

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes

October 22, 2025

<b>ATTENDANCE</b>	<p>Sumter City – County Planning Commission meeting was held on Wednesday, October 22, 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. Five board members: Mr. Jim Price, Mr. James Munford, Mr. John T. Rivers IV, Mr. Gary Brown and Ms. Kim Harvin – were present. Mr. Michael Walker, Mr. Chris Sumpter, Mr. Jim Crawley, and Mr. Keith Ivey were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. James Munford.</p>
<b>MINUTES</b>	<p>Mr. Jim Price made a motion to approve the meeting minutes of September 24, 2025, meeting as written. The motion was seconded by Mr. John Rivers and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>MSP-25-51/HCPD-25-32, 2831 Broad St. (City)</u></b> was presented by Mr. Kyle Kelly. The Board reviewed the Major Site Plan and Highway Corridor Protection District Design Review approval for a +/- 5,164 sq. ft. bank facility and associated site infrastructure.</p> <p>Mr. Kelly stated the subject property consists of a single 1.53-acre parcel located at the northeast corner of Broad St. and Mason St.</p> <p>Mr. Mondesir added the subject property is within a Planned Development (PD) district. Specifically, it is part of the commercial area of the Hunter’s Crossing PD (PD-04-15 Rev 9). The designated commercial area of this PD primarily reverts to GC zoning district standards. However, all commercial site plans in this PD must receive major site plan approval from the Planning Commission. Banks are a permitted use within the commercial areas of the Hunter’s Crossing PD.</p> <p>Mr. Kelly described the proposed site, parking, and landscaping plans for the project.</p> <p>Mr. Kelly reviewed staff’s proposed conditions of approval.</p>

After some discussion, Mr. Gary Brown made a motion to approve MSP-25-21/HCPD-25-15 subject to conditions of approval outlined in *Exhibit 1*, the site and landscaping plans titled, “*Anderson Brothers Bank Sumter Branch – 2831 Broad Street, Sumter, SC 29150*” prepared by ADC Engineering, dated October 22, 2025, and the building elevation renderings titled, “*Anderson Brothers Bank Sumter Branch – 2831 Broad Street, Sumter, SC 29150*” prepared by Garvin Design Group, dated October 22, 2025. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.

**SD-23-03 (Rev 1), 1560 Alice Dr. – Sibley Village Subdivision (City)** was presented by Mr. Kyle Kelly. The Board reviewed the request for revision to an existing subdivision to reduce total lot count from 162 lots to 129 lots.

Mr. Kelly stated reductions will result from changing 66 single-family attached lots with 3,000 sq. ft. lot area to 33 single-family detached lots with 6,000 sq. ft. lot area.

Mr. Kelly added if approved – the development will include 83 single-family detached units and 46 single-family attached units.

Mr. Kelly mentioned no changes in street layout proposed.

After some discussion, Mr. Jim Price made a motion to approve SD-23-03 (Rev 1) as proposed via the preliminary plat submission. The following review is based upon the revised preliminary plat submission titled, “*Sibley Village Single Family Subdivision*”, prepared by Jones and VanPatten, LLC and dated July 27, 2025 subject to the approval conditions outlined in *Exhibit 1*. All overall site development details for the Major Subdivision as approved via SD-23-03 remain in effect. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

**RZ-25-18, 100 E. Liberty St. (City)** was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone 3 parcels which are a combined +/- 1.28-acres from General Commercial (GC) to Central Business District (CBD).

Mr. Kelly stated the applicant is requesting rezoning to facilitate development of a new broadcast studio with a development layout consistent with properly in the CBD district – reduced setbacks with building placement near street.

Mr. Kelly added rezoning to the CBD district is required to accommodate the desired plans for site development.

After some discussion, Ms. Kim Harvin made a motion to recommend approval of RZ-25-18, a request to rezone 3 parcels totaling +/- 1.28-acre from General Commercial (GC) to Central Business District (CBD). The motion was seconded by Mr. John Rivers and carried a unanimous vote.

**RZ-25-19, 501 Bell Rd. (County)** was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a +/- 2.59-acres from Residential-15 (R-15) to Agricultural Conservation (AC).

Mr. Kelly stated the applicant is requesting rezoning to facilitate development placement of a manufactured home on the property.

Mr. Kelly mentioned manufactured homes are not permitted in the R-15 district, but are permitted in the requested AC district.

Mr. Kelly added the property is part of the Ranchland Ranchettes Subdivision which largely contains site-built ranch style homes.

Mr. Kelly mentioned based on cursory review, the Subdivision does not appear to have restrictive covenants that would prevent the placement of a manufactured home.

After some discussion, Mr. Jim Price made a motion to defer the request to rezone a +/- 2.2-acres from Agricultural Conservation (AC) to Heavy Industrial (HI). The motion was not seconded and the motion failed.

After some discussion, Mr. Gary Brown made a motion to recommend approval to rezone +/- 2.59-acres from Residential-15 (R-15) to Agricultural Conservation (AC). The motion was seconded by Mr. Jim Price and carried a unanimous vote.

**RZ-25-20, 685 Deschamps Rd. (City)** was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 31.34-acres from Residential-6 (R-6) to Residential-9 (R-9).

Mr. Kelly stated the applicant is requesting rezoning to facilitate development of a public charter school, serving grades 6 through 12.

Mr. Kelly added contemplated development is considered a secondary school which is not permitted in the R-6 district but can be established via conditional use review in the R-9 district.

After some discussion, Ms. Jim Price made a motion to recommend approval of RZ-25-20, a request to rezone +/- 31.34-acres from Residential-6 (R-6) to Residential-9 (R-9). The motion was not seconded so the motion failed.

After some discussion, Mr. Gary Brown made a motion to recommend denial of RZ-25-20, a request to rezone +/- 31.31-acres from Residential-6 (R-6) to Residential-9 (R-9). The motion was seconded by Ms. Kim Harvin and carried a three (Brown, Harvin, Rivers) in favor and one (Price) in opposition. The motion carried.

**RZ-25-21, 20 Pack Rd. (City)** was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a +/- 4.70-acre parcel from Agricultural Conservation (AC) to General Commercial (GC).

Mr. Kelly stated the applicant is requesting rezoning to facilitate development of a farm supply retail store.

	<p>Mr. Kelly added property was part of a larger tract annexed into the City in 2021.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend approval of RZ-25-21, a request to rezone a +/- 4.70-acre parcel from Agricultural Conservation (AC) to General Commercial (GC). The motion was seconded by Mr. Gary Brown and carried a unanimous vote.</p>
<p><b>OLD BUSINESS</b></p>	<p><b><u>RZ-25-12, 2385, 2395, and 2415 Cuda Way (County)</u></b> Mr. Kelly informed the Board that no new information was made available, as a meeting between the applicant and staff did not occur.</p> <p>Mr. Jim Price a motion to recommend denial of the request to rezone 3 parcels totaling +/- 4.69-acres from Agricultural Conservation (AC) to Residential Multifamily (RMF). The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p> <p><b><u>RZ-25-17, 1650 S. Guignard Pkwy. (County)</u></b> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a +/- 2.2-acres of land from Agricultural Conservation (AC) to Heavy Industrial (HI).</p> <p>Mr. Kelly stated the applicant purchased the property in June 2020 with intent of developing a car stereo retail sales and installation use on the site.</p> <p>Mr. Kelly mentioned a rezoning request was initiated in 2020 (RZ-20-10) to reclassify the property from AC to GC. The request was denied on second reading by County Council.</p> <p>Mr. Kelly added the subject parcels are located on the south side of S. Guignard Pkwy. (US-521) near intersections with Jimmie St. and Rainaire Blvd.</p> <p>Mr. Kelly mentioned the parcels are a remainder of a 30-acre tract created by division of an estate in 1953. Tract was then further divided as a 16-lot residential subdivision known as the “Martin Subdivsion” via multiple plats in the 1970s.</p> <p>Mr. Kelly stated that given the potential for wetlands on the site, the following Green Infrastructure Element Policies should be considered:</p> <ol style="list-style-type: none"> <li>1. Where logical, green infrastructure features should be left in their natural state, untouched, except for passive recreation uses such as trails.</li> <li>2. All land development projects shall protect environmental resources whenever possible through the use of conservation design techniques, the practice of identifying green infrastructure and designing around these resources.</li> </ol> <p>After some discussion, Mr. Jim Price made a motion to recommend approval of RZ-25-17, the request to rezone a +/- 2.2-acres from Agricultural Conservation (AC) to Heavy Industrial (HI). The motion was seconded by Mr. Gary Brown and carried a three (Price, Brown, Munford) in favor and two</p>

	(Harvin, Rivers) in opposition. The motion carried.
<b>DIRECTOR'S REPORT</b>	Ms. Roodman stated the second public meeting concerning the City UDO will take place on September 30, 2025. The consultants and Planning staff will be meeting with stakeholders and council members during the day and holding an open house-style meeting in the evening.
<b>ADJOURNMENT</b>	With no further business, the meeting was adjourned at approximately 4:11 p.m. by acclamation.  The next meeting scheduled is November 19, 2025.
	Respectfully submitted, <i>Kellie Chapman</i> Kellie Chapman, Board Secretary