

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

July 23, 2025

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, July 23, 2025, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Price, Mr. James Munford, Mr. Chris Sumpter, Mr. Michael Walker, Mr. John T. Rivers IV, Ms. Kim Harvin, Mr. Jim Crawley and Mr. Keith Ivey – were present. Mr. Gary Brown was absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Kerlyn Mondesir, Mr. Jeff Derwort and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:01 p.m. by Mr. James Munford.</p>
MINUTES	<p>Mr. Chris Sumpter made a motion to approve the meeting minutes of June 25, 2025, meeting as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>RZ-25-12, 2385, 2395, and 2415 Cuda Way (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone 3 parcels totaling +/- 4.69-acres from Agricultural Conservation (AC) to Residential Multifamily (RMF).</p> <p>Mr. Kelly added the applicant has stated desire to develop a tiny house community on the property, which would require RMF district zoning.</p> <p>Mr. Kelly stated it is unknown whether public water service is available to the subject property. The Property is located in the High Hills Rural Water Company service area. Public sewer service is not available.</p> <p>Mr. Kelly mentioned no site development or subdivision plans have been submitted or reviewed to date. If the requested zoning is approved, the applicant must submit site plans for full review and approval prior to any land disturbance or construction activity.</p> <p>Mr. Kelly added the parcels are accessed by a series of private dirt drives (Cuda Way and Coon Ridge Roll), ultimately connecting to Scales Rd., which is SCDOT owned and maintained.</p> <p>Mr. Kelly mentioned the distance from the nearest portion of the combined</p>

	<p>site to the public right-of-way is approximately 0.20 miles. The site's lack of public road frontage is a significant concern for development of additional residential units. The site does not have clear access for first responder vehicles, which would increase the burden on public services to provide support in both emergency and non-emergency situations.</p> <p>Ms. Amelia Taylor and Mr. Anthony Resignalo were present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to defer the request to rezone 3 parcels totaling +/- 4.69-acres from Agricultural Conservation (AC) to Residential Multifamily (RMF). The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p> <p><u>RZ-25-13, 180 Progress St. (County)</u> was presented by Mr. Kerlyn Mondesir. The Board reviewed the request to rezone +/- 3.2-acre parcel from Light Industrial-Warehouse (LI-W) to General Residential (GR).</p> <p>Mr. Mondesir added the applicant is requesting a rezoning in order to establish a mobile home park on the subject property and the larger adjacent parcel (TMS# 249-00-06-005).</p> <p>Mr. Mondesir stated the applicant owns both parcels, with the larger adjacent property already within the GR zoning district.</p> <p>Mr. Mondesir mentioned no residential uses, including manufactured home parks, are permitted with the LI-W district. In the GR district, manufactured home parks can be established subject to the conditional use review process, the special development standards for Mobile Home Parks found in Article 3.d.7., and all other applicable site development requirements.</p> <p>Mr. Andy Mills was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone a +/- 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-25-14, 419 S. Lafayette Dr. (City)</u> was presented by Mr. Kerlyn Mondesir. The Board reviewed the request to rezone +/- 0.15-acre parcel from General Commercial (GC) to General Residential (GR).</p> <p>Mr. Mondesir stated the applicant is requesting to rezone the property in order to place a manufactured home on the site.</p> <p>Mr. Mondesir added that the east side of S. Lafayette Dr. in the general area of the property is primarily undeveloped or used for residential purposes, while the west side of S. Lafayette Dr. is primarily commercial in nature.</p> <p>Mr. Mondesir mentioned manufactured homes are not permitted within the</p>
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	<p>current General Commercial (GC) District.</p> <p>Mr. Mondesir stated that rezoning a single parcel along a major commercial corridor to a small lot residential district conflicts with the intent of Priority Commercial Corridor area policies of the Comprehensive Plan.</p> <p>Ms. Keanu James was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone a +/- 0.15-acre parcel from General Commercial (GC) to General Residential (GR). The motion was seconded by Mr. Jim Price and carried a five (Sumpter, Price, Ivey, Rivers, Walker) in favor and two (Harvin, Crawley) in opposition. The motion carried.</p> <p><u>HCPD-24-20 (Revision 1), 70 S. Guignard Dr. (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for alternative exterior materials and roof form for new multifamily apartment project.</p> <p>Mr. Kelly stated the request is to substitute exterior materials and roof form for the multifamily apartment complex proposed for 70 S. Guignard Dr. named “Daivs Pointe”. The proposal is to incorporate fiber cement lap siding and fiber cement panels into the elevations in lieu of using only brick.</p> <p>Mr. Derwort added Planning Commission may approve alternate exterior materials in accordance with Article 3.t.4.b of the Ordinance.</p> <p>After some discussion, Mr. Michael Walker made a motion to approve alternative exterior materials and roof form for new multifamily apartment project. The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.</p> <p><u>OA-25-03, Civic & Social Organizations in the Neighborhood Commercial District (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request amend Article 3, Exhibit 5 of the Sumter County Zoning & Development Standards Ordinance in order to allow Civic & Social Organization (NAICS 8134) as a conditional use in the Neighborhood Commercial (NC) district.</p> <p>Mr. Jeff Derwort mentioned the application was prompted by a desire to use an existing building located within the NC district as a masonic lodge.</p> <p>Masonic lodges fall under NAICS 8134 (Civic & Social Organizations). Uses in the NAICS classification are not permitted under the existing Zoning Ordinance in the NC District, per Article 3, Exhibit 5 (Use Table).</p> <p>Mr. Jeff Derwort stated Civic and Social Organizations (NAICS 8134) as establishments primarily engaged in promoting the civic and social interests of their members. Establishments in this industry may operate bars and restaurants for their members.</p>
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	<p>That stated purpose of the NC district is to meet the commercial and service needs generated by nearby residential development. Goods and services normally available in this district are of a “convenience variety”.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval to amend Article 3, Exhibit 5 of the Sumter County Zoning & Development Standards Ordinance in order to allow Civic & Social Organization (NAICS 8134) as a conditional use in the Neighborhood Commercial (NC) district. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Roodman informed the committee that she just returned from the Municipal Association Conference where she met with other local government officials and staff members from across the state to discuss common issues faced by communities across the state.</p> <p>The consultants and Planning staff are still working on the City UDO, staff is hoping to have a full draft to Planning Commission before the end of year and to City Council at the beginning of 2026.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 4:06 p.m. by acclamation.</p> <p>The next meeting scheduled is August 27, 2025.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>