

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

December 17, 2025

ATTENDANCE

Sumter City – County Planning Commission meeting was held on Wednesday, December 17, 2025, in the City Council Chambers located on the First Floor James E. Clyburn Intermodal Transportation Center Santee Wateree Regional Transit Authority (RTA) Building Meeting Room, 129 South Harvin St., Sumter, South Carolina. Seven board members: Mr. Jim Price, Mr. James Munford, Mr. Jim Crawley, Mr. Michael Walker, Mr. Gary Brown and Ms. Kim Harvin – were present. Mr. Chris Sumpter and Mr. John T. Rivers IV were absent.

Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Mr. James Munford.

MINUTES

Mr. Michael Walker made a motion to approve the meeting minutes of November 19, 2025, meeting as written. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

NEW BUSINESS

RZ-25-22, 250 Progress St. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone a +/- 0.19-acre portion of a larger 3.2-acre parcel from Light Industrial-Warehouse (LI-W) to General Residential (GR).

Mr. Derwort stated the applicant is requesting to rezone the property to General Residential (GR) in order to establish an access point for a proposed mobile home park (MHP) development being planned for the larger adjacent parcel (TMS# 249-00-06-005), which is already within the GR district. The proposed MHP development will also have a private drive connection to the existing Iris Winds MHP. Rezoning to the GR district is required to establish the Progress St. access point. Without the Progress St. access point, the proposed development will not meet Fire Code emergency access requirements.

Mr. Derwort added no residential uses, including MHPs, are permitted within the LI-W district. In the GR district, MHPs can be established subject to the conditional use review process, the special development standards for MHPs found in Article 3.d.7., and all other applicable site development requirements.

	<p>After some discussion, Mr. Michael Walker made a motion to recommend approval of RZ-25-22, a request to rezone 0.19-acre portion of a larger 3.2-acre parcel from Light Industrial-Warehouse (LI-W) to General Residential (GR). The motion was seconded by Mr. Jim Price and carried a unanimous vote.</p> <p><u>RZ-25-24, 2140 Four Bridges Rd. (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a +/- 14.05-acres from Agricultural Conservation (AC) to General Residential (GR).</p> <p>Mr. Kelly stated the property is located at intersection of Thomas Sumter Hwy (US-521) and Four Bridges Rd. (L-1322), occupying both northeast and southeast corners of the intersection.</p> <p>Mr. Kelly mentioned there is residentially zoned property (R-9) adjacent to the north.</p> <p>Mr. Kelly added +/- 4.5-acre portion of TMS #188-00-02-023 is in a special flood hazard area (Zone AE).</p> <p>National Wetland Inventory (NWI) indicates that a +/- 1.5-acre portion of the property identified as Zone AE floodplain is also a potential wetland area.</p> <p>After some discussion, Mr. Gary Brown made a motion to defer the request to rezone +/- 14.05-acres from Agricultural Conservation (AC) to General Residential (GR) until January 28, 2026 Planning Commission Meeting. The motion was seconded by Mr. Jim Price and carried a unanimous vote.</p>
OLD BUSINESS	NONE
OTHER BUSINESS	<p><u>Adoption of the 2026 Meeting Calendar</u></p> <p>The Commission reviewed that 2026 Meeting Calendar. A motion to adopt the calendar was made by Mr. Jim Crawley, seconded by Mr. Gary Brown and carried a unanimous vote.</p>
DIRECTOR'S REPORT	<p>Ms. Helen Roodman thanked the Board for completing all required training.</p> <p>Safe Streets for All public input meeting was held last week and another public meeting will be held in March.</p> <p>The UDO is moving smoothly. Hoping to have all staff comments on the current draft back to the consultant by the 2nd week of January so that they can review and format changes. The latest draft will be uploaded to the internet for public review once updated chapters are received.</p>

ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:27 p.m. by acclamation.</p> <p>The next meeting scheduled is January 28, 2026.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie Chapman</i></p> <p>Kellie Chapman, Board Secretary</p>