

Sumter City-County Zoning Board of Appeals

March 12, 2025

BOA-25-01, 160 E. Wesmark Blvd. (City)

The applicant (James Campbell) is requesting Special Exception approval in accordance with *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities; and Article 5, Section 5.b.3.1: Drinking Places/Bottle Clubs/Night Clubs (NAICS 7224)* of the City of Sumter Zoning & Development Standards Ordinance **in order to establish a Night Club, Private Club, Concert/Entertainment Venue Use** at the property. The property is located at 160 E. Wesmark Blvd., is zoned General Commercial (GC), and is represented by TMS# 203-00-06-024.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

February 12, 2025

BOA-25-01, 160 E. Wesmark Blvd. (City)

I. THE REQUEST

Applicant: James Campbell

Status of the Applicant: Authorized Agent

Request: The applicant is requesting special exception approval in order to establish a night club, private club, concert/entertainment venue use on the property.

City Council Ward Ward 6

Location: 160 E. Wesmark Blvd.

Present Use/Zoning: Unoccupied Commercial Building / General Commercial (GC)

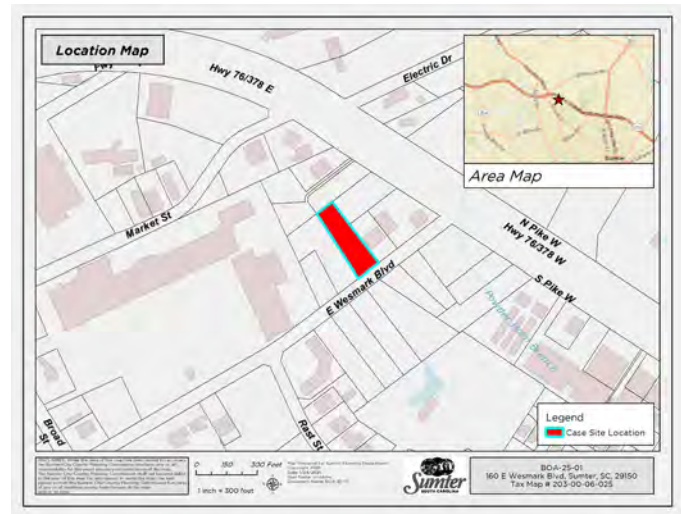
Tax Map Reference: 203-00-06-024

II. BACKGROUND

The applicant is requesting special exception approval to establish an entertainment facility/private club/night club use on the subject property.

The property is located on the north side of E. Wesmark Blvd. between the intersection E. Wesmark Blvd./Rast St. and E. Wesmark Blvd./S. Pike E. and is shown in red on the location map to the right.

The applicant is proposing to establish an entertainment facility on the property which can be rented out for various events. The business model will be membership based, and only members will be allowed to reserve the facility for events. The types of events anticipated include small concerts, comedy shows, DJ nights, etc. While members can rent the facility, the



events themselves will be advertised and open to the public for attendance. The applicant is pursuing SC Alcohol Beverage Licensing for on premise sale and consumption. As such, the proposed use is being classified as a Drinking Place/Private Club/Night Club under NAICS 7224 from a use approval perspective. The last use of the property was for a “Drinking Place” use that closed down in April, 2023.



Figure 1: Overall Site Location (aerial imagery)



Figure 2: Proposed Location and 300 ft. buffer

The property is located in the General Commercial (GC) zoning district. The intent of the GC district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.

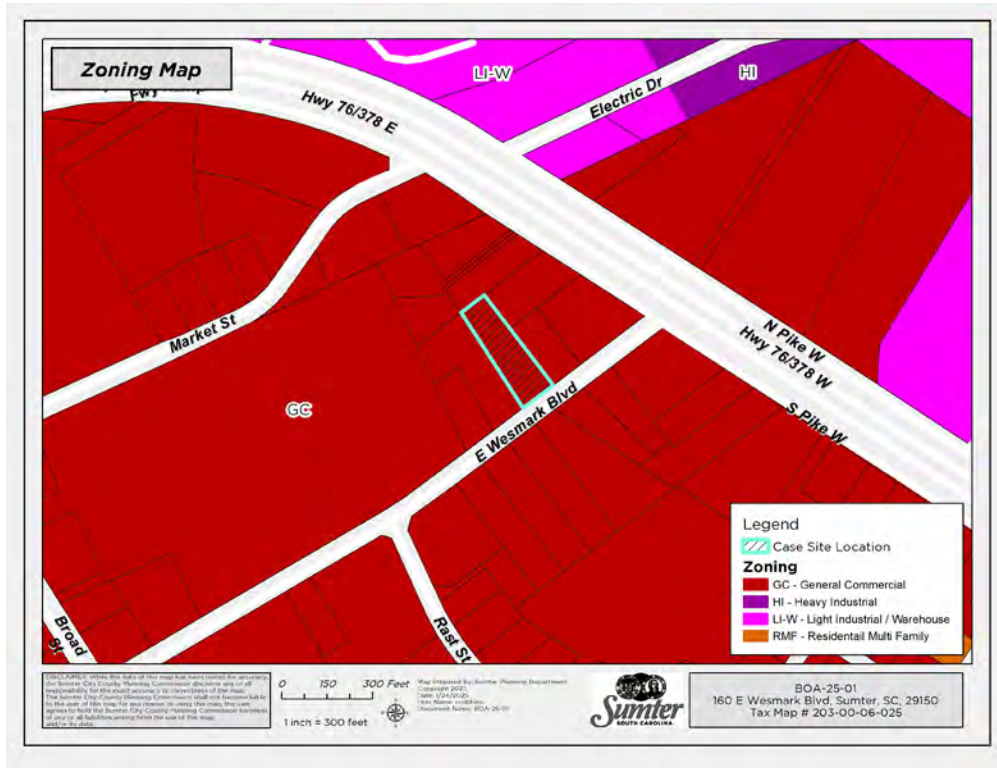


Figure 3: Zoning Map

III. SPECIAL EXCEPTION REVIEW CRITERIA

In the GC zoning district under *Article 3, Exhibit 3-5*, Drinking Places (NAICS 7224) are special exception uses requiring the review and approval of the BOA. Special exception requests for Drinking Places 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.l: Drinking Places/Bottle Clubs/Night Clubs* of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”).

Article 1.h.4.c: Special Exceptions

1. *Special exceptions are subject to the terms and conditions for the use set forth for such uses in the Zoning Ordinance.*
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;*

Staff Review: The proposed use will be located on an existing developed commercial property. Based on staff evaluation, the site is non-conforming to current landscaping standards and to current minimum off-street parking standards applicable to the proposed use. It is noted that the site is subject to discontinuation. However, the cost thresholds outlined in *Article 6* of the Zoning Ordinance required for site improvements/compliance have not been triggered to date.

- b. *That the special exception will be in substantial harmony with the area in which it is located;*

Staff Review: The property is zoned General Commercial (GC), is located along a roadway corridor designed to support higher intensity commercial uses and is in a location suitable for the establishment of a broad range of commercial uses.

- c. *That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.*

Staff Review: The property is zoned General Commercial (GC), is located along a roadway corridor designed to support higher intensity commercial uses and is in a location suitable for the establishment of a broad range of commercial uses.

Article 5.b.3.l. Drinking Places/Bottle Clubs/Night Clubs (NAICS 7224):

1. *This use shall not be within 300 ft. (measured in a straight line from structure to structure) of a residential use, church, school or public playground on a separately platted parcel.*

Staff Review: The proposed use is not within 300 ft. (measured in a straight line from structure to structure) of any residential use, church, school or public playground on a separately platted parcel. The entire area of the structure is used to determine the boundary for structure-to-structure measurements.

It is noted that a church use was recently operating from the adjacent property at 170 E. Wesmark Blvd. This church recently finished construction of a new facility on Rast St. outside of the 300 ft. buffer zone. Per a phone conversation with the pastor of this church, the congregation will be operating completely out of the new facility prior to the February 12, 2025 Zoning Board of Appeals meeting date.

2. *A six-foot fence that is a visual screen will be installed to separate this use from residential uses.*

Staff Review: There are no residential uses directly adjacent to the subject property. As such, a six-foot screening fence is not required. Please note that “*Directly Adjacent*” is interpreted to mean a shared property line.

IV. STAFF RECOMMENDATION

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

V. DRAFT MOTIONS for BOA-25-01

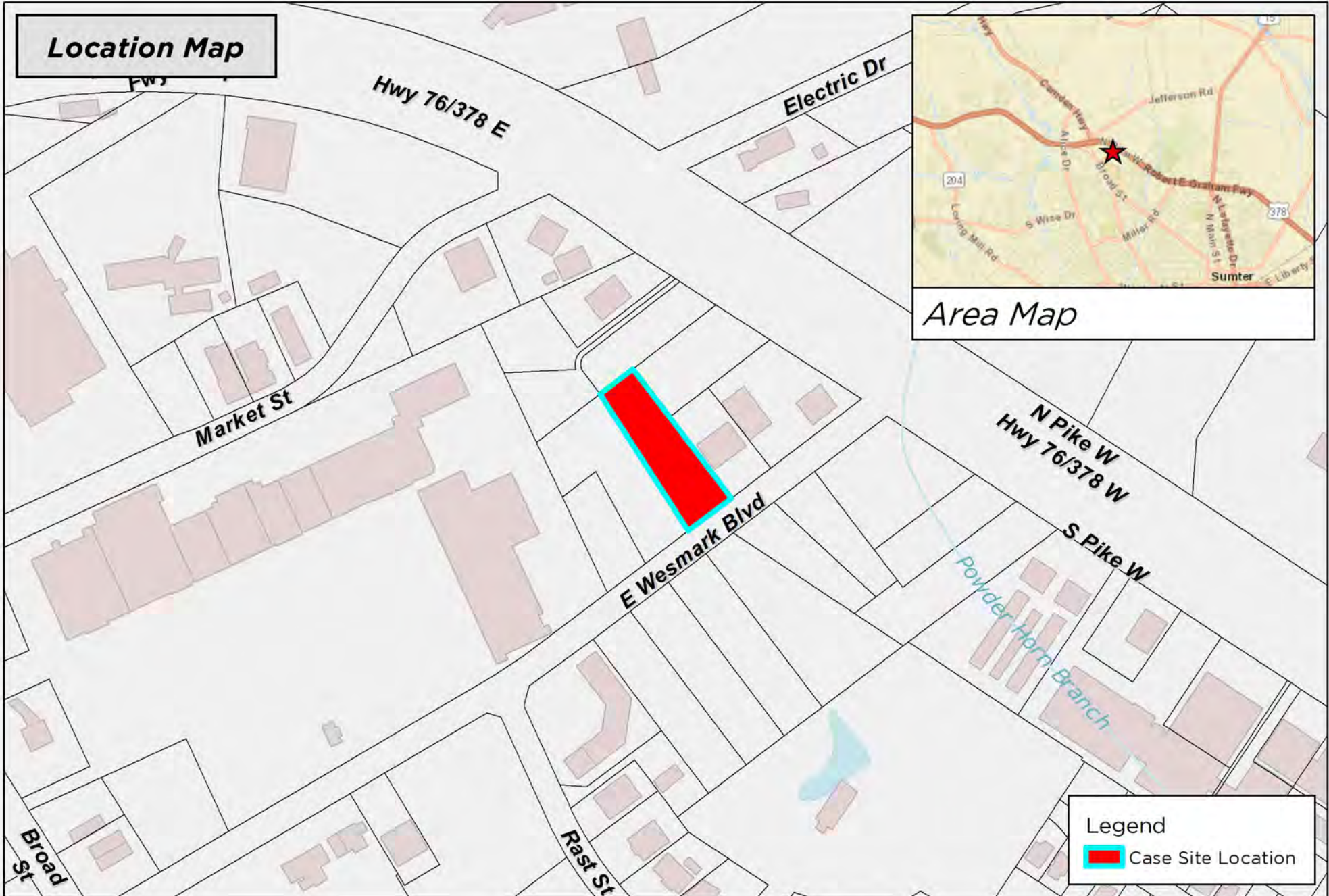
- A. I move the Zoning Board of Appeals **approve** BOA-25-01, subject to the findings of fact and conclusions developed by the BZA and so stated:
- B. I move the Zoning Board of Appeals **deny** BOA-25-01, subject to the following findings of fact and conclusions:
- C. I move the Zoning Board of Appeals enter an alternative motion for BOA-25-01.

VI. BOARD OF APPEALS – February 12, 2025

The Sumter City-County Board of Appeals at its meeting on Wednesday, February 12, 2025, made a motion to deny this request, however; that motion was tabled and deferred until the next Board of Appeals meeting on Wednesday, March 12, 2025. The Board has requested that the applicant provide additional information to address the provision of an overflow parking plan, necessary agreements for off-site parking, and any other pertinent information to address stated Board concerns.

VII. BOARD OF APPEALS – MARCH 12, 2025

Location Map

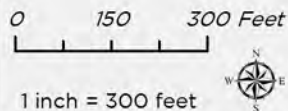


Area Map

Legend

 Case Site Location

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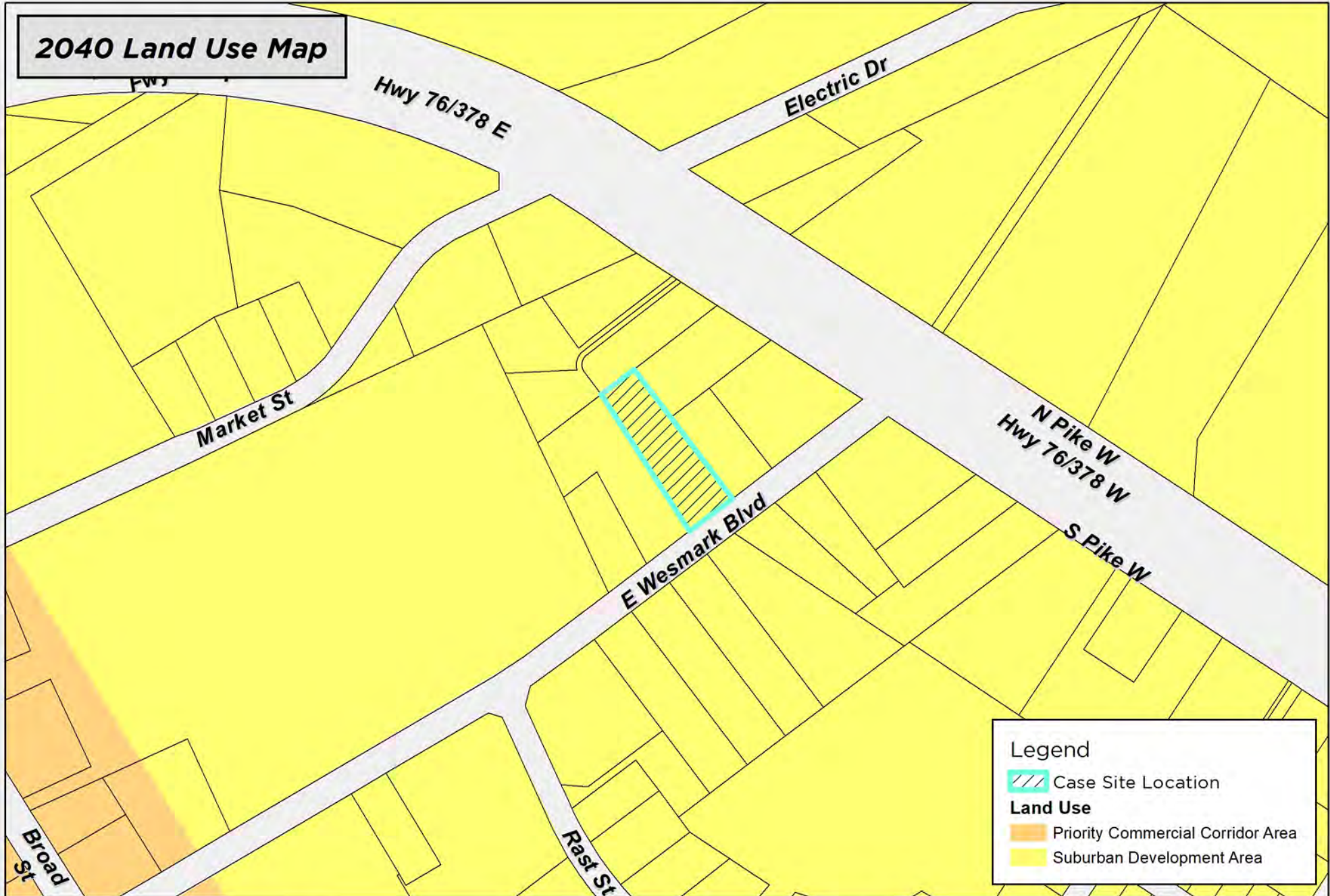


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BOA-25-01
160 E Wesmark Blvd, Sumter, SC, 29150
Tax Map # 203-00-06-025

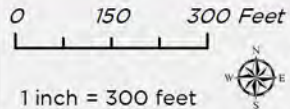
2040 Land Use Map



Legend

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

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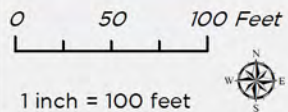


BOA-25-01
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2024 Aerial Photography Map




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Legend
 Case Site Location

BOA-25-01
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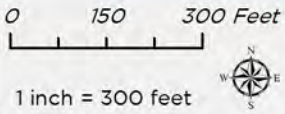
Zoning Map



Legend

-  Case Site Location
- Zoning**
-  GC - General Commercial
-  HI - Heavy Industrial
-  LI-W - Light Industrial / Warehouse
-  RMF - Residentail Multi Family

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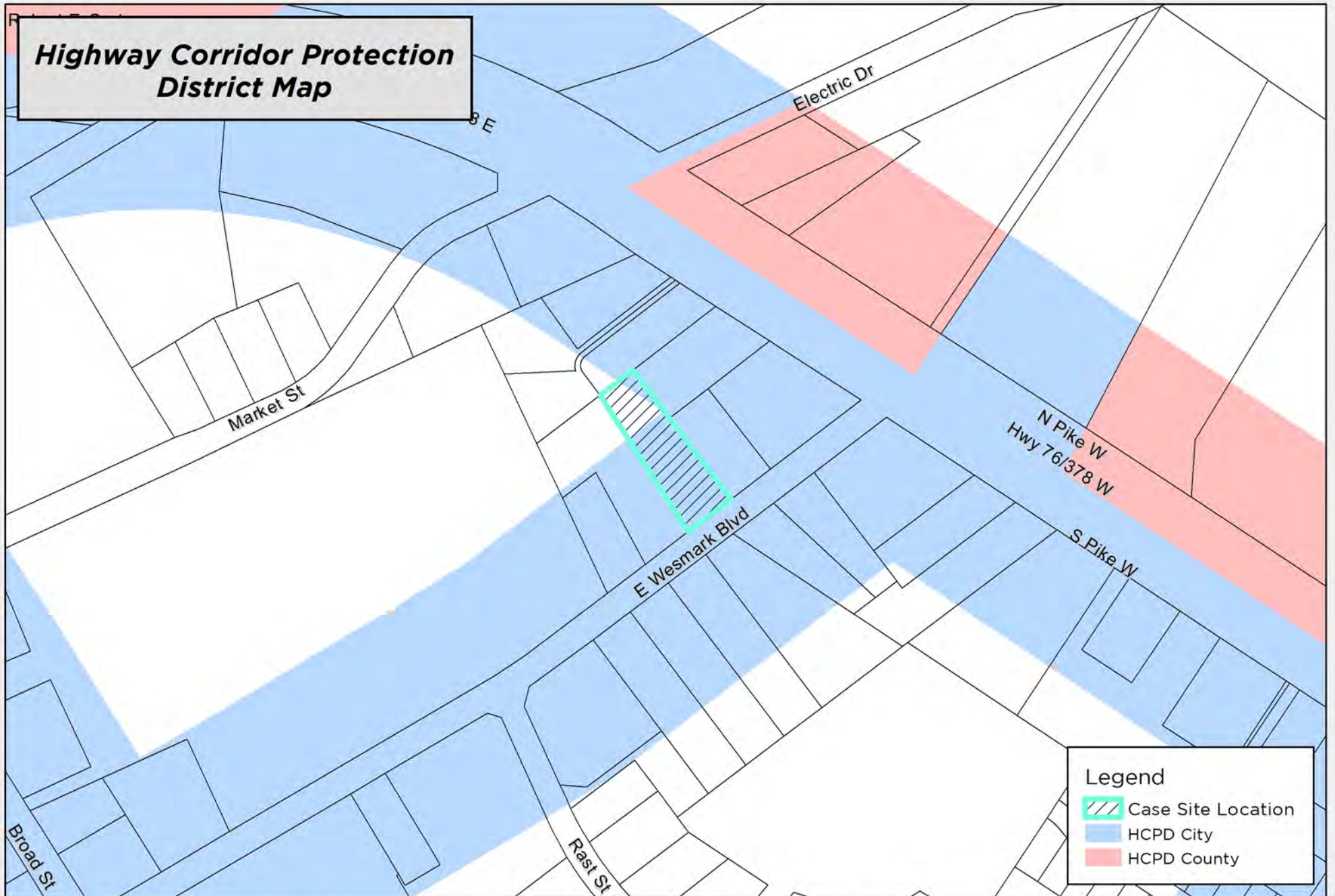


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




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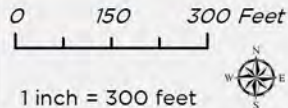
Highway Corridor Protection District Map



Legend

-  Case Site Location
-  HCPD City
-  HCPD County

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