

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes April 22, 2026

<b>ATTENDANCE</b>	<p>Sumter City – County Planning Commission meeting was held on Wednesday, February 25, 2026, 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. Seven board members: Mr. Chris Sumpter, Mr. Keith Ivey, Mr. James Munford, Mr. Jim Crawley, Mr. Michael Walker, Mr. Gary Brown, Mr. John T. Rivers IV and Ms. Kim Harvin – were present. Mr. Jim Price was absent.</p> <p>Staff members present were Mr. Jeff Derwort, 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>
<b>MINUTES</b>	<p>Mr. Gary Brown made a motion to approve the corrected meeting minutes of March 25, 2025, meeting as written. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>PD-26-02, 609 West Oakland Ave. (City)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 4.07-acres of property from Residential-6 (R-6) to Planned Development (PD-26-02).</p> <p>Mr. Derwort stated the property is bounded by W. Bartlett to the north, W. Oakland Ave. to the south, Walker Ave. to the west, and S. Purdy St. to the east.</p> <p>Mr. Derwort mentioned applicant is proposing the establishment of PD zoning district to support adaptive re-utilization of the site as a campus for the Sumter County Disability and Special Needs Board (DSNB), with a combination of residential, institutional, and professional office use.</p> <p>Mr. Derwort added essentially, PDs are a request for a new individualized zoning district with defined development requirements for the new district adopted via site specific ordinance.</p> <p>Mr. Derwort reviewed staff's proposed conditions of approval.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval of PD-26-02 to rezone +/- 4.07-acres of property from Residential-6</p>

(R-6) to Planned Development. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

**SD-26-01, Cannery Road – Cannery Acres (County)** was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for preliminary major subdivision approval with direct frontage along Cannery Rd.

Mr. Mondesir stated the property was a +/- 258-acre site in the Dazell area of unincorporated Sumter County.

The subdivision is proposed to have 86 lots.

The entire site is one parcel, that is split by Cannery Rd; with the proposed development will be located on both sides of Cannery Rd.

There are no new roads proposed for this subdivision, all lots will have direct frontage on Cannery Rd.

For this subdivision staff was informed that Sumter County Stormwater Utility is not requiring stormwater permits for this project.

Mr. Paul Jones was present to speak on behalf of the request.

After some discussion, Ms. Kim Harvin made a motion to deny SD-26-01. The motion was seconded by Mr. John Rivers. The motion failed with 2 in favor (Harvin, Rivers) and 4 opposed (Ivey, Walker, Sumpter, Crawley, Brown).

After additional discussion, Mr. Brown made the motion to defer the request until the next Board meeting on May 27, 2026 in order for the applicant to address the following concerns/questions raised:

1. What impact with the development have on aquifers currently being used by farmers.
2. Contact current resident living on the lot surrounded by the development for feedback.
3. Contact farmers in the vicinity for feedback.
4. How will the development impact the cypress bay to the southwest.
5. Provide additional details concerning tree survey and impacts to existing significant/historic trees.

The motion was seconded by Mr. Chris Sumpter. The motion carried with 6 in favor (Ivey, Walker, Sumpter, Crawley, Browns, & Rivers) and 1 opposed (Harvin).

**RZ-26-01, 1259 N. Main St. (County)** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 0.6-acre portion of a larger +/-

	<p>1.35-split zoned parcel from Residential-6 (R-6) to General Commercial (GC).</p> <p>Mr. Derwort stated the area of the property subject to this request is zoned R-6. Property to the west is zoned R-6 and General Residential (GR). Property to the south, across Truman St., is zoned GR and GC, property to east, across Pocalla Rd., is zoned GC, and property to north is zoned GC.</p> <p>The purpose of the R-6 district is to provide for a variety of single-family housing on small lots to meet market demands for smaller lot development and to balance higher densities with common open space.</p> <p>The purpose of the GC district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.</p> <p>The applicant is requesting a rezoning to allow for future commercial use of the entire parcel.</p> <p>After some discussion, Mr. Michael Walker made a motion to recommend approval of the request to rezone +/- 0.6-acre portion of a larger +/- 1.35-acre split zoned parcel from Residential-6 (R-6) to General Commercial (GC). The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
<b>OLD BUSINESS</b>	<b>NONE</b>
<b>OTHER BUSINESS</b>	<p>Mr. Derwort presented Draft Chapter A of the new UDO that is under development by the City of Sumter. Mr. Derwort stated that this presentation is for information and discussion only, and that a recommendation decision by the Planning Commission will be sought after additional meetings and work sessions pertaining to the remainder of the UDO.</p>
<b>DIRECTOR'S REPORT</b>	<b>NONE</b>
<b>ADJOURNMENT</b>	<p>With no further business, the meeting was adjourned at approximately 4:09 p.m. by acclamation.</p> <p>The next meeting scheduled is May 27, 2026.</p>
	<p>Respectfully submitted,  <i>Kellie Chapman</i>  Kellie Chapman, Board Secretary</p>