

Sumter City-County Planning Commission

April 22, 2026

SD-26-01- Cannery Road- Cannery Acers (County)

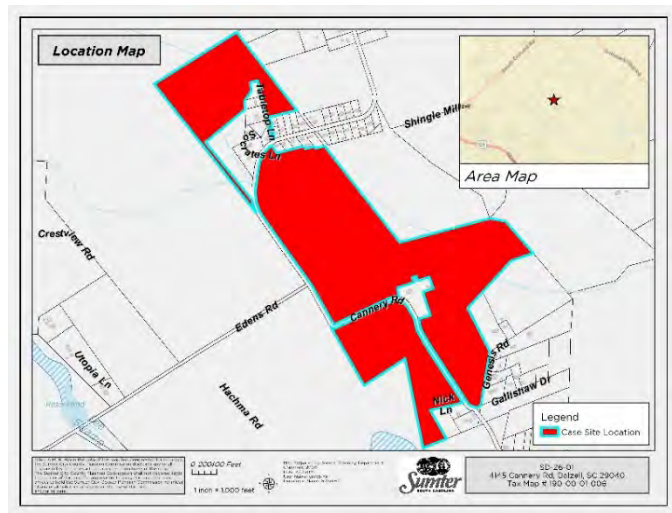
I. THE REQUEST

Applicant:	Paul Jones
Status of the Applicant:	Authorized Agent for Property Owner
Request:	A request for preliminary major subdivision with direct frontage along Cannery Rd.
County Council District	District 2
Location:	Cannery Rd.
Size of Property:	+/- 258 acres
Present Use/Zoning:	Undeveloped / Agricultural Conservation (AC)
Proposed Use of Property:	86-lot single family residential subdivision
Tax Map Reference:	198-00-01-006
Adjacent Property Land Use and Zoning:	North: Undeveloped / Agricultural Conservation (AC) South: Undeveloped / Agricultural Conservation (AC) East: Undeveloped / Agricultural Conservation (AC) West: Undeveloped / Agricultural Conservation (AC)

II. BACKGROUND

The applicant is proposing an 86-lot major subdivision on a +/- 258-acre tract of land in the Dalzell area of unincorporated Sumter County. The property has direct frontage along Cannery Rd. The property is shown on the location map to the right.

The proposed name of the subdivision is Cannery Acres. The applicant is not proposing any new roads, as all the lots will have direct frontage on Cannery Rd.



The subject property is completely located within the Agricultural Conservation (AC) zoning district. The proposed development will be located on both sides of Cannery Rd.

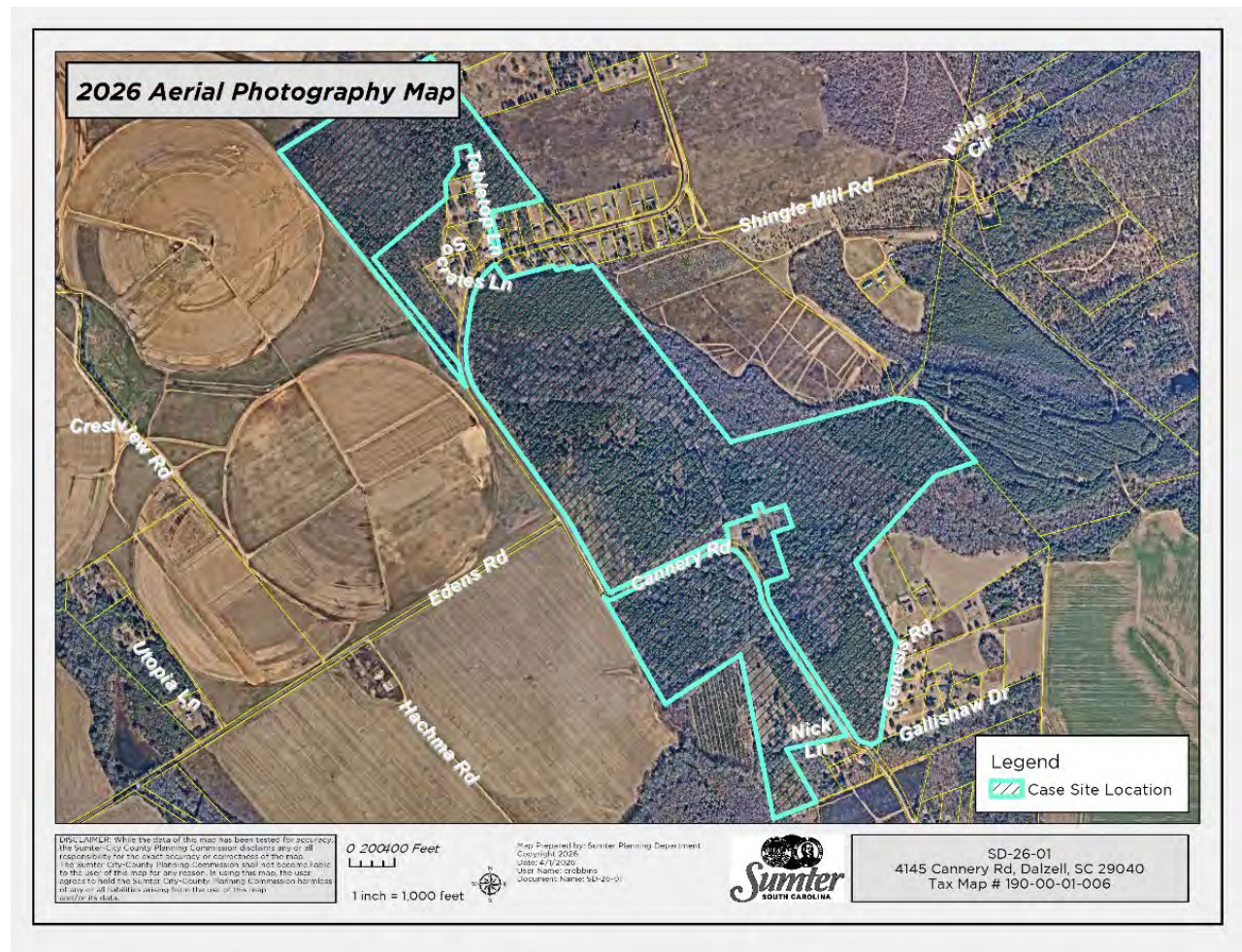


Figure 1 – 2026 Aerial Map

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 preliminary plan submission titled, “*Cannery Acres Subdivision*”, prepared by J&VP Civil Engineers., and dated March 19, 2026.

A copy of the submitted site plan is included with this report as Exhibit 3. The proposed development was reviewed against Agricultural Conservation (AC) zoning district requirements for residential development and all other standards applicable to the subdivision and development of land outlined in the *Sumter County Zoning & Development Standards Ordinance* (the Ordinance).

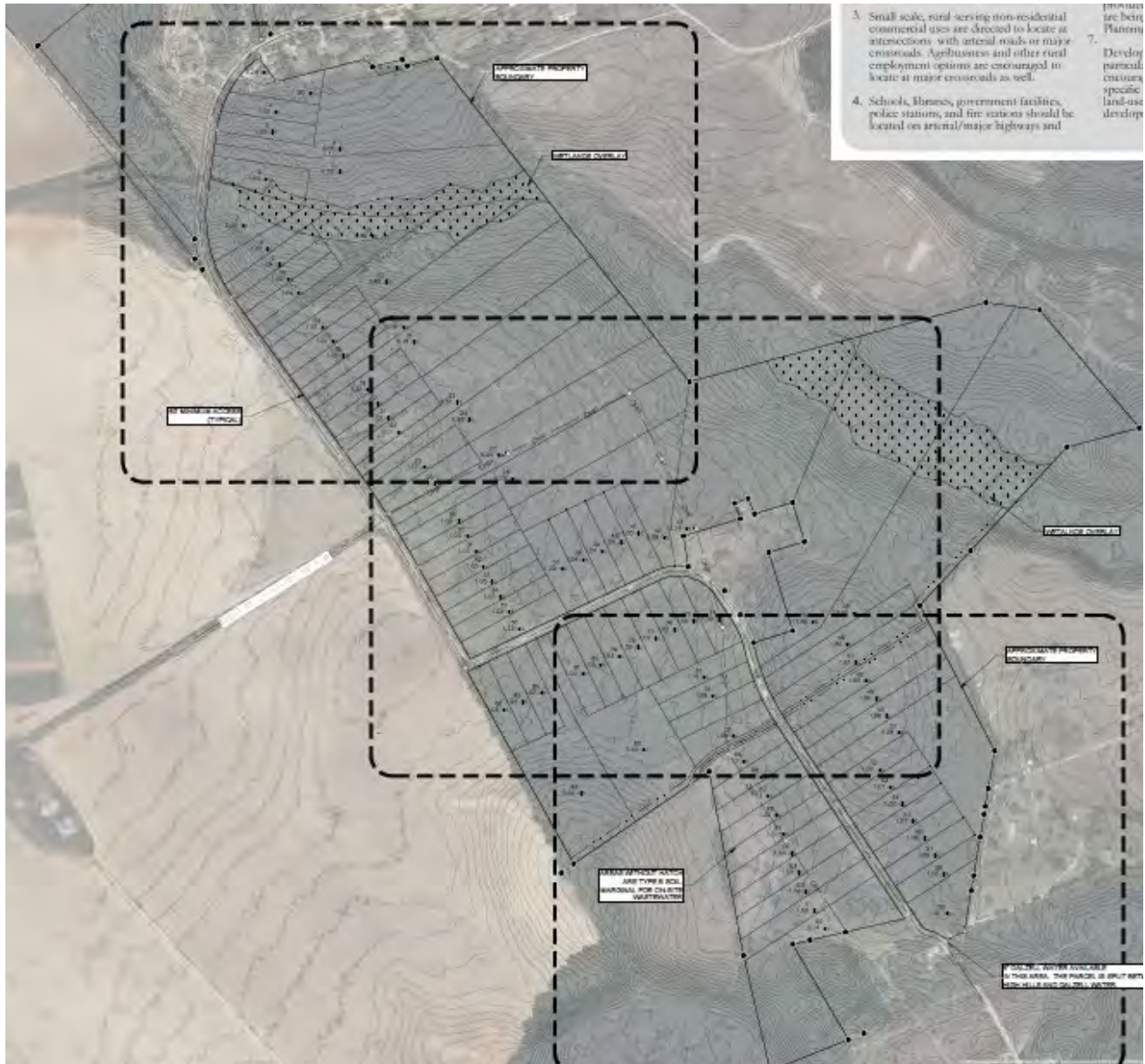


Figure 2 - Site Plan Layout

Zoning District Requirements

Single-Family Detached Residential homes are Permitted By-Right Uses in the Agricultural Conservation (AC) District. Minimum AC district residential development are as follows:

Minimum Lot Area	Minimum Lot Width	Min. Building Setbacks	Max Impervious Surface Ratio	Maximum Building Height
1.0 acres	60 ft.	<i>Front – 35 ft.</i> <i>Exterior Side: 17.5 ft.</i> <i>Interior Side: 12 ft.</i> <i>Rear: 50 ft.</i>	80%	35 ft

The proposed preliminary plan indicates that the single-family detached lots will range in size from approximately 1.0 acre and larger, with most lots being around 1.0 acre in area. The proposed lot width for nearly all single-family detached lots, as shown on the plan, is 60 feet.

There is not a proposed street network, as all lots proposed will have direct access onto Cannery Rd. The street will not have on-street parking and there is approximately 22 ft. pavement with a 66 ft. total right-of-way (ROW) area. No sidewalks are required or appear to be proposed. The street plans meet the minimum requirements of the Ordinance. The application also states that they will pave the unfished portions of Cannery Rd.

Tree Protection, Buffering, Landscaping, & Open Space Plans:

Based on new county landscaping standards formally adopted on April 14, 2026 (OA-25-08), submission of a tree protection plan is required for areas being disturbed. This item has not been submitted.

Environmental:

The proposed development area is entirely within Zone X as shown on FEMA FIRM Panel 45085C0120F, Effective Date of October 27, 2022. However, it is noted that limits of the flood study for this panel end just to the east of the submit property. It is likely that future expanded study will show that a part of the site corresponding with the intermittent or perineal stream that traverses the property is within the SFHA. This area will roughly correspond to the delineated wetland area shown on plans.

A wetlands delineation prepared by J. Louis Jackson (GreenePond Consulting, LLC), dated January 23, 2026 was submitted with this request. This delineation shows jurisdictional wetland features on the site that corresponds with the intermittent or perineal stream that traverses the property. A proposed condition of approval is to require restrictive covenants that protect the delineated wetland areas from future development.

Stormwater Management Plan:

It is staff’s understanding that the Sumter County Stormwater Utility is not requiring stormwater permits for this project.

Public Safety:

Fire Protection – There are no major concerns.

IV. UTILITIES

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

<i>Water</i>	A portion of subdivision will be served by the Dazell Water; the remainder will be developed with individual on-site water wells.
<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>	Black River Electric
<i>Postal Service</i>	The establishment of mailbox clusters, as typically required by USPS, is anticipated.

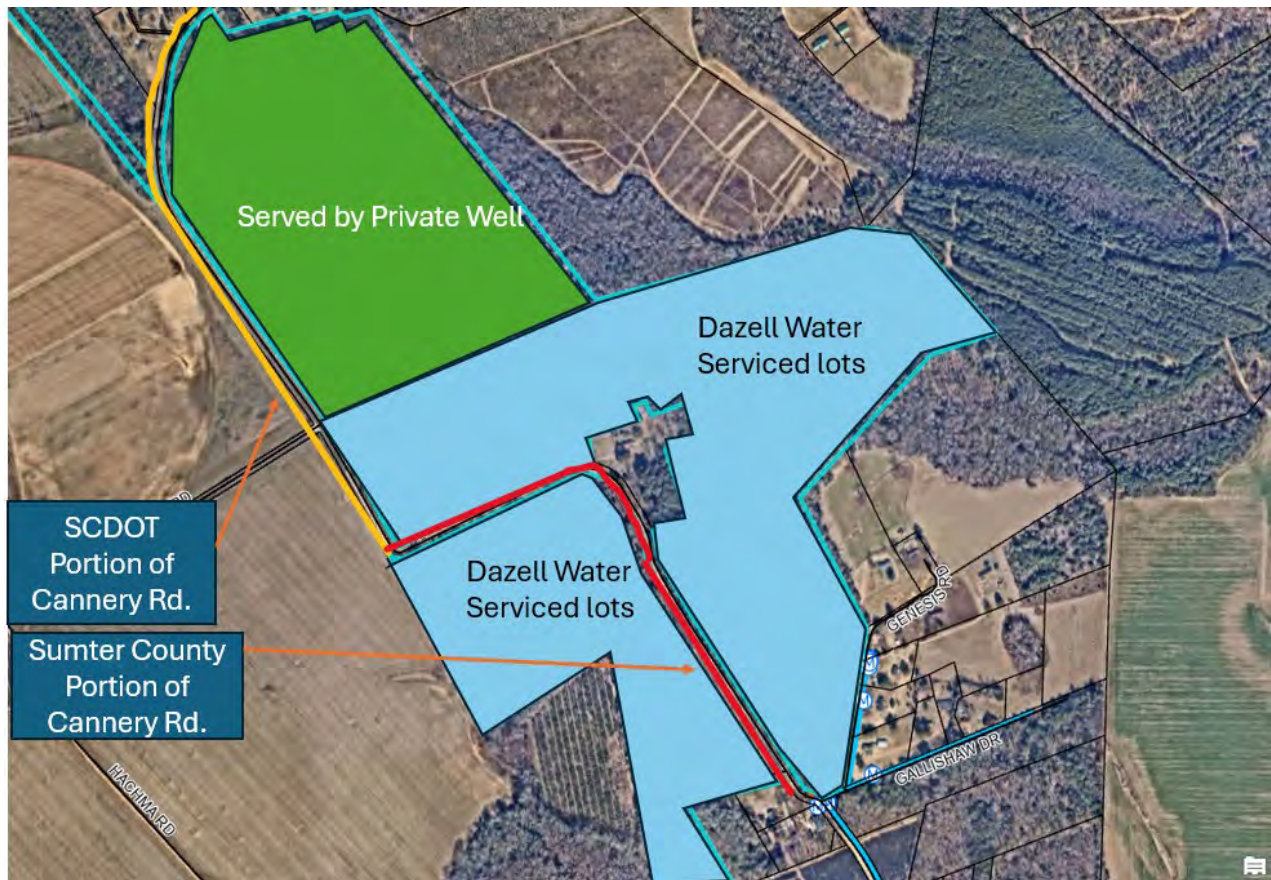


Figure 3 – Public Water Service Area & Road Ownership

V. TRANSPORTATION REVIEW

The subject property has frontage on Cannery Rd. Cannery Rd. has split ownership between Sumter County and SCDOT, it is 2 lane rural-local roadway, with no AADT available from SCDOT. All lots will have individual driveway access onto Cannery Rd.

The proposed development does not exceed the threshold required for Transportation Impact Study (TIS) submission.

VI. TECHNICAL REVIEW

The Sumter Technical Review Committee (TRC) members have reviewed the submitted plans electronically. The technical review items outlined in Exhibit 2 must be addressed as a proposed condition of approval.

VII. STAFF RECOMMENDATION

Staff recommends approval of this request, subject to the “Conditions of Approval” attached to the staff report as Exhibit 1 and based on successful completion of the “Outstanding Technical Review Items” attached to the staff report as Exhibit 2.

VIII. DRAFT MOTION

- 1) I move that the Planning Commission **approve** SD-26-06 as proposed via the preliminary plat submission titled, “*Cannery Acers Subdivision*”, prepared by J&VP Civil Engineers., March 19, 2026 and subject to the Conditions of Approval in *Exhibit 1* and successful completion of the “Outstanding Technical Review Items” attached to the staff report as *Exhibit 2*.
- 2) I move that the Planning Commission **deny** SD-26-06.
- 3) I move an alternate motion.

IX. PLANNING COMMISSION – April 22, 2022

Exhibit 1:
SD-25-05 – Valley Ridge (County)
Proposed Conditions of Approval

1. The subdivision shall be developed in substantial conformance with the preliminary plat titled, “*Cannery Acers Subdivision*”, prepared by J&VP Civil Engineers., and March 19, 2026

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. Final plat approval for the development is contingent upon the following:
 - a. *Road Infrastructure*: Upgraded county owned section of Cannery Rd. to asphalt pavement is required prior to final plat approval for the lots served by the county owned section of this roadway.
 - b. *Water Utility Infrastructure*: Submission of DES Permits to Operate for all public water system improvements is required prior to final plat approval for lots to be served by public water.
 - c. Submission of recorded restrictive covenants the prohibit disturbance of wetland areas as shown on the wetlands delineation prepared by J. Louis Jackson (GreenePond Consulting, LLC), dated January 23, 2026 is required prior to final plat approval for any lot in the development.
 - d. Successful resolution of the outstanding technical review items identified in Exhibit 2 is required prior to final plat approval for any lot in the development.

Exhibit 2:
SD-25-01 – Valley Ridge (County)
Outstanding Technical Review Items

1. Submit updated plans showing where the mailbox cluster will be located.
2. Submit tree survey and mitigation plan (if applicable) for any significant/historic trees within planned areas of disturbance (i.e., primary building footprints, yards, & driveways), as defined by *Article 8.d* of the Sumter County Zoning & Development Standards Ordinance.
3. Please coordinate with Sumter County Public Works for any driveway encroachment (803-436-2241; Jmcleod@sumtercountysc.gov) concerning this project.
4. Please coordinate with SCDOT District 1 Permit Engineer Michael Todd (803-737-0208; ToddJM@scdot.org) concerning this project.
5. Contact Fire Marshal Tammy Tolbert (803-774-7252; ttolbert@sumtersc.gov) if you have any questions concerning International Fire Code Compliance.

CANNERY ROAD RESIDENTIAL SUBDIVISION

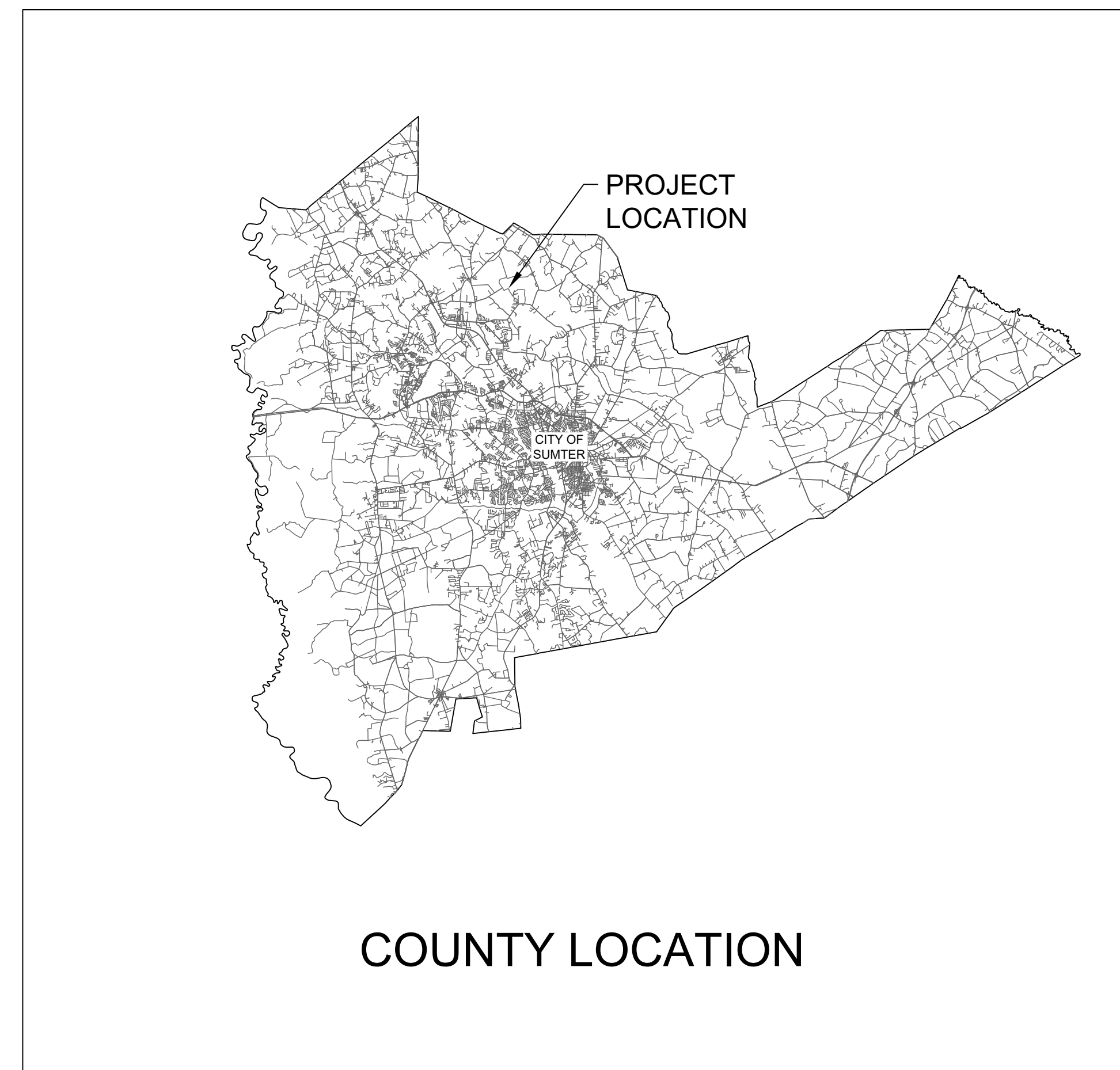
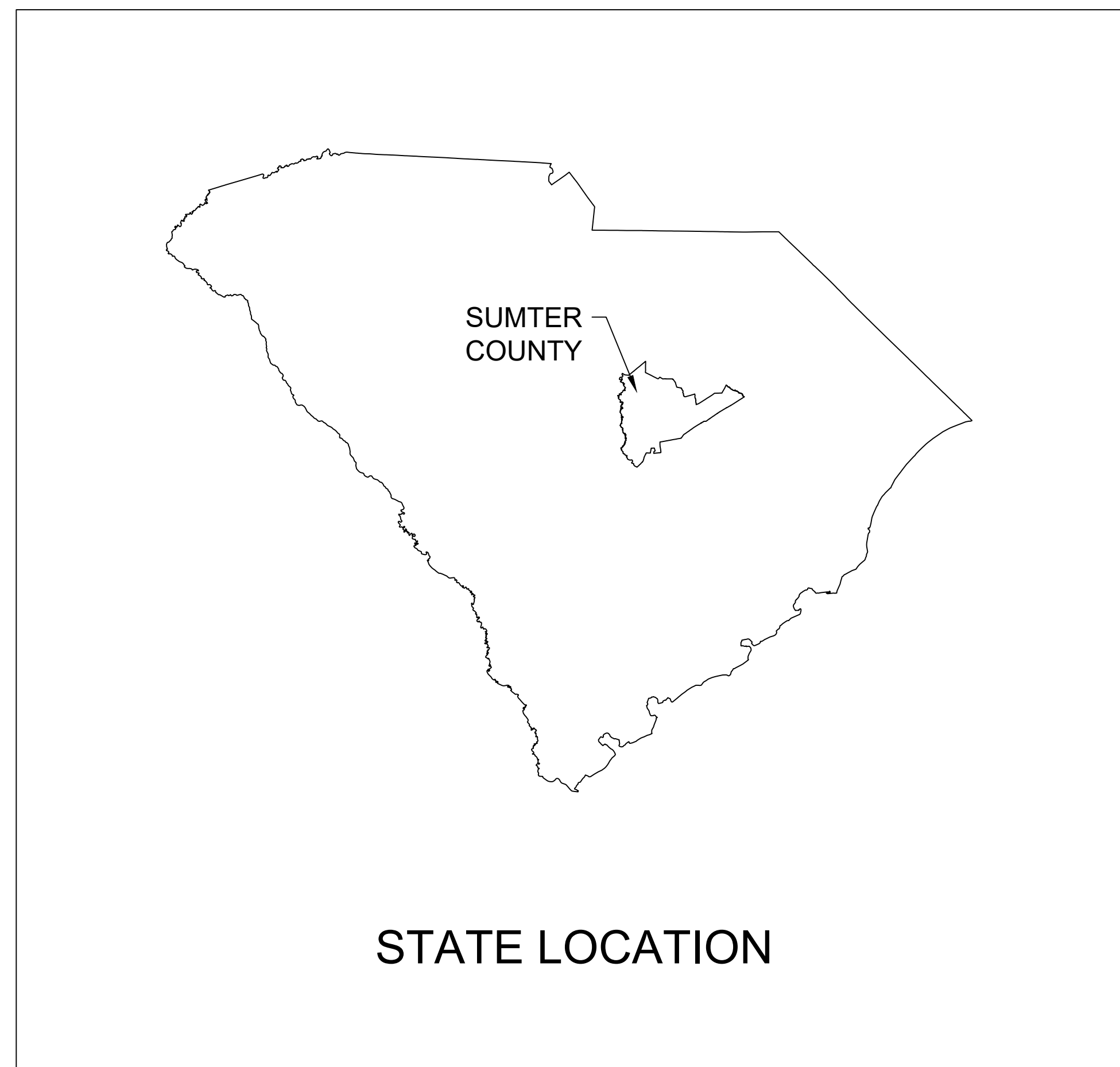
CANNERY ROAD, SUMTER COUNTY, SC

J&VP

Jones and VanPatten, LLC
Civil Engineers
466 N. Guignard Drive
Sumter, SC 29150
Office: (803) 774-2127
Mobile: 803-983-4969

REVISION

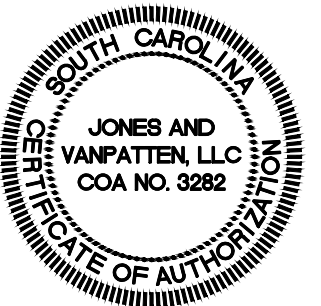
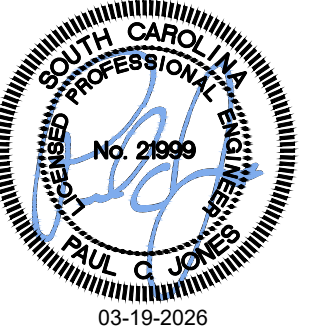
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PROJECT:
CANNERY ROAD
SINGLE FAMILY RESIDENTIAL SUBDIVISION

SHEET TITLE:
COVER SHEET

SEALS



DATE: 03-19-2026
DRAWN BY: PCJ
PROJ. NUMBER: 25011
DWG. NAME: 25012 Site Plan.dwg

SHEET NO.

C1 OF 7

Rural Development Planning Area Policies

- Residential densities shall be supported at one unit per acre or more. However, in an effort to consider steps toward a more environmentally sustainable community, the County will consider zoning ordinance amendments designed to encourage cluster development - the practice of allowing smaller lot sizes clustered more closely together, yet achieving the balance of the development in preserved open space.
- Manufactured homes and single family homes are appropriate in the Rural Development Planning Area.
- Small scale, rural serving non-residential commercial uses are directed to locate at intersections with arterial roads or major crossroads. Agribusiness and other rural employment options are encouraged to locate at major crossroads as well.
- Schools, libraries, government facilities, police stations, and fire stations should be located on arterial/major highways and at major intersections to better serve the community. The location of these facilities should be in relation to the populations that they will serve.
- Public Sewer shall not be extended into the Rural Development Planning Area to support increases in density, except when providing utilities to residential and non-residential uses alike in close proximity (500 feet) to Maysville and Pinewood.
- Public water should only be extended into the Rural Development Planning Area for the purposes of health and safety, provided commercial and residential uses are being developed consistent with the Planning Area.
- Development in the I-95 Corridor, particularly at the interchanges is strongly encouraged. The County will consider a specific I-95 Corridor Plan to address the land-use future of this critical economic development asset.

SITE NOTES:

- SITE ADDRESS:
CANNERY ROAD
DALZELL, SC 29040
- TAX MAP SURVEY No.:
198-00-01-006
- SITE ACREAGE (AND TOTAL CONTIGUOUS ACREAGE):
258.62 APPROXIMATE ACRES
- CURRENT ZONING:
AC: AGRICULTURAL CONSERVATION
- 2040 COMPREHENSIVE PLAN
THE SITE IS LOCATED WHOLLY IN THE RURAL DEVELOPMENT PLANNING AREA
THE SITE IS LOCATED OUTSIDE THE MILITARY PROTECTION PLANNING AREA
THE SITE IS LOCATED OUTSIDE THE CONSERVATION PLANNING AREA
- MUNICIPAL AND STORMWATER DISTRICT:
THIS SITE IS LOCATED IN SUMTER COUNTY, OUTSIDE THE LIMITS OF ANY INCORPORATED CITY
- MINIMUM YARD AND BUILDING REQUIREMENTS FOR NON-RESIDENTIAL USES IN THE AGRICULTURE AC DISTRICT
 - MINIMUM AREA: ONE ACRE
 - MINIMUM STREET FRONTAGE: 60'
 - DEPTH: N/A
 - FRONT SETBACK: 35' (LOCAL/COLLECTOR)
 - SIDE SETBACK: 12' (RESIDENTIAL USE)
 - REAR SETBACK: 50'
 - MAXIMUM HEIGHT: 35'
 - MAXIMUM IMPERVIOUS SURFACE RATIO: 80%
 - MAXIMUM RESIDENTIAL DENSITY: 0.5 PER GROSS ACRE
- WETLANDS
THE NATIONAL WETLANDS INVENTORY INDICATES THE POSSIBILITY OF FRESHWATER WETLANDS ON THE SITE.
- FLOOD ZONE
THIS PARCEL IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA ACCORDING TO FIRM 4501520120F DATED OCTOBER 27, 2022.
- POTABLE WATER SERVICE AREA
THIS SITE IS SPLIT BETWEEN HIGH HILLS AND DALZELL WATER DISTRICTS. THE BOUNDARY IS APPROXIMATELY AT THE INTERSECTION OF CANNERY ROAD AND EDENS ROAD. DALZELL WATER IS TO THE SOUTH OF THIS INTERSECTION. HHWRC IS TO THE NORTH OF THIS INTERSECTION.



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Civil Engineers
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Sumter, SC 29150
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Mobile: 803-983-4969

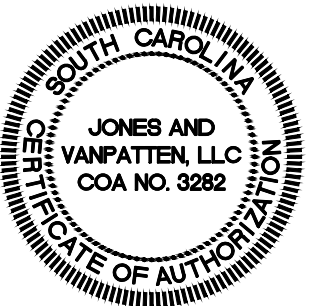
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PROJECT:
**CANNERY ROAD
SINGLE FAMILY RESIDENTIAL SUBDIVISION**

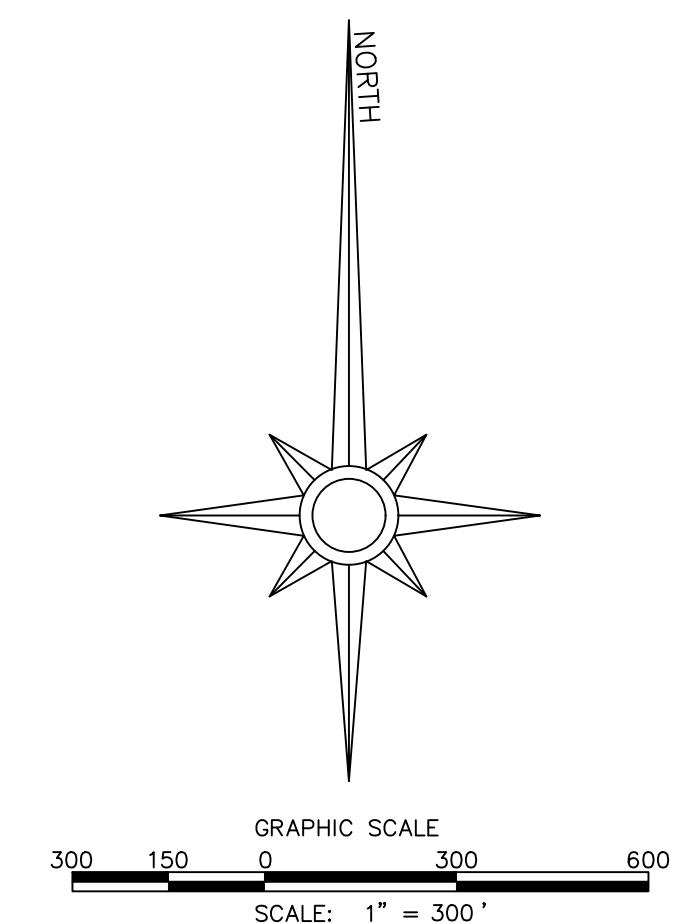
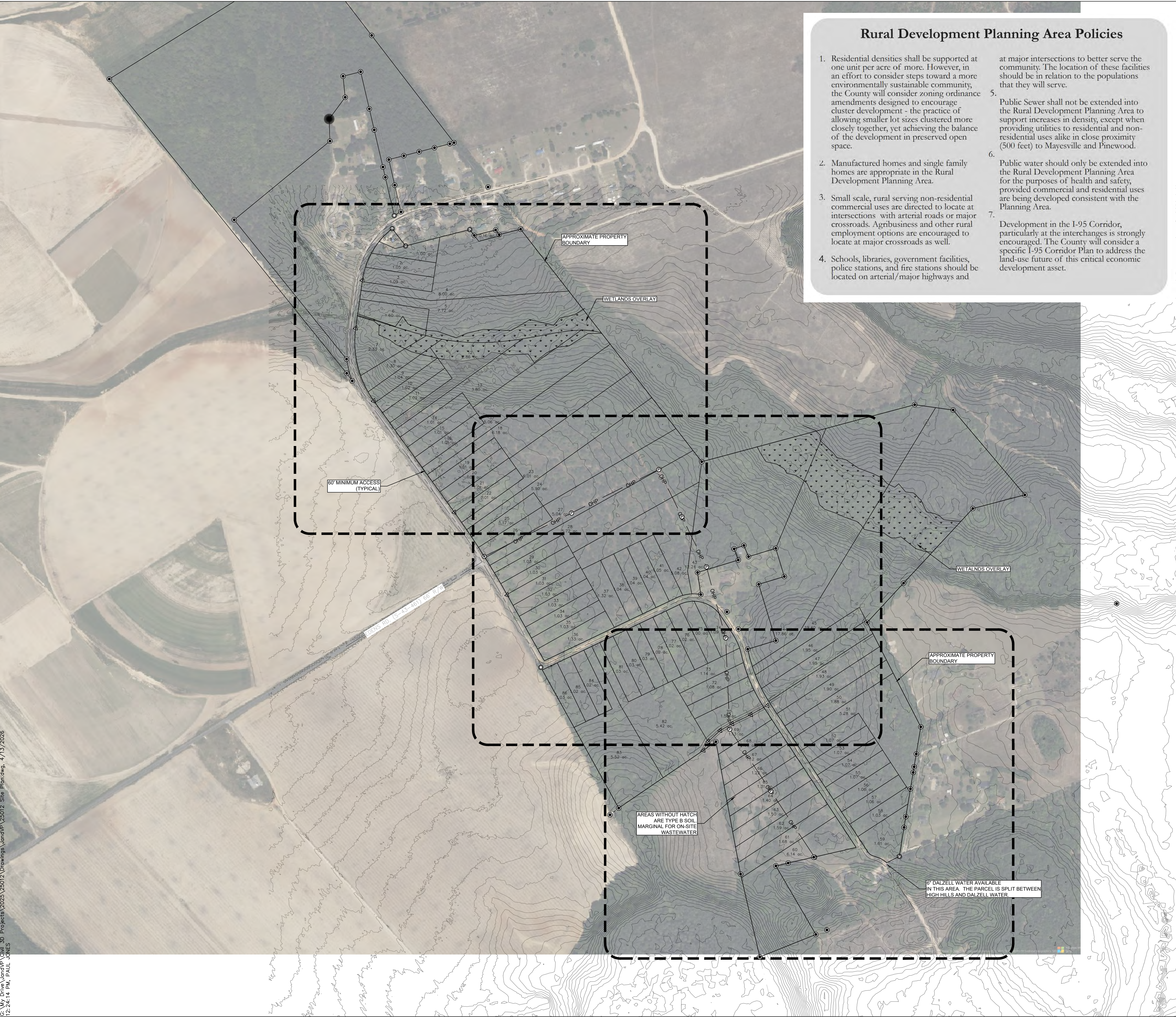
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MASTER SITE PLAN

SEALS



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C2 OF 7



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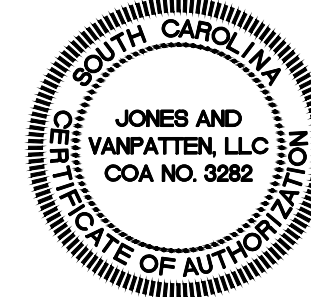
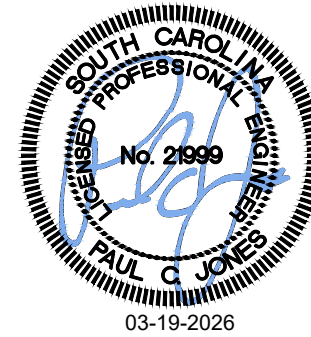
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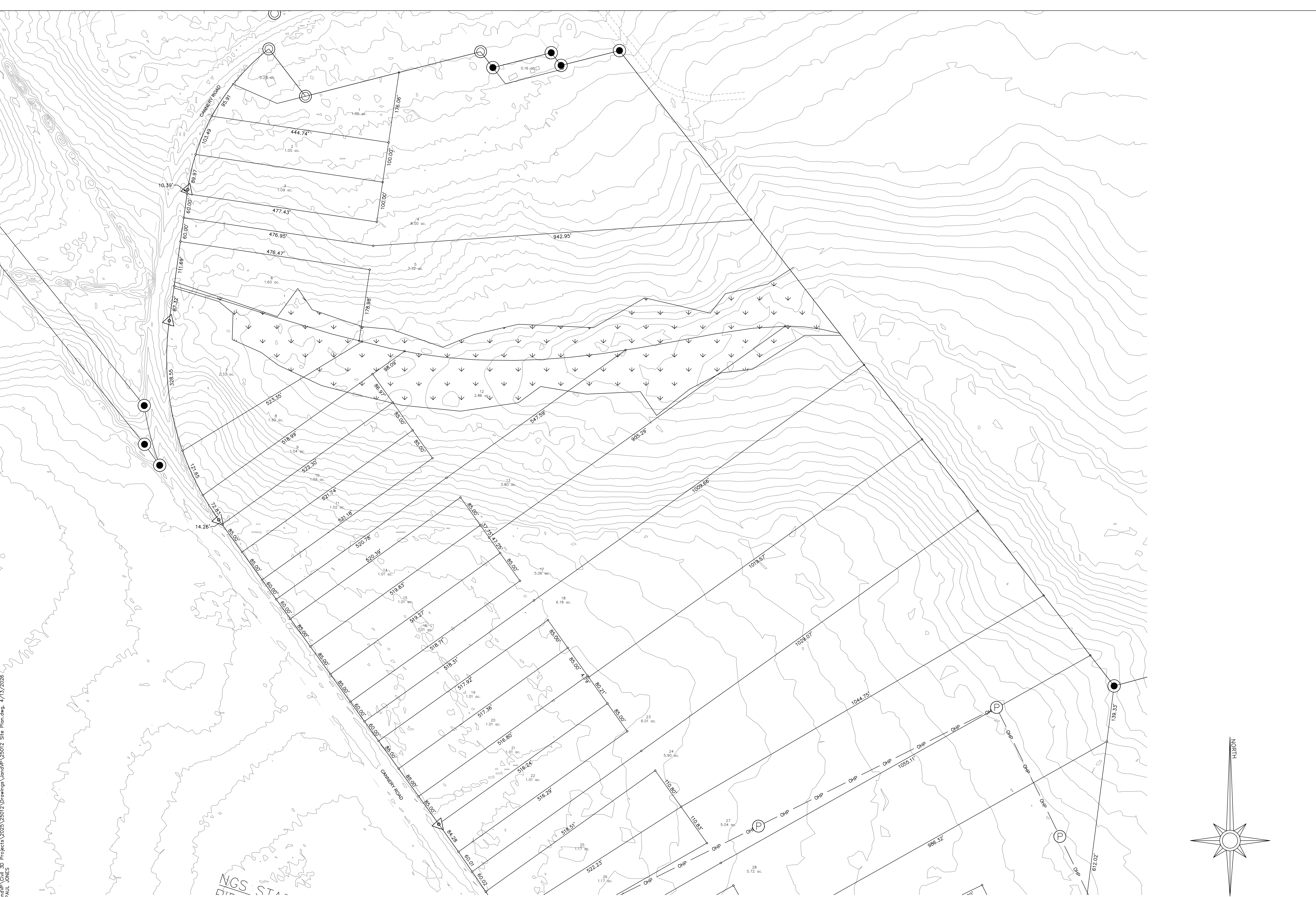
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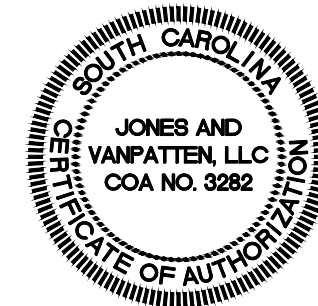
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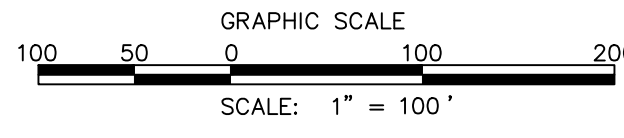
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SINGLE FAMILY RESIDENTIAL SUBDIVISION**
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PARTIAL SITE PLAN

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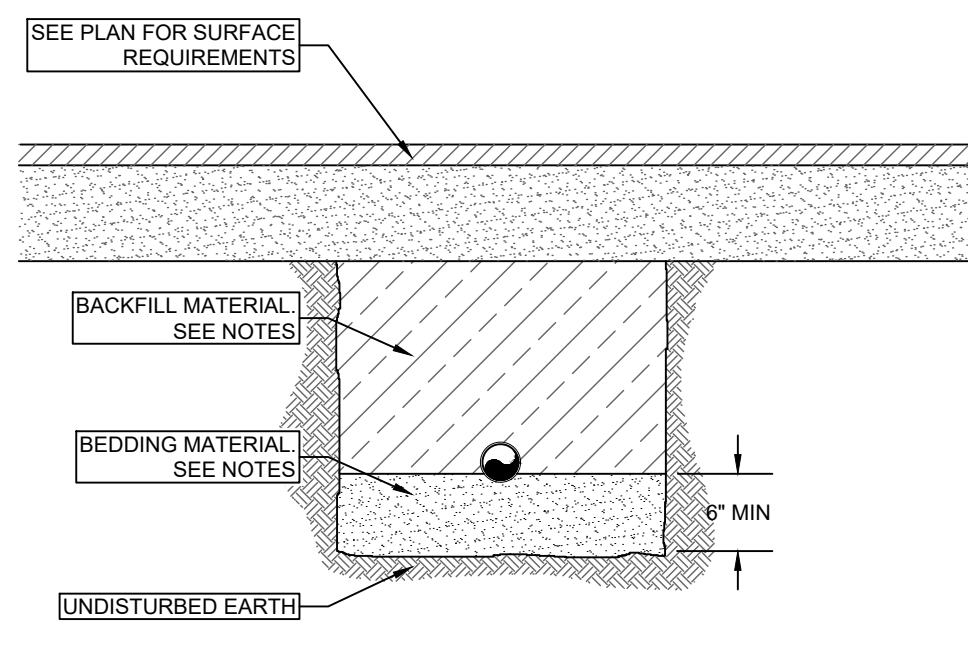


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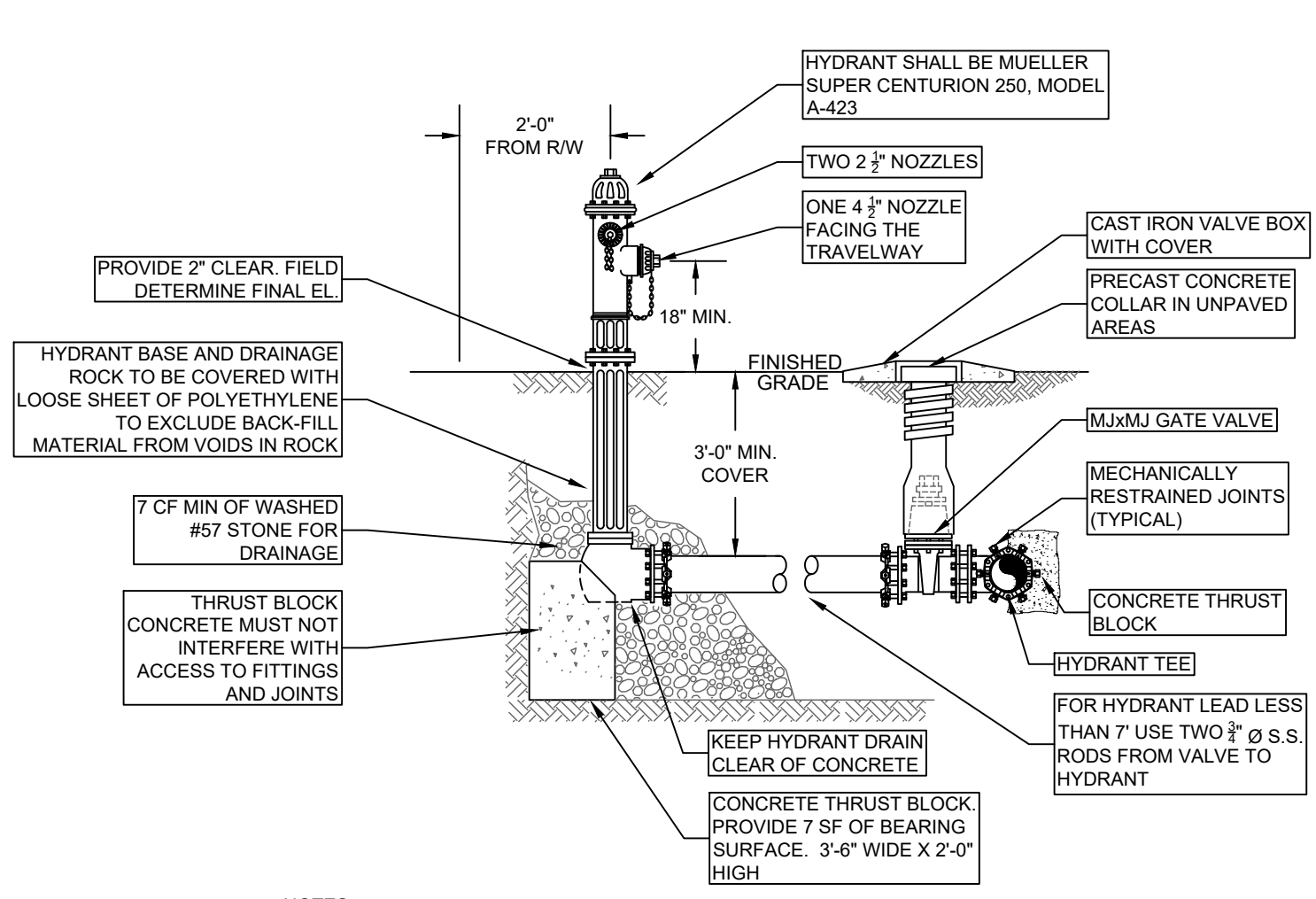
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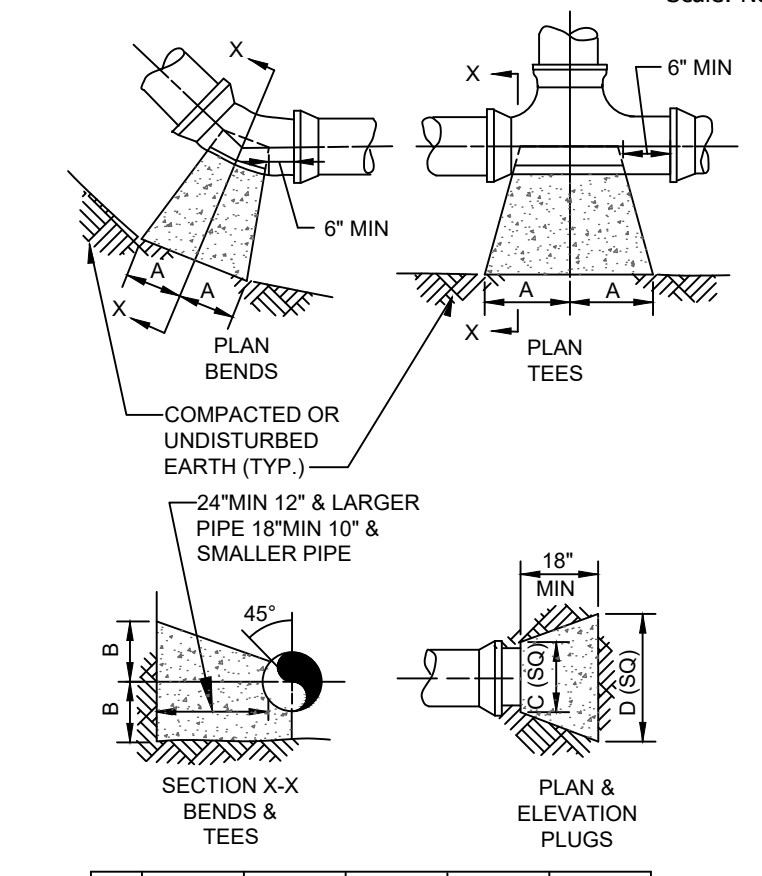
- NOTES:
- INSTALL SERVICES PRIOR TO INSTALLING BASE, PAVEMENT, CURB, ETC.
 - PROVIDE PIPE BEDDING TO A DEPTH OF 1/8 OF PIPE DIAMETER OR 6" MINIMUM OF COMPACTED GRANULAR MATERIAL (GRAVEL OR CRUSHED STONE)
 - BACKFILL
 - FOR NON-TRAFFIC AREAS
 - SEE BACKFILL NOTES ON THESE PLANS FOR MATERIAL REQUIREMENTS
 - BACKFILL MATERIAL SHALL BE COMPACTED TO 6" BELOW THE TOP OF THE TRENCH
 - TOP SIX INCHES OF THE TRENCH SHALL BE TOPSOIL
 - FOR TRAFFIC AREAS
 - IN TRAFFIC AREAS, BACKFILL SHALL BE FLOWABLE FILL
 - SURFACE COURSE SHALL MATCH EXISTING BASE AND SURFACE MATERIAL AND SPECIFICATIONS.

8 SERVICE AND MAIN TRENCH
 Scale: No Scale



- NOTES:
- ALL FIRE HYDRANT LEADS SHALL BE DIP CLASS 350
 - HYDRANTS SHALL BE LOCATED SO AS TO BE UNOBSTRUCTED FOR 15' EITHER SIDE AS MEASURED ALONG THE EDGE OF THE ROAD
 - EXTENSIONS SHALL BE ADDED TO BURY AS REQUIRED TO ENSURE A MINIMUM CLEARANCE OF 18" AT CENTERLINE OF PUMPER NOZZLE.
 - WHERE THE DISTANCE FROM THE HYDRANT TO THE VALVE IS GREATER THAN 7' MEGALUGS SHALL BE USED IN LIEU OF S.S. RODS.
 - COLOR OF HYDRANT SHALL BE PER CITY OF SUMTER/DALZELL WATER REQUIREMENTS
 - ALL COMPONENTS OF THE HYDRANT ASSEMBLY SHALL COMPLY TO THE TECHNICAL SPECIFICATIONS OF THE CITY OF SUMTER.

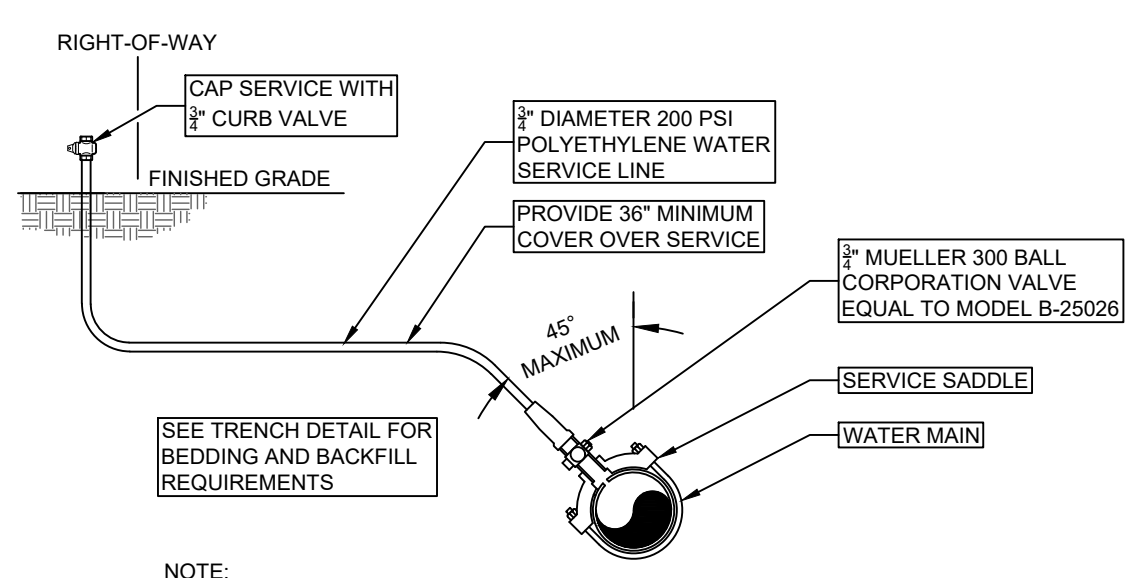
5 TYPICAL HYDRANT INSTALLATION
 Scale: No Scale



SIZE	1/4 BENDS		1/8 BENDS		1/16 BENDS		TEES		PLUGS	
	A	B	A	B	A	B	A	B	C	D
6"	16"	10"	9"	10"	6"	8"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"

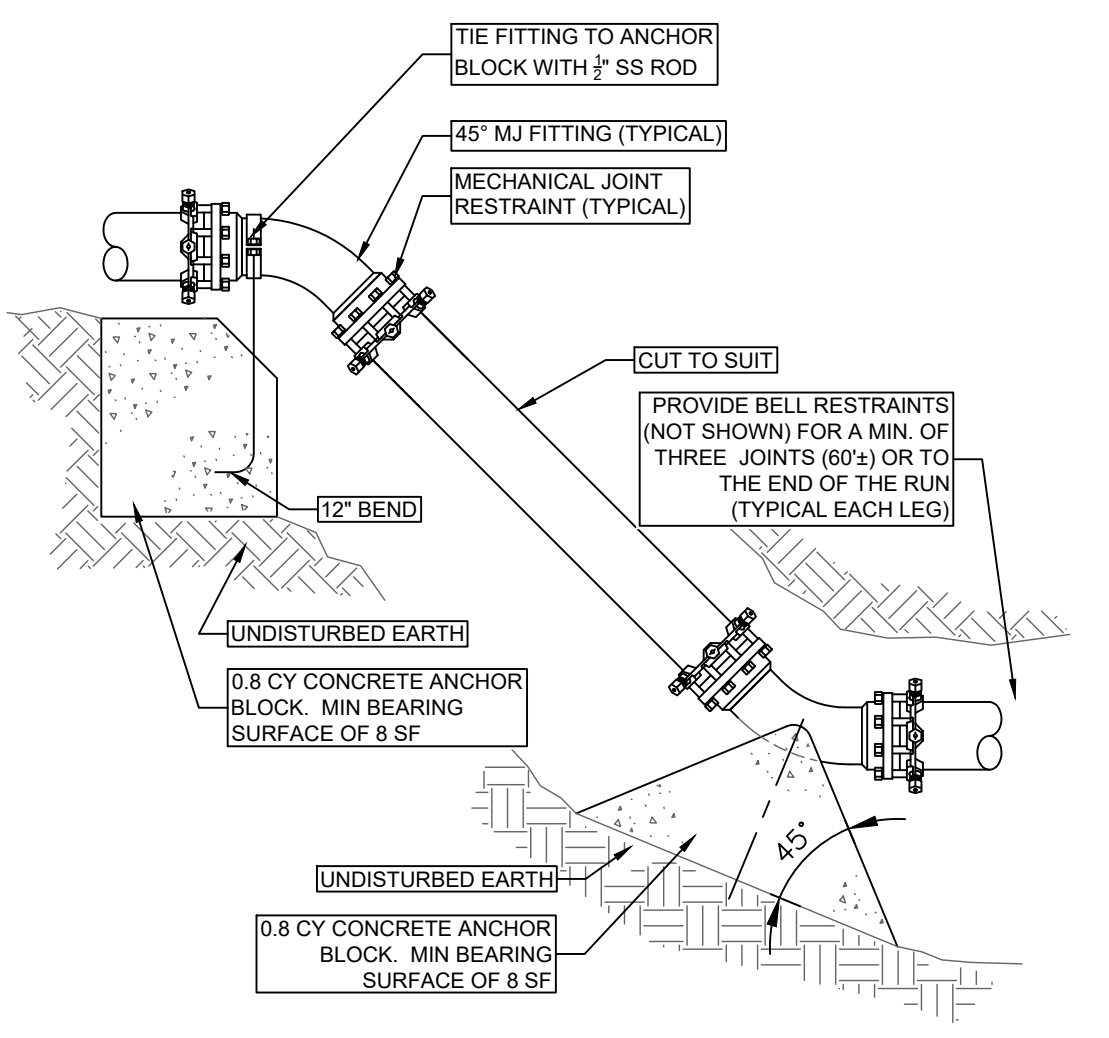
- NOTES:
- THE CONTRACTOR IS ENCOURAGED TO USE RESTRAINED JOINT FITTINGS IN LIEU OF THRUST BLOCKING.
 - ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT.
 - CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH WITH 4 MIL POLYETHYLENE BARRIER AGAINST FITTING TO ACT AS A BOND BREAKER.
 - ALL CONCRETE TO BE CLASS 2500 MINIMUM.
 - CONCRETE SHALL BE KEPT CLEAR OF ALL JOINTS AND ACCESSORIES.

6 THRUST BLOCK
 Scale: No Scale



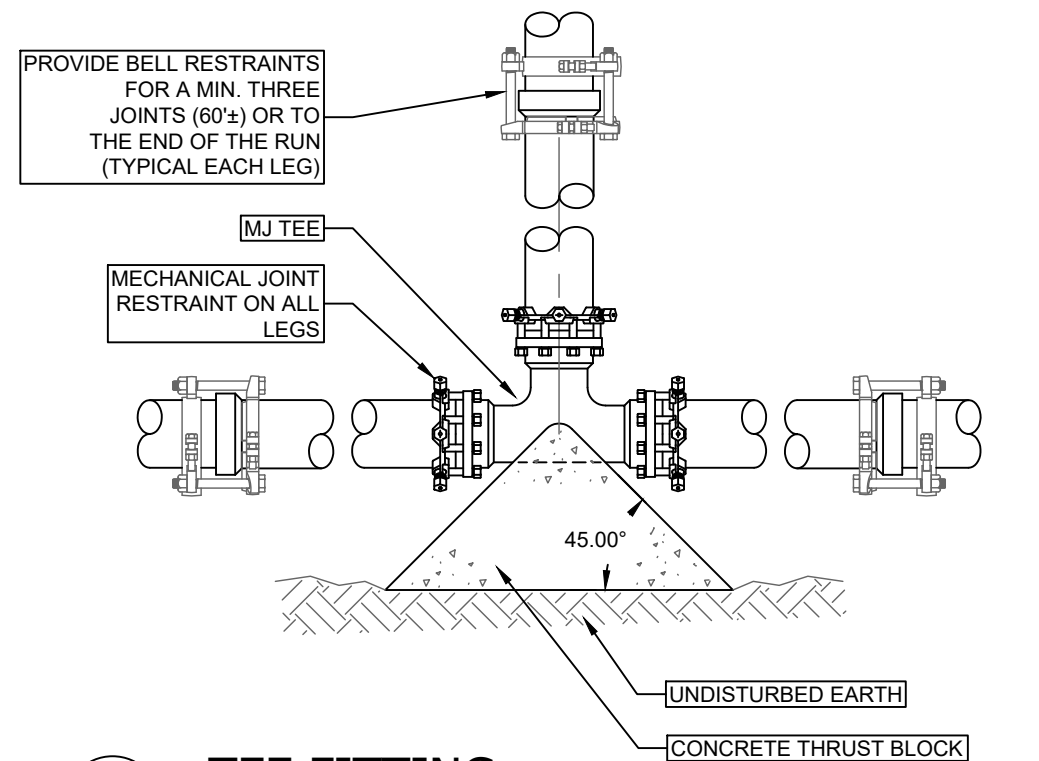
- NOTE:
- SERVICE SADDLE FOR PVC PIPE SHALL BE MUELLER H-13000 SERIES WITH AWWA IP THREADS OR APPROVED EQUAL.
 - SERVICE SADDLE FOR DIP CLASS 350 SHALL BE MUELLER BR 2 B SERIES WITH AWWA IP THREADS OR APPROVED EQUAL.
 - STUB UP SERVICE IN THE LOT. SEE OTHER NOTES ON THESE PLANS FOR STUB UP LOCATION.

7 POTABLE WATER SERVICE
 Scale: No Scale

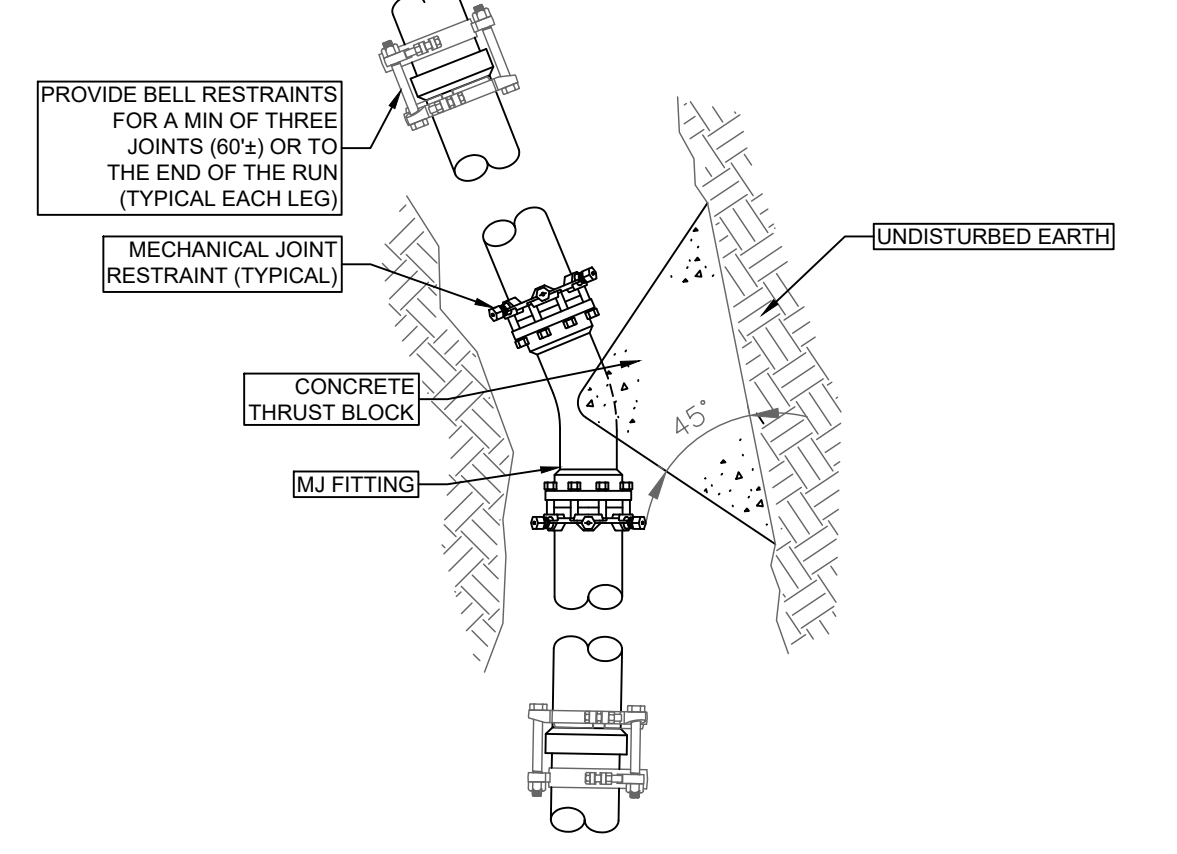


- NOTES:
- THE VERTICAL ALIGNMENT ADJUSTMENTS DETAIL SHALL BE USED WHEN THE VERTICAL ALIGNMENT MUST BE ADJUSTED TO ACHIEVE PROPER SPACING FROM OTHER STRUCTURES OR PIPES.

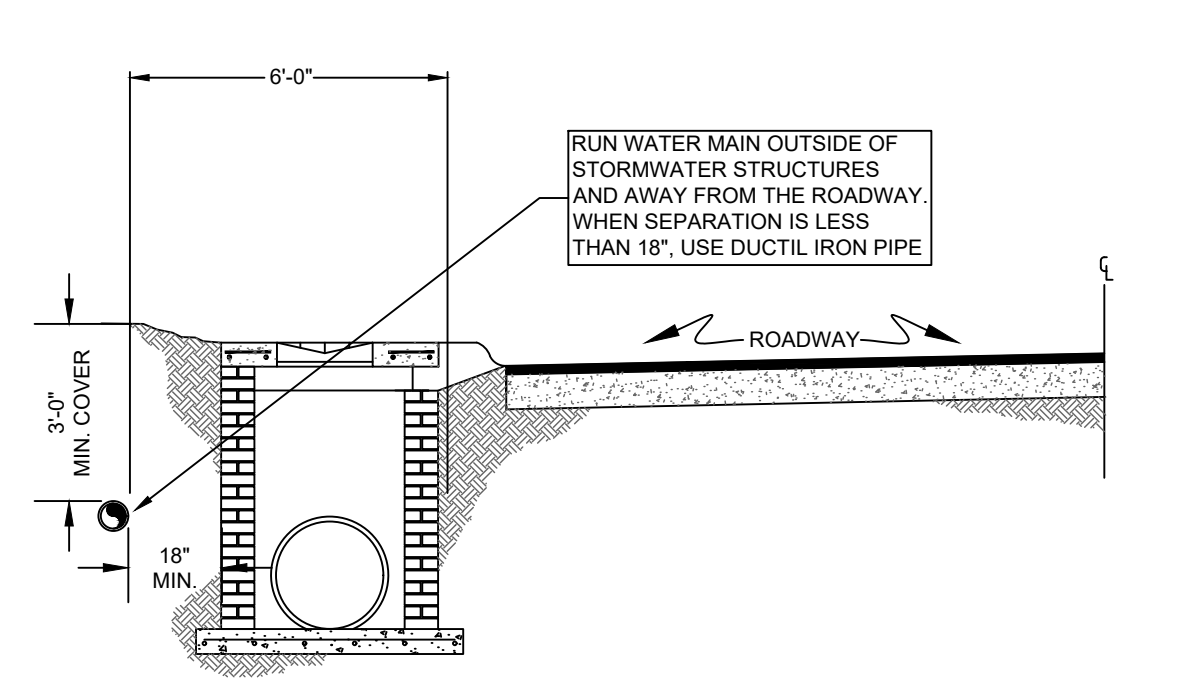
1 VERTICAL ALIGNMENT ADJUSTMENT
 Scale: No Scale



2 TEE FITTING
 Scale: No Scale



3 90°, 45°, AND 22.5° FITTINGS
 Scale: No Scale



4 WATER LINE LOCATION
 Scale: No Scale

REVISION	DATE

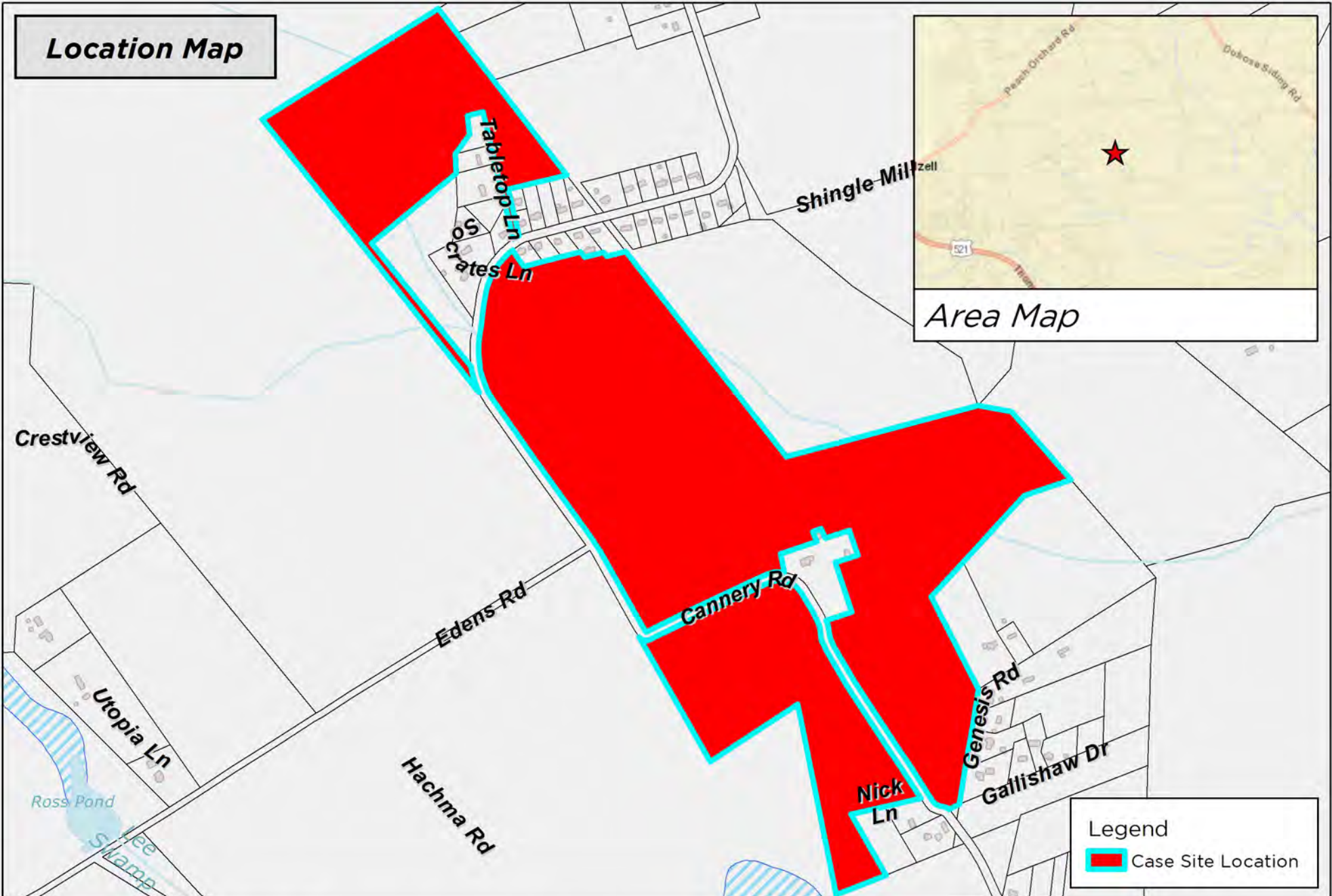
PROJECT: **CANNERY ROAD SINGLE FAMILY RESIDENTIAL SUBDIVISION**
 SHEET TITLE: **POTABLE WATER DETAILS**

SEALS

DATE: 03-19-2026
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Location Map



Area Map

Legend
 Case Site Location

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0 200/100 Feet

1 inch = 1,000 feet

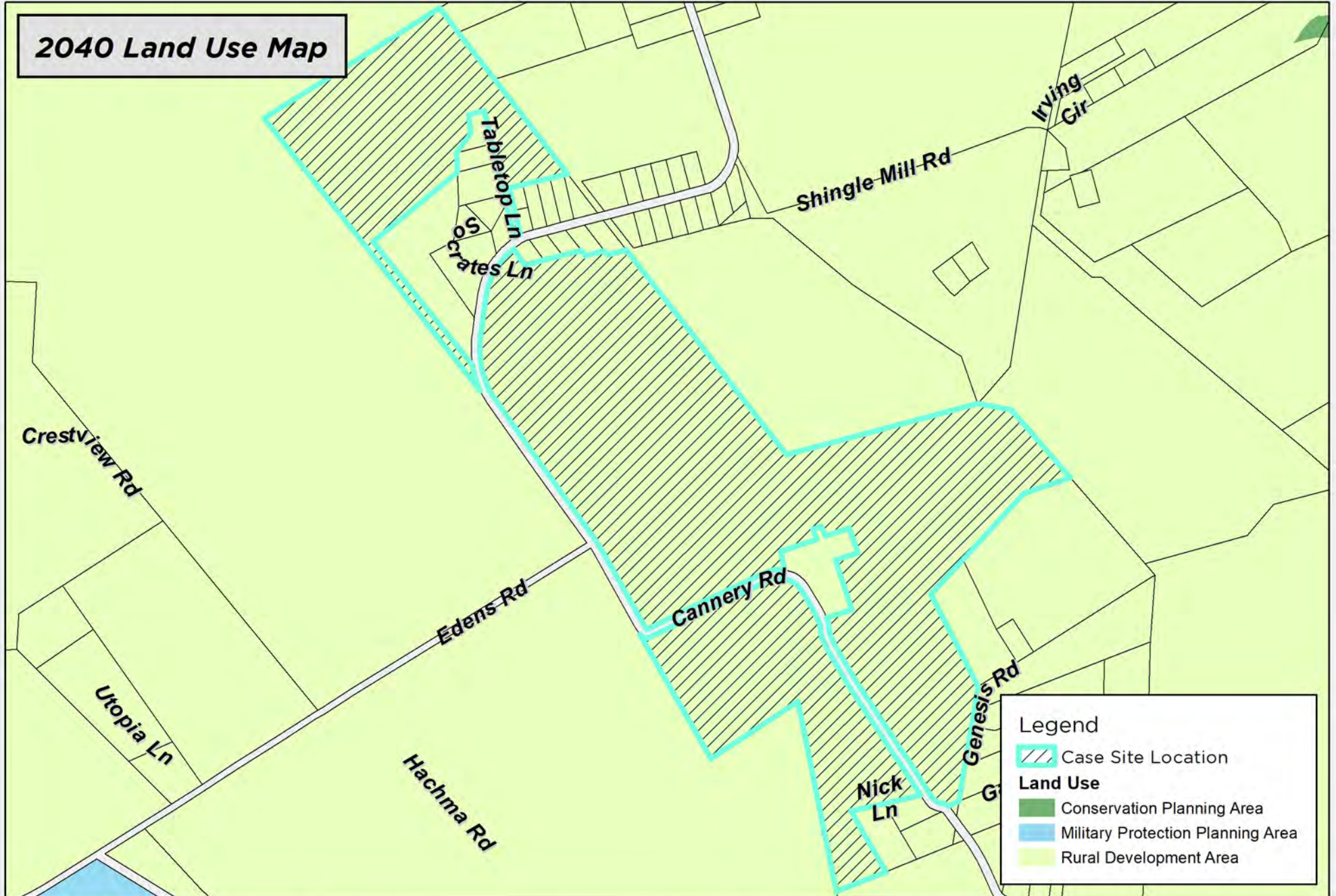


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 4/1/2026
User Name: crobbins
Document Name: SD-26-01



SD-26-01
4145 Cannery Rd, Dalzell, SC 29040
Tax Map # 190-00-01-006

2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Military Protection Planning Area
-  Rural Development Area

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0 200400 Feet



1 inch = 1,000 feet

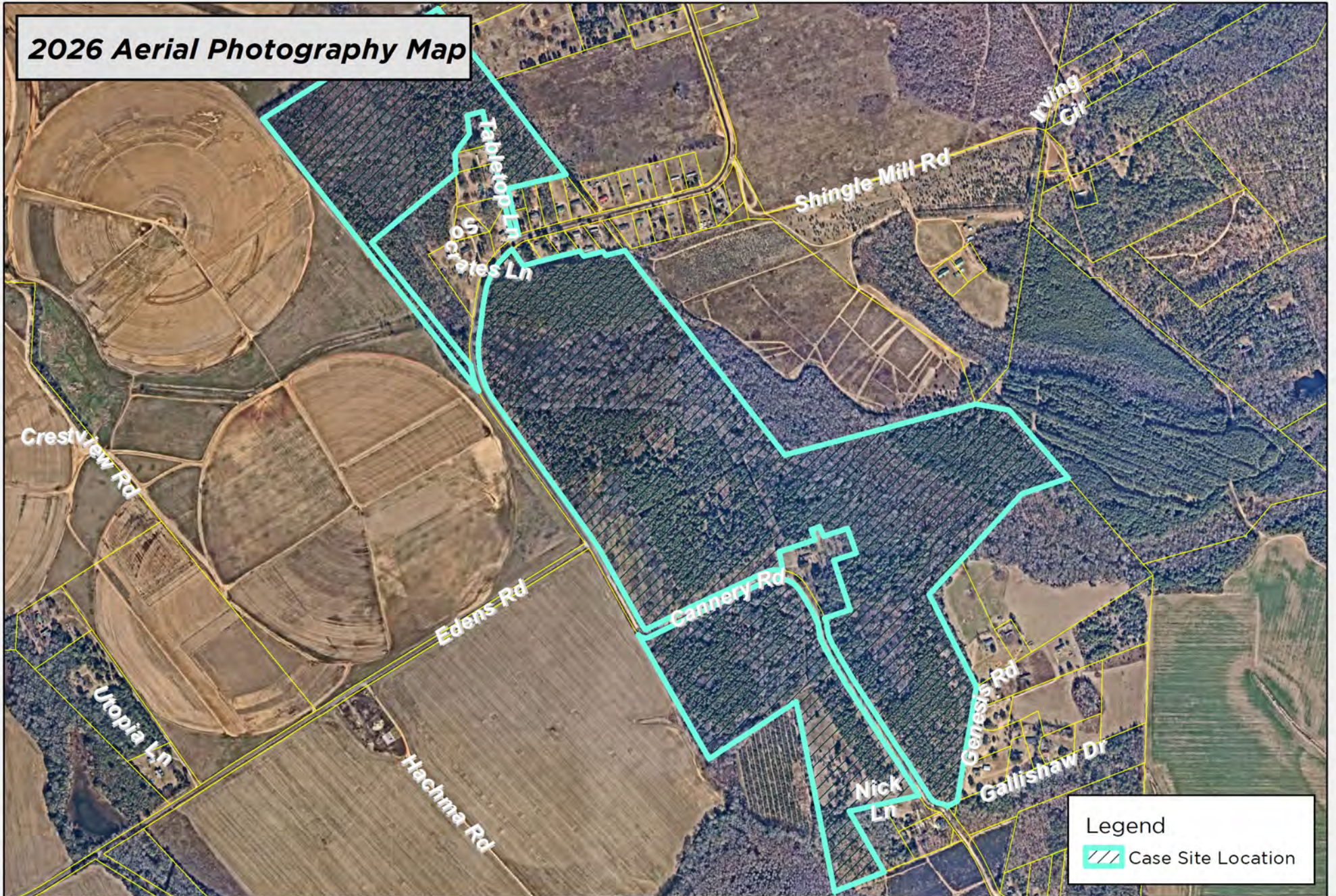


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 Document Name: SD-26-01



SD-26-01
 4145 Cannery Rd, Dalzell, SC 29040
 Tax Map # 190-00-01-006

2026 Aerial Photography Map



Legend
 Case Site Location

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0 200/100 Feet



1 inch = 1,000 feet

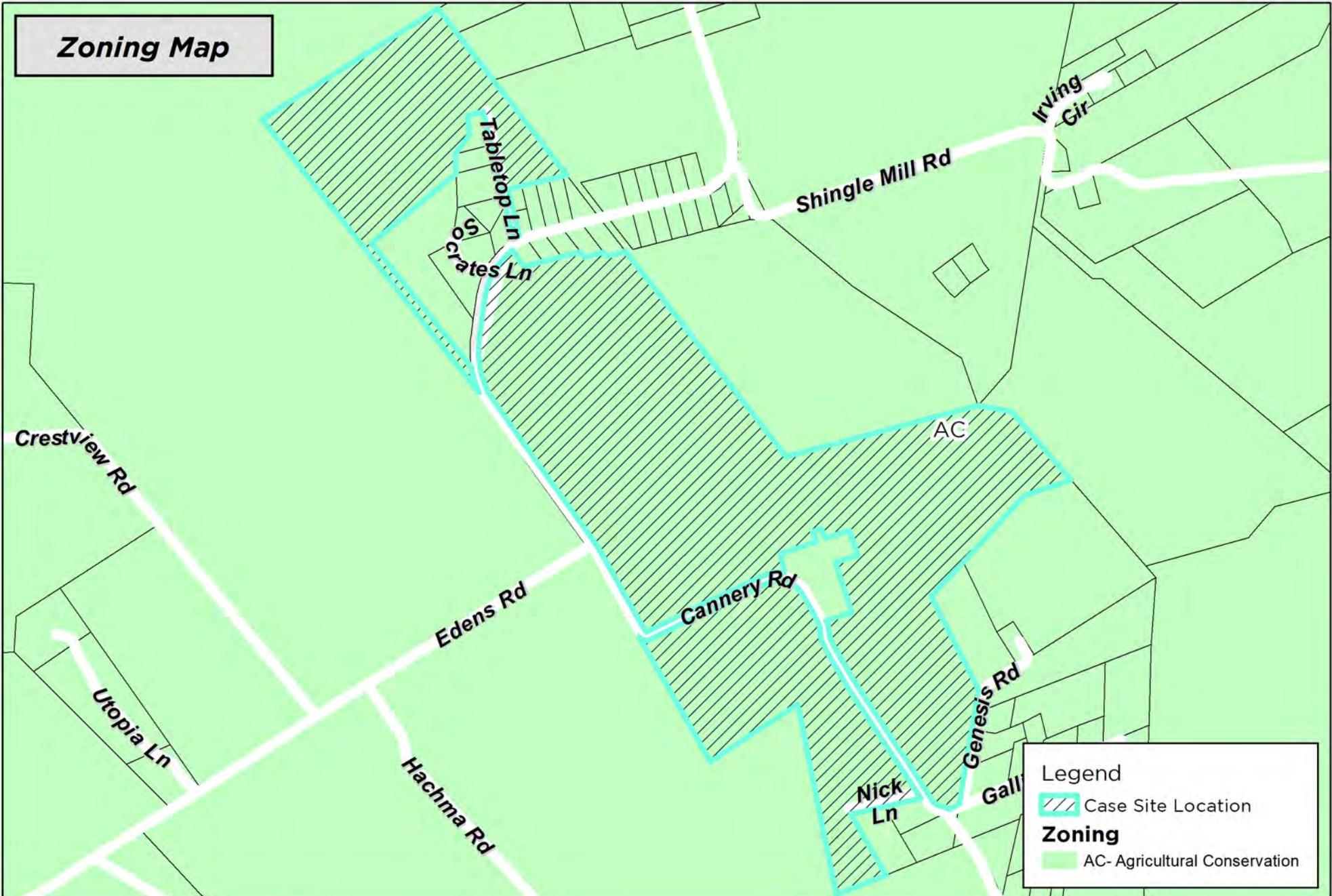


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SD-26-01
 4145 Cannery Rd, Dalzell, SC 29040
 Tax Map # 190-00-01-006

Zoning Map



Legend

- Case Site Location

Zoning

- AC- Agricultural Conservation

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