



**AGENDA**  
**SUMTER CITY-COUNTY PLANNING COMMISSION**  
**WEDNESDAY, FEBRUARY 23, 2011 3:00 P.M.**  
**FOURTH FLOOR COUNCIL CHAMBERS**  
**SUMTER OPERA HOUSE (21 N. MAIN STREET)**



- I. INVOCATION – CHAIRMAN’S CHOICE
- II. APPROVAL OF MINUTES – JANUARY 26, 2011
- III. NEW BUSINESS:

1. **SUBDIVISION NAME CHANGE**

- SDNC-11-01, Palmetto Woods (County)**

- Request approval to change the name of a subdivision located off Eagle Rd. and Chanson Lane from Whitash to Palmetto Woods.

2. **SUBDIVISION VARIANCES**

- SV-11-02, 6425 Spring Hill Rd. (County)**

- Request approval of sibling to sibling family relationship for a lifetime family conveyance to subdivide a +/- 3 acre parcel located at 6425 Spring Hill Rd. and represented by Tax Map # 084-00-01-096.

- SV-11-04, Red Lane Rd./Bakersfield Lane (County)**

- Request variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width* for property located on Red Lane Rd. and Bakersfield Lane and represented by Tax Map # 190-00-01-020 (p).

3. **MAJOR SITE PLANS**

- MSP- 10-64 & HCPD-10-52, 1121 N. Pike West (City)**

- Request for Major Site Plan and Highway Corridor Protection District review approval to construct a 5,055 sq. ft. customer service building, one (1) new parking lot, and new exit drive at the Black River Cooperative offices located at 1121 N. Pike West and represented by Tax Map # 230-00-01-040 and 230-00-01-037(p).

4. **PLANNED DEVELOPMENTS**

- PD-11-01, 2825 Carter Rd. / Covenant Place (City)**

- Request to rezone PUD-96-07 to PD-11-01 to add additional detached single-family and duplex residential uses, life enrichment center, storage facilities, additional site access, and recreational open space to the existing Covenant Place retirement community site located at 2825 Carter Rd. and represented by Tax Map # 203-09-01-002.

## **5. REZONINGS**

### **RZ-11-02, Broad St. at Eagle Rd. / Joe B. Davis (County)**

Request to rezone a 12 acre portion of a +/- 21 acre parcel located on Eagle Rd. at Broad St. from General Residential (GR) to Light Industrial-Warehouse (LI-W). The property is represented by Tax Map #155-00-01-003.

## **IV. OTHER BUSINESS**

### **In-house Approvals**

- MSP-11-04, HCPD-11-02, 1050 Pocalla Rd. – Evans Trailers
- HCPD-11-03, 2055 Wedgefield Rd. – Bi-Lo Shopping Center Reimaging
- HCPD-11-04, 466 N. Guignard Dr. – Nicole Norris Studios Exterior Renovations.

## **V. DIRECTOR'S REPORT**

### **Update from Councils**

- RZ-10-13, Old Camden Hwy. – Final approval to rezone from AC to R-6 on Feb. 8

## **VI. ADJOURNMENT**