

Sumter City-County Zoning Board of Appeals

February 12, 2025

BOA-25-02, 2491 Broad St. (City)

The applicant (Sumter Broad Hotel, LLC) is requesting a variance from the minimum off-street parking requirements outlined in *Article 8, Exhibit 8-12: Off Street Parking Requirements For Non-Residential Land Uses of the City of Sumter Zoning & Development Standards Ordinance* (the "Zoning Ordinance") in order to establish 3 additional guest rooms within an existing hotel development that has 66 off-street parking spaces. The establishment of additional parking spaces is not proposed and the addition of 3 new guest rooms will yield 68 total guest rooms. The Zoning Ordinance requires that 1.1 parking per guest room be provided, which means 75 total off-street parking spaces being required for this specific development. The property is located at 2491 Broad St., is zoned General Commercial (GC), and is represented by TMS# 203-07-01-021.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

February 12, 2025

BOA-25-02, 2491 Broad St. (City)

I. THE REQUEST

Applicant: Sumter Broad Hotel, LLC

Status of the Applicant: Property Owner

Request: Variance from minimum off-street parking requirements in order to establish 3 additional guest rooms within an existing hotel development that currently contains 65 guest rooms. The Ordinance requires 1.1 parking spaces per guest room, which would require 75 total parking spaces, as compared to the 66 current spaces in the development

City Council Ward: Ward 1

Location: 2491 Broad St.

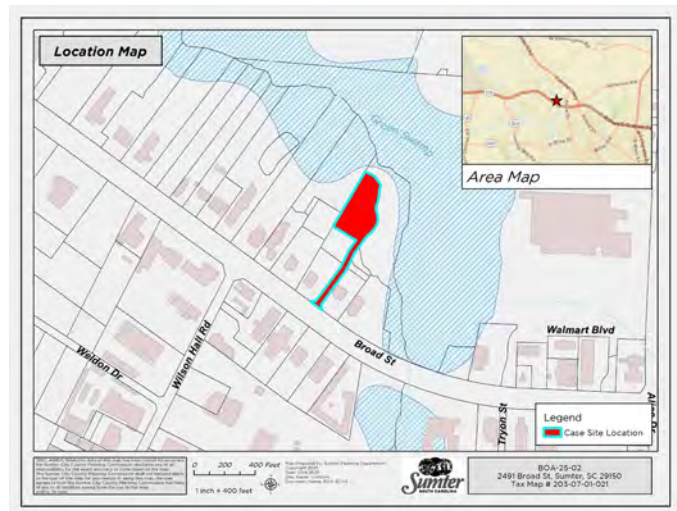
Present Use/Zoning: Hotel / Planned Development (PD) with Highway Corridor Protection District (HCPD) Overlay.

Tax Map Reference: 203-07-01-021

II. BACKGROUND

Sumter Broad Hotel, LLC is requesting variance approval by the Sumter City-County Zoning Board of Appeals (BOA) to the minimum parking requirements for a renovation to the existing hotel located at 2491 Broad St.

Article 8, Exhibit 8-12 requires that, for a hotel development, at least 1.1 parking spaces be provided per guest room. The current hotel development was built in 2008 and operating under the brand “Baymont by Wyndham” contains 65 guest rooms and 66



total parking spaces, making it a nonconforming site not subject to discontinuance with regard to minimum parking standards. (Site development is governed by Planned Development Ordinance #2182, which notes that site development must conform to General Commercial (GC) zoning requirements.

The applicant is requesting a variance of 9 spaces in order to replace the existing indoor pool amenity with 3 new guest rooms. No addition to the building itself is proposed to accommodate the desired change.

	Room Count	Parking Spaces Provided	Parking Spaces Required
Current	65	66	72
Proposed	68	66	75

The property is located on the north side of Broad St. approximately 500 ft. east of the intersection of Broad St. and Wilson Hall Rd.



Figure 1 - Site Diagram

Ordinance Requirements:

Article 8, Exhibit 8-12

**EXHIBIT 8-12
OFF STREET PARKING REQUIREMENTS
FOR NON-RESIDENTIAL LAND USES**

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
Florist, Tobacco, Optical, Firewood, Pet Shops, Fireworks, Monuments, Tombstones	1 per 300 sq. ft. GFA
Automatic Merchandising Machine Operators (Vending Machines)	Minimum 2 regular parking spaces and 1 handicap van accessible parking space per vending unit
FINANCE, INSURANCE AND REAL ESTATE	
Banks, Security & Commodity Brokers, Insurance, Real Estate Offices	1 per 350 sq. ft. GFA
Hotels & Motels	1.1 per rental unit
Rooming & Boarding Houses	1 per bedroom

The Request:

The applicant (Sumter Broad Hotel, LLC) is requesting a variance from the minimum off-street parking requirements outlined in *Article 8, Exhibit 8-12: Off Street Parking Requirements For Non-Residential Land Uses* of the *City of Sumter Zoning & Development Standards Ordinance* (the “Zoning Ordinance”) in order to establish 3 additional guest rooms within an existing hotel development that has 66 off-street parking spaces. The establishment of additional parking spaces is not proposed and the addition of 3 new guest rooms will yield 68 total guest rooms. The Zoning Ordinance requires that 1.1 parking per guest room be provided, which means 75 total off-street parking spaces would be required for this specific proposed development expansion.

III. FOUR PART TEST

In order to grant the requested variance, 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 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.***

The subject property is comprised of a 2.34 acre parcel which also contains the common commercial driveway serving two restaurants (Applebee's and IHOP), as well as a vacant parcel between the Applebee's and hotel that is owned by the same individual that owns the hotel property.

The presence of a significant amount of regulatory floodplain in the parts of the property that are currently undeveloped could be considered an extraordinary condition relevant to further site development, however, the applicant does own approximately 1.0 acre of adjacent property (TMS #203-07-01-014/203-07-01-015) that is outside the regulatory flood zone and could be used to accommodate additional parking facilities without disrupting the current pattern of development on TMS #203-07-01-021.

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

The property in the vicinity is a combination of completed commercial developments, primarily hotels and restaurants. The subject hotel is set behind other developments along the north side of Broad Street in the immediate area. However, the established hotel/motel parking standard applies to all hotel/motel developments within the city. Any other facility that was seeking to expand guest room offerings would also be required to provide additional parking as part of any facility expansion.

- 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.***

The application of the ordinance to the particular property restricts the ability of the applicant to add additional rooms via renovation on the property without adding the required additional parking.

- 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.***

Existing development standards regarding parking in the City of Sumter are designed to ensure adequate room within a development for customers and workers to park without affecting the right-of-way.

The subject site is set back from the public right-of-way by a distance of approximately 500 ft., and is adjacent to several other commercial entities with their own significant parking lots. There is no expected direct impact on the public road network, however, access to the property by emergency services personnel would be impacted if the hotel reaches capacity

and/or the number of vehicles parked exceeds the number of available spaces. Further, the situation of hotel customers parking in adjacent commercial parking lots may present a detriment to adjacent property owners by taking spaces otherwise used for their customers.

IV. STAFF RECOMMENDATION

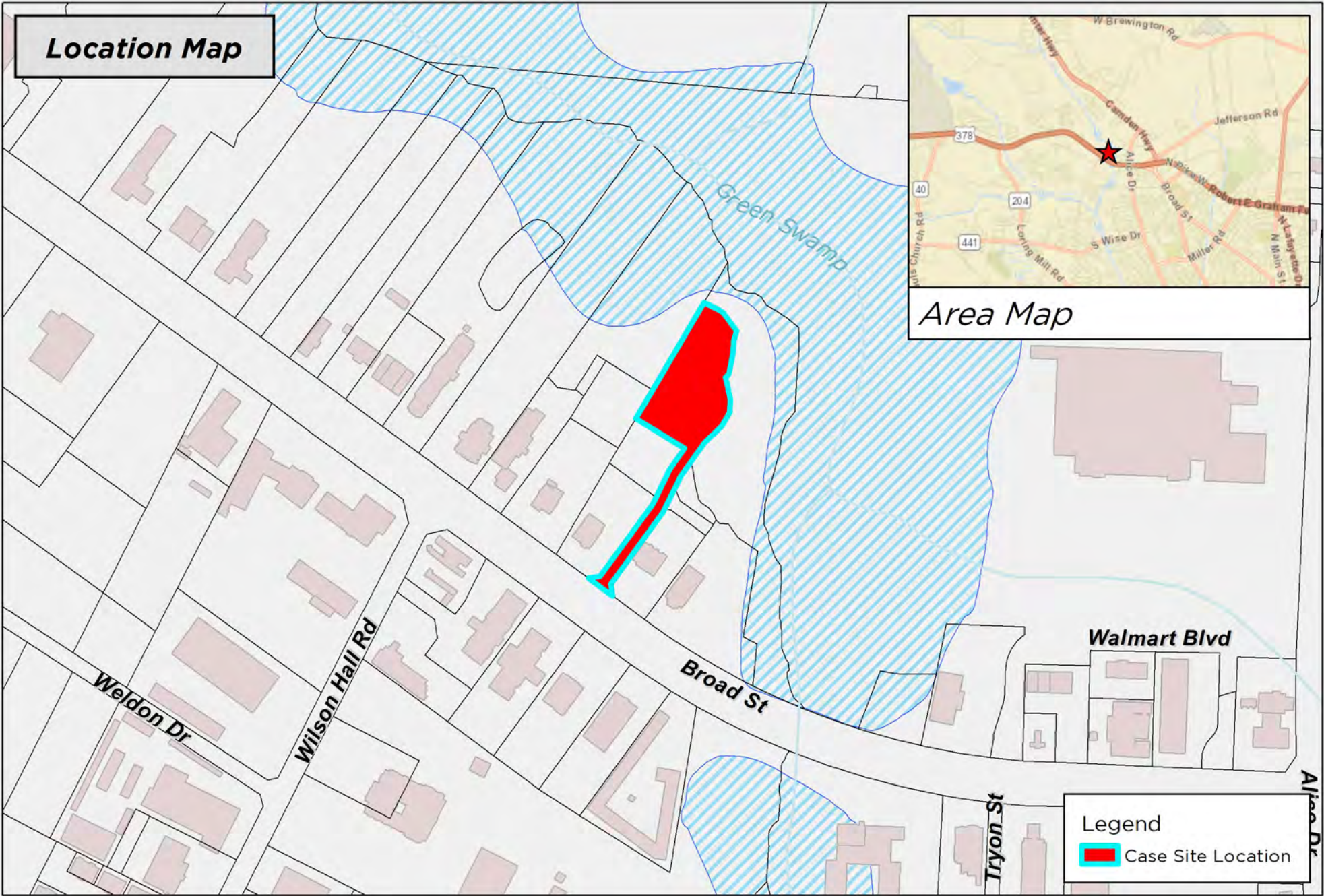
The purpose of regulating minimum off-street parking is to ensure site compatibility, ensure that there is minimum space on a site for safe vehicle access and avoid negatively impacting surrounding properties. Reducing parking requirements without demonstrating a true hardship is detrimental as it hinders the effectiveness of the Ordinance's parking requirements and undermines the expressed intent of the Ordinance citywide.

V. DRAFT MOTIONS FOR BOA-25-02

1. I move the Zoning Board of Appeals **approve** BOA-25-02, subject to the following findings of fact and conclusions and so stated:
2. I move the Zoning Board of Appeals **deny** BOA-25-02, subject to the findings of fact and conclusions developed by the BZA and so stated:
3. I move the Zoning Board of Appeals enter an alternative motion for BOA-25-02.


VI. BOARD OF APPEALS – FEBRUARY 12, 2025

Location Map

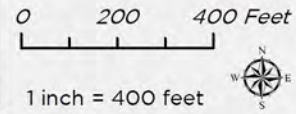


Area Map

Legend

 Case Site Location

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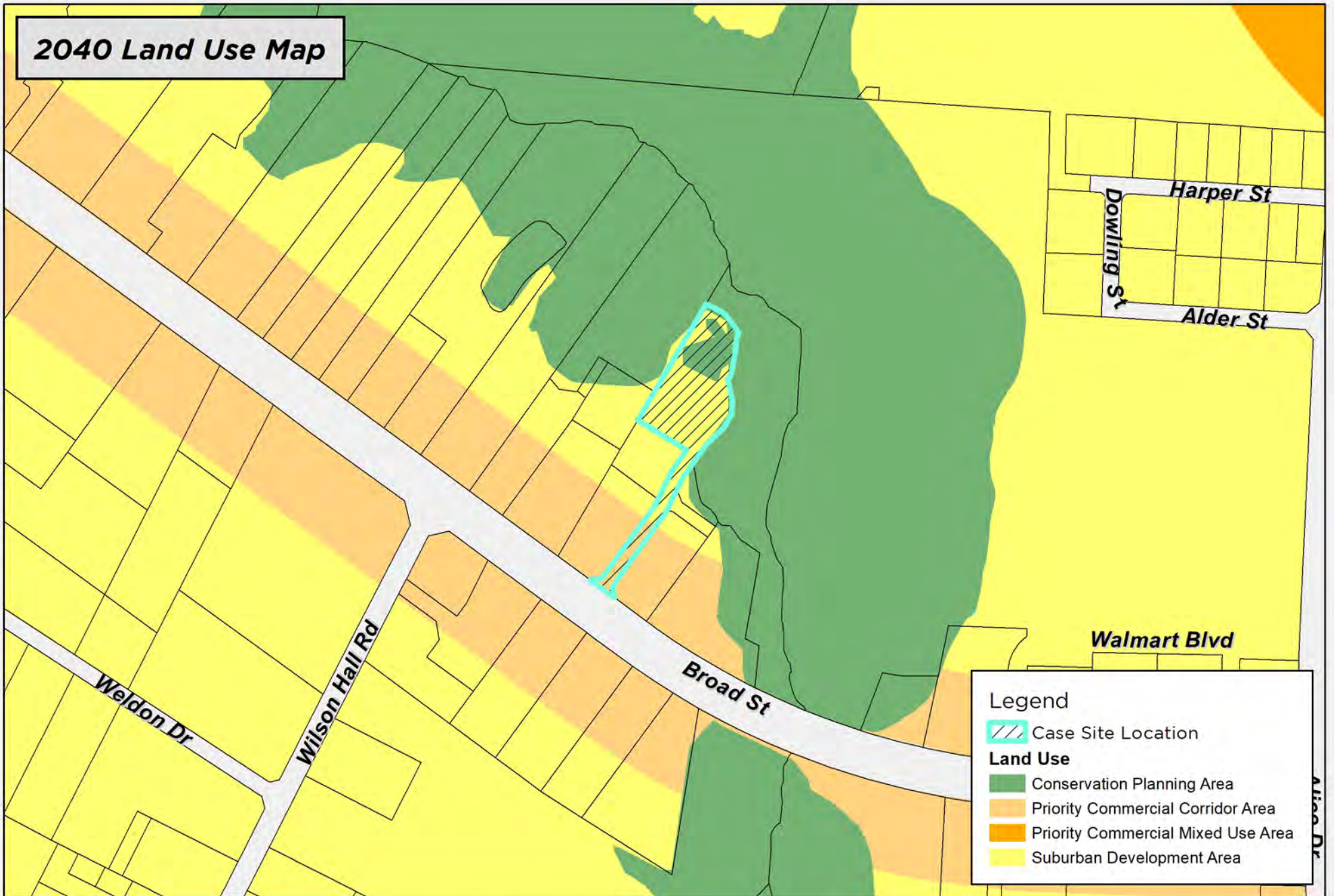


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Document Name: BOA-25-02



BOA-25-02
2491 Broad St, Sumter, SC 29150
Tax Map # 203-07-01-021

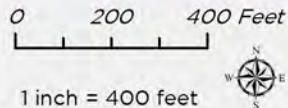
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Priority Commercial Corridor Area
-  Priority Commercial Mixed Use Area
-  Suburban Development Area

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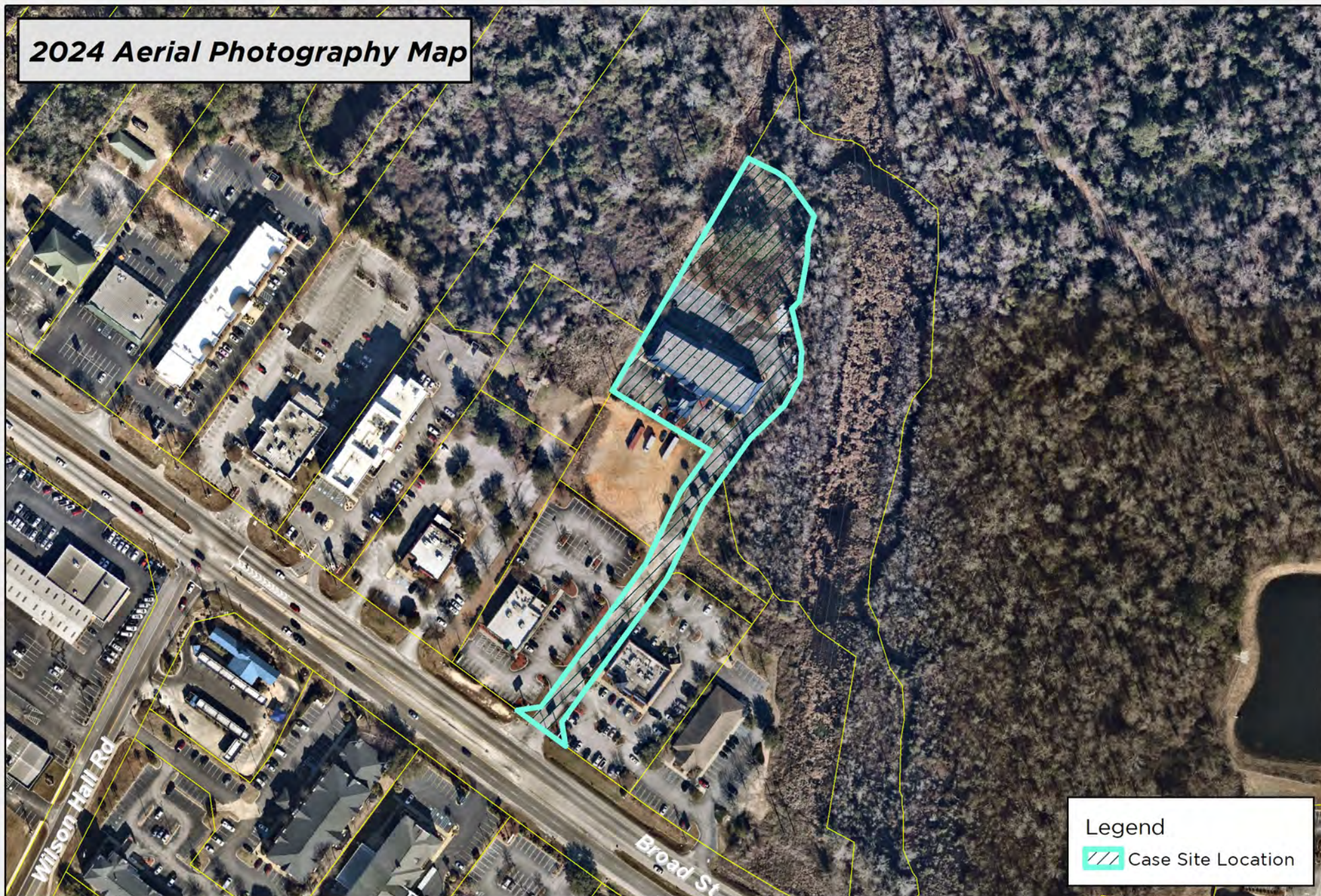


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


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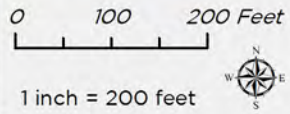
2024 Aerial Photography Map



Legend

 Case Site Location

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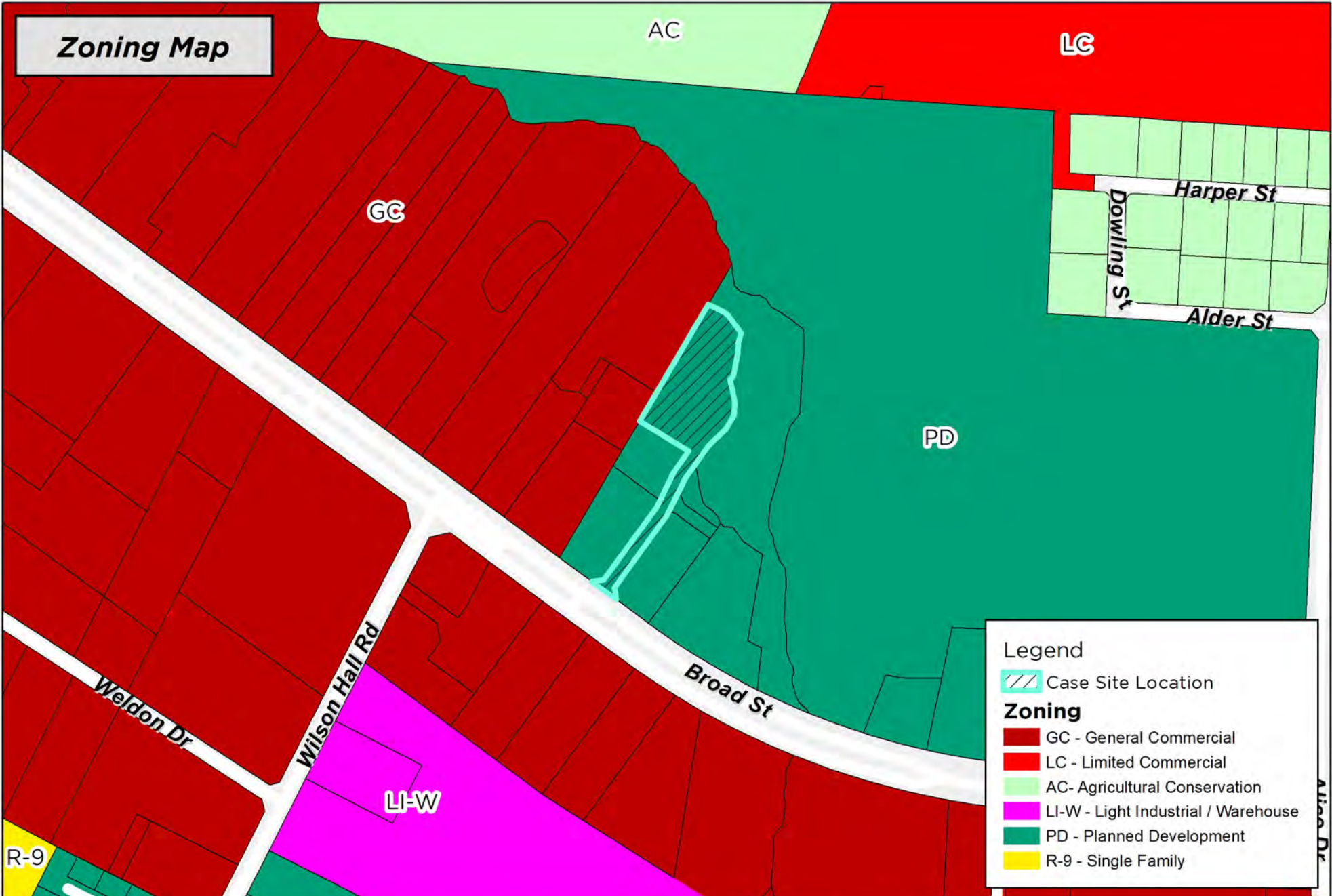


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BOA-25-02
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Zoning Map



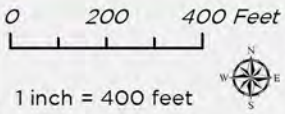
Legend

- Case Site Location

Zoning

- GC - General Commercial
- LC - Limited Commercial
- AC - Agricultural Conservation
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-9 - Single Family

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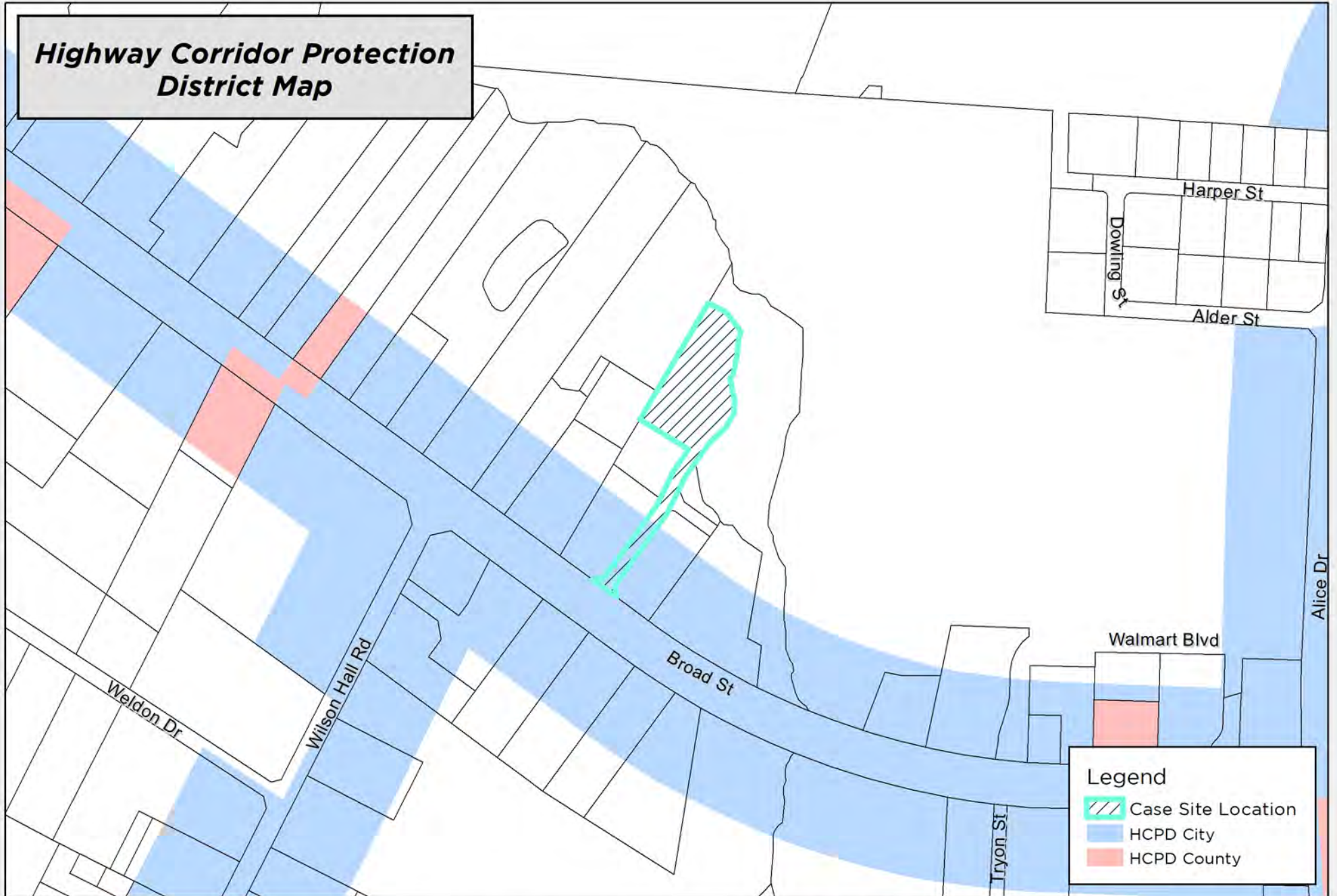


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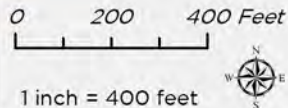


BOA-25-02
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Highway Corridor Protection District Map



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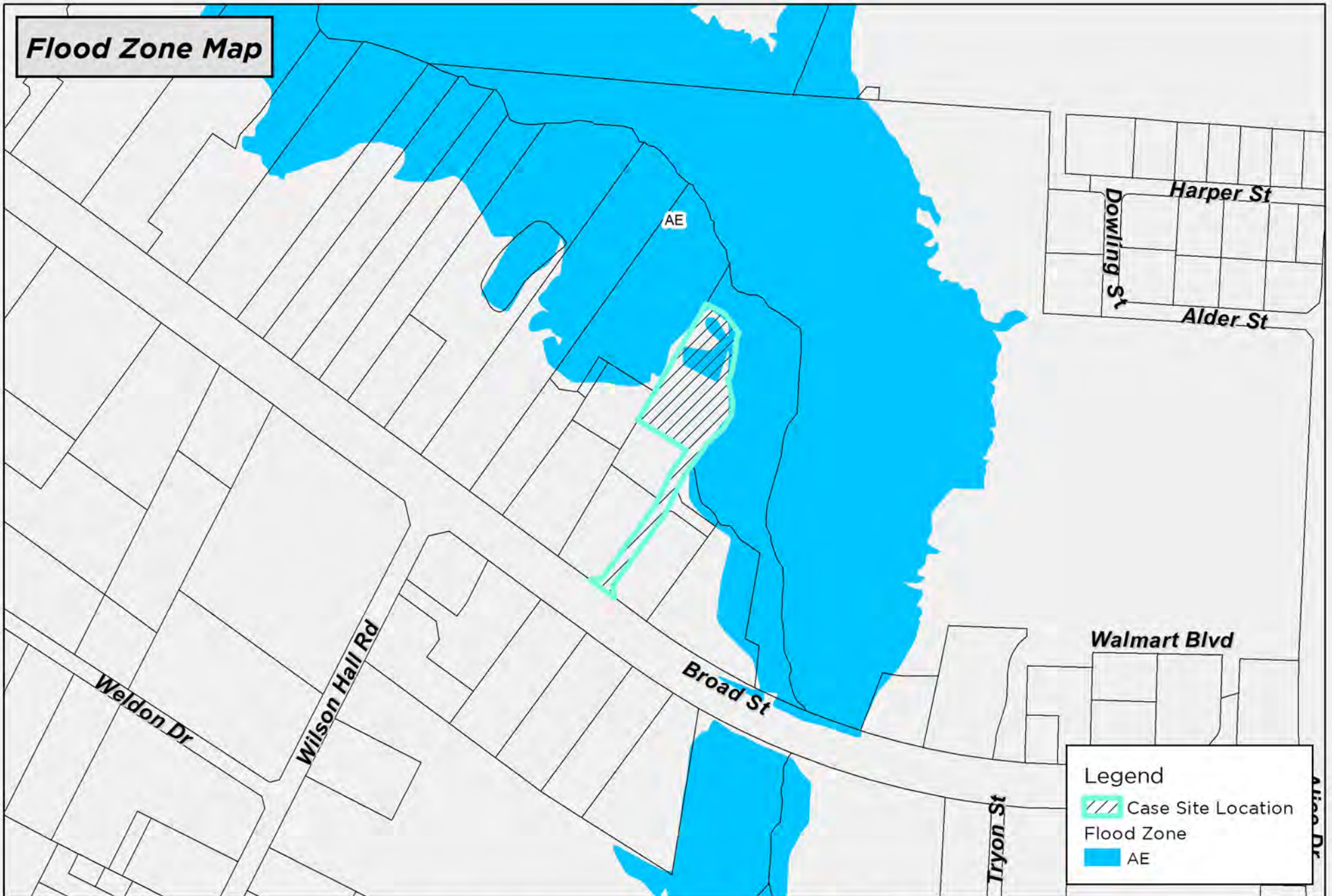


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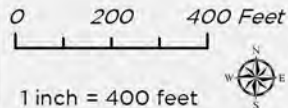
- Case Site Location
- HCPD City
- HCPD County

BOA-25-02
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Flood Zone Map



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Legend
Case Site Location
Flood Zone
AE