



**SUMTER CITY-COUNTY PLANNING COMMISSION
WEDNESDAY JANUARY 26, 2022 @ 3:00 P.M.**

**FOURTH FLOOR CITY COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – December 15, 2021

II. ELECTION OF OFFICERS FOR 2022

III. NEW BUSINESS:

1. MAJOR SITE PLAN

[MSP-22-01/HCPD-21-01, 3290 Broad St. \(City\)](#)

Request of Major Site Plan Approval for a +/- 3,500 sq. ft. Convenience Store and Gas Station with 24 fueling points.

2. SUBDIVISION

[SD-14-01 \(Rev 2\) Ellerbe Estates \(County\)](#)

A request for preliminary plat approval to revise the layout of the Ellerbe Estates Subdivision Phase 2, and to rename a portion of the Subdivision “Depass Heights”.

[SD-20-01 \(Rev 1\), 1455 Camden Hwy. – Bradford Meadows \(City\)](#)

A request for preliminary plat approval to add a total of 21 additional lots to Phase 2 of Bradford Meadows.

[SD-21-04, 2870 Old Field Rd Townhomes \(City\)](#)

A request for preliminary plat approval to develop a 65 unit/lot townhouse dwelling and zero lot line dwelling subdivision.

[SD-21-05, Wall St. Townhouses \(City\)](#)

A request for preliminary plat approval to develop a 53 unit/lot townhouse subdivision.

3. REZONING

[RZ-21-25, 200/202 W. Williams St. \(City\)](#)

A request to rezone two +/- 0.17-acre parcels from Residential-6 (R-6) to General Residential (GR). The property is located at 200 & 202 W. William St. and is represented by Tax Map #'s 227-12-01-017 and 227-12-01-018.

[RZ-21-26, 4065 Country Ln. \(County\)](#)

A request to rezone a +/- 5.62-acre tract from General Residential (GR) to Agricultural Conservation (AC). The property is located at 4065 Country Lane and is represented by Tax Map # 159-00-02-007.

4. ORDINANCE AMENDMENT

OA-22-01, Gasoline and Alternative Fuel Service Stations and Truck Fueling as Conditional Uses, and Updates to Commercial Site Circulation Regulations (City)

Amend Article 3, Sections g, h, i, j, k, and l to permit gasoline and alternative fuel service stations, with or without convenience stores, classified under SIC Code 5541 as a conditional use, to amend Article 3, Sections i, k, and l to permit truck stops classified under SIC Code 5541 as a Conditional Use, to amend Article 10 to include a definition for truck stops, gasoline and alternative fuel service stations, and Gasoline and alternative fuel service stations with convenience stores, and to adopt standards under Article 8.b.4 for commercial and industrial site design.

IV. OLD BUSINESS

V. OTHER BUSINESS

VI. DIRECTOR'S REPORT

VII. ADJOURNMENT