



**SUMTER CITY-COUNTY PLANNING
COMMISSION WEDNESDAY, OCTOBER 23, 2024
@ 3:00 P.M.
FOURTH FLOOR CITY COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – September 25, 2024

II. NEW BUSINESS:

1. MAJOR SITE PLAN

[MSP-24-56/HCPD-24-35, 1475 Alice Dr. – Wholesale Membership Club and Gas Station \(City\)](#)

Request for Major Site Plan and Highway Corridor Protection District (HCPD) design review approval for construction of a new +/- 106,370 sq. ft. wholesale membership club, 8 pump (16 position) gas station and associated site improvements.

[MSP-24-57/HCPD-24-38, 380 General Dr. – Patriot Park Miracle Field and Playground \(City\)](#)

Request for Major Site Plan and Highway Corridor Protection District Design Review approval for construction of new public recreation facilities at Sumter County's Patriot Park, including a Miracle Field, splash pad, expansion of playground facilities, shelters, restroom facilities, and associated parking and stormwater management areas.

2. REZONING

[RZ-24-19, 2950 Ebenezer Rd. \(County\)](#)

Request to rezone a 10.0-acre parcel from Residential-9 (R-9) to Agricultural Conservation (AC). The property is located at 2950 Ebenezer Rd. and is represented by TMS# 189-00-03-026.

[RZ-24-20, 725 S. St. Paul's Church Rd. \(County\)](#)

Request to rezone a +/- 33-acre portion of TMS# 159-00-02-001 from Residential-15 (R-15) to Residential-9 (R-9). The property is located at 725 S. St. Paul's Church Rd. and is presented by TMS# 159-00-02-001 (part).

3. ORDINANCE ADMENDMENT

OA-24-06, Solar Project (County)

Request to amend the Sumter County Zoning and Development Standards Ordinance, specifically, Article 5, Section 5.b.3.f. Primary Photovoltaic Solar Energy Systems (NAICS 221114) to revise setback standards and to make other minor clarifications in the established special exception review criteria.

OA-24-07, Residential Accessory Structure Standards (City)

Request to amend the City of Sumter Zoning and Development Standards Ordinance, specifically, Article 4.g.2. Residential Accessory Structures to add provisions for site plan review in lieu of maximum residential accessory structure limitations as established in Article 4.g.2.b and Exhibit 4-1. In addition to minor additions, deletions, corrections and clarifications in the accessory use list.

III. OLD BUSINESS

IV. OTHER BUSINESS

V. DIRECTOR'S REPORT

VI. ADJOURNMENT