



SUMTER CITY-COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 19, 2025
@ 3:00 P.M.

FIRST FLOOR OF JAMES E. CLYBURN INTERMODAL
TRANSPORTION CENTER,
SANTEE WATEREE TRANSIT AUTHORITY (RTA)
BUILDING MEETING ROOM
129 SOUTH HARVIN STREET

I. APPROVAL OF MINUTES – October 22, 2025

II. NEW BUSINESS:

1. MAJOR SITE PLAN

[MSP-25-55/HCPD-25-36, 535 Brushwood Dr. \(City\)](#)

Request for Major Site Plan and Highway Corridor Protection District Design Review approval for 2 phases of development resulting in the establishment of a +/- 800 sq. ft. food/dining facility and associated site infrastructure.

2. HIGHWAY CORRIDOR PROTECTION DISTRICT

[HCPD-25-37, 1200 Broad St. \(City\)](#)

Request for alternative exterior materials.

3. MAJOR SUBDIVISON

[SD-25-03, 1991 Stamey Livestock Rd. – Triplecrown at The Village \(City\)](#)

A request for preliminary subdivision approval to develop a 139-lot single-family residential subdivision consisting of 139 single-family detached units. The property is located at 1991 Stamey Livestock Rd. and is represented by TMS# 187-00-02-009 (part).

[SD-25-04, 1991 Stamey Livestock Rd. – Shenandoah at The Village \(City\)](#)

A request for preliminary subdivision approval to develop a 217-lot single-family residential subdivision consisting of 217 single-family detached units. The property is located at 1991 Stamey Livestock Rd. and is represented by TMS# 187-00-02-009 (part).

[SD-25-05, 4865 Peach Orchard Rd – Valley Ridge \(County\)](#)

A request for preliminary subdivision approval to develop a 232-lot single-family detached residential subdivision. The property is located at 4865 Peach Orchard Rd. and is represented by TMS's# 150-00-02-007, 150-00-03-008, 150-00-03-047, 150-00-03-068 and 150-00-03-065.

SD-20-01 (Rev 3), 1447 Camden Hwy. – Bradford Meadows (City)

A request for preliminary plat approval to add a total of 6 additional lots to the Bradford Meadows Subdivision. The property is located at 1447 Camden Hwy. and is represented by TMS# 202-00-0-014 (part), 202-00-03-021 and 202-00-03-030.

4. ORDINANCE AMENDMENT

OA-25-07, Boat/RV/Non-Commercial Trailer Storage

Amend *Article 3, Exhibit 5* and add *Article 5.b.1.* of the Sumter County Zoning & Development Standards Ordinance in order to allow boat, recreational vehicle (RV), and non-commercial trailer storage in the General Commercial (GC) and Agricultural Conservation (AC) zoning district subject to conditional use approval and use specific conditions.

III. OLD BUSINESS

NONE

IV. OTHER BUSINESS

V. DIRECTOR'S REPORT

VI. ADJOURNMENT