



ZONING BOARD OF APPEALS

Minutes of the Meeting

May 13, 2026

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, May 13, 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. Eight board members –Mr. Frank Shuler, Mr. Doc Dunlap, Ms. Cassandra Floyd, Mr. Todd Champion, Mr. Steven Schumper, Mr. Clay Smith, Mr. Jason Reddick, and Mr. Gene Weston were present. Mr. William Bailey was absent.

Planning staff in attendance: Mr. Jeff Derwort, Mr. Kerlyn Mondesir, and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Mr. Jason Reddick.

MINUTES

Mr. Steven Schumpert made a motion to approve the minutes of April 8, 2026, meeting as written. The motion was seconded by Mr. Frank Shuler and carried a unanimous vote.

NEW BUSINESS

BOA-26-10, 155 Pudding Swamp Rd. (County) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for variance(s) 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.

Mr. Mondesir stated the 2.8-acre parcel is on east side of Pudding Swamp Rd., which serves as a de facto frontage road for I-95.

Mr. Mondesir added 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.

There was no opposition.

After a brief discussion, Mr. Steven Schumpert made a motion to approve this request subject to the following findings of fact and conclusions:

1. The property is +/- 2.85-acres in size located on Pudding Swamp Rd. in unincorporated Sumter County.

The property is considered a conforming lot of record based on its dimensions.

The site is influenced by I-95, for which Pudding Swamp Rd. serves as a de facto frontage road in the area of the site.

2. The site is the location of a previously developed gas station and convenience store under redevelopment via approved Major Site Plan (MSP-26-07).

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. The applicant's need for adequate signage visible to high-speed traffic on the interstate prior to the exit exceeds the Ordinance's allowance.

Application of the ordinance to this piece of property would prevent the property owner from re-utilizing the existing non-conforming sign on the site.

4. The site is a commercial development serving interstate traffic at the nearby interchange.

Re-utilizing the existing free-standing sign for the subject property is consistent with the character of the area as an interstate interchange,

Proposed signage will assist drivers with directional navigation.

The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.

BOA-26-11, 4166 Broad St. (County) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for a special exception approval in accordance with *Article 1.b.4.c: (Powers of Zoning Board of Appeals) Special Exceptions; Article 3.i.4: (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.

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

Mr. Mondesir added the subject site is currently developed as a mobile home dealership lot.

Mr. Mondesir mentioned 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.

Mr. Charles Smith was present to speak on behalf of the request.

There was no opposition.

After a brief discussion, Mr. Jason Reddick made a motion to approve 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 proposed tattoo parlor would be located in an existing commercial office trailer.

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.

2. The property is zoned General Commercial (GC), located on a principal arterial roadway, where higher intensity uses are anticipated.

There are no churches, playgrounds or schools within 1000 ft. as measured from the ordinary route of pedestrian or vehicular travel on public throughfares.

That the Special Exception will not discourage or negate the use of surrounding property for use(s) permitted by right.

3. There are two churches in close proximity but are not directly adjacent and not within the 1000 ft. separation area.

	<p>The proposed tattoo parlor use will be located within a separate building space situated on the same lot as the mobile home dealer lot.</p> <p>The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.</p>
OTHER BUSINESS	NONE
	<p>There being no further business, Mr. Doc Dunlap made a motion to adjourn the meeting at 3:16 p.m. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for June 10, 2026.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>