



**SUMTER CITY-COUNTY PLANNING COMMISSION
WEDNESDAY DECEMBER 14, 2022 @ 3:00 P.M.
FOURTH FLOOR CITY COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES –November 16, 2022

II. APPROVAL OF MEETING DATES FOR 2023

III. NEW BUSINESS:

1. SUBDIVISIONS

[SD-22-03, 2210 Camden Hwy. – Crystal Downs Subdivision - \(City\)](#)

A request for preliminary plat approval to develop a 75-lot subdivision on a +/-19.55-acre tract of land located on at 2210 Camden Hwy. and represented by Tax Map# 202-00-01-003.

2. PLANNED DEVELOPMENT

[PD-00-08 \(Revision 25\), 530 & 560 Brushwood Dr. – Additional Townhouses Units \(City\)](#)

Request to increase the number of units allowed within the Townhouse Development on Brushwood and Constitution Drives from 44 to 52 in accordance with a site-specific development plan. This represents an additional 2.55 acres proposed for residential units within the commercial portion of Sumter West Planned Development.

3. MAJOR SITE PLAN

[MSP-22-25, 1585 Lewis Rd. \(City\)](#)

Request for alternate parking lot surface material.

[MSP-22-49, 3110 Quandry Rd. \(City\)](#)

Request for Major Site Plan Approval for construction of a Mini-Warehouse Facility with ten (10) additional storage buildings totaling +/- 41,400 sq. ft.

4. REZONINGS

[RZ-22-13, 1700 Peach Orchard Rd. \(County\)](#)

A request to rezone +/- 0.22-acre portion of TMS# 133-15-02-036 from Agriculture Conservation (AC) to General Commercial (GC). The property is located at 1700 Peach Orchard Rd. and it represented by TMS # 133-15-02-036 (part).

5. ORDINANCE AMENDMENT

[OA-22-14, Artisan Food and Beverage Manufacturing as Conditional Use in LI-W and CBD Districts \(City\)](#)

Amend Article 3, Exhibit 3-5 to permit Artisan Food and Beverage Manufacturing uses classified under NAICS 3113, 3114, 3115, 3118, 3119, and 312 as conditional uses in the Light Industrial-Warehouse (LI-W) and Central Business District (CBD), to amend Article 5 to adopt conditional use review criteria, and to amend Article 10 to include a definition for artisan food and beverage manufacturing.

IV. OLD BUSINESS

NONE

V. OTHER BUSINESS

VI. DIRECTOR'S REPORT

VII. ADJOURNMENT