

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

September 24, 2025

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, September 24, 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. Michael Walker, Mr. Chris Sumpter and Mr. Keith Ivey – were present. Mr. John T. Rivers IV, Mr. Jim Crawley, Mr. Gary Brown and Ms. Kim Harvin were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, 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 August 27, 2025, meeting as written. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-25-45, 2935 Stamey Livestock Rd. (County)</u> was presented by Mr. Kerlyn Mondesir. The Board reviewed the Major Site Plan Review approval for 3 new mini storage warehouses totaling +/-13,00 sq. ft.</p> <p>Mr. Mondesir stated approximately half of the 2-acre parcel, totaling +/- 1.11-acres, was developed as mini storage warehouses in 2008 under MSP-08-12.</p> <p>Mr. Mondesir added this request is to develop the other half of the property as mini storage warehouses.</p> <p>Mr. Mondesir described the proposed site, parking, and landscaping plans for the project.</p> <p>Mr. Mondesir reviewed staff's proposed conditions of approval.</p> <p>Mr. Zach Johnson was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve MSP-25-45 subject to the conditions of approval outlined in Exhibit 1, and the revised site and landscaping plans titled "Cannon Secure Storage Expansion" prepared</p>

by Gray Engineering, dated August 27, 2025. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

MSP-24-57/HCPD-24-38 9Rev 1), 380 General Dr. – Patriot Park Miracle Field, Pickleball Courts, and Playground Expansion (County) was presented by Mr. Kyle Kelly. The Board reviewed the Major Site Plan Review 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.

Mr. Kelly stated applicant has submitted a revised major site plan to add a Phase 2 scope to new public recreation facilities at Sumter County’s Patriot Park.

Mr. Kelly added facilities previously approved in Phase 1 include: miracle field, splash pad, expansion of playground, shelters, restroom facilities, and associated parking and stormwater management areas.

Mr. Kelly mentioned the proposed Phase 2 scope subject to this request includes: 15-court pickleball facility, 3 additional pavilions, additional parking lot, and additional landscaping and stormwater management area.

Mr. Kelly described the proposed site, parking, and landscaping plans for the project.

Mr. Kelly reviewed staff’s proposed conditions of approval.

After some discussion, Mr. Jim Price made a motion to approve MSP-24-57/HCPD-24-38 (Rev 1) subject to conditions of approval outlined in Exhibit 1, the site plan titled, “Sumter County, South Carolina, Sumter Miracle League Park” prepared by The LandPlan Group South, dated September 30, 2024. The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.

SD-25-02, 4565 Patriot Parkway – Patriot Gardens (County) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for preliminary subdivision approval to develop a 12-lot single-family residential subdivision.

Mr. Mondesir stated the proposed development of a 12-lot single-family residential subdivision on +/- 6.17-acres of land.

Mr. Mondesir added the property has road frontage on Patriot Parkway. The proposed subdivision name will be “Patriot Gardens” and the street name will be “Patriot Garden Dr.”

Mr. Antwun Wilson was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to approve SD-25-02 as proposed via the Revised preliminary plat submission titled, “Patriot

Gardens, Sumter, South Carolina” (Sheet C3), prepared by Michael E. Weatherly, P.E., Consulting Engineer and dated September 12, 2025. and subject to the Conditions of Approval in Exhibit 1. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

Mr. Jim Price recused himself from request RZ-25-16.

RZ-25-16, 1865 US Hwy 15 South (County) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a +/- 5.58-acre parcel from Neighborhood Commercial (NC) to General Commercial (GC).

Mr. Kelly stated the property at southeastern corner of intersection of US Hwy 15 South (US-15) and Old Manning Rd.

Mr. Kelly stated the site is developed with a building that formerly housed a Shrine Club. Applicants plan to complete renovations to the existing building to establish a special events facility use pending successful rezoning of the property.

Mr. Kelly stated the existing development in close proximity is generally commercial in nature. Rezoning to GC would expand the range of uses allowed on the property.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of RZ-25-16, a request to rezone a +/- 5.58-acre parcel from Neighborhood Commercial (NC) to General Commercial (GC). The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

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

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.

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.

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.

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 Subdivision” via multiple plats in the 1970s.

Mr. Kelly stated that given the potential for wetlands on the site, the following Green Infrastructure Element Policies should be considered:

1. Where logical, green infrastructure features should be left in their

natural state, untouched, except for passive recreation uses such as trails.

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.

After some discussion, Mr. Chris Sumpter made a motion to defer the request to rezone a +/- 2.2-acres from Agricultural Conservation (AC) to Heavy Industrial (HI). The motion was seconded by Mr. Jim Price and carried a unanimous vote.

OA-25-06, Special Event Facilities (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to 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 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.

Mr. Derwort stated that a special events facility is defined as a commercial facility rented to individuals, groups, or organizations to host gatherings such as weddings, receptions, business meetings, galas, networking events, and conferences. Special event facilities are intended to cater to a significant diversity of individuals, groups, and organizations on a contractual basis, with such individuals, groups, and organizations holding unique events on an irregular basis only. Special event facilities are not intended for space to hold night club type events open to the general public.

Mr. Derwort added that text amendment OA-21-06 made special event facilities a conditional use subject to multiple use specific conditions aimed at the submission of critical business details, including a facility floor plan, the type and number of events anticipated, the hours of operation, on-site manager contact information, building capacity rating, etc. Staff have applied the 2021 amendment requirements to multiple applications for special event facilities with mixed results.

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 staff is seeing an uptick in special event facility inquiries for sites that are not appropriate for the use. This proposed amendment would make establishing special event venues subject to a more robust review and public hearing process, as well as stringent siting/operational requirements aimed at mitigating external impacts.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval for proposal to 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

	<p>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. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
OLD BUSINESS	<p><u>RZ-25-12, 2385, 2395, and 2415 Cuda Way (County)</u> 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. Chris Sumpter a motion to defer the request to rezone 3 parcels totaling +/- 4.69-acres from Agricultural Conservation (AC) to Residential Multifamily (RMF) to the September 24, 2025 meeting. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
DIRECTOR'S REPORT	<p>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.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:59 p.m. by acclamation.</p> <p>The next meeting scheduled is October 22, 2025.</p>
	<p>Respectfully submitted, <i>Kellie Chapman</i> Kellie Chapman, Board Secretary</p>