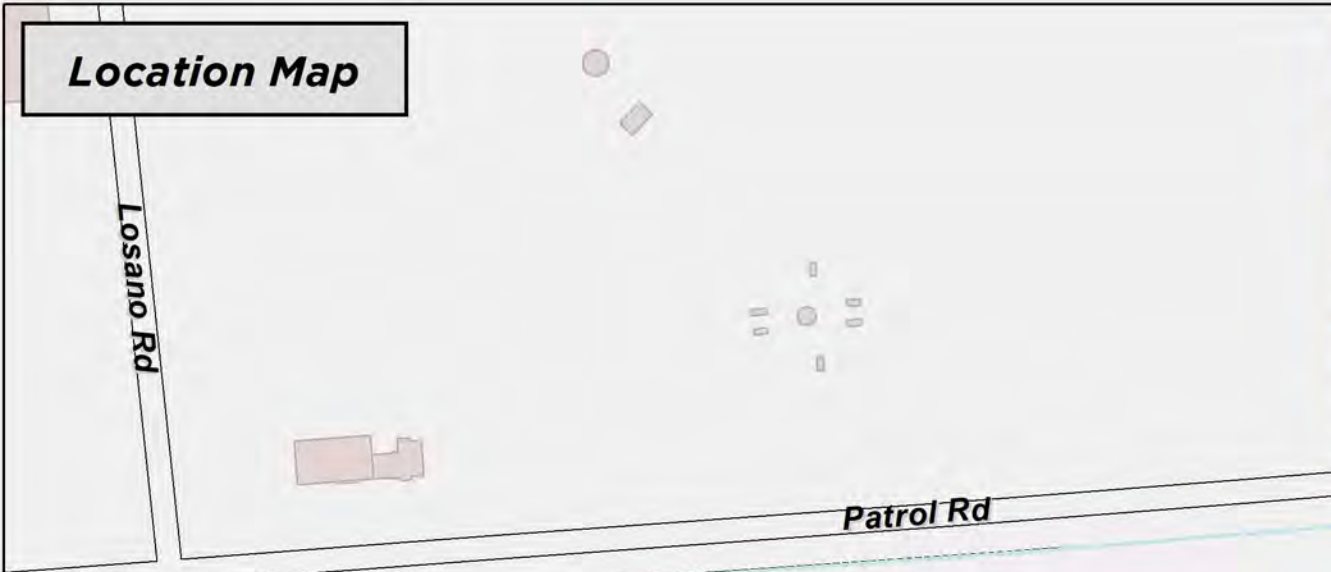
VI. DRAFT MOTIONS for BOA-26-11

1. I move that the Zoning Board of Appeals **approve** BOA-26-11, 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.]
2. I move that the Zoning Board of Appeals **deny** BOA-26-11, 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.]
3. I move that the Zoning Board of Appeals enter an alternative motion for BOA-26-01.

[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]

VII. BOARD OF APPEALS – May 13, 2026

Location Map

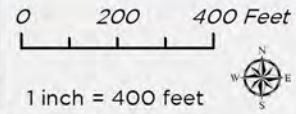


Area Map



Legend
 Case Site Location

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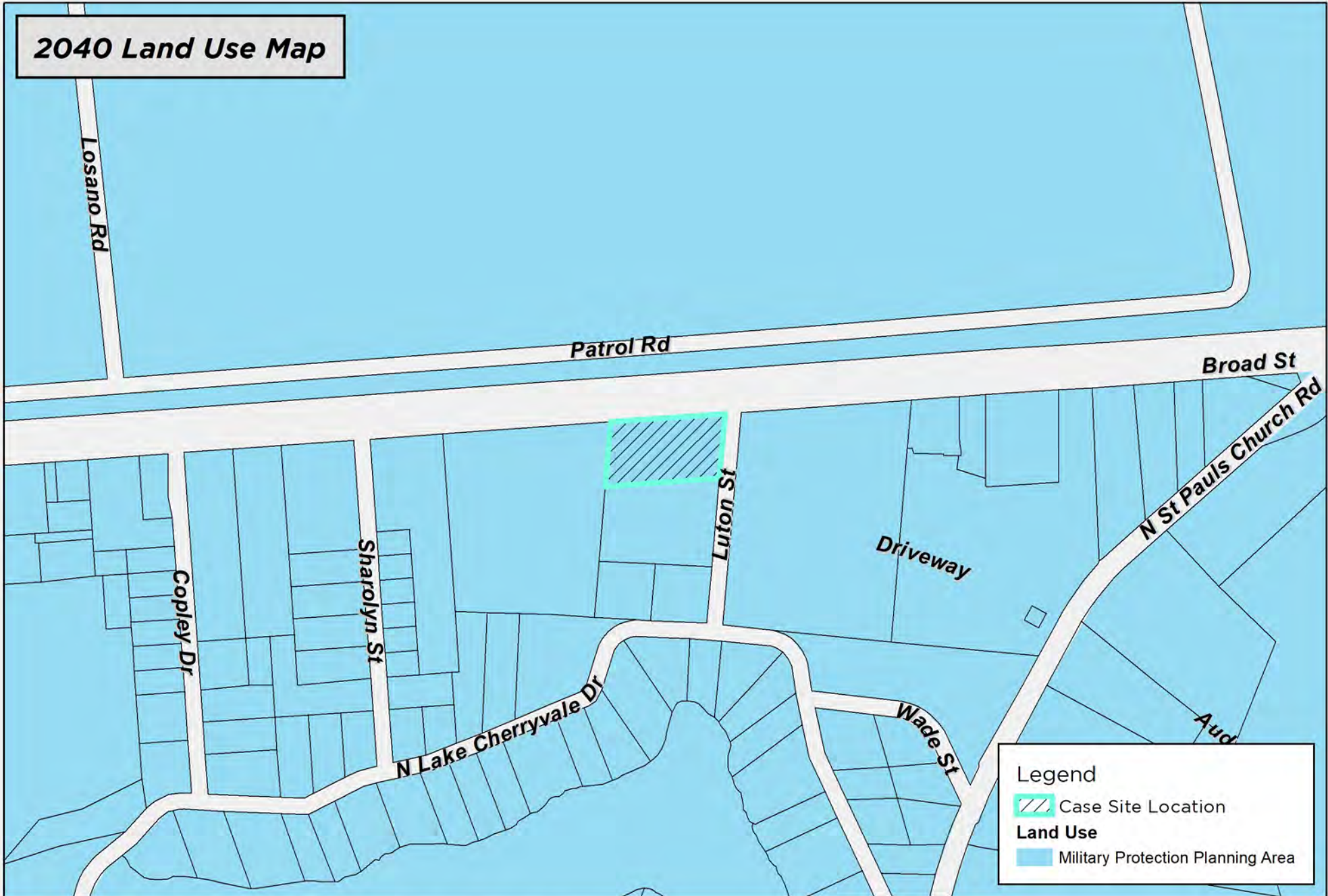


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 Document Name: BOA-26-11





BOA-26-11
 4166 Broad St, Sumter, SC 29154
 Tax Map # 155-03-01-022

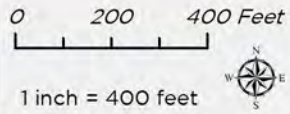
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Military Protection Planning Area

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2026 Aerial Photography Map

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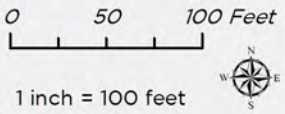
Broad St

Luton St



Legend
 Case Site Location

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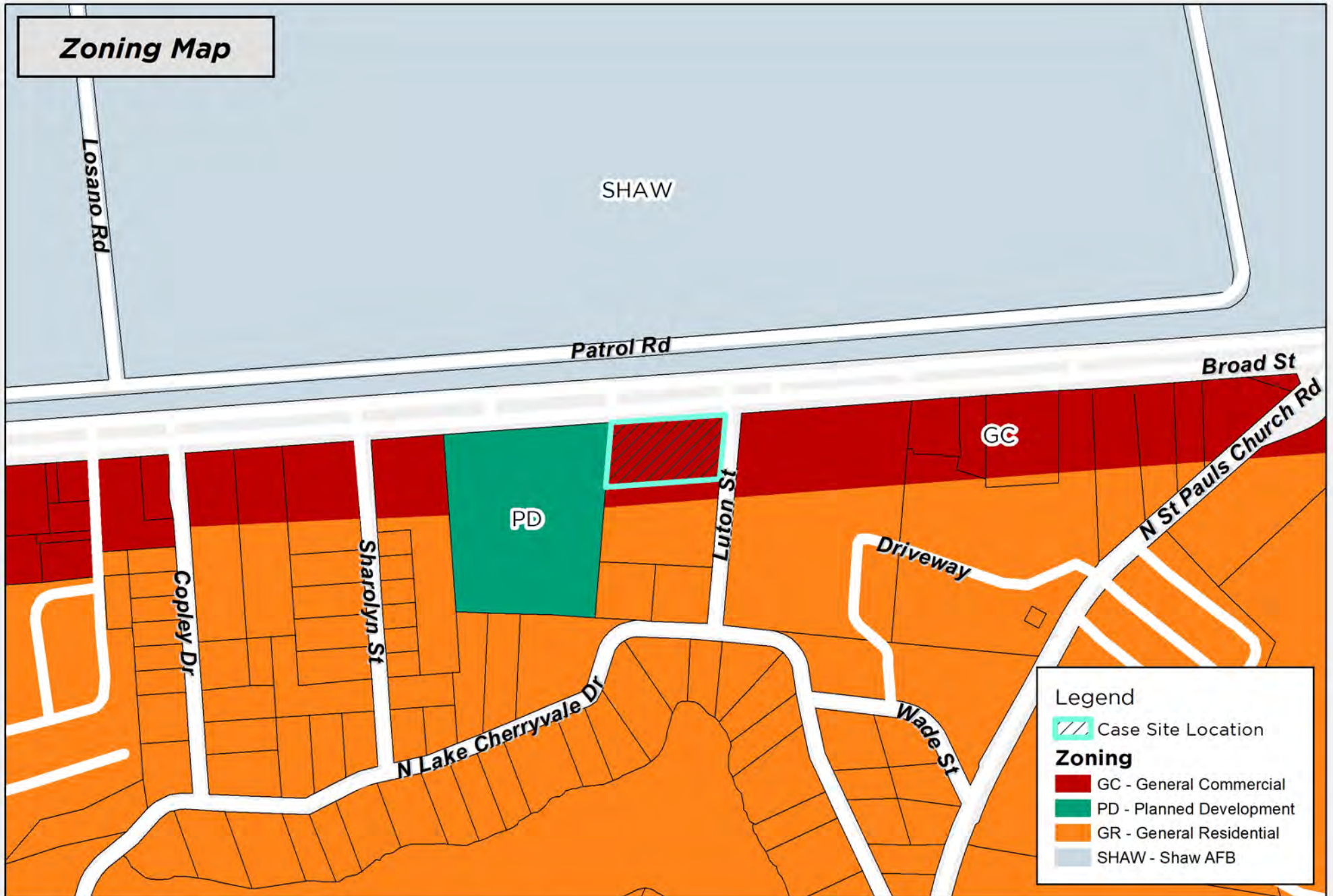


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BOA-26-11
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Zoning Map



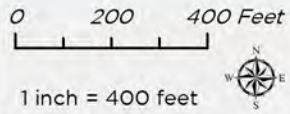
Legend

- Case Site Location

Zoning

- GC - General Commercial
- PD - Planned Development
- GR - General Residential
- SHAW - Shaw AFB

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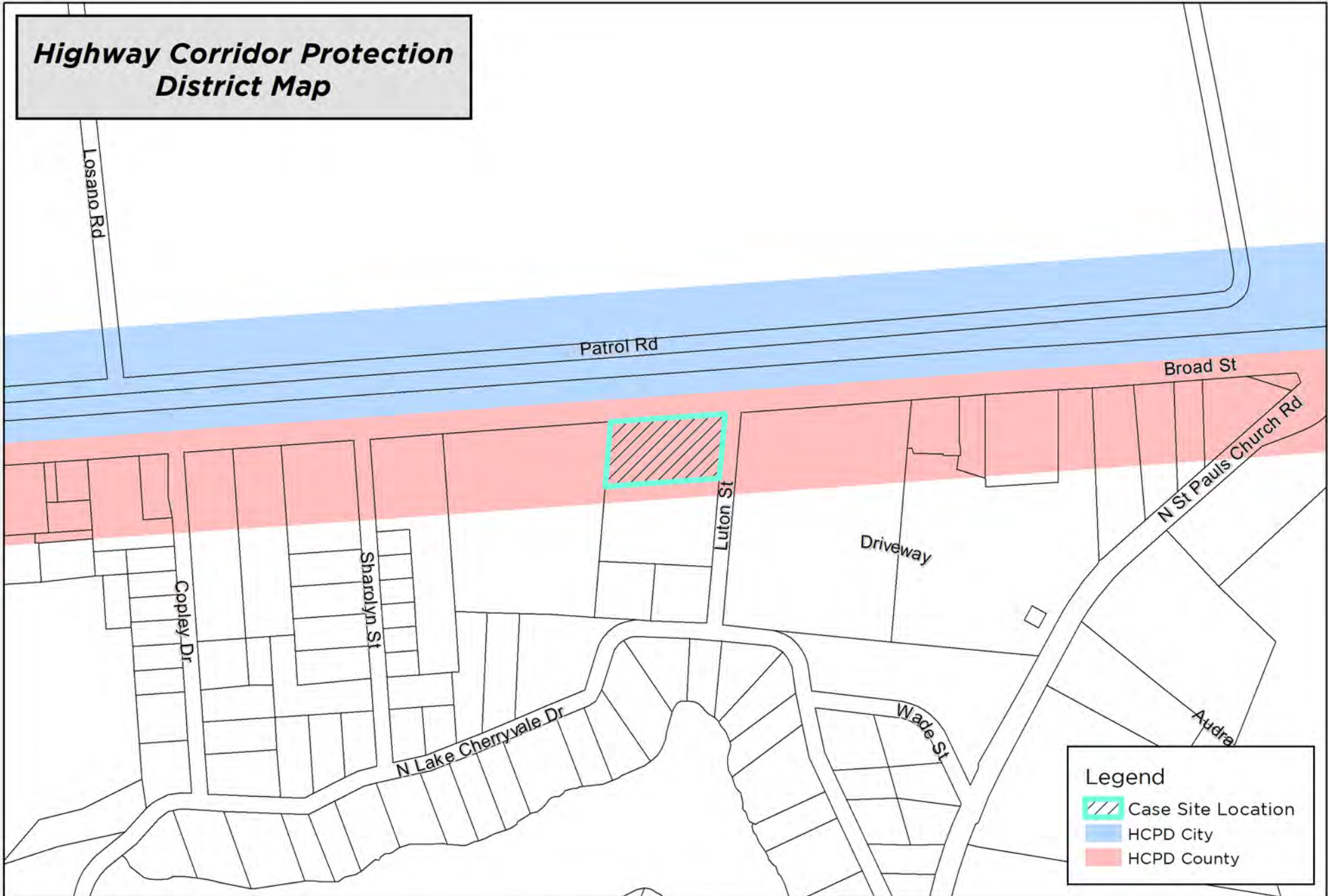


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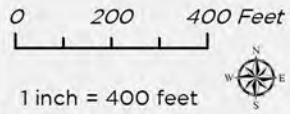


BOA-26-11
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Highway Corridor Protection District Map



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