

## AMENDED



### SUMTER CITY-COUNTY PLANNING COMMISSION WEDNESDAY, AUGUST 26, 2020 @ 3:00 P.M. FIRST FLOOR SUMTER OPERA HOUSE THEATER SUMTER OPERA HOUSE 21 N. MAIN STREET

- I. INVOCATION – CHAIRMAN’S CHOICE
- II. APPROVAL OF MINUTES – JULY 22, 2020
- III. NEW BUSINESS:

1. **SUBDIVISION**

- [SD-20-01, 1455 Camden Hwy. – Bradford Meadows \(City\)](#)**

- A request from preliminary plat approval to develop a 55 lot single-family detached dwelling subdivision. The property is located at 1455 Camden Hwy. and is represented by Tax Map # 202-00-03-030.

2. **PLANNED DEVELOPMENT**

- [PD-00-08 \(Revision 23\), 3510 Patriot Parkway \(City\)](#)**

- A request to increase the number of units and structures allowed within the Townhouse Development on Brushwood and Constitution Drives from 40 to 44 in accordance with a site-specific development plan. The property is located at 559 Brushwood Dr. and is represented by Tax Map #'s 185-00-01-087; 185-00-01-094; 185-00-01-147; 185-00-01-148; 185-00-01-149; 185-00-01-150; 185-00-01-151; 185-00-01-152; 185-00-01-153; 185-00-01-155; 185-00-01-156; 185-00-01-157; 185-00-01-158; 185-00-01-159; 185-00-01-160; 185-00-01-161; 185-00-01-162; 185-00-01-163; 185-00-01-164 and 185-00-01-165.

3. **REZONING**

- [RZ-20-12, Corner of Patriot Parkway & Deschamps Rd. \(County\)](#)**

- A request to rezone a parcel totaling +/- 2.00-acre portion of a tract from Agricultural Conservation (AC) to Limited Commercial (LC). The property is located on the corner of Patriot Parkway and Deschamps Road and is represented by Tax Map # 184-00-01-009 (part).

4. **Ordinance Amendment**

- [OA-20-03, General Merchandise Stores \(SIC 53\) in the Limited Commercial \(LC\) & Neighborhood Commercial \(NC\) \(County\)](#)**

- Amend Article 3, Section 3.g.3: Conditional Uses (NC), Article 3, Section 3.h.3: Conditional Uses (LC), Article 3, Exhibit 5: Permitted & Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts, and Article 5, Section 5.b.1: Criteria for Review in order to provide different size classifications for general merchandise stores uses (SIC Code 53) and to allow general merchandise (SIC Code 53) store uses with a gross floor area (GFA) of 11,000 sf. or less in the NC and LC districts as conditional uses with specific conditional criteria.

**IV. OLD BUSINESS:**

**[RZ-20-10, 1650 S. Guignard Pkwy. \(County\)](#)**

A request to rezone two parcels totaling +/- 2.2 acres of land from Agricultural Conservation (AC) to General Commercial. The property is located at 1650 S. Guignard Parkway and is represented by Tax Map #'s 225-00-03-010 and 225-00-03-035.

**V. OTHER BUSINESS**

**VI. DIRECTOR'S REPORT**

**VII. ADJOURNMENT**