



SUMTER CITY-COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 24, 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 – August 28, 2025

II. NEW BUSINESS:

1. MAJOR SITE PLAN

[MSP-25-45, 2935 Stamey Livestock Rd. \(County\)](#)

Request for Major Site Plan approval for 3 new mini storage warehouse total +/- 13,000 sq. ft. The property is located at 2935 Stamey Livestock Rd. and represented by TMS#189-00-01-016.

[MSP-24-57/HCPD-24-38 \(Rev 1\), 380 General Dr. – Patriot Park Miracle Field, Pickleball Courts, and Playground Expansion \(City\)](#)

Request for revised Major Site Plan and Highway Corridor Protection District approval for construction of new public recreation facilities at Sumter County's Patriot Park, to include a Phase 2 comprised of a 15-court pickleball facility, 3 pavilions, an additional parking lot, and additional landscaping and stormwater management area to support the overall project. The property is located at 250 General Dr. and represented by TMS#185-00-01-101.

2. MAJOR SUBDIVISION

[SD-25-02, 4565 Patriot Parkway – Patriot Gardens \(County\)](#)

A request for preliminary subdivision approval to develop a 12-lot single-family residential subdivision. The property is located at 4565 Patriot Pkwy. and represented by TMS#156-00-01-067.

3. REZONING

[RZ-25-16, 1865 US Hwy. 15 South \(County\)](#)

A request to rezone a +/- 5.58-acre parcel from Neighborhood Commercial (NC) to General Commercial (GC). The property is located at 1865 US Hwy. 15 South and represented by TMS#224-00-01-022.

RZ-25-17, 1650 S. Guignard Pkwy. (County)

A request to rezone 2 parcels totaling +/- 2.2-acres of land from Agricultural Conservation (AC) to Heavy Industrial (HI). The property is located at 1650 S. Guignard Pkwy and represented by TMS#'s 225-00-03-010 and 225-00-03-035.

4. ORDINANCE AMENDMENT

OA-25-05, Special Event Facilities (City)

Amend *Article 3, Exhibit 3-5; Article 5.b.1.i.; Article 5.b.2.; Article 5.b.3., and Article 10.b.1* to modify the zoning districts that special event facilities can be established in, to require special exception of approval for zoning districts where special event facilities can be established, to establish more robust use specific criteria for special design facilities, and to modify the definition of special event facility.

III. OLD BUSINESS

RZ-25-12, 2385, 2395, and 2415 Cuda Way (County)

A request to rezone 3 parcels totaling +/- 4.69-acres from Agricultural Conservation (AC) to Residential Multifamily (RMF). The property is located at 2385, 2395, and 2415 Cuda Way and represented by TMS#'s 074-00-04-012, 074-00-04-013 & 074-00-04-014.

IV. OTHER BUSINESS

V. DIRECTOR'S REPORT

VI. ADJOURNMENT