



**SUMTER CITY-COUNTY PLANNING  
COMMISSION WEDNESDAY, SEPTEMBER 25, 2024  
@ 3:00 P.M.  
FOURTH FLOOR CITY COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET**

**\*\* AMENDED \*\***

**I. APPROVAL OF MINUTES – August 28, 2024**

**II. NEW BUSINESS:**

**1. MAJOR SITE PLAN**

**[MSP-24-48/HCPD-24-33, 201 W. Hampton Ave. \(City\)](#)**

Request for Major Site Plan and Highway Corridor Protection District Approval  
36,937 sq. ft. Museum Building.

**2. REZONING**

**[RZ-24-15, 2735 Byrd St. \(County\)](#)**

Request to rezone a +/- 4.79-acre parcel from Residential-9 (R-9) and General  
Commercial (GC) to Agricultural Conservation (AC). The property is located at  
2735 Byrd St. and is represented by TMS# 189-00-02-018.

**[RZ-24-16, 1080 W. Brewington Rd. \(County\)](#)**

Request to rezone 3 adjoining parcels from Agricultural Conservation (AC) to  
Heavy Industrial (HI). The total acreage of the 3 properties is +/- 41.7-acres.  
The property is located at 1080 W. Brewington Rd. and is presented by TMS's #  
232-00-03-006, 232-00-03-007, and 232-00-04-030.

**[RZ-24-17, 1365 Alice Dr. \(City\)](#)**

Request to rezone a +/- 31.85-acre tract (TMS# 203-00-03-001) from Agricultural  
Conservation (AC) to General Commercial (GC). The property is located at 1365  
Alice Dr. and represented by TMS# 203-00-03-001.

**[RZ-24-18, 4520 Pinewood Rd. & 4035 Golden Bay Rd. \(County\)](#)**

Request to rezone 2 parcels of land totaling +/- 9.11-acres in size from  
Conservation Preservation to Agricultural Conservation (AC). The property is  
located at 4520 Pinewood Rd. & 4035 Golden Bay Rd. and is represented by  
TMS's # 165-00-01-035 and 165-00-01-043.

**3. COMPREHENSIVE PLAN**

[MA-24-01, Comprehensive Plan 5-Year Update \(City\)](#)

[MA-24-02, Comprehensive Plan 5-Year Update \(County\)](#)

**III. OLD BUSINESS**

**IV. OTHER BUSINESS**

**V. DIRECTOR'S REPORT**

**VI. ADJOURNMENT**