

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

November 19, 2025

ATTENDANCE

The Sumter City – County Planning Commission meeting was held on Wednesday, November 19, 2025, in the conference room 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. Michael Walker, Mr. James Munford, Mr. Jim Crawley, Mr. John T. Rivers IV, Mr. Gary Brown and Mr. Keith Ivey – were present. Mr. Chris Sumpter, and Ms. Kim Harvin were absent.

Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Jeff Derwort, Mr. Kerlyn 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 October 22, 2025, meeting as written. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

NEW BUSINESS

MSP-25-55/HCPD-25-36, 535 Brushwood Dr. (City) was presented by Mr. Jeff Derwort. The Board reviewed the 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.

Mr. Derwort stated the applicant is proposing to relocate a small, shed structure to the center of the property, to construct a gravel or crusher/run parking area with asphalt handicap accessible spaces, and to plant limited landscaping. The purpose of these improvements are for the site to serve as a food/product pick-up location for the applicant's mobile vending business, The Sprouting Root, LLC. This business provides a variety of healthy plant-based foods and products such as salads, teas, fresh juices, bowls, and wellness shots. The existing small, shed structure is to be used for storage purposes only.

1. **Alternate Parking Area Surface Material** – Applicant is proposing a gravel or crusher/run drive/parking area with a 10 ft. paved transition drive onto the property. This requires Planning Commission approval of an alternate parking area surface material.

2. **HCPD Alternate Exterior Material** – Applicant is proposing to retain an existing small, shed structure on the property. This structure has a primarily wooden exterior. This requires Planning Commission approval for alternate exterior surface material.
3. **Reduced Landscaping** – The applicant is proposing an alternate landscaping plan with a reduced number of plantings than required by *Article 9* of the City of Sumter Zoning & Development Standards Ordinance. This requires submission of landscape waiver request pursuant to *Article 9.d.6* of the Ordinance. Landscape waiver requests are reviewed/approved by the Zoning Administrator.

Mr. Derwort added phase 2 represents full build out of the site to be the permanent location of The Sprouting Root. The Phase 2 plan shows:

- ❖ Construction of a +/- 800 sq. ft. food/dining facility where food prep and service will occur.
- ❖ Upgrades the entire parking area to asphalt
- ❖ Relocates the small, shed structure to the rear of the parking area.
- ❖ Additional landscaping is proposed. However, landscape waiver request approval pursuant to *Article 9.d.6* is still required.

The applicant has stated that it is their goal to complete Phase 2 within 12 months of Phase 1 being operational.

Mr. Derwort mentioned phase 2 alternate request items:

1. **HCPD Alternate Exterior Material** – Applicant is proposing to modify a house plan for commercial purposes. The proposed structure does not have an exterior material that is brick, stone, or stucco. As such, Planning Commission approval of an alternate surface material is required.
2. **Reduced Landscaping** – The applicant is proposing additional landscaping as part of Phase 2. However, the submitted landscaping plan still shows a reduced number of plantings than is required by *Article 9* of the Ordinance. This requires submission of landscape waiver request pursuant to *Article 9.d.6* of the Ordinance. Landscape waiver requests are reviewed/approved by the Zoning Administrator.

Mr. Derwort reviewed staff's proposed conditions of approval.

Ms. Joy Crowder was present to speak on behalf of the request.

After some discussion, Mr. Gary Brown made a motion to approve MSP-25-55/HCPD-25-36 subject to conditions of approval outlined in Exhibit 1, the site and landscaping plans titled "The Sprouting Root – 535 Brushwood Dr, Sumter, SC 29150" prepared by Champion Designs, with date of last revision being November 5, 2025, and the building elevation details submitted by the applicant for Phase 1. Phase 2 building elevation shall be referred back to the

	<p>Planning Commission once more detailed commercial building plans are available. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p> <p><u>HCPD-25-37, 1200 Broad St. (City)</u> was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for alternative exterior materials.</p> <p>Mr. Mondesir stated the applicant is requesting Planning Commission approval for the use of alternative exterior materials for a new proposed auto dealer showroom located at 1200 Broad Street.</p> <p>Mr. Mondesir added the project involves the conversion of the existing Chevrolet dealership into a GMC dealership.</p> <p>Mr. Mondesir mentioned the applicant has submitted an HCPD application accompanied by building elevation plans indicating their intent to use Alucobond, an aluminum composite material, on portions of the front and side exteriors in lieu of stucco alone,</p> <p>After some discussion, Mr. Gary Brown made a motion to approve the request for alternative exterior materials. The motion was seconded by Mr. Jim Price and carried a unanimous vote.</p> <p><u>SD-25-03, 1991 Stamey Livestock Rd. – Triplecrown at The Village (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for preliminary subdivision approval to develop a 139-lot single-family residential subdivision.</p> <p>Mr. Kelly stated Triplecrown at The Village is part of General Development Plan approved by the Planning Commission in March of 2023 (GDP-23-01).</p> <p>GDP contemplates 991 units of residential development across 7 major subdivisions.</p> <p>GDP permits developer to go before the Planning Commission with a description, but not full engineering details of a project, and secure formal approval of basic development parameters such as the total number of residential units.</p> <p>Developer then proceeds with full engineering plans to be considered via the City's major subdivision approval process.</p> <p>GDP approval is vested for 5 years. The developer and any successor or future partner is bound to the approved GDP.</p> <p>Mr. Kelly added the proposed subdivision is 139-lot single-family residences on +/- 47.15-acres.</p> <p>Mr. Kelly mentioned proposed name Triplecrown at The Village ("Neighborhood F" on the GDP-23-01).</p>
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Mr. Kelly stated proposed street names: Village Dr., Silvercharm Dr., Preakness Dr., Nativedancer Dr., and Triplecrown Dr.

Mr. John Hilton was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve SD-25-03 as proposed via the preliminary plat submission titled, “*The Village Subdivision, Triplecrown Phase F1*”, prepared by Michael E. Weatherly, P.E. Consulting Environmental and Civil Engineer, last revised November 6, 2025, subject to the approval conditions outlined in *Exhibit 1* and successful completion of the Outstanding Technical Review Items outlined in *Exhibit 2*. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

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

was presented by Mr. Kyle Kelly. The Board reviewed the request for preliminary subdivision approval to develop a 217-lot single-family residential subdivision consisting of 217 single-family detached units.

Mr. Kelly stated Shenandoah at The Village is part of General Development Plan approved by the Planning Commission in March of 2023 (GDP-23-01).

GDP contemplates 991 units of residential development across 7 major subdivisions.

GDP permits developer to go before the Planning Commission with a description, but not full engineering details of a project, and secure formal approval of basic development parameters such as the total number of residential units.

Developer then proceeds with full engineering plans to be considered via the City’s major subdivision approval process.

GDP approval is vested for 5 years. The developer and any successor or future partner is bound to the approved GDP.

Mr. Kelly added the proposed subdivision is 217-lot single-family residences on +/- 69.83-acres.

Mr. Kelly mentioned proposed name Shenandoah at The Village (“Neighborhood E” on the GDP-23-01).

Mr. Kelly stated proposed street names: Village Dr., Pensacola Dr., Apalachicola Dr., and Shenandoah Dr.

Mr. John Hilton was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve SD-25-04 as proposed via the preliminary plat submission titled, “*The Village Subdivision, Shenandoah Phase E1*”, prepared by Michael E. Weatherly, P.E. Consulting

Environmental and Civil Engineer, last revised November 6, 2025, subject to the approval conditions outlined in *Exhibit 1* and successful completion of the Outstanding Technical Review Items outlined in *Exhibit 2*. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

SD-25-05, 4865 Peach Orchard Rd. – Valley Ridge (County) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for preliminary subdivision approval to develop a 232-lot single-family detached residential subdivision.

Mr. Mondesir stated +/- 298-acre site in the Dalzell area of unincorporated Sumter County.

Mr. Mondesir added site consists of multiple parcels, with frontage on Peach Orchard Rd. and Red Lane Rd.

Mr. Mondesir mentioned submitted plans show the development having 2 full-access entrances along Peach Orchard Road, and 5 full-access entrances along Red Lane Road.

Mr. Mondesir stated an emergency access drive is proposed onto Peach Orchard Rd. near the northeast boundary corner of the property.

Mr. Mondesir mentioned a portion of the proposed site is located within the Shaw Air Force Base Airfield Compatibility District (ACD) Noise Attenuation Zone (NA) overlay district.

Mr. Jason Ross was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve SD-25-05 as proposed via the preliminary plat submission titled, “*Valley Ridge Subdivision*”, prepared by IJA Engineering, and Consulting Engineer and dated September 23, 2025 and subject to the Conditions of Approval in *Exhibit 1* and successful completion of the “Outstanding Technical Review Items” attached to the staff report as *Exhibit 2*. The motion was seconded by Mr. Mr. Keith Ivey and carried a five (Crawley, Walker, Price, Brown, Ivey) and one (Rivers) in opposition. The motion carried.

SD-20-01 (Rev 3), 1447 Camden Hwy. – Bradford Meadows (City) was presented by Mr. Kyle Kelly. The Board reviewed the request for preliminary plat approval to add a total of 6 additional lots to the Bradford Meadows Subdivision.

Mr. Kelly stated the applicant is proposing to revise a previous major subdivision approval (SD-21-01, Revision #2 – Bradford Meadows).

Mr. Kelly added 79 single-family lots were previously approved across phases.

Mr. Kelly mentioned 78 of the 79 approved units have been constructed to date.

Mr. Kelly stated this request adds 6 new additional lots to the subdivision between the existing development limits and Camden Hwy (US-521) on property recently acquired by the developers.

Mr. Kelly mentioned new area is referred to as Phase 4, and new proposed total lot count for the subdivision would be 85 lots.

After some discussion, Mr. Jim Price made a motion to approve SD-20-01 (Rev 3), based on the preliminary development plan submission titled, “*Minna Place Acres Residential Subdivision*” prepared by Jones & VanPatten, LLC, dated May 30, 2025, including general lot locations. and the Conditions of Approval for SD-20-01 (Rev 3). The motion was seconded by Mr. Michael Walker and the motion carried.

OA-25-07, BOA/RV/Non-Commercial Trailer Storage (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to 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.

Mr. Derwort stated at the direction of the County Council Land Use Committee, staff has prepared an amendment to the Sumter County Zoning & Development Standards Ordinance (the “Zoning Ordinance”) to provide flexibility regarding where business primarily involved in the storage of boats, recreational vehicles (RV), and non-commercial trailers can locate.

Mr. Derwort added under the Zoning Ordinance, such uses are grouped under the larger Warehousing & Storage category under NAICS 493. Uses within the NAICS 493 classification are only permitted in the Light Industrial-Warehouse (LI-W) district and the Heavy Industrial (HI) district.

Mr. Derwort mentioned some special event facilities (at times) conduct site activities that are in alignment with the description of a night club – resulting in increased enforcement attention from multiple city departments.

Mr. Derwort stated the primary goals of this amendment are to:

1. Allow flexibility by specifically allowing businesses primarily involved in the storage of boats, RVs, and non-commercial trailers via conditional use approval in the General Commercial (GC) and Agricultural Conservation (AC) districts.
2. Develop appropriate use specific standards that mitigate external impacts of such uses, including use size limitations and use separation requirements to limit larger areas of land in close proximity being dedicated to this use. Other proposed use specific standards outline where screening is required, applicable fencing requirements, storage

	<p>area surface material requirements, paved transition drive requirements, site plan requirements, and a prohibition on dead-stock storage of non-recreational domestic and commercial vehicles.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend approval for proposal to amend <i>Article 3, Exhibit 5</i> and add <i>Article 5.b.1.</i> 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. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Roodman stated that there were still members of the Board that must complete the state mandated 3 hours of continuing education. She requested that Board members e-mail Kellie Chapman with dates of availability in December so that board training dates and times could be set before the end of the year.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 4:37 p.m. by acclamation.</p> <p>The next meeting scheduled is December 17, 2025.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie Chapman</i></p> <p>Kellie Chapman, Board Secretary</p>