

Sumter City County Planning Commission

April 22, 2026

PD-26-02, 609 West Oakland Ave. (City)

I. THE REQUEST

Applicant:	Sumter County Developmental Disability Foundation
Status of the Applicant:	Property Owner
Request:	Request to rezone +/- 4.07-acres of property from Residential-6 (R-6) to Planned Development (PD-26-02)
City Council Ward	Ward 2
Location:	609 W. Oakland Ave.
Present Use/Zoning:	Former Church Site / Residential-6 (R-6)
Tax Map Number:	228-14-07-002, 228-14-07-014, 228-14-07-015, 228-14-07-016, 228-14-07-017, 228-14-07-019, 228-14-07-020, 228-14-07-022
Adjacent Property Land Use and Zoning:	North – Residential / R-6 South – Residential / R-6 East – Residential / R-6 West – Residential & Undeveloped / R-6

II. BACKGROUND

The applicant is requesting to rezone +/- 4.07 acres of property located on W. Oakland Ave. between Walker Ave. and S. Purdy St. from Residential-6 (R-6) to Planned Development (PD).

The subject property is outlined in green on the map to the right, and consists of land bounded by W. Bartlette to the north, W. Oakland Ave. to the south, Walker Ave. to the west, and S. Purdy St. to the east.

The applicant is proposing the establishment of new 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 proposed.



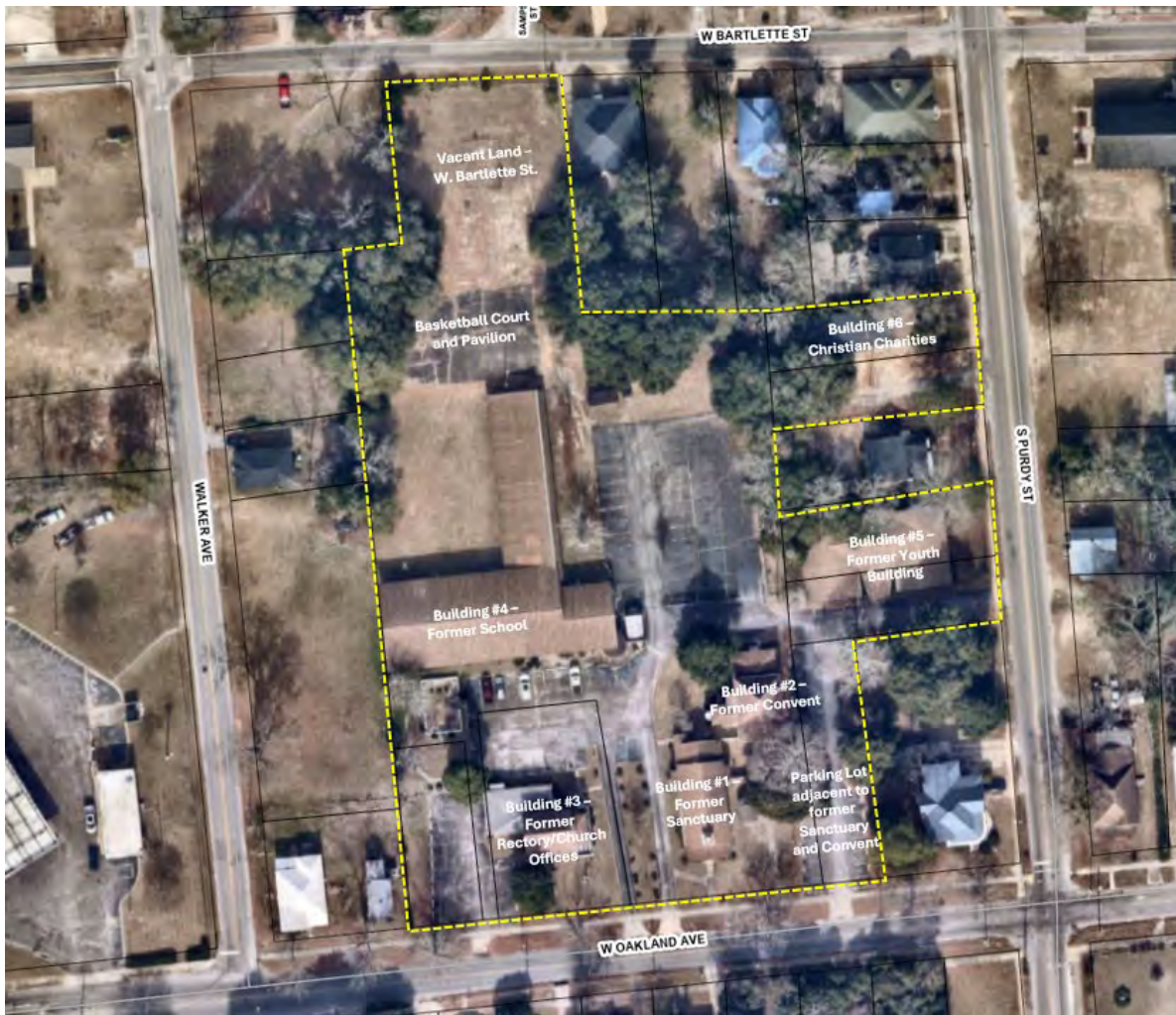


Figure 1 – Site Diagram with Buildings Identified by Former Use

The PD will consist of several distinct use categories, with building and area-specific plans generally described as follows, and use categories outlined more specifically in *Exhibit A* of the proposed PD Ordinance:

Building #1 (Former Sanctuary) – This building would be converted into a multi-use building that would accommodate the Sumter DSNB’s growing list of agency functions. Usage examples would include consumer dances, consumer birthday parties, bible study meetings for consumers, employee appreciation events, off-site medical clinics, off-site meeting space, etc. The agency’s plans are to restore the building to its original design, remove the steeple, and add accessible entrances and bathrooms. The interior of the building would remain open to accommodate the multi-purpose usage of this building.

Building #2 (Former Convent) – This two-story residential house would be restored and utilized for residential purposes by Sumter DSNB consumers. Usage examples would include a fully furnished respite house that could be utilized intermittently when other homes are offline due to HVAC failures, sewer issues, water outages, etc. The facility could also be utilized as an independent living unit where consumers are learning vital independent living skills and gaining access to less restrictive and supervised living arrangements. This facility is structurally sound but would require rehabilitation, especially in the kitchen and bathroom areas. It also would need several accessibility upgrades prior to use.

Building #3 (Former Rectory/Church Offices) – This structure is in very poor condition and is scheduled to be demolished. This portion of the property would be ideal for the expansion of the front parking lot which

would allow parking for the entire complex and also the addition of much needed accessible parking/loading areas for wheelchair accessible vehicles.

Building #4 (Former School Building) – This building is structurally in excellent condition. Use examples for this building would include training classrooms for newly hired employees and annual recertification training for existing staff. This building could also be a future site of a small Day Services training center for individuals. There would also be potential use for employee office space.

Building #5 (Former Youth Center) – This building is actually located on Purdy Street and is in very poor condition. The future plan would be to have this building demolished so this parcel could be used for future residential development. The agency would propose using this site to construct a small two-bedroom unit that could be utilized for independent living.

Building #6 (Christian Charities Building) – This is a relatively small structure that is in disrepair. It is on a small, separate lot that is also located on S. Purdy Street. Future plans for this structure and area of the property would be to continue allowing the Christian Charities to utilize the building for their community outreach. If that service ever ended or moved, this building would likely be utilized for future small residential development.

Parking lot adjacent to Sanctuary and Convent – The agency would like to build a small, two-bedroom residential facility that would be on West Oakland Street and replace the existing small parking area that currently exists.

Vacant Land on W. Bartlette Street – This piece of the property is currently vacant and is approximately 0.5 acre in size. The future plans for this section of the property would be to construct a four-bedroom residential facility that would cater to the organization's low-functioning and medically comprised population. The home would be built to blend into the neighborhood and utilize as much of the traditional architecture designs for that area.

Basketball Court and Pavilion – These areas would remain green space and recreational areas.

Note: Group homes (as referenced in the Exhibit 1 PD Ordinance) are intended to be flexible to meet the on-site group living needs of the Sumter DSNB and are not intended to meet the rigid definition of Group Home that currently existing in the City of Sumter Zoning & Development Standards Ordinance or future city zoning and development related ordinances.




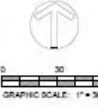
 R&S Bell ARCHITECTS LLC <small>124 N. Main Street Sumter, South Carolina 803-774-2024</small>
Date: October 22, 2025
Master Plan Studies For : Sumter County Developmental Disabilities & Special Needs Foundation
W. Oakland Avenue Sumter, South Carolina
Proposed Campus Site Plan
Scale: 1" = 30'
Project No. : 25-019 File No. : 68-979904
Revisions:
 <small>0 30 60 GRAPHIC SCALE: 1" = 30'</small>
Sheet: S 1.2

Figure 2 - Proposed Conceptual Master Plan

Planned Development (PD-26-01) Details:

The proposed development requirements, as recommended by staff, are included in PD Ordinance attached to this report as Exhibit 1. The PD Ordinance provides a framework for regulating development on the property, including a list of permitted uses. Conceptual plans for development are shown on the conceptual site master plan attached to this report as Exhibit 2.

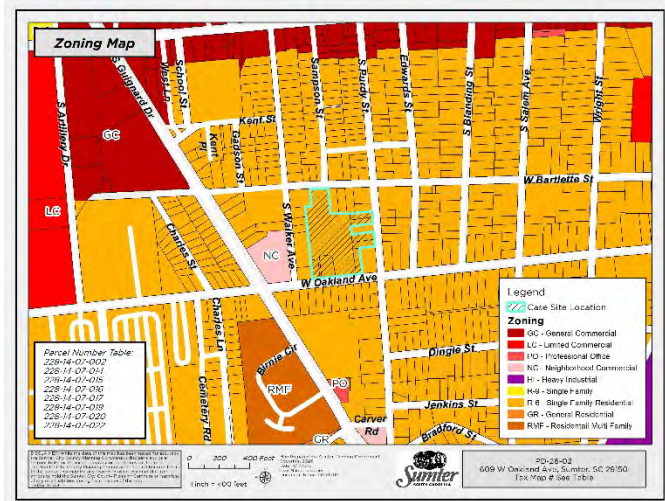
Environmental:

The subject property is within a Zone X area as shown on FEMA FIRM Panels 45085C0311E, with an Effective Date of October 27, 2022.

National Wetland Inventory (NWI) data suggests that no wetlands are present on the property.

Existing Land Use & Zoning:

The subject property occupies most of the city block bounded by W. Bartlette to the north, Walker Ave. to the west, S. Purdy St. to the east, and W. Oakland Ave. to the south. The property was previously home to St. Jude Catholic Church and its associated uses, and contains the former church’s sanctuary and classroom buildings, rectory, chapel, parking lots, open spaces, and a small office building used by Christian Charities. The property is adjacent to single-family residential uses developed at R-6 densities.



The property falls within the boundary of the R-6 district, with all adjacent property being in the R-6 district.

The intent of the PD District is to encourage flexibility in the development of land in order to promote its appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open space. The principal feature of a PD is to accommodate mixed uses. The proposed PD has defined institutional, residential, and professional office uses identified, and staff considers the proposal in general alignment with SC Supreme Court case law concerning the PD zoning method (see Sinkler v. County of Charleston).

Pursuant to *Article 3.p* of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”), a PD District may be established on the Official Zoning Map for the City of Sumter in the same manner and in the same form as a standard rezoning request. Development requirements for a new PD are set forth in a separate ordinance to be adopted by City Council as part of the zoning change. Essentially, PDs are a request for a new individualized zoning district with defined development requirements for the new district adopted via site specific ordinance.

Water/Sewer Infrastructure:

The site is an existing developed area, previously used by a church (St. Jude Catholic Church). Available GIS data indicates that both water and sewer service lines are available on all street frontages.

City Public Services must make the final determination on the city’s ability to provide services and/or the scope of the improvements required to provide the desired level of service to the property, though the existing site development appears to be sufficient for the desired end-uses at this time.

IV. TRANSPORTATION REVIEW

The subject property has direct frontage onto W. Oakland Ave. W. Bartlette St., and S. Purdy St., which are all SCDOT owned/maintained roadways. Each roadway contains 2 travel lanes (1 in each direction). Both W. Oakland and S. Purdy Streets are classified as minor collectors, while W. Bartlette St. is designated as a local access street. Per SCDOT traffic count data from Station ID #43-0643, the annual average number of daily trips on S. Purdy St. near the subject property is 2,800. Per SCDOT traffic count data from Station ID# 43-0694, the annual average number of daily trips on W. Bartlette St. near the subject property is 650. Per SCDOT traffic count data from Station ID# 43-0692, the annual average number of daily trips on W. Bartlette St. near the subject property is 1,800.

All site development will have its transportation impacts fully evaluated at the time of detailed plan submission.

V. STAFF RECOMMENDATION

The application of a true mixed-use PD on the subject property is in alignment with the Sumter 2040 Comprehensive Plan. The proposed PD Ordinance outlines additional approval processes for the commercial and residential components.

VI. DRAFT MOTIONS

1. I move that the Sumter City-County Planning Commission recommend **approval** of rezoning +/- 4.07 acres from Residential-6 (R-6) to Planned Development (PD-26-02), as set forth in the proposed PD Ordinance (*Exhibit 1*).
2. I move that the Sumter City-County Planning Commission recommend **denial** of rezoning +/- 4.07 acres from Residential-6 (R-6) to Planned Development (PD-26-02).
3. I move an **alternate motion**.

VII. PLANNING COMMISSION – April 22, 2026

ORDINANCE NO. ____

**AN ORDINANCE AMENDING THE ZONING MAP
OF THE CITY OF SUMTER, SOUTH CAROLINA
BY REZONING +/- 4.07 ACRES**

**LOCATED NEAR THE INTERSECTION OF W. OAKLAND AVE. & S. PURDY ST.,
FURTHER REPRESENTED AS (SUMTER COUNTY TMS #228-14-07-002, 228-14-07-
014, 228-14-07-015, 228-14-07-016, 228-14-07-017, 228-14-07-019, 228-14-07-020, AND 228-
14-07-022,) FROM RESIDENTIAL-6 TO PLANNED DEVELOPMENT (PD-26-02)**

WHEREAS, the request by The Sumter County Developmental Disability Foundation to amend the Zoning Map of the City of Sumter, South Carolina by rezoning +/- 4.07-acres located near the intersection of West Oakland Ave. and S. Purdy St., further represented as Sumter County TMS #228-14-07-002, 228-14-07-014, 228-14-07-015, 228-14-07-016, 228-14-07-017, 228-14-07-019, 228-14-07-020, AND 228-14-07-022 from Residential-6 (R-6) to Planned Development (PD-26-02), has been duly considered by the Planning Commission and all requirements of *Article 1.u (Amendment Authorization and Procedure)* and all other applicable sections of the *City of Sumter Zoning and Development Standards Ordinance No. 1722* have been complied with; and

WHEREAS, the request has been forwarded to City Council with a recommendation for approval from the Planning Commission; and

WHEREAS, City Council concurs with the Planning Commission’s recommendation for approval.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED BY THE AUTHORITY THEREOF, THAT:

1. The property consisting of +/- 4.07 acres located near the intersection of W. Oakland Ave. & S. Purdy St., owned by the Sumter County Developmental Disabilities Foundation, is hereby rezoned from Residential-6 (R-6) to Planned Development (PD-26-02). The subject property is identified by the attached location map (Exhibit B) and by the attached conceptual development plan titled “Proposed Campus Site Plan for Sumter County Developmental Disabilities & Special Needs Foundation” prepared by R.S. Bell & Associates, dated October 22, 2025 (Exhibit C). The subject property includes the following Sumter County TMS#:

- 228-14-07-002
- 228-14-07-014
- 228-14-07-015
- 228-14-07-016
- 228-14-07-017
- 228-14-07-019
- 228-14-07-020
- 228-14-07-022

2. The Planned Development rezoning is hereby subject to the following requirements:

- A. **Conceptual Site Plan** - Shall be developed in substantial conformance with the conceptual site development plan titled “Proposed Campus Site Plan for Sumter County Developmental Disabilities & Special Needs Foundation” prepared by R.S. Bell & Associates, dated October 22, 2025. (Exhibit C)
- B. **Open Space** – At least 1.01 acres (25% of total PD area) shall be used for open space in compliance with the effective City Zoning Ordinance.
- C. **Land Uses Permitted** – Uses allowed to establish in the identified commercial development area shall include those listed in Exhibit A, and no others.
- D. **Minimum Development Requirements** – All permitted development shall meet the following minimum requirements:

	Institutional Development	Residential Development	Commercial/Office/ Services Development
Minimum Lot Area	7,500 sf	5,000 sf	N/A
Minimum Lot Width	75 ft	50 ft	N/A
Minimum Setback, Per Structure:			
Front	15 ft.	25 ft	15 ft
Side (Exterior)	15 ft.	17.5 ft	15 ft
Side (Interior)	10 ft.	8 ft	10 ft
Rear	20 ft.	20 ft	20 ft
Maximum Building Height	55 ft.	35 ft	35 ft
Maximum Impervious Surface Percentage	65%	50%	80%
Maximum Density (units per gross acre)	7	7	N/A

- E. **Parking**
 - 1. **Minimum Parking Requirements** – All new development shall comply with the minimum off-street parking requirements of the effective *City of Sumter Zoning & Development Standards Ordinance* (hereby referred to as the “City Zoning Ordinance”) or any successor land development ordinance thereof.
 - 2. **Parking Area Design Requirements** – All new development shall comply with the minimum parking area design requirements for commercial uses in the effective City Zoning Ordinance or any successor land development ordinance thereof.
- F. **Landscaping, Buffering, & Tree Protection** – All new development shall comply with the landscaping, buffering, and tree protection requirements of the effective City Zoning Ordinance or any successor land development ordinance thereof.
- G. **Signage** – All new exterior signs shall comply with Neighborhood Commercial (NC) zoning district requirements as outlined in the effective City Zoning Ordinance or any successor land development ordinance thereof.

- H. **Accessory Structures/Dumpster Enclosures/Fences** - Shall be established in compliance with all applicable requirements of the effective City Zoning Ordinance or any successor land development ordinance thereof.
- I. **Traffic Impact Study (TIS)** – The need for a TIS shall be evaluated at time of formal site plan submission in accordance with applicable requirements of the effective City Zoning Ordinance or any successor land development ordinance thereof.
- J. **Overlay Districts** – All development must comply with the applicable design overlay requirements in the effective City Zoning Ordinance or any successor land development ordinance thereof.
- K. **Stormwater** – Stormwater facilities shall be design in accordance with all local, state, and federal requirements.
- L. **Development Review and Approval** – Any new development within the identified commercial development area shall be reviewed and approved in accordance with site plan approval process and/or design overlay district approval processes outlined in the effective City Zoning Ordinance or any successor land development ordinance thereof.

ADOPTED IN COUNCIL, ASSEMBLED THIS ____ DAY OF _____, 2026 TO TAKE EFFECT IMMEDIATELY.

CITY OF SUMTER, SOUTH CAROLINA

 Mayor David P. Merchant

 Mayor Pro Tempore

ATTEST:

 Cecelia Newman, City Clerk

Exhibit A – Permitted Uses

Residential Uses

- A. Single-Family Detached Dwellings
- B. Duplex Dwellings
- C. Triplex and Quadruplex Dwellings
- D. Urban Multi-Family Dwellings
- E. Group Homes (for Sumter DSNB only)

Public and Institutional Uses

- A. Cultural, Library, and Museum Facilities
- B. Government Offices
- C. Other Educational Facilities
- D. Religious Institutions

Commercial Retail Uses

- E. Special Events Facilities (for Sumter DSNB-sponsored events only)
- F. Retail, Neighborhood (5,000 sq. ft. maximum)

Personal Services Uses

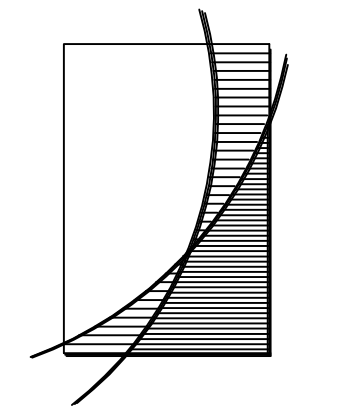
- A. Daycare (Adult and/or Child)
- B. Personal Services

Medical and Office Uses

- C. Residential Care
- D. Professional Office

Recreation/Open Space + Entertainment Uses

- E. Sports Fields



R/S Bell
 ARCHITECTS
 LLC
 134 N. Main Street
 Sumter, South Carolina
 803 774-3025

Date:
 October 22, 2025

Master Plan Studies
 For :
**Sumter County
 Developmental
 Disabilities &
 Special Needs
 Foundation**

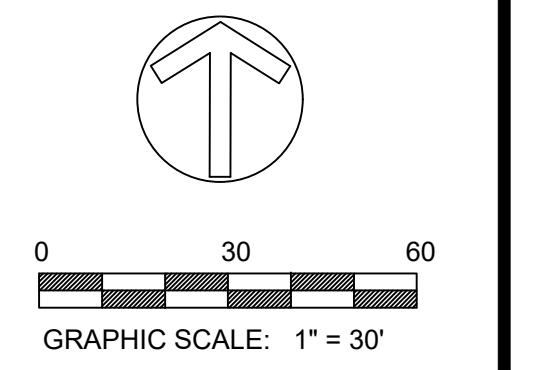
W. Oakland Avenue
 Sumter, South Carolina

Proposed Campus
 Site Plan

Scale:
 1" = 30'

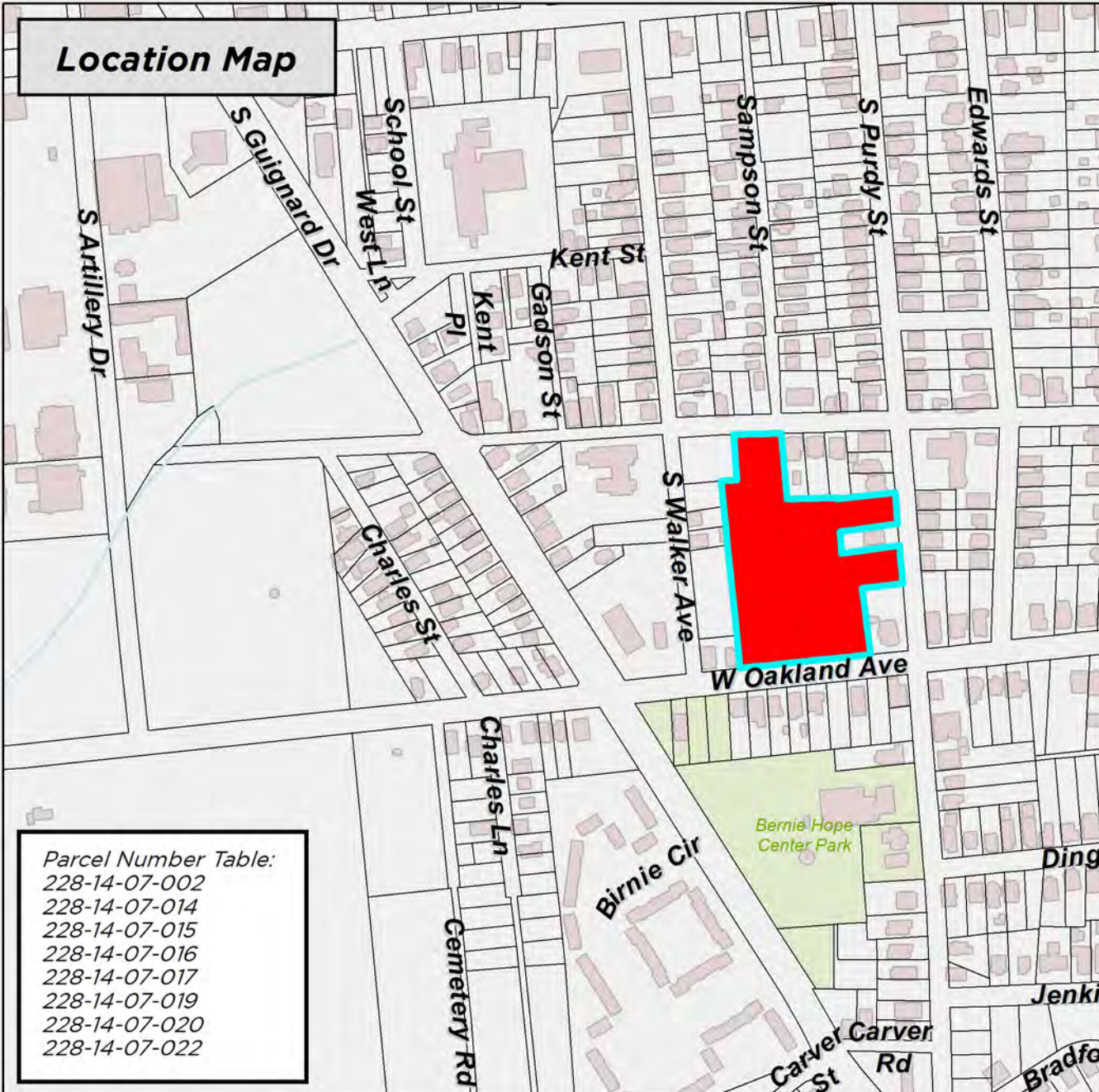
Project No. : 25-019
 File No. : 68-979904

Revisions:



Sheet:
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Location Map




Area Map

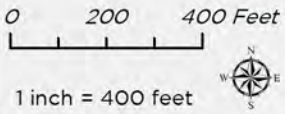
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228-14-07-015
228-14-07-016
228-14-07-017
228-14-07-019
228-14-07-020
228-14-07-022

Legend

 Case Site Location

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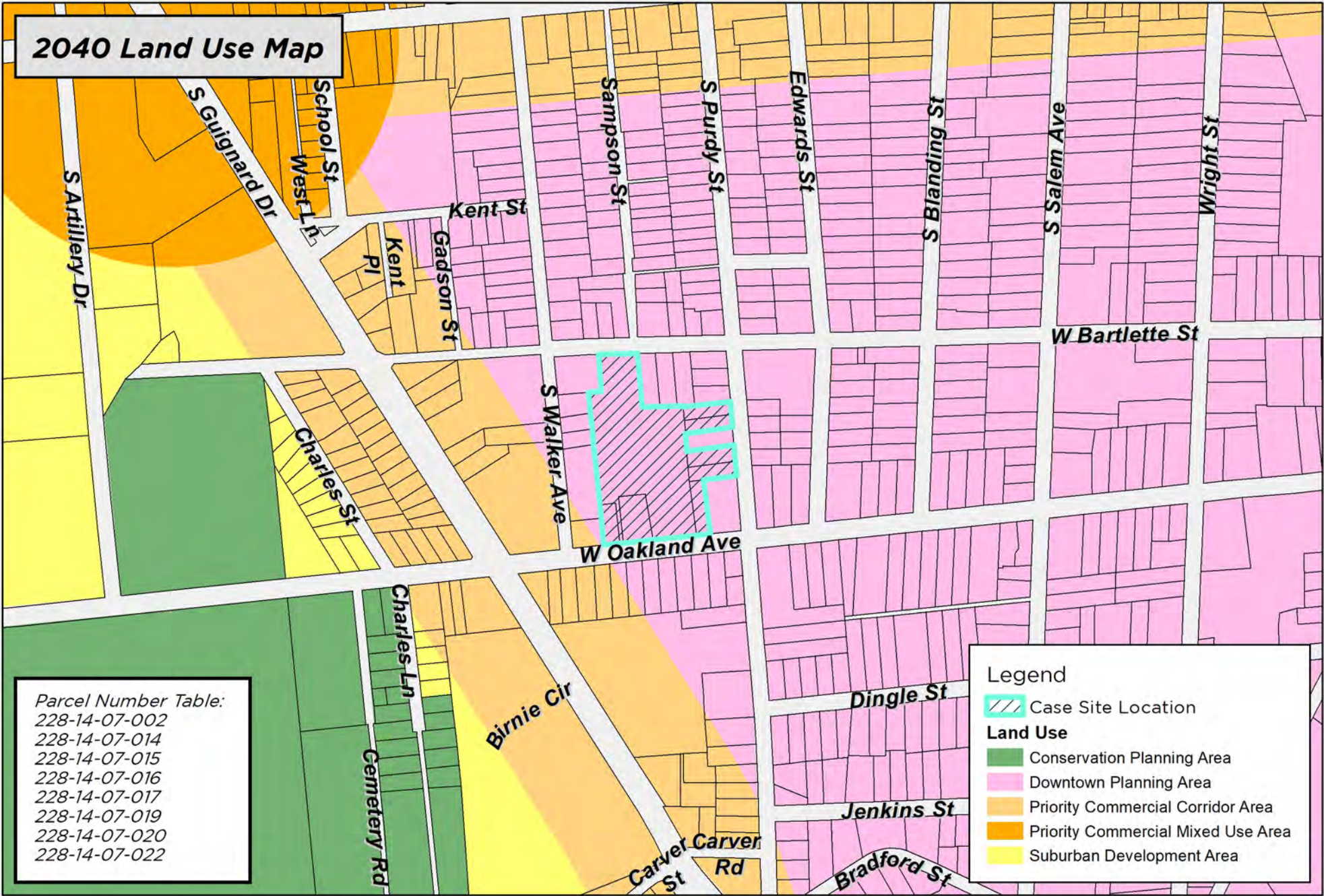


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 Document Name: PD-26-02



PD-26-02
 609 W Oakland Ave, Sumter, SC 29150
 Tax Map # See Table

2040 Land Use Map



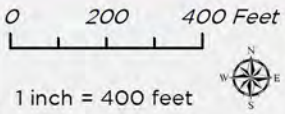
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Legend

- Case Site Location
- Land Use**
- Conservation Planning Area
- Downtown Planning Area
- Priority Commercial Corridor Area
- Priority Commercial Mixed Use Area
- Suburban Development Area

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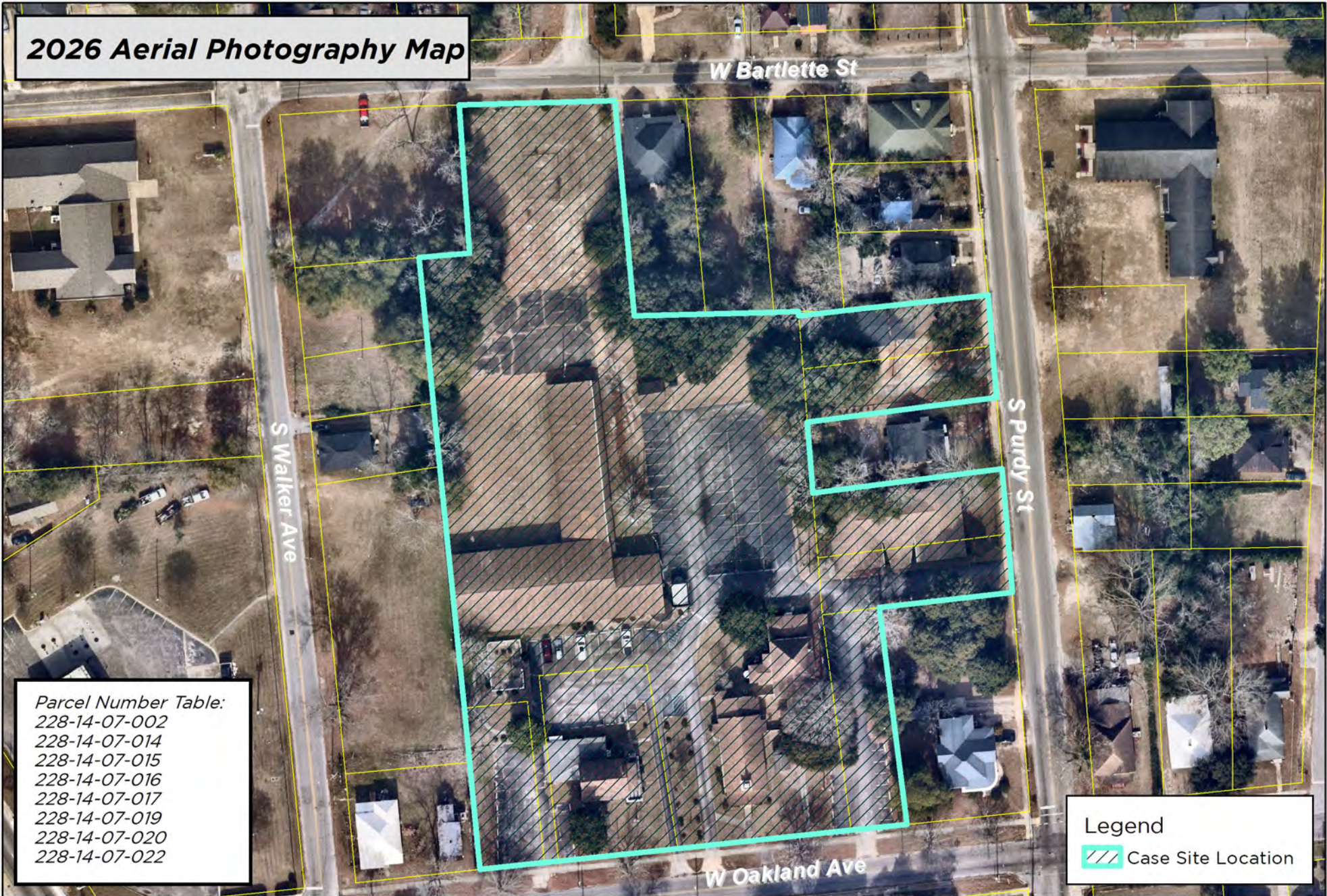


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PD-26-02
 609 W Oakland Ave, Sumter, SC 29150
 Tax Map # See Table

2026 Aerial Photography Map



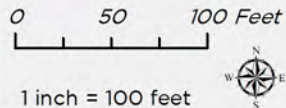
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PD-26-02
609 W Oakland Ave, Sumter, SC 29150
Tax Map # See Table

Zoning Map



Parcel Number Table:
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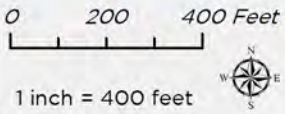
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Case Site Location

Zoning

- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- HI - Heavy Industrial
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residentail Multi Family

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