

# Sumter City-County Planning Commission

September 24, 2025

## SD-25-02, 4565 Patriot Parkway - Patriot Gardens (County)

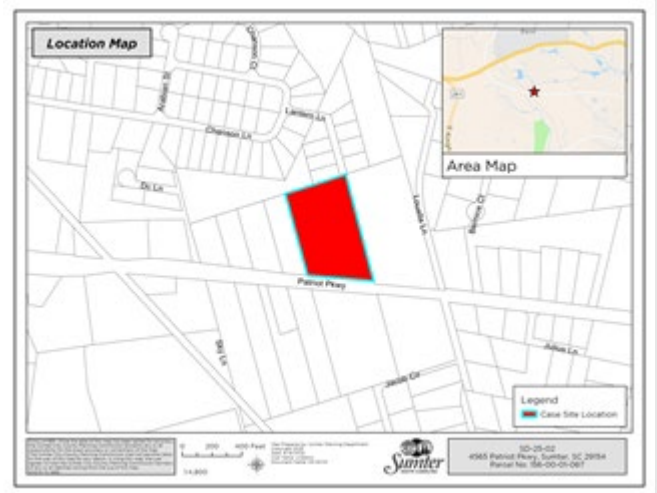
### I. THE REQUEST

<b>Applicant:</b>	Antwun Wilson
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	A request for preliminary subdivision approval to develop a 12-lot single-family residential subdivision
<b>County Council District</b>	District 3
<b>Location:</b>	4565 Patriot Parkway
<b>Size of Property:</b>	+/- 6.17 acres
<b>Present Use/Zoning:</b>	Undeveloped / General Residential (GR)
<b>Proposed Use of Property:</b>	12-lot single family residential subdivision
<b>Tax Map Reference:</b>	156-00-01-067
<b>Adjacent Property Land Use and Zoning:</b>	North: Residential / General Residential (GR) South: Undeveloped / Agricultural Conservation (AC) East: Undeveloped / General Residential (R-15) West: Residential / Agricultural Conservation (AC)

### II. BACKGROUND

The applicant is proposing to develop a 12-lot single-family residential subdivision on +/- 6.17 acres of land. The property has physical frontage Patriot Parkway and is shown in red on the map to the right. The proposed name of the subdivision is Patriot Gardens, and the proposed street name for subdivision's street is Patriot Garden Drive.

The property is zoned General Residential (GR) and is proposed to have one full access to Patriot Parkway.





### III. PRELIMINARY PLAT REVIEW

Under *Article 7.d.5*, the approval of the preliminary plat constitutes approval of the subdivision as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots and other planned features. This approval binds the developer to the general scheme of the subdivision and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits.

The following review is based upon the revised preliminary plan submission titled, “*Patriot Gardens Subdivision Sumter, South Carolina*” (*Sheet C3*), prepared by Michael E. Weatherly, P.E., Consulting Engineer and dated September 12, 2025.

A copy of the submitted site development plan and landscaping plan are included with this report as Exhibits 2 & 3. The proposed development was reviewed against General Residential (GR) zoning district requirements and all other standards applicable to the subdivision and development of land outlined in the *Sumter County Zoning & Development Standards Ordinance* (the Ordinance).

#### ***Zoning District Requirements***

Single-Family Detached dwellings are a by-right permitted use in the General Residential (GR) District. Minimum development standards are as follows:

Minimum Lot Area	Minimum Lot Width	Min. Building Setbacks	Max Impervious Surface Ratio	Maximum Building Height
6,000 sq. ft.	60 ft.	Front – 35 ft. Exterior Side: 17.5 ft. Interior Side: 8 ft. Rear: 20 ft.	45%	35 ft

The proposed preliminary plan shows proposed single family detached lots ranging in size from 0.39-acres to 0.44-acres. The lot width for each lot as shown on the plan varies, but all are over 60ft.

The proposed Patriot Garden Drive is considered “medium intensity” per the street standards outlined *Article 8* of the Ordinance. The street will not have on-street parking, will have a 24 ft. pavement width, and 50 ft. total right-of-way (ROW) area. No sidewalks are required or proposed. The street plans meet the minimum requirements of the Ordinance. A full engineering review of the street plans will be conducted by the Sumter County Public Works Department prior to approval to proceed with construction.

The site is located within the Shaw Air Force Base Noise Attenuation (NA) Airfield Compatibility District (ACD). Residential development is permitted in this district in compliance with required noise notification requirements. This will include establishing a “noise hazard” sign at the entrance to the development. Further, all final plats will require a noise notification statements on the face of each plat prior to recording.







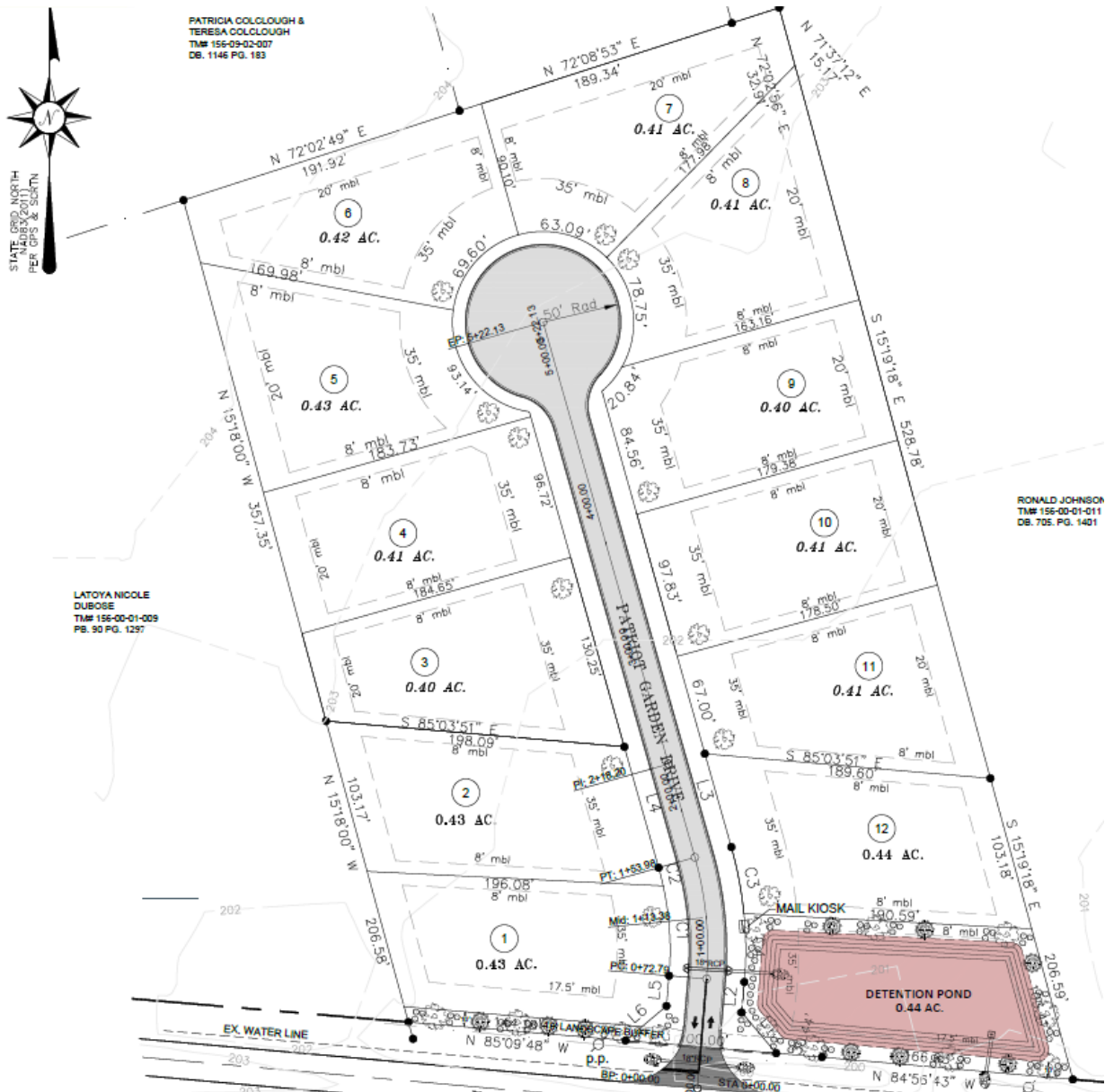


Figure 2- Landscape Plan




LANDSCAPE LEGEND				
SYMBOL	PROPOSED # OF PLANTS	TYPE (TYP.)	PLANTING CALIPER	HEIGHT OF PLANTING
	CANOPY TREES (25)	OAK TREES	2"	7'
	EVERGREEN (9)	SWEET BAY MAGNOLIA PINE	2"	7'
	SHRUBS (80)	BURFORD HOLLY RUBY LOROPETALUM OAKLAND HOLLY	3 GALLON	3'

Figure 3- Landscape Legend



***Environmental:***

The proposed development area is entirely within Zone X as shown on FEMA FIRM Panel 45085C0279E with an Effective Date of October 27, 2022.

National Wetland Inventory (NWI) mapping data indicates that there are no areas of wetland present.

***Stormwater Management Plan:***

The stormwater management plan for this subdivision shows one proposed stormwater retention facility located at the front of the property along Patriot Parkway. Stormwater from the development will be collected via inlet and piped to the detention pond located at the front of the development.

Stormwater approval and NPDES coverage verification must be granted by the Sumter County Stormwater Utility prior to issuance of any construction or land disturbance permits.

***Public Safety:***

Fire Protection – There are no major concerns. Fire hydrants are proposed within the development.

***Airfield Compatibility Districts (ACD):***

The proposed site is located within the Shaw Air Force Base Airfield Compatibility District (ACD) Noise Attenuation Zone (NA) overlay district. This district requires notifications, such as signage, to inform new residents of the potential of noise impacts from base operations. Developers for all new major subdivisions will install at their expense a noise notification/warning sign (same as installed by Sumter County on the boundary of the NA) at each entrance to the subdivision before building permits may be issued.

**IV. UTILITIES**

Utility plans are not required for preliminary plat approval; however, the applicant has indicated the following:

<i>Water</i>	The subdivision will be served by High Hills Rural Water Co.
<i>Sewer</i>	The subdivision will be developed with individual on-site septic systems for each lot
<i>Solid Waste</i>	The subdivision will be served by a private vendor
<i>Electric</i>	Duke Energy
<i>Postal Service</i>	It is anticipated the US Postal Service will require community mailbox cluster(s)

**V. TRANSPORTATION REVIEW**

The site's physical frontage is on Patriot Parkway, and the applicants are proposing access to that public roadway. In the area of the site, Patriot Parkway is an SCDOT owned and maintained 2 lane local access roadway. The Average Annual Daily Traffic (AADT) for Patriot Parkway in the area of the site was 12,600 in 2024.



Submitted plans show that one full access to the development is proposed, establishing a new street intersection. These improvements must be reviewed and approved by SCDOT.

The threshold requirements for the submission of a Traffic Impact Study (TIS) vary by use type. Based on the number of single-family residential lots proposed with this development, submission of a TIS is not required.

## **VI. TECHNICAL REVIEW**

There are no outstanding technical review items.

## **VII. STAFF RECOMMENDATION**

Staff recommends approval of this request, subject to the “Conditions of Approval” attached to the staff report as Exhibit 1.

## **VIII. DRAFT MOTION**

- 1) I move that the Planning Commission **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.
- 2) I move that the Planning Commission **deny** SD-25-02.
- 3) I move an alternate motion.

## **IX. PLANNING COMMISSION – September 24, 2025**



**Exhibit 1:**  
**SD-25-02 – Patriot Gardens Subdivision (County)**  
**Proposed Conditions of Approval**

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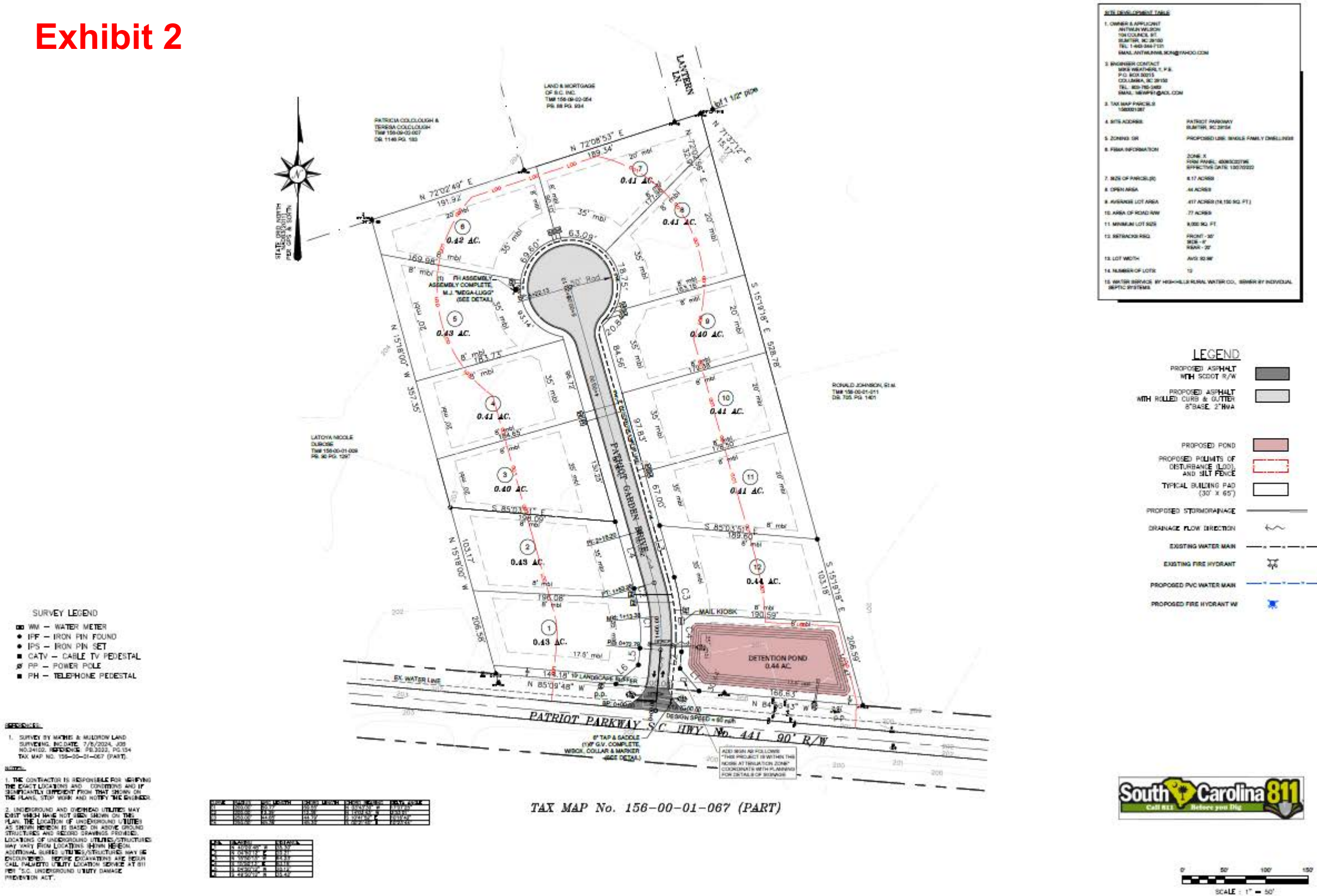
1. The subdivision shall be developed in substantial conformance with the revised preliminary plat titled, “*Patriot Gardens Sumter, South Carolina*” (Sheet C3), prepared by Michael E. Weatherly, P.E., Consulting Engineer and dated September 12, 2025.

Under *Article 7.d.5*, the approval of the preliminary plat constitutes approval of the subdivision as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots and other planned features. This approval binds the developer to the general scheme of the subdivision and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits.

2. Prior to issuance of land disturbance permit(s), the following must be received by the Planning Department:
  - a. Stormwater permit and NPDES approval from the Sumter County Stormwater Utility.
  - b. Submission of SCDES Permit to Construct for Water Infrastructure.
3. Final plat approval for the development is contingent upon the following:
  - a. Road Infrastructure: installation and acceptance of roadway infrastructure by Sumter County Public Works for each section of development (in its entirety) is required prior to final plat approval for any new lots in each section, respectively.
  - b. Noise Hazard Signs: Installation of a military airfield operations noise notification/warning sign at the subdivision entrance must be completed.
  - c. Water Utility Infrastructure: installation and acceptance of all water infrastructure by the utility provider for each section of development (in its entirety) is required prior to final plat approval for any new lots in each section, respectively.
  - d. Stormwater Detention Area Ownership & Maintenance:
    - i. Final executed Conditions, Covenants and Restrictions (CCR) documentation detailing stormwater pond maintenance responsibilities and ownership shall be provided to the Planning Department prior to issuance of the 1<sup>st</sup> Certificate of Occupancy.
  - c. SCDOT Encroachment Permit(s)
  - d. Completion of stormwater pond buffering as described by Item 4 (below).
4. Timeline for installation of landscaping and open space:
  - a. *Stormwater Pond Buffer* – All required stormwater pond buffering must be complete and pass zoning inspection prior to final plat approval for any lot in the subdivision.
  - b. *Street Trees/Front Yard* – Planting of at least 1 canopy tree in the front yard of each lot is required prior to certificate of occupancy approval for that lot.

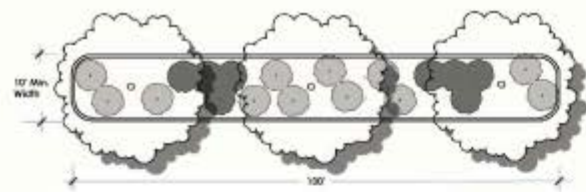


## Exhibit 2





# Exhibit 3



Street Landscaping

1. SURVEY WITH 10' MINIMUM CURB R/W  
2. PLANTING 3 DORNY TREES PER 100' LINEAR FEET, 30 DORNY PER 100' LINEAR FEET



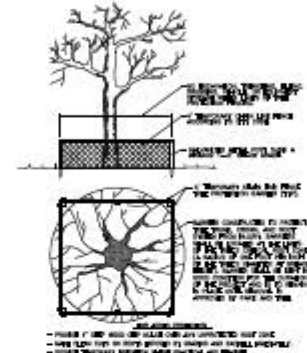
PATRICIA COULOUGH &  
TERESA COULOUGH  
TWR 156-00-01-067  
DB 11-69 PG. 102

LATOYA NICOLE  
OLSON  
TWR 156-00-01-069  
PG. 92 PG. 107

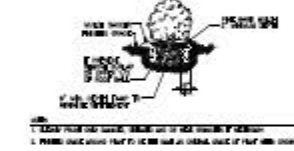
THIS PROJECT HAS NO  
SIGNIFICANT TREES ON SITE AS  
DEFINED BY ARTICLE 9,  
SECTION 9.0.3.B.6 OF THE CITY  
OF SUMTER ZONING AND  
DEVELOPMENT STANDARDS  
ORDINANCE

SYMBOL	PROPORTION OF PLANT	TYPE (TYP.)	PLANTING CULTURE	HEIGHT OF PLANTING
	DORNY TREE (DB)	DORNY TREE	2"	7'
	STREET LIGHT (SL)	STREET LIGHT STANDARD	2"	7'
	STREET LIGHT (SL)	STREET LIGHT STANDARD	2"	7'

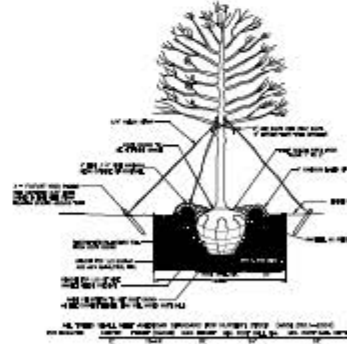
THE PHOTOGRAPH SHOWN (SEE OTHER SHEETS)  
X TREE-REMOVAL



TREE PROTECTION  
WITH R/W



SHRUB PLANTING  
WITH R/W



TREE PLANTING  
WITH R/W

1. SHRUBS SHALL BE PLANTED WITH 100% SOIL AND MULCH.  
2. SHRUBS SHALL BE PLANTED WITH 100% SOIL AND MULCH.  
3. SHRUBS SHALL BE PLANTED WITH 100% SOIL AND MULCH.  
4. SHRUBS SHALL BE PLANTED WITH 100% SOIL AND MULCH.  
5. SHRUBS SHALL BE PLANTED WITH 100% SOIL AND MULCH.

- SURVEY LEGEND**  
WM - WATER METER  
IPF - IRON PIN FOUND  
IPS - IRON PIN SET  
CATV - CABLE TV PEDESTAL  
PP - POWER POLE  
PH - TELEPHONE PEDESTAL

1. SURVEY BY MATTHEW & MILDRED LAND  
SURVEYING, INC. DATE: 7/5/2024, JOB  
NO. 24102, REFERENCE: PLS 2023, PL 154  
TAX MAP NO. 156-00-01-067 (PART)

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING  
THE EXACT LOCATIONS AND CONDITIONS AND IF  
SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON  
THE PLANS, STOP WORK AND NOTIFY THE ENGINEER.

3. UNDERGROUND AND OVERHEAD UTILITIES MAY  
EXIST WHICH HAVE NOT BEEN SHOWN ON THE  
PLANS. THE LOCATION OF UNDERGROUND UTILITIES  
AS SHOWN HEREON IS BASED ON ABOVE GROUND  
STRUCTURES AND RECORD DRAWINGS PROVIDED.  
LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES  
MAY VARY FROM LOCATIONS SHOWN HEREON.  
ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE  
ENCOUNTERED. BEFORE EXCAVATIONS ARE BEGUN  
CALL PALMETTO UTILITY LOCATION SERVICE AT 811  
FOR "S.C. UNDERGROUND UTILITY DAMAGE  
PREVENTION ACT".

NO.	DATE	DESCRIPTION	BY	CHKD.
1	7/5/2024	FIELD SURVEY	MM	MM
2	7/5/2024	FIELD SURVEY	MM	MM
3	7/5/2024	FIELD SURVEY	MM	MM

NO.	DATE	DESCRIPTION	BY	CHKD.
1	7/5/2024	FIELD SURVEY	MM	MM
2	7/5/2024	FIELD SURVEY	MM	MM
3	7/5/2024	FIELD SURVEY	MM	MM

TAX MAP No. 156-00-01-067 (PART)



SCALE: 1" = 50'

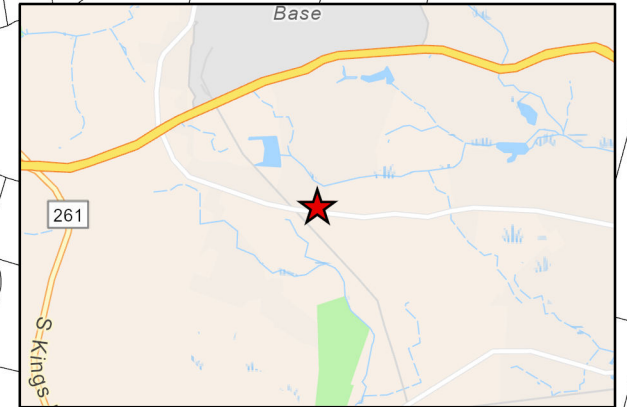
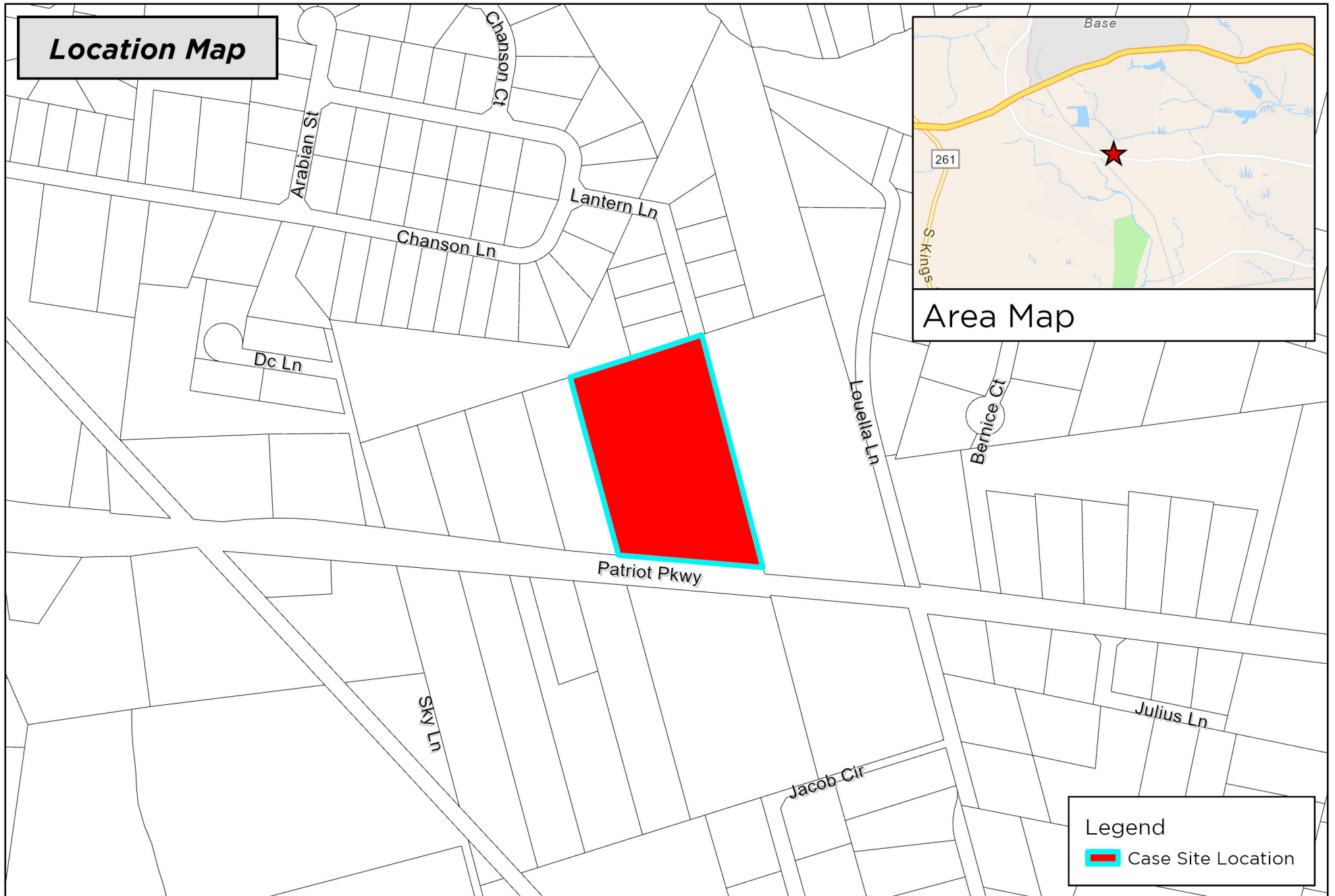
MICHAEL E. WEATHERLY, P.E.  
CONSULTING ENVIRONMENTAL & CIVIL ENGINEER  
160 Gills Creek Parkway, Columbia, S.C. 29250  
PATRIOT GARDENS SUBDIVISION  
SUMTER, SOUTH CAROLINA  
LANDSCAPE PLAN

DESCRIPTION:  
LANDSCAPE PLAN

PROJ. NO. SHEET  
24017 L1  
OF X



## Location Map

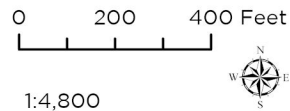


## Area Map

### Legend

 Case Site Location

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User Name: crobbins  
Document Name: SD-25-02



SD-25-02  
4565 Patriot Pkwy, Sumter, SC 29154  
Parcel No: 156-00-01-067



# 2040 Land Use Map



## Legend

 Case Site Location

## Land Use

 Conservation Planning Area

 Military Protection Planning Area

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0 200 400 Feet

1:4,800



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SD-25-02  
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Parcel No: 156-00-01-067



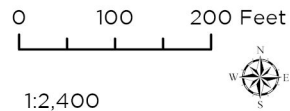
# 2025 Aerial Photography Map



## Legend

 Case Site Location

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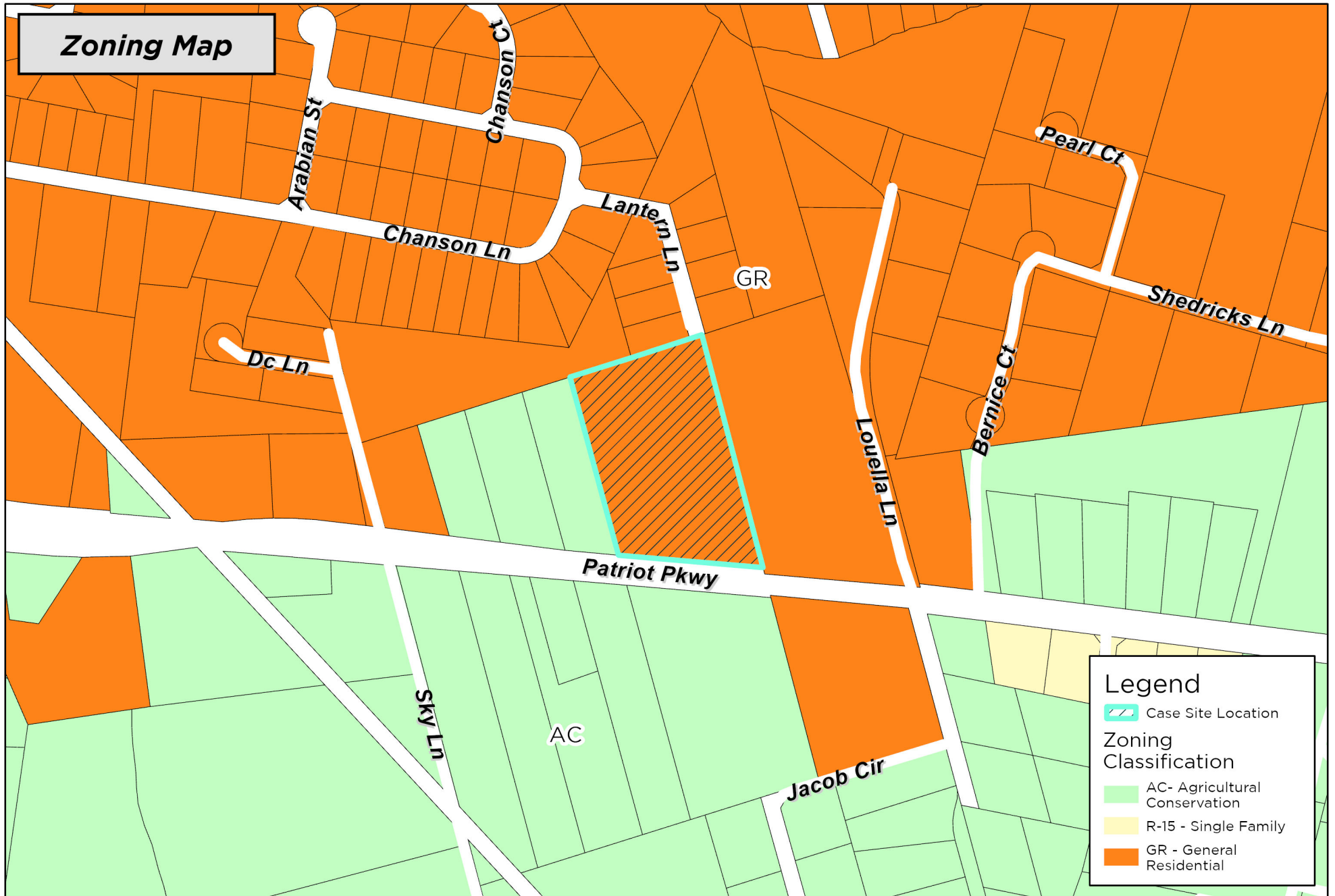
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 User Name: crobbs  
 Document Name: SD-25-02



SD-25-02  
 4565 Patriot Pkwy, Sumter, SC 29154  
 Parcel No: 156-00-01-067



# Zoning Map



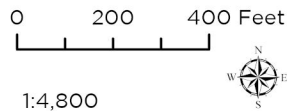
## Legend

 Case Site Location

## Zoning Classification

-  AC- Agricultural Conservation
-  R-15 - Single Family
-  GR - General Residential

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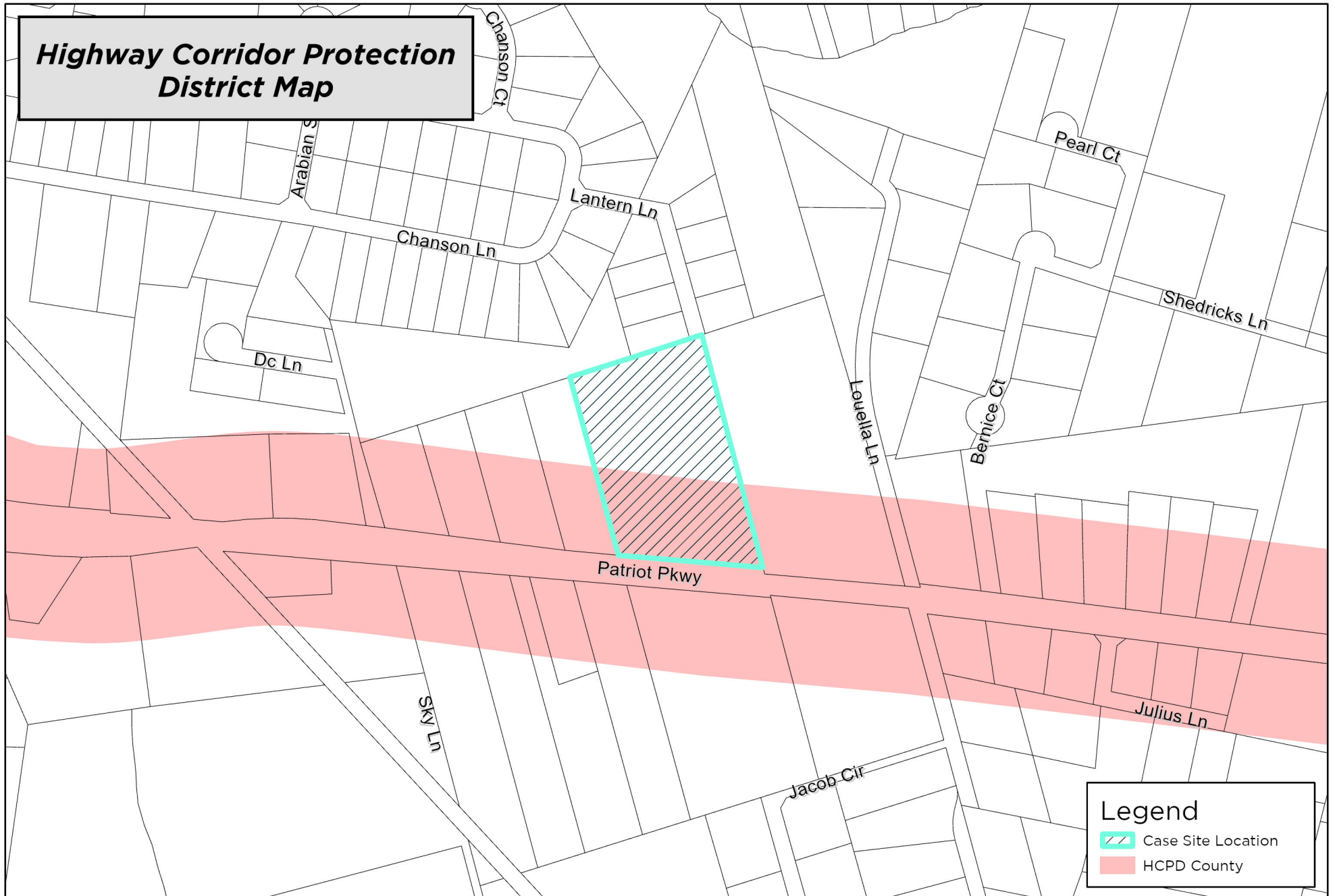
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User Name: crobbins  
Document Name: SD-25-02



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4565 Patriot Pkwy, Sumter, SC 29154  
Parcel No: 156-00-01-067



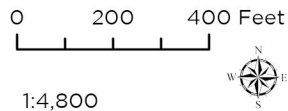
# Highway Corridor Protection District Map



## Legend

- Case Site Location
- HCPD County

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Document Name: SD-25-02



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Parcel No: 156-00-01-067