

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes

August 27, 2025

<b>ATTENDANCE</b>	<p>Sumter City – County Planning Commission meeting was held on Wednesday, August 27, 2025, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price, Mr. James Munford, Mr. Michael Walker, Mr. John T. Rivers IV, Ms. Kim Harvin, Mr. and Mr. Keith Ivey – were present. Mr. Jim Crawley and Mr. Chris Sumpter were absent.</p> <p>Staff members present were Mr. Jeff Derwort, Mr. Kyle Kelly, Mr. Kerlyn Mondesir, and Ms. Marsha Grinnell.</p> <p>The meeting was called to order at 3:05 p.m. by Mr. James Munford.</p>
<b>MINUTES</b>	<p>Mr. Keith Ivey made a motion to approve the meeting minutes of July 23, 2025, meeting as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>MSP-25-38, 811 Bethel Church Rd. (County)</u></b> was presented by Mr. Kerlyn Mondesir. The Board reviewed the major site plan request to construct a +/- 10,640 sq. ft. General Merchandise Store on a 2.1-acre site.</p> <p>Mr. Mondesir stated that the subject site has primary road frontage on Bethel Church Road and consists of a +/- 2-acre development area to be subdivided from a larger +/- 11-acre tract. The property is zoned General Commercial (GC) and is currently undeveloped.</p> <p>Mr. Mondesir added that major site plan review is required based on the amount of off-street parking required for the proposed use. The proposed 2-acre parcel will be situated on the outside of the Highway Corridor Protection District (HCPD) boundary along US Hwy 521 S. As such, the project is not subject to HCPD design standards, including the review of exterior building materials.</p> <p>Mr. Mondesir described the proposed site, parking, and landscaping plans for the project.</p> <p>Mr. Mondesir reviewed staff's proposed conditions of approval.</p>

Mr. Gregory Googer was present to speak on behalf of the request.

After some discussion, Mr. Gary Brown made a motion to approve MSP-25-38 subject to the conditions of approval outlined in Exhibit 1, and the revised site and landscaping plans titled, "Sumter Dollar General 31287, Sumter, SC" prepared by KB Sellars Engineering, dated August 15, 2025. The motion was seconded by Mr. Jim Price with five Board members (Rivers, Ivey, Walker, Price, & Brown) voting in favor and one Board member (Harvin) voting in opposition. The motion carried.

**RZ-25-15, 3241 Wedgefield Rd. (County)** was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a +/- 2.2-acre portion of a 9.15-acre parcel from Residential-15 (R-15) to General Commercial (GC).

Mr. Kelly stated that the subject property is currently developed with a single-family residence on 9.15 acres and that the parent parcel subject to this request extends from the intersection of Wedgefield Rd. and Deschamps Rd. to the intersection of Wedgefield Rd. and Kilpatrick Dr. The parcel is roughly rectangular, absent a 0.52 acre square close to the intersection of Wedgefield Rd. and Kilpatrick Dr. that is the site of the former Mt. Vernon Church's cemetery.

Mr. Kelly stated the applicant has indicated plans to construct a +/- 10,000 sq. ft. general retail building on the property if re-zoned. General merchandise retailers fall under NAICS code 4552 in the City of Sumter, and are permitted by-right in the GC zone and as conditional uses in the CBD and LI-W zones.

Mr. Kelly stated the Sumter 2040 Comprehensive Plan shows that the property is in the Suburban Development Planning Area and three Suburban Development Area Policies should be considered for this request:

- The City will support an intentional mix of uses at medium densities in order to encourage development that offers residential, commercial, recreational, and employment uses in close or reasonable proximity to one another.
- Supportive neighborhood retail and other small scale commercial opportunities are encouraged in Priority Commercial areas and other areas adjacent to residential uses in areas at major intersections and where commercial uses complete a block. Where proposed, design, form, and details will be paramount in the land use process. Larger, destination retail, employment, or other commercial uses shall be directed to Priority Commercial Areas and Priority Commercial Corridors and to major intersections and arterial corridors such as Broad St., Lafayette Dr., Guignard Dr., and McCray's Mill Rd.
- All new development is expected to mitigate its impacts on public services, community facilities, schools, and transportation networks.

Mr. Kelly stated that staff is unsupportive of the GC district designation, which allows the broadest range of commercial uses, being applied to this property due to the potential for conflicts with surrounding land uses. Staff is more supportive of the Neighborhood Commercial (NC) designation being applied to the property. This district is intended to meet the commercial and service needs generated by nearby.

Mr. Gregory Googer was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of RZ-25-14, a request to rezone a +/- 2.2-acre portion of a 9.15 acre parcel from Residential-15 (R-15) to General Commercial (GC). The motion was seconded by Mr. Garry Brown with four Board members (Ivey, Walker, Price, & Brown) voting in favor and two Board members (Harvin & Rivers) voting in opposition. The motion carried.

**OA-25-02, Telecommunications Towers in CBD Zoning District(City)**

was presented by Mr. Kyle Kelly. The Board reviewed the request to amend Article 3, Exhibit 3-5 & Article 5.b.4.1. to allow telecommunications towers via special exception use in the Central Business District (CBD).

Mr. Kelly stated the City of Sumter has initiated an amendment to the *City of Sumter Zoning & Development Standards Ordinance* to update the use table found in *Article 3, Exhibit 3-5* to provide a mechanism for special exception use approval for telecommunications towers in the Central Business District (CBD), and to update the regulations found in *Article 5.b.4.a.* that further regulate the design and placement of telecommunications towers.

Mr. Kelly stated that under the City of Sumter's current *Zoning and Development Standards Ordinance*, telecommunications towers are subject to special exception use approval in all but one district and a comprehensive set of design standards and conditions outlined in *Article 5* of the Ordinance. These regulations help the City to regulate towers while remaining compliant with the requirements of the Telecommunications Act of 1996.

Mr. Kelly stated that there are four towers in close proximity to the CBD that are also within the study area of the City's Downtown Master Plan, which includes a policy recommendation to extend the CBD zoning district as needed to include the entire Master Plan Study area (see Section III of this report for further details on CBD zoning expansion). These towers are primarily related to various emergency management uses (police, fire, EMS), and it can be expected that the need for effective telecommunications tower infrastructure for critical public safety services will grow in the future. These services are clustered in and around the downtown area.

Mr. Kelly stated that while placement of telecommunications towers in downtown areas are discouraged as a general practice, there are situations where construction/installation of such facilities are in the best interest of the community. For this reason, use of Special Exception application and criteria

in *Article 1.b.4.c.* to the Board of Zoning Appeals offers a mechanism for the City to evaluate and regulate this type of facility through an individual review process.

Mr. Kelly stated that staff is recommending approval of this request.

After some discussion, Mr. Jim Price made a motion to recommend approval for proposal to amend Article 3, Exhibit 3-5 & Article 5.b.4.1. to allow telecommunications towers via special exception use in the Central Business District (CBD). The motion was seconded by Mr. John Rivers and carried a unanimous vote.

**OA-25-05, Amendment to Residential, Supplementary, & Other Various Standards (County)** was presented by Mr. Jeff Derwort. The Board reviewed the request to amend Articles 1, 3, 4, 5, and 10 to revise certain residential, supplementary, and other development standards within the Sumter County Zoning & Development Standards Ordinance.


Mr. Derwort stated that Sumter County has initiated an amendment to the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to revise certain development standards for the following purposes:

1. Make changes concerning which districts certain housing types are permitted in and the required standards that must be adhered to.
2. Make changes for consistency, clarity, and ease of use including changes to the definitions of certain housing types.
3. Expressly allow for additional submissions to be required for detached 1 and 2 unit housing types on individual lots.
4. Make changes to certain supplementary standards that are not practical in application.
5. Add specific conditional standards and submission requirements for townhome, single family attached, duplex, and triplex/quadrplex housing types.

Mr. Derwort described key definitions and terminology used in the report and being proposed with this amendment.

Mr. Derwort described the proposed amendments to residential development standards, supplementary standards, and other standards.

Mr. Derwort stated that staff recommends approval of this request. This amendment will make necessary consistency, clarification, and ease of use changes to support orderly residential development in the county. Further, the proposed amendment clearly establishes the R-15 district is intended for single-family detached dwellings only, which is more in line with the stated purpose

	<p>of this district.</p> <p>After some discussion, Mr. Keith Ivey made a motion to recommend approval to amend Articles 1, 3, 4, 5, and 10 to revise certain residential, supplementary, and other development standards within the Sumter County Zoning &amp; Development Standards Ordinance. The motion was seconded by Mr. John Rivers and carried a unanimous vote.</p>
<b>OLD BUSINESS</b>	<p><b><u>RZ-25-12, 2385, 2395, and 2415 Cuda Way (County)</u></b> Mr. Kelly informed the Board that no new information was made available, as a meeting between the applicant and staff did not occur.</p> <p>Mr. Michael Walker a motion to defer the request to rezone 3 parcels totaling +/- 4.69-acres from Agricultural Conservation (AC) to Residential Multifamily (RMF) to the September 24, 2025 meeting. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>
<b>DIRECTOR'S REPORT</b>	<p>Mr. Derwort stated that future Planning Commission meetings will be held at the James E. Clyburn Intermodal Transportation Center (Santee Wateree Regional Transit Authority – Meeting Room) located at 129 South Harvin St., Sumter, SC 29150 until Opera House renovations are complete or will no longer cause disruptions to the council chamber area.</p> <p>Mr. Derwort stated the second public meeting concerning the City UDO will take place on September 30, 2025. The consultants and Planning staff will be meeting with stakeholders and council members during the day and holding an open house-style meeting in the evening. More information will be transmitted concerning this soon.</p>
<b>ADJOURNMENT</b>	<p>With no further business, the meeting was adjourned at approximately 4:31 p.m. by acclamation.</p> <p>The next meeting scheduled is September 24, 2025.</p>
	<p>Respectfully submitted,</p>  <p>Jeff Derwort, Planning Manager/Zoning Administrator</p>