

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

May 28, 2025

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, April 23, 2025, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Price, Mr. Gary Brown, Mr. James Munford, Mr. Michael Walker, Mr. John T. Rivers IV, Ms. Kim Harvin, Mr. Jim Crawley and Mr. Keith Ivey – were present.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Kerlyn Mondesir, and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. James Munford.</p>
MINUTES	<p>Mr. Michael Walker made a motion to approve the meeting minutes of April 24, 2025, meeting as written. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>RZ-25-03, 1940 Peach Orchard Rd. (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 3.47-acre portion of a 4.50-acre parcel (TMS# 133-10-01-008) from Agricultural Conservation (AC) to General Commercial (GC) in order to make the entire parcel GC zoned.</p> <p>Mr. Kelly added the property is located on the west side of Peach Orchard Rd., approximately 1,200 ft. north of the intersection of Peach Orchard Rd. and Horne Rd.</p> <p>Mr. Kelly stated the property is in 2 separate zoning districts, with GC zoning for the front +/- 1.39-acres and AC zoning for the rear +/- 3.47-acres.</p> <p>Mr. Kelly mentioned this request is to bring the entire property into GC zoning to allow for cohesive commercial development.</p> <p>Mr. Kelly stated the applicant plans to develop a commercial parking lot for storage of (boats and RVs) pending successful rezoning of the property.</p> <p>Mr. Buddy Ward was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Crawley made a motion to recommend approval of the request to rezone a +/- 3.47-acre portion of a 4.50-acre parcel (TMS# 133-10-01-008) from Agricultural Conservation (AC) to General</p>

	<p>Commercial (GC) in order to make the entire parcel GC zoned. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p> <p><u>RZ-25-04, 2615 Peach Orchard Rd. (County)</u> was presented by Ms. Helen Roodman. The Board reviewed the request to rezone +/- 4.3-acre parcel from General Commercial (GC) to Light Industrial-Warehouse (LI-W).</p> <p>Ms. Roodman added the applicant is requesting rezoning to establish a honey production and packaging facility. The use is not permitted in GC zoning but is a permitted use in LI-W.</p> <p>Ms. Roodman stated the purpose of LI-W District is to accommodate wholesaling, distribution, storage, processing and light manufacturing in an environment suited to such uses and operations while promoting land use compatibility within and beyond boundaries of such districts.</p> <p>Ms. Roodman mentioned the Comprehensive Plan supports commercial, agricultural, and industrial development in this area of a type which significantly limits the concentration of people.</p> <p>Mr. Craig Bell was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone a +/- 4.3-acre parcel from General Commercial (GC) to Light Industrial-Warehouse (LI-W). The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p> <p><u>RZ-25-05, 3535 Broad St. (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 2.44-acre portion of a 4.77-acre parcel (TMS# 186-00-01-005) from Residential-15 (R-15) to General Commercial (GC).</p> <p>Mr. Kelly added the property is currently in separate zoning districts, with GC zoning on the front half of the property and R-15 zoning comprising the rear half of the property.</p> <p>Mr. Kelly stated the site has been developed and is non-conforming not subject to discontinuance, with a motel use on the front of the property where there is GC and R-15 zoning, and a mini-storage warehouse facility at the rear of the property in R-15 zoning.</p> <p>Mr. Kelly mentioned this request is to bring the entire property into the GC designation to allow for cohesive commercial development that would be subject to a single zoning district's development requirements.</p> <p>Mr. Kelly stated the existing development along this section of Board St., in close proximity to the subject property, is generally commercial in nature. The property abuts an existing single family residential neighborhood to the rear.</p> <p>Mr. Kelly added the applicant plans to modify existing commercial</p>
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	<p>developments on the site pending successful rezoning of the property.</p> <p>After some discussion, Mr. Jim Crawley made a motion to recommend approval of the request to rezone a +/- 2.44-acre portion of a 4.77-acre parcel (TMS# 186-00-01-005) from Residential-15 (R-15) to General Commercial (GC). The motion was seconded by Mr. Keith Ivey and carried six (Walker, Ivey, Price, Brown, Rivers, Crawley) in favor and one (Harvin) in opposition. The motion carried.</p> <p><u>RZ-25-06, 1702 Airport Rd. (City)</u> was presented by Ms. Helen Roodman. The Board reviewed the request to rezone +/- 211.62-acre parcel from Planned Development (PD) to Heavy Industrial (HI).</p> <p>Ms. Roodman added the property was rezoned from HI to PD in 2004 (PD-04-11) in order to establish a mixed use planned development – residential, commercial, and industrial areas.</p> <p>Ms. Roodman stated the applicant acquired the property May 7, 2025, and wishes to rezone back to HI for future industrial development. There are no specific development plans for the site at this time.</p> <p>After some discussion, Mr. Gary Brown made a motion to recommend approval of the request to rezone a +/- 211.62-acre parcel from Planned Development (PD) to Heavy Industrial (HI). The motion was seconded by Mr. Jim Crawley and carried six (Walker, Ivey, Price, Brown, Rivers, Crawley) in favor and one (Harvin) in opposition. The motion carried.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Roodman introduced the Senior Planner, Mr. Kerlyn Mondesir.</p> <p>Draft of the UDO should be available in July.</p> <p>Continuing Education – Lunch and Learn in 1.5 hour sessions.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:38 p.m. by acclamation.</p> <p>The next meeting scheduled is June 25, 2025.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>