

Sumter City-County Planning Commission

August 26, 2026

MSP-26-33 (Major) 129 W Moore St (City)

I. THE REQUEST

Applicant: Brandon L. Johnson

Status of the Applicant: Authorized Agent for Property Owner

Request: Request for Major Site Plan Review approval for an 8,522 sq ft church (Phase 1) and a paved 47,628 sq. ft. parking lot (Phase 2).

City Council Ward Ward 1

Location: 129 W Moore St.

Size of Development: +/- 4.03 acres

Present Use/Zoning: Undeveloped / Residential-6 (R-6)

Proposed Use of Property: Church

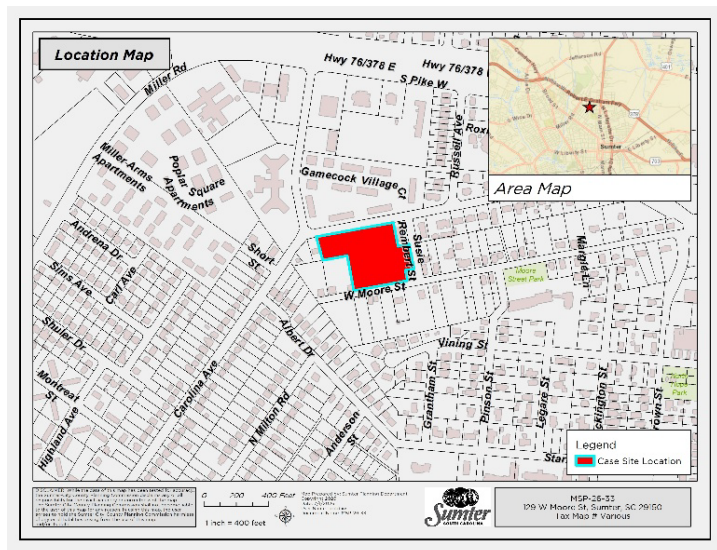
Tax Map Reference: TMS: #229-06-05-005, 002, 008, 011, & 012

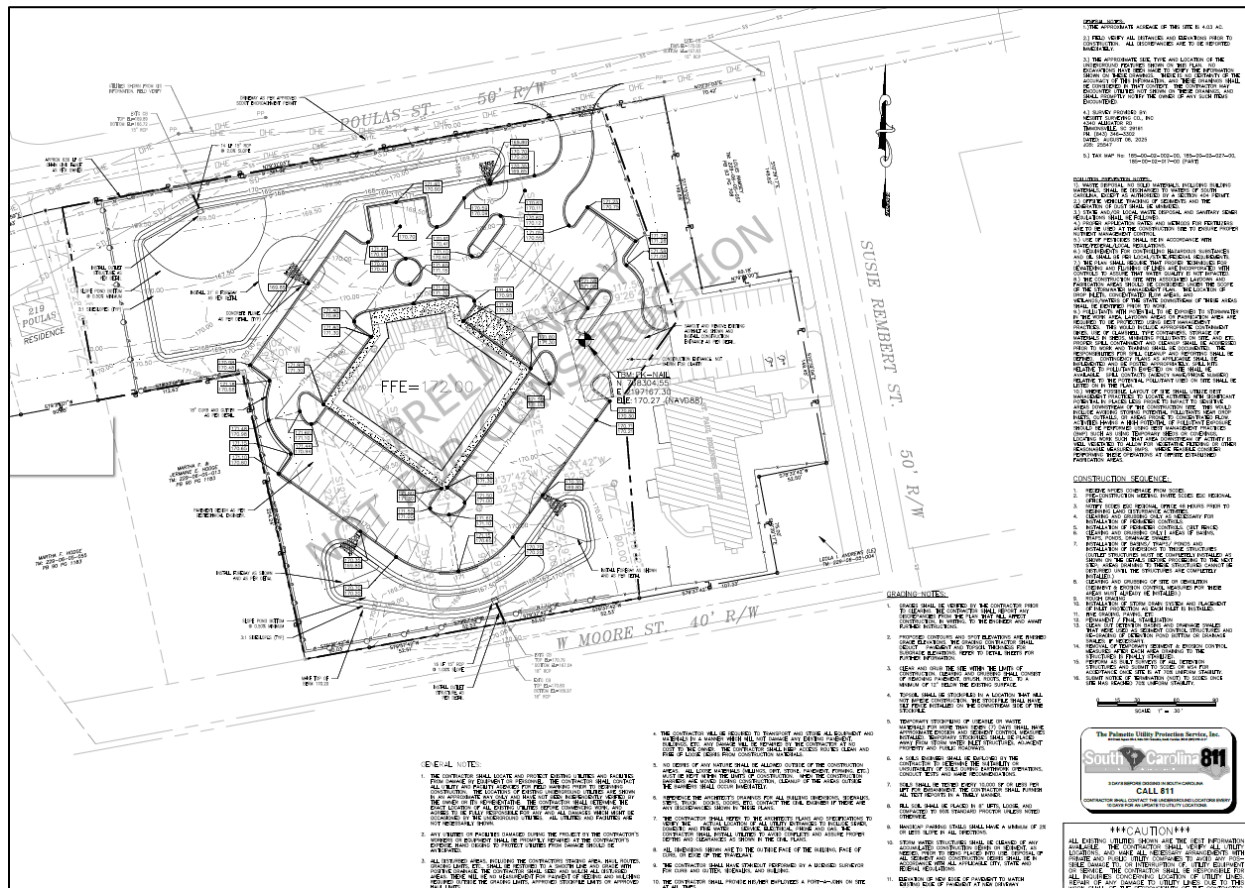
II. BACKGROUND

The applicant is proposing to develop an 8,522 sq ft church and parking lot in two different phases. The church structure is proposed to be completed in Phase 1, and a paved car park proposed to be completed in phase 2.

The subject site has road frontage on Poulas St. and W. Moore St. and 4.03 acres across multiple properties. The property is zoned Residential-6 (R-6) and is currently undeveloped. The site was also clearcut before receiving major site plan approval.

Major site plan review is required based on the proposed parking requirement.





Site development must adhere to the Residential-6 (R-6) zoning district standards of the *City of Sumter Zoning and Development Standards Ordinance* (the “Ordinance”). The proposed development meets the following minimum standards and development criteria:

Development Standard	Minimum Ordinance Requirement	Proposed
Front Setback	35 ft	190 ft
Side Setbacks	25 ft	90 ft & 135 ft
Rear Setback	35 ft	175 ft.
Maximum Impervious Surface	45%	42.68%

Phasing Plan:

The project is proposed to be developed in two phases, as outlined in the table below:

<i>Phase</i>	<i>Elements</i>
<i>1</i>	• <i>Sanctuary Building</i> • <i>Stormwater Pond #1</i> • <i>12,000 sq. ft. gravel parking area</i> • <i>3 ADA parking spaces</i> • <i>All required landscaping</i>
<i>2</i>	• <i>Paved parking area</i> • <i>Stormwater Pond #2</i>

Parking Plan:

Per *Article 8, Exhibit 8-12*, required parking for a church use is 0.3 parking spaces per seat in the main seating area. Furthermore, *Article 8.i.3.b.* allows a religious institution operating 2 or fewer days per week to use unpaved surfaces without curb and gutter to meet minimum parking requirements. The proposed main seating area is sized to hold 375 persons. The proposed number of parking spaces for this site is 115 spaces, which meets the Ordinance requirement.

Environmental:

The property is located in Zone X, which is not a special flood hazard area (SFHA), as shown on FEMA FIRM Panel 4085C303E, with an effective date of October 27, 2022. National Wetland Inventory data indicates that there are no wetlands on the property.

Landscape & Tree Protection Plan:

The submitted landscape plan is based on the requirements in *Article 9* and makes accommodation for mechanically irrigated landscaping.

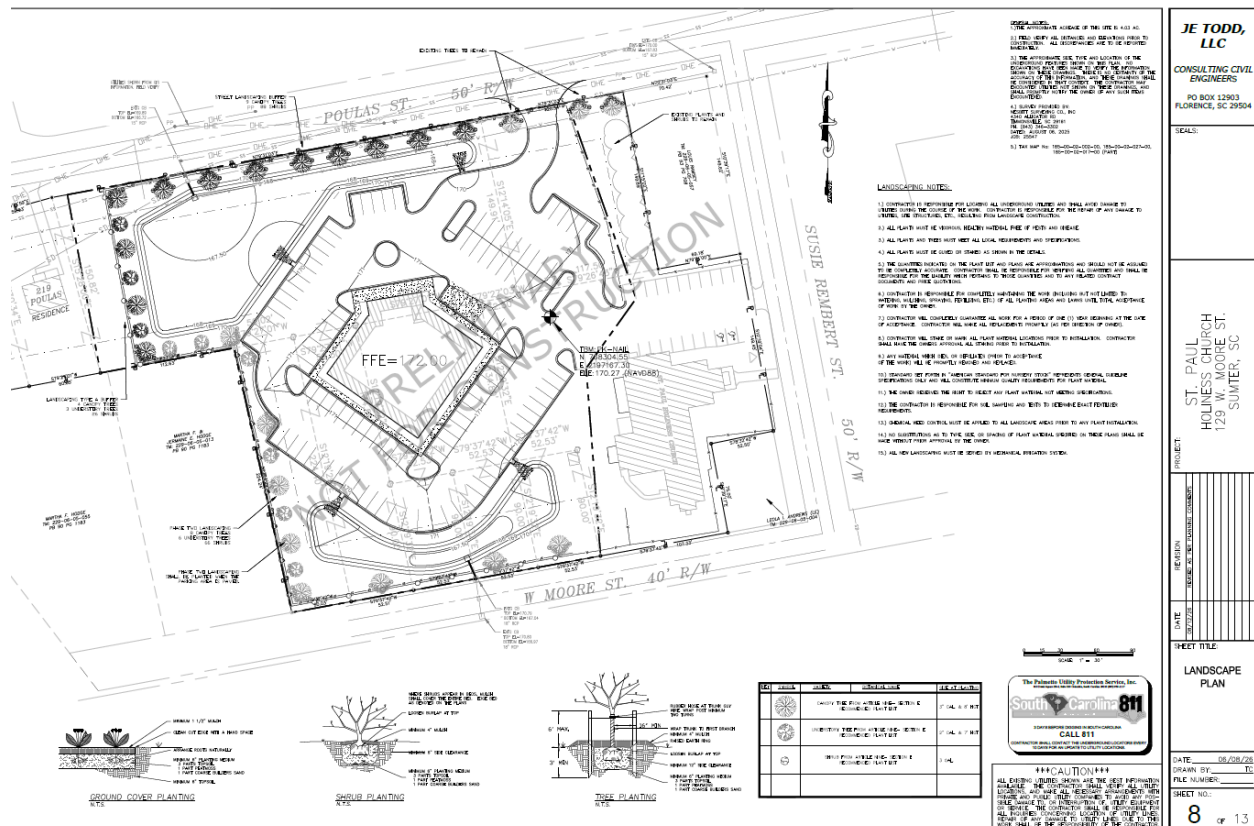


Figure 3 - Landscaping Plan

KEY	SYMBOL	VARIETY	BOTANICAL NAME	SIZE AT PLANTING
		CANOPY TREE FROM ARTICLE NINE– SECTION E RECOMMENDED PLANT LIST		3" CAL. & 8' HGT
		UNDERSTORY TREE FROM ARTICLE NINE– SECTION E RECOMMENDED PLANT LIST		2" CAL. & 7' HGT
		SHRUB FROM ARTICLE NINE– SECTION E RECOMMENDED PLANT LIST		3 GAL.

Figure 4 - Landscaping Planting Schedule

Street Buffer

As outlined in *Article 9.b.4.a* Sumter City-County Planning Commission may require street trees when an adequate number of trees do not exist on a lot.

- *Poulas St.* – There is approximately 480 feet of frontage along Poulas St. The plans indicate that 9 understory trees will be planted along the street frontage due to overhead electric utilities, with 3 existing trees to be retained, for a total of 12 street trees. Additionally, 88 shrubs are proposed to be planted along the frontage
- *W. Moore St.* – There is approximately 258 feet of frontage along W. Moore St. The plans indicate that 4 canopy trees and 24 shrubs will be planted along the street frontage.

Side Buffers

- West: The developer proposes a Type A buffer along the west property line.
- East: No additional plantings are proposed.

Tree Protection

The property owner cleared the property prior to submission of this site plan. It is unknown whether there were any significant or historic trees on the property prior to clearing. Based on an analysis of Google Streetview imagery from January 2025, it appears that the site was wooded with a combination of larger pine trees and smaller diameter hardwoods.

As a form of mitigation to offset any potential significant or historic trees previously removed, the applicant is proposing to increase the planting size of their landscape buffers to 3-inch caliper instead of the minimum required 2-inch caliper.

Transportation Review:

The site has frontage on Poulas St. (S-87), an SCDOT owned/maintained roadway; and W Moore St. (S-110), an SCDOT owned/maintained roadway. Both roadways are paved and 2-lane roads functionally classified as local access streets. There is no traffic count data available for either street.

Encroachment permit approval by SCDOT is required if any work extends into the right of way.

Multimodal Transportation Factors

- *Bicycle and Pedestrian:* No sidewalks are present near the site.
- *Rail:* The proposed project would not result in any utilization of or impact to rail lines.
- *Transit:* There are no fixed route transit services directly applicable to this site.

Analysis of Applicable Zoning & Development Standards Ordinance Transportation Provisions

- *Visual Clearance at Intersections:* The proposed visual clearance at intersections conforms to Ordinance Requirements.
- *Traffic Impact Study Requirements:* Based on the proposed development scope and scale, a TIS is not required.
- *Consideration of Existing Local and Regional Plans:* The Sumter 2050 Long Range Transportation Plan does not contain any projects directly influenced by the site:
- *Circulation System Design:* The circulation system conforms to Ordinance requirements.

Stormwater Management:

Stormwater run-off from the site will be collected in 2 separate proposed detention ponds located on the site. The developer is proposing to build the two stormwater ponds in phase two, but this depends on whether or not the stormwater manager would permit the phasing of the ponds.

The proposed project will require approval of a City of Sumter stormwater permit. NPDES coverage will also be required, as the area of land disturbance will be more than 1 acre in size.

Utilities:

Fire: No issues on fire related matters.

Sewer & Water: No issues with the current sewer and water.

Solid Waste: The City of Sumter will not be able to serve this site until it has been paved.

IV. TECHNICAL REVIEW

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

IV. STAFF RECOMMENDATION

Staff has reviewed the major site plan application, shared the proposed plans with the technical review committee, and recommends **approval** of this request subject to the staff recommended Conditions of Approval in Exhibit 1 and based on successful completion of the “Outstanding Technical Review Items” attached to the staff report as Exhibit 2.

V. DRAFT MOTION

1. I move that the Planning Commission **approve** MSP-26-33 as proposed via site plan and landscaping plans titled, “*St. Paul Holiness Church*” prepared by JE Todd, LLC, dated June 8, 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 the Planning Commission **deny** MSP-26-33.
3. I move an alternate motion.

VI. PLANNING COMMISSION – August 26, 2026

Exhibit 1:

MSP-26-33: Saint Paul Holiness Church Proposed Conditions of Approval

1. The project shall be developed in substantial conformance with the site plan and revised landscaping plans “*St. Paul Holiness Church*” prepared by JE Todd, LLC, dated June 08, 2026.
2. The following items are required prior to issuance of land disturbance permit:
 - a. Approved City of Sumter Stormwater Permit and NPDES concurrence letter from SCDES.
 - b. Recordation of combination survey plat reflecting combination of all parcels in the project area into a single parcel of record.
3. The following items are required prior to zoning final inspection approval for Phase 1:
 - a. Approved SCDOT encroachment permit.
 - b. Completion of all Phase 1 site developments as depicted on final civil engineered plans
4. The following items are required prior to zoning final inspection approval for Phase 2:
 - a. Completion of all Phase 2 site developments as depicted on final civil engineered plans
5. Separate sign permits are required *if needed* for all exterior signage. All signage must be in full compliance with *Article 8- Exhibit 8-8: Permanent Sign Development Standards By Zoning District* prior to permit approval, issuance, and installation.

Exhibit 2:

MSP-26-33/Saint Pauls Holliness Church Proposed Conditions of Approval (Technical Review Items)

1. Landscaping
 - a. Revise street landscape plan along W. Moore Street to include 1 additional canopy tree and 6 additional shrubs.
 - b. Revise parking lot landscaping plan to include 1 canopy tree in each parking island or endcap (10 total locations not currently accounted for).
 - c. Revise landscaping plan to show that all landscaping must be planted in Phase 1 of the project.
2. Obtain necessary permit approvals from the City of Sumter Stormwater manager to phase stormwater ponds.



- GENERAL NOTES:
- 1.) THE APPROXIMATE ACREAGE OF THIS SITE IS 4.03 AC.
 - 2.) FIELD VERIFY ALL DISTANCES AND ELEVATIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY.
 - 3.) THE APPROXIMATE SIZE, TYPE AND LOCATION OF THE UNDERGROUND FEATURES SHOWN ON THIS PLAN. NO EXCAVATIONS HAVE BEEN MADE TO VERIFY THE INFORMATION SHOWN ON THESE DRAWINGS. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND THESE DRAWINGS SHALL BE CONSIDERED IN THAT CONTEXT. THE CONTRACTOR MAY ENCOUNTER UTILITIES NOT SHOWN ON THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE OWNER OF ANY SUCH ITEMS ENCOUNTERED.
 - 4.) SURVEY PROVIDED BY:
NESBITT SURVEYING CO., INC
4340 ALLIGATOR RD
TIMMONSVILLE, SC 29161
PH. (843) 346-3302
DATED: AUGUST 06, 2025
JOB: 25547
 - 5.) TAX MAP No: 185-00-02-002-00, 185-00-02-027-00, 185-00-02-017-00 (PART)

- POLLUTION PREVENTION NOTES:
- 1.) WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF SOUTH CAROLINA, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
 - 2.) OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.
 - 3.) STATE AND/OR LOCAL WASTE DISPOSAL AND SANITARY SEWER REGULATIONS SHALL BE FOLLOWED.
 - 4.) PROPER APPLICATION RATES AND METHODS FOR FERTILIZERS ARE TO BE USED AT THE CONSTRUCTION SITE TO ENSURE PROPER NUTRIENT MANAGEMENT CONTROL.
 - 5.) USE OF PESTICIDES SHALL BE IN ACCORDANCE WITH STATE/FEDERAL/LOCAL REGULATIONS.
 - 6.) REQUIREMENTS FOR CONTROLLING HAZARDOUS SUBSTANCES AND OIL SHALL BE PER LOCAL/STATE/FEDERAL REQUIREMENTS.
 - 7.) THE PLAN SHALL REQUIRE THAT PROPER TECHNIQUES FOR DEWATERING AND FLUSHING OF LINES ARE INCORPORATED WITH CONTROLS TO ASSURE THAT WATER QUALITY IS NOT IMPACTED.
 - 8.) THE CONSTRUCTION SITE WITH ASSOCIATED LAYDOWN AND FABRICATION AREAS SHOULD BE CONSIDERED UNDER THE SCOPE OF THE STORMWATER MANAGEMENT PLAN. THE LOCATION OF DROP INLETS, CONCENTRATED FLOW AREAS, AND WETLANDS/WATERS OF THE STATE DOWNSTREAM OF THESE AREAS SHALL BE IDENTIFIED PRIOR TO WORK.
 - 9.) POLLUTANTS WITH POTENTIAL TO BE EXPOSED TO STORMWATER IN THE WORK AREA, LAYDOWN AREAS OR FABRICATION AREA ARE REQUIRED TO BE PROTECTED USING BEST MANAGEMENT PRACTICES. THIS WOULD INCLUDE APPROPRIATE CONTAINMENT DIKES, USE OF CLAMSHELL TYPE CONTAINERS, STORAGE OF MATERIALS IN SHEDS, MINIMIZING POLLUTANTS ON SITE, AND ETC. PROPER SPILL CONTAINMENT AND CLEANUP SHALL BE ADDRESSED PRIOR TO WORK AND TRAINING SHALL BE DOCUMENTED. THE RESPONSIBILITIES FOR SPILL CLEANUP AND REPORTING SHALL BE DEFINED. CONTINGENCY PLANS AS APPLICABLE SHALL BE IMPLEMENTED AND BE POSTED APPROPRIATELY. SPILL KITS RELATIVE TO POLLUTANTS EXPECTED ON SITE SHALL BE AVAILABLE. SPILL CONTACTS (AGENCY NAME/PHONE NUMBER) RELATIVE TO THE POTENTIAL POLLUTANT USED ON SITE SHALL BE LISTED ON IN THE PLAN.
 - 10.) WHERE POSSIBLE, LAYOUT OF SITE SHALL UTILIZE BEST MANAGEMENT PRACTICES TO LOCATE ACTIVITIES WITH SIGNIFICANT POTENTIAL IN PLACES LESS PRONE TO IMPACT TO SENSITIVE AREAS DOWNSTREAM OF THE CONSTRUCTION SITE. THIS WOULD INCLUDE AVOIDING STORING POTENTIAL POLLUTANTS NEAR DROP INLETS, OUTFALLS, OR AREAS PRONE TO CONCENTRATED FLOW. ACTIVITIES HAVING A HIGH POTENTIAL OF POLLUTANT EXPOSURE SHOULD BE PERFORMED USING BEST MANAGEMENT PRACTICES (BMP) SUCH AS USING TEMPORARY SHEDS OR COVERINGS. LOCATING WORK SUCH THAT AREA DOWNSTREAM OF ACTIVITY IS WELL VEGETATED TO ALLOW FOR VEGETATIVE FILTERING OR OTHER REASONABLE MEASURES BMPs. WHERE FEASIBLE CONSIDER PERFORMING THESE OPERATIONS AT OFFSITE ESTABLISHED FABRICATION AREAS.

CONSTRUCTION SEQUENCE:

1. RECEIVE NPDES COVERAGE FROM SCDDES.
2. PRE-CONSTRUCTION MEETING. INVITE SCDDES EQC REGIONAL OFFICE.
3. NOTIFY SCDDES EQC REGIONAL OFFICE 48 HOURS PRIOR TO BEGINNING LAND DISTURBANCE ACTIVITIES.
4. CLEARING AND GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
5. INSTALLATION OF PERIMETER CONTROLS. (SILT FENCE)
6. CLEARING AND GRUBBING ONLY / AREAS OF BASINS, TRAPS, PONDS, DRAINAGE SWALES.
7. INSTALLATION OF BASINS / TRAPS / PONDS AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (OUTLET STRUCTURES MUST BE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE PROCEEDING TO THE NEXT STEP; AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THE STRUCTURES ARE COMPLETELY INSTALLED.)
8. CLEARING AND GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED.)
9. ROUGH GRADING.
10. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
11. FINE GRADING, PAVING, ETC.
12. PERMANENT / FINAL STABILIZATION.
13. CLEAN OUT DETENTION BASINS AND DRAINAGE SWALES THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND RE-GRADING OF DETENTION POND BOTTOM OR DRAINAGE SWALES; IF NEEDED.
14. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER EACH AREA DRAINING TO THE STRUCTURES IS FINALLY STABILIZED.
15. PERFORM AS BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO SCDDES OR MS4 FOR ACCEPTANCE ONCE SITE IS AT 70% UNIFORM STABILITY. SUBMIT NOTICE OF TERMINATION (NOT) TO SCDDES ONCE SITE HAS REACHED 70% UNIFORM STABILITY.
- 16.

GRADING NOTES:

1. GRADES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CLEARING. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FROM THE PLAN THAT WILL AFFECT CONSTRUCTION, IN WRITING, TO THE ENGINEER AND AWAIT FURTHER INSTRUCTIONS.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE FINISHED GRADE ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT PAVEMENT AND TOPSOIL THICKNESS FOR SUBGRADE ELEVATIONS. REFER TO DETAIL SHEETS FOR FURTHER INFORMATION.
3. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF CONSTRUCTION. CLEARING AND GRUBBING SHALL CONSIST OF REMOVING PAVEMENT, BRUSH, ROOTS, ETC. TO A MINIMUM OF 12" BELOW THE EXISTING SURFACE.
4. TOPSOIL SHALL BE STOCKPILED IN A LOCATION THAT WILL NOT IMPEDE CONSTRUCTION. THE STOCKPILE SHALL HAVE SILT FENCE INSTALLED ON THE DOWNSTREAM SIDE OF THE STOCKPILE.
5. TEMPORARY STOCKPILING OF USEABLE OR WASTE MATERIALS FOR MORE THAN SEVEN (7) DAYS SHALL HAVE APPROXIMATE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED. TEMPORARY STOCKPILES SHALL BE PLACED AWAY FROM STORM WATER INLET STRUCTURES, ADJACENT PROPERTY AND PUBLIC ROADWAYS.
6. A SOILS ENGINEER SHALL BE EMPLOYED BY THE CONTRACTOR TO DETERMINE THE SUITABILITY OR UNSUITABILITY OF SOILS DURING CONSTRUCTION OPERATIONS, CONDUCT TESTS AND MAKE RECOMMENDATIONS.
7. SOILS SHALL BE TESTED EVERY 10,000 SF OR LESS PER LIFT FOR EMBANKMENT. THE CONTRACTOR SHALL FURNISH ALL TEST REPORTS IN A TIMELY MANNER.
8. FILL SOIL SHALL BE PLACED IN 8" LIFTS, LOOSE, AND COMPACTED TO 95% STANDARD PROCTOR UNLESS NOTED OTHERWISE.
9. HANDICAP PARKING STALLS SHALL HAVE A MINIMUM OF 2% OR LESS SLOPE IN ALL DIRECTIONS.
10. STORM WATER STRUCTURES SHALL BE CLEANED OF ANY ACCUMULATED CONSTRUCTION DEBRIS OR SEDIMENT, AS NEEDED, PRIOR TO BEING PLACED INTO USE. DISPOSAL OF ALL SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS.
11. ELEVATION OF NEW EDGE OF PAVEMENT TO MATCH EXISTING EDGE OF PAVEMENT AT NEW DRIVEWAY LOCATIONS.

0 15 30 60 90
SCALE: 1" = 30'

The Palmetto Utility Protection Service, Inc.
810 Ditch Square Blvd, Suite 120 Columbia, South Carolina 29204 (803) 959-1117

South Carolina 811
Call 811 Before you Dig

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

CAUTION

ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO, OR INTERRUPTION OF, UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRING CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND FACILITIES FROM DAMAGE BY EQUIPMENT OR PERSONNEL. THE CONTRACTOR SHALL CONTACT ALL UTILITY AND FACILITY AGENCIES FOR FIELD MARKING PRIOR TO BEGINNING CONSTRUCTION. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE UNDERGROUND UTILITIES. ALL UTILITIES AND FACILITIES ARE NOT NECESSARILY SHOWN.
2. ANY UTILITIES OR FACILITIES DAMAGED DURING THE PROJECT BY THE CONTRACTOR'S WORKERS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE. HAND DIGGING TO PROTECT UTILITIES FROM DAMAGE SHOULD BE ANTICIPATED.
3. ALL DISTURBED AREAS, INCLUDING THE CONTRACTORS STAGING AREA, HAUL ROUTES, GRADING LIMITS, ETC., SHALL BE RESTORED TO A SMOOTH LINE AND GRADE WITH POSITIVE DRAINAGE. THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. THERE WILL BE NO MEASUREMENT FOR PAYMENT OF SEEDING AND MULCHING REQUIRED OUTSIDE THE GRADING LIMITS, APPROVED STOCKPILE LIMITS OR APPROVED HAUL LIMITS.

4. THE CONTRACTOR WILL BE REQUIRED TO TRANSPORT AND STORE ALL EQUIPMENT AND MATERIALS IN A MANNER WHICH WILL NOT DAMAGE ANY EXISTING PAVEMENT, BUILDINGS, ETC. ANY DAMAGE WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE CONTRACTOR SHALL KEEP ACCESS ROUTES CLEAN AND FREE OF LOOSE DEBRIS FROM CONSTRUCTION MATERIALS.
5. NO DEBRIS OF ANY NATURE SHALL BE ALLOWED OUTSIDE OF THE CONSTRUCTION AREAS. ALL LOOSE MATERIALS (MILLINGS, DIRT, STONE, PAVEMENT, FORMING, ETC.) MUST BE KEPT WITHIN THE LIMITS OF CONSTRUCTION. WHEN THE CONSTRUCTION BARRIERS ARE MOVED DURING CONSTRUCTION, CLEANUP OF THE AREAS OUTSIDE THE BARRIERS SHALL OCCUR IMMEDIATELY.
6. REFERENCE THE ARCHITECT'S DRAWINGS FOR ALL BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRUCK DOCKS, DOORS, ETC. CONTACT THE CIVIL ENGINEER IF THERE ARE ANY DISCREPANCIES SHOWN IN THESE PLANS.
7. THE CONTRACTOR SHALL REFER TO THE ARCHITECT'S PLANS AND SPECIFICATIONS TO VERIFY THE ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SEWER, DOMESTIC AND FIRE WATER SERVICE, ELECTRICAL, PHONE AND GAS. THE CONTRACTOR SHALL INSTALL UTILITIES TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND CLEARANCES AS SHOWN IN THE CIVIL PLANS.
8. ALL DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF THE BUILDING, FACE OF CURB, OR EDGE OF THE TRAVELWAY.
9. THE CONTRACTOR SHALL HAVE STAKEOUT PERFORMED BY A LICENSED SURVEYOR FOR CURB AND GUTTER, SIDEWALKS, AND BUILDING.
10. THE CONTRACTOR SHALL PROVIDE HIS/HER EMPLOYEES A PORT-A-JOHN ON SITE AT ALL TIMES.

JE TODD, LLC

CONSULTING CIVIL ENGINEERS

PO BOX 12903
FLORENCE, SC 29504

SEALS:

PRELIMINARY
NOT FOR CONSTRUCTION

ST. PAUL
HOLINESS CHURCH
129 W. MOORE ST.
SUMTER, SC

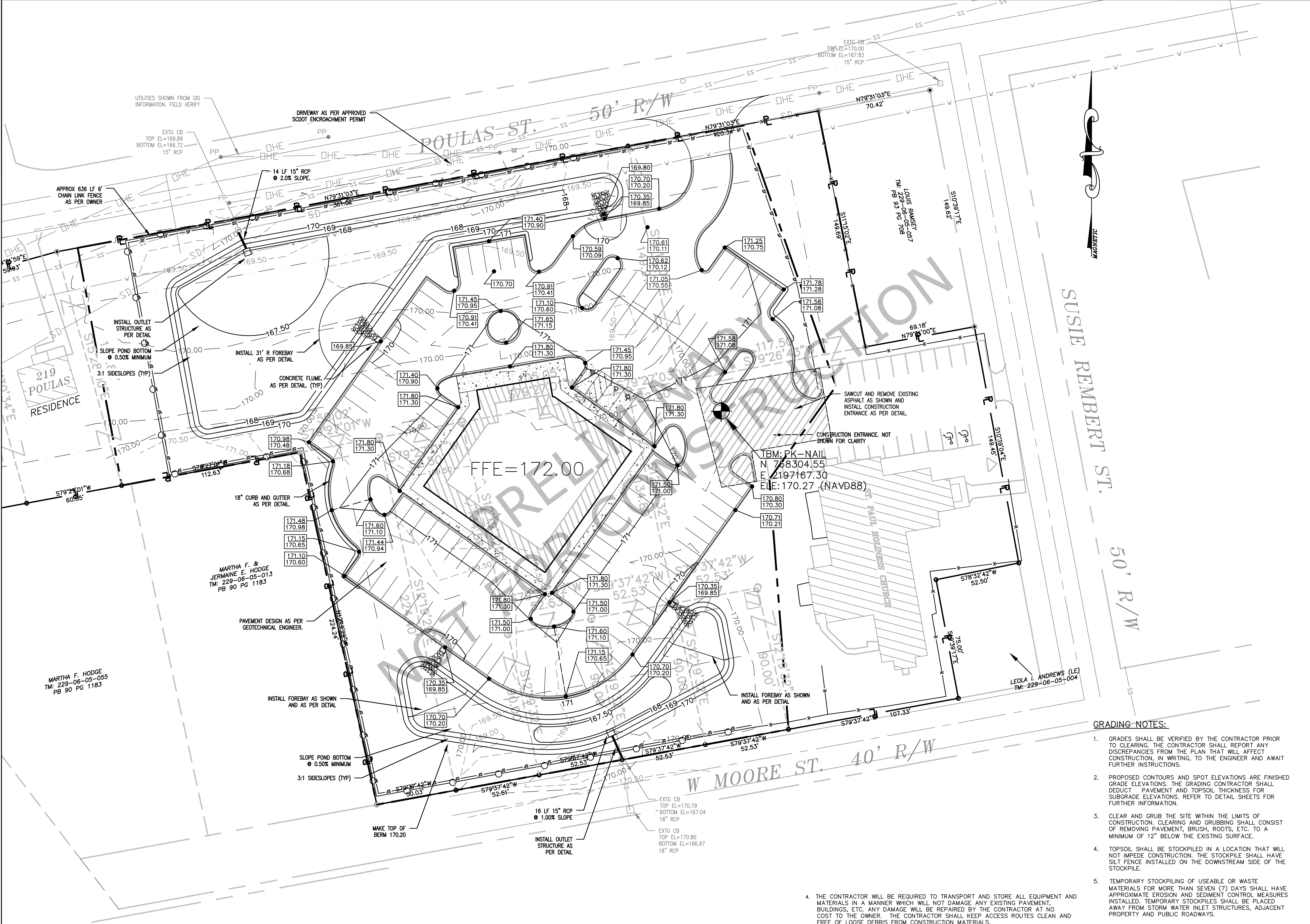
PROJECT:

DATE	REVISION	REVISED AS PER PLANNING COMMENTS
08/12/26		

SHEET TITLE:

PHASE ONE
SITE PLAN

DATE: 06/08/26
DRAWN BY: TC
FILE NUMBER:
SHEET NO.: 5 OF 13



- GENERAL NOTES:
- 1.) THE APPROXIMATE ACREAGE OF THIS SITE IS 4.03 AC.
 - 2.) FIELD VERIFY ALL DISTANCES AND ELEVATIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY.
 - 3.) THE APPROXIMATE SIZE, TYPE AND LOCATION OF THE UNDERGROUND FEATURES SHOWN ON THIS PLAN. NO EXCAVATIONS HAVE BEEN MADE TO VERIFY THE INFORMATION SHOWN ON THESE DRAWINGS. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND THESE DRAWINGS SHALL BE CONSIDERED IN THAT CONTEXT. THE CONTRACTOR MAY ENCOUNTER UTILITIES NOT SHOWN ON THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE OWNER OF ANY SUCH ITEMS ENCOUNTERED.
 - 4.) SURVEY PROVIDED BY:
NESBITT SURVEYING CO., INC
4340 ALLIGATOR RD
TIMMONSVILLE, SC 29161
PH. (843) 346-3302
DATED: AUGUST 06, 2025
JOB: 25547
 - 5.) TAX MAP No: 185-00-02-002-00, 185-00-02-027-00, 185-00-02-017-00 (PART)

- POLLUTION PREVENTION NOTES:
- 1.) WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF SOUTH CAROLINA, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
 - 2.) OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.
 - 3.) STATE AND/OR LOCAL WASTE DISPOSAL AND SANITARY SEWER REGULATIONS SHALL BE FOLLOWED.
 - 4.) PROPER APPLICATION RATES AND METHODS FOR FERTILIZERS ARE TO BE USED AT THE CONSTRUCTION SITE TO ENSURE PROPER NUTRIENT MANAGEMENT CONTROL.
 - 5.) USE OF PESTICIDES SHALL BE IN ACCORDANCE WITH STATE/FEDERAL/LOCAL REGULATIONS.
 - 6.) REQUIREMENTS FOR CONTROLLING HAZARDOUS SUBSTANCES AND OIL SHALL BE PER LOCAL/STATE/FEDERAL REQUIREMENTS.
 - 7.) THE PLAN SHALL REQUIRE THAT PROPER TECHNIQUES FOR DEWATERING AND FLUSHING OF LINES ARE INCORPORATED WITH CONTROLS TO ASSURE THAT WATER QUALITY IS NOT IMPACTED.
 - 8.) THE CONSTRUCTION SITE WITH ASSOCIATED LAYDOWN AND FABRICATION AREAS SHOULD BE CONSIDERED UNDER THE SCOPE OF THE STORMWATER MANAGEMENT PLAN. THE LOCATION OF DROP INLETS, CONCENTRATED FLOW AREAS, AND REPORTING SHALL BE DEFINED. CONTINGENCY PLANS AS APPLICABLE SHALL BE IMPLEMENTED AND BE POSTED APPROPRIATELY. SPILL KITS RELATIVE TO POLLUTANTS EXPECTED ON SITE SHALL BE AVAILABLE. SPILL CONTACTS (AGENCY NAME/PHONE NUMBER) RELATIVE TO THE POTENTIAL POLLUTANT USED ON SITE SHALL BE LISTED ON THE PLAN.
 - 10.) WHERE POSSIBLE, LAYOUT OF SITE SHALL UTILIZE BEST MANAGEMENT PRACTICES TO LOCATE ACTIVITIES WITH SIGNIFICANT POTENTIAL IN PLACES LESS PRONE TO IMPACT TO SENSITIVE AREAS DOWNSTREAM OF THE CONSTRUCTION SITE. THIS WOULD INCLUDE AVOIDING STORING POTENTIAL POLLUTANTS NEAR DROP INLETS, OUTFALLS, OR AREAS PRONE TO CONCENTRATED FLOW. ACTIVITIES HAVING A HIGH POTENTIAL OF POLLUTANT EXPOSURE SHOULD BE PERFORMED USING BEST MANAGEMENT PRACTICES (BMP) SUCH AS USING TEMPORARY SHEDS OR COVERINGS. LOCATING WORK SUCH THAT AREA DOWNSTREAM OF ACTIVITY IS WELL VEGETATED TO ALLOW FOR VEGETATIVE FILTERING OR OTHER REASONABLE MEASURES SHOULD BE CONSIDERED. PERFORMING THESE OPERATIONS AT OFFSITE ESTABLISHED FABRICATION AREAS.

- CONSTRUCTION SEQUENCE:
1. RECEIVE NPDES COVERAGE FROM SCDES.
 2. PRE-CONSTRUCTION MEETING. INVITE SCDES EQC REGIONAL OFFICE.
 3. NOTIFY SCDES EQC REGIONAL OFFICE 48 HOURS PRIOR TO BEGINNING LAND DISTURBANCE ACTIVITIES.
 4. CLEARING AND GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
 5. INSTALLATION OF PERIMETER CONTROLS. (SILT FENCE)
 6. CLEARING AND GRUBBING ONLY AREAS OF BASINS, TRAPS, PONDS, DRAINAGE SWALES.
 7. INSTALLATION OF BASINS/ TRAPS/ PONDS AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (OUTLET STRUCTURES MUST BE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE PROCEEDING TO THE NEXT STEP; AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THE STRUCTURES ARE COMPLETELY INSTALLED).
 8. CLEARING AND GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED.)
 9. ROUGH GRADING.
 10. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
 11. FINE GRADING, PAVING, ETC.
 12. PERMANENT / FINAL STABILIZATION.
 13. CLEAN OUT DETENTION BASINS AND DRAINAGE SWALES THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND RE-GRADING OF DETENTION POND BOTTOM OR DRAINAGE SWALES; IF NECESSARY.
 14. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER EACH AREA DRAINING TO THE STRUCTURES IS FINALLY STABILIZED.
 15. PERFORM AS BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO SCDES OR MSA FOR ACCEPTANCE ONCE SITE IS AT 70% UNIFORM STABILITY. SUBMIT NOTICE OF TERMINATION (NOT) TO SCDES ONCE SITE HAS REACHED 70% UNIFORM STABILITY.
 - 16.

- GRADING NOTES:
1. GRADES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CLEARING. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FROM THE PLAN THAT WILL AFFECT CONSTRUCTION, IN WRITING, TO THE ENGINEER AND AWAIT FURTHER INSTRUCTIONS.
 2. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE FINISHED GRADE ELEVATIONS. THE GRADING CONTRACTOR SHALL DETAIL PAVEMENT AND TOPSOIL THICKNESS FOR SUBGRADE ELEVATIONS. REFER TO DETAIL SHEETS FOR FURTHER INFORMATION.
 3. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF CONSTRUCTION. CLEARING AND GRUBBING SHALL CONSIST OF REMOVING PAVEMENT, BRUSH, ROOTS, ETC. TO A MINIMUM OF 12" BELOW THE EXISTING SURFACE.
 4. TOPSOIL SHALL BE STOCKPILED IN A LOCATION THAT WILL NOT IMPEDE CONSTRUCTION. THE STOCKPILE SHALL HAVE SILT FENCE INSTALLED ON THE DOWNSTREAM SIDE OF THE STOCKPILE.
 5. TEMPORARY STOCKPILING OF USEABLE OR WASTE MATERIALS FOR MORE THAN SEVEN (7) DAYS SHALL HAVE APPROXIMATE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED. TEMPORARY STOCKPILES SHALL BE PLACED AWAY FROM STORM WATER INLET STRUCTURES, ADJACENT PROPERTY AND PUBLIC ROADWAYS.
 6. A SOILS ENGINEER SHALL BE EMPLOYED BY THE CONTRACTOR TO DETERMINE THE SUITABILITY OR UNSUITABILITY OF SOILS DURING CONSTRUCTION OPERATIONS, CONDUCT TESTS AND MAKE RECOMMENDATIONS.
 7. SOILS SHALL BE TESTED EVERY 10,000 SF OR LESS PER LIFT FOR EMBANKMENT. THE CONTRACTOR SHALL FURNISH ALL TEST REPORTS IN A TIMELY MANNER.
 8. FILL SOIL SHALL BE PLACED IN 8" LIFTS, LOOSE, AND COMPACTED TO 95% STANDARD PROCTOR UNLESS NOTED OTHERWISE.
 9. HANDICAP PARKING STALLS SHALL HAVE A MINIMUM OF 2% OR LESS SLOPE IN ALL DIRECTIONS.
 10. STORM WATER STRUCTURES SHALL BE CLEANED OF ANY ACCUMULATED CONSTRUCTION DEBRIS OR SEDIMENT, AS NEEDED, PRIOR TO BEING PLACED INTO USE. DISPOSAL OF ALL SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS.
 11. ELEVATION OF NEW EDGE OF PAVEMENT TO MATCH EXISTING EDGE OF PAVEMENT AT NEW DRIVEWAY LOCATIONS.

The Palmetto Utility Protection Service, Inc.

810 Ditch Square Blvd, Suite 120 Columbia, South Carolina 29201 (803) 959-1117

South Carolina 811

Call 811 Before you Dig

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA

CALL 811

CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

CAUTION

ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO, OR INTERRUPTION OF, UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRY CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- GENERAL NOTES:
1. THE CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND FACILITIES FROM DAMAGE BY EQUIPMENT OR PERSONNEL. THE CONTRACTOR SHALL CONTACT ALL UTILITY AND FACILITY AGENCIES FOR FIELD MARKING PRIOR TO BEGINNING CONSTRUCTION. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE UNDERGROUND UTILITIES. ALL UTILITIES AND FACILITIES ARE NOT NECESSARILY SHOWN.
 2. ANY UTILITIES OR FACILITIES DAMAGED DURING THE PROJECT BY THE CONTRACTOR'S WORKERS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE. HAND DIGGING TO PROTECT UTILITIES FROM DAMAGE SHOULD BE ANTICIPATED.
 3. ALL DISTURBED AREAS, INCLUDING THE CONTRACTORS STAGING AREA, HAUL ROUTES, GRADING LIMITS, ETC., SHALL BE RESTORED TO A SMOOTH LINE AND GRADE WITH POSITIVE DRAINAGE. THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. THERE WILL BE NO MEASUREMENT FOR PAYMENT OF SEEDING AND MULCHING REQUIRED OUTSIDE THE GRADING LIMITS, APPROVED STOCKPILE LIMITS OR APPROVED HAUL LIMITS.
 4. THE CONTRACTOR WILL BE REQUIRED TO TRANSPORT AND STORE ALL EQUIPMENT AND MATERIALS IN A MANNER WHICH WILL NOT DAMAGE ANY EXISTING PAVEMENT, BUILDINGS, ETC. ANY DAMAGE WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE CONTRACTOR SHALL KEEP ACCESS ROUTES CLEAN AND FREE OF LOOSE DEBRIS FROM CONSTRUCTION MATERIALS.
 5. NO DEBRIS OF ANY NATURE SHALL BE ALLOWED OUTSIDE OF THE CONSTRUCTION AREAS. ALL LOOSE MATERIALS (MILLINGS, DIRT, STONE, PAVEMENT, FORMING, ETC.) MUST BE KEPT WITHIN THE LIMITS OF CONSTRUCTION. WHEN THE CONSTRUCTION BARRIERS ARE MOVED DURING CONSTRUCTION, CLEANUP OF THE AREAS OUTSIDE THE BARRIERS SHALL OCCUR IMMEDIATELY.
 6. REFERENCE THE ARCHITECT'S DRAWINGS FOR ALL BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRUCK DOCKS, DOORS, ETC. CONTACT THE CIVIL ENGINEER IF THERE ARE ANY DISCREPANCIES SHOWN IN THESE PLANS.
 7. THE CONTRACTOR SHALL REFER TO THE ARCHITECT'S PLANS AND SPECIFICATIONS TO VERIFY THE ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SEWER, DOMESTIC AND FIRE WATER SERVICE, ELECTRICAL, PHONE AND GAS. THE CONTRACTOR SHALL INSTALL UTILITIES TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND CLEARANCES AS SHOWN IN THE CIVIL PLANS.
 8. ALL DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF THE BUILDING, FACE OF CURB, OR EDGE OF THE TRAVELWAY.
 9. THE CONTRACTOR SHALL HAVE STAKEOUT PERFORMED BY A LICENSED SURVEYOR FOR CURB AND GUTTER, SIDEWALKS, AND BUILDING.
 10. THE CONTRACTOR SHALL PROVIDE HIS/HER EMPLOYEES A PORT-A-JOHN ON SITE AT ALL TIMES.

JE TODD, LLC

CONSULTING CIVIL ENGINEERS

PO BOX 12903
FLORENCE, SC 29504

SEALS:

ST. PAUL
HOLNESS CHURCH
129 W. MOORE ST.
SUMTER, SC

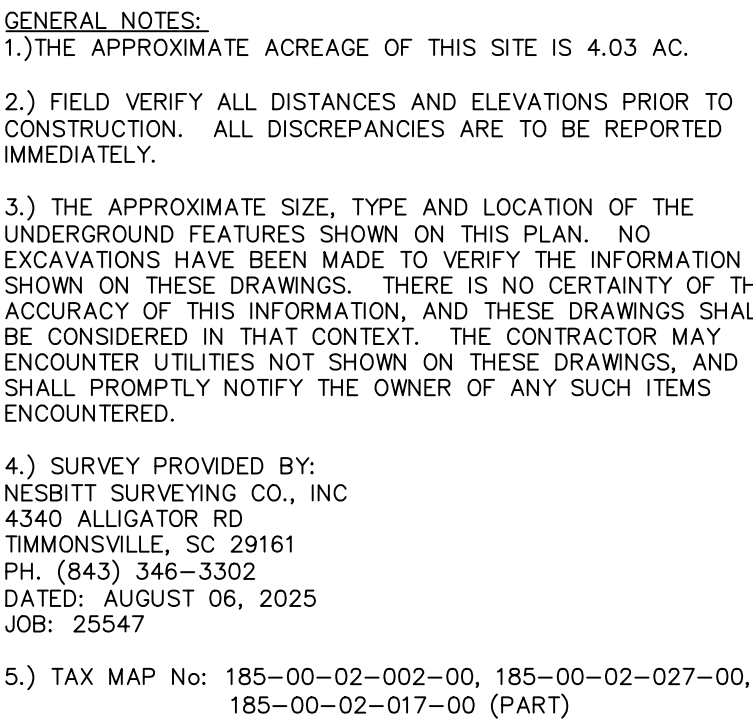
PROJECT:

DATE	REVISION	REVISED AS PER PLANNING COMMENTS
08/12/26		

SHEET TITLE:

**PHASE TWO
SITE PLAN**

DATE: 06/08/26
DRAWN BY: TC
FILE NUMBER:
SHEET NO.: 6 OF 13

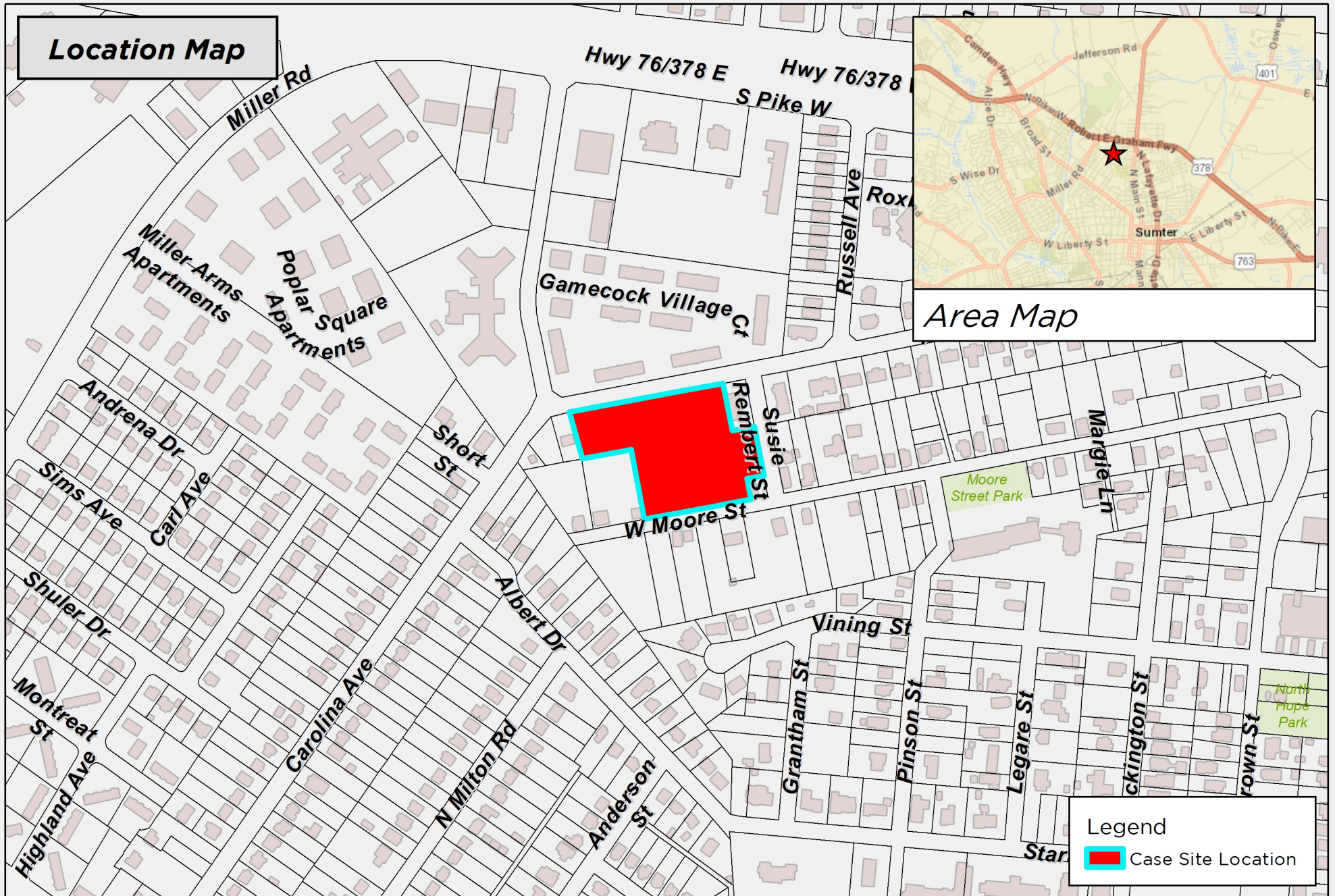


8 OF 13

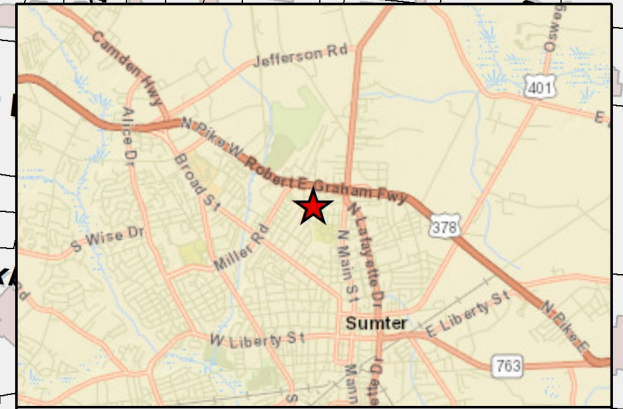
*****CAUTION*****

ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR, FOR SERVICE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

Location Map



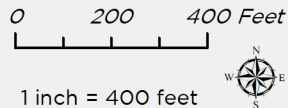
Area Map



Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

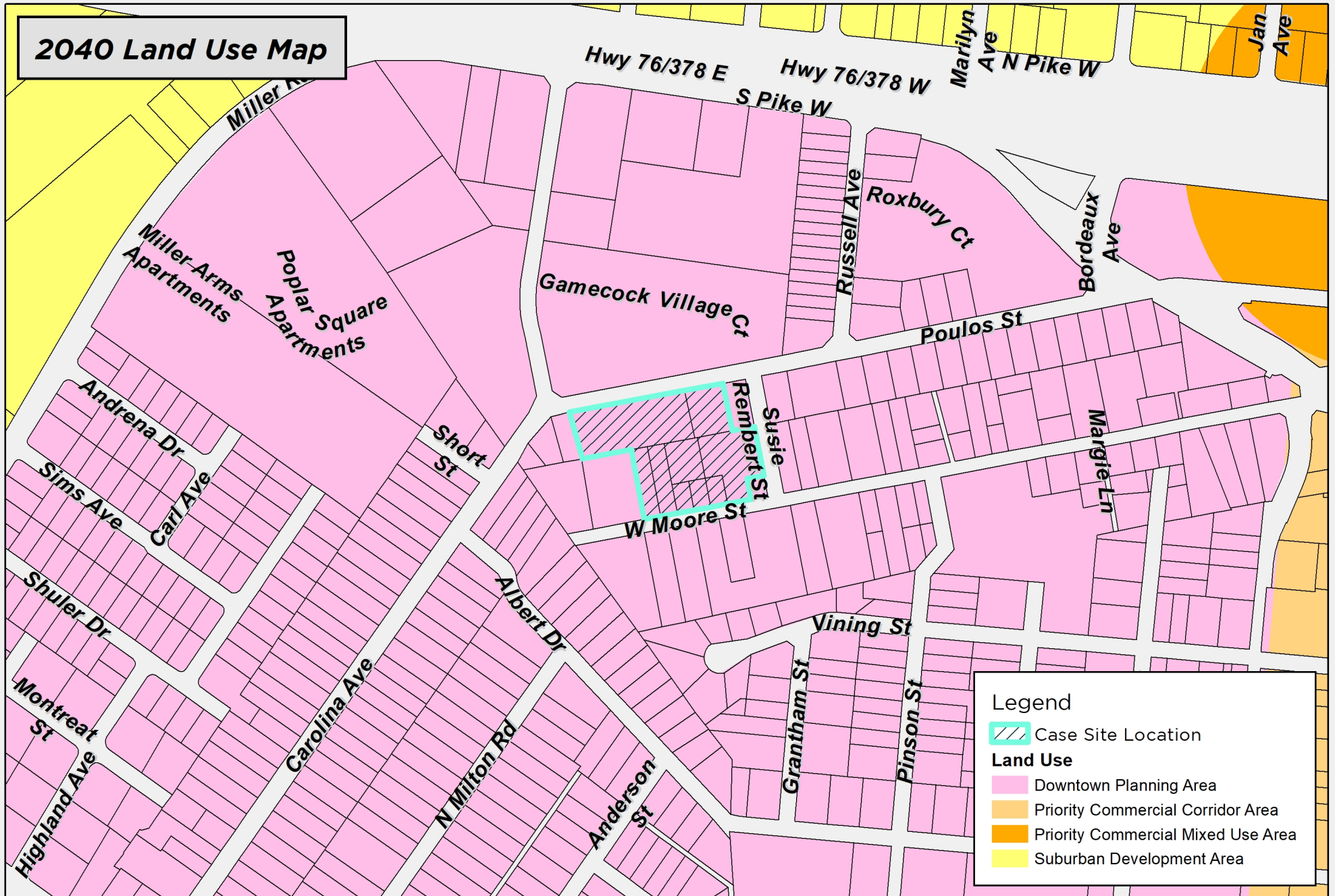


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 7/1/2026
User Name: crobbins
Document Name: MSP-26-33



MSP-26-33
129 W Moore St, Sumter, SC 29150
Tax Map # Various

2040 Land Use Map



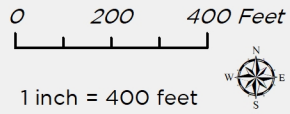
Legend

Case Site Location

Land Use

- Downtown Planning Area
- Priority Commercial Corridor Area
- Priority Commercial Mixed Use Area
- Suburban Development Area

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

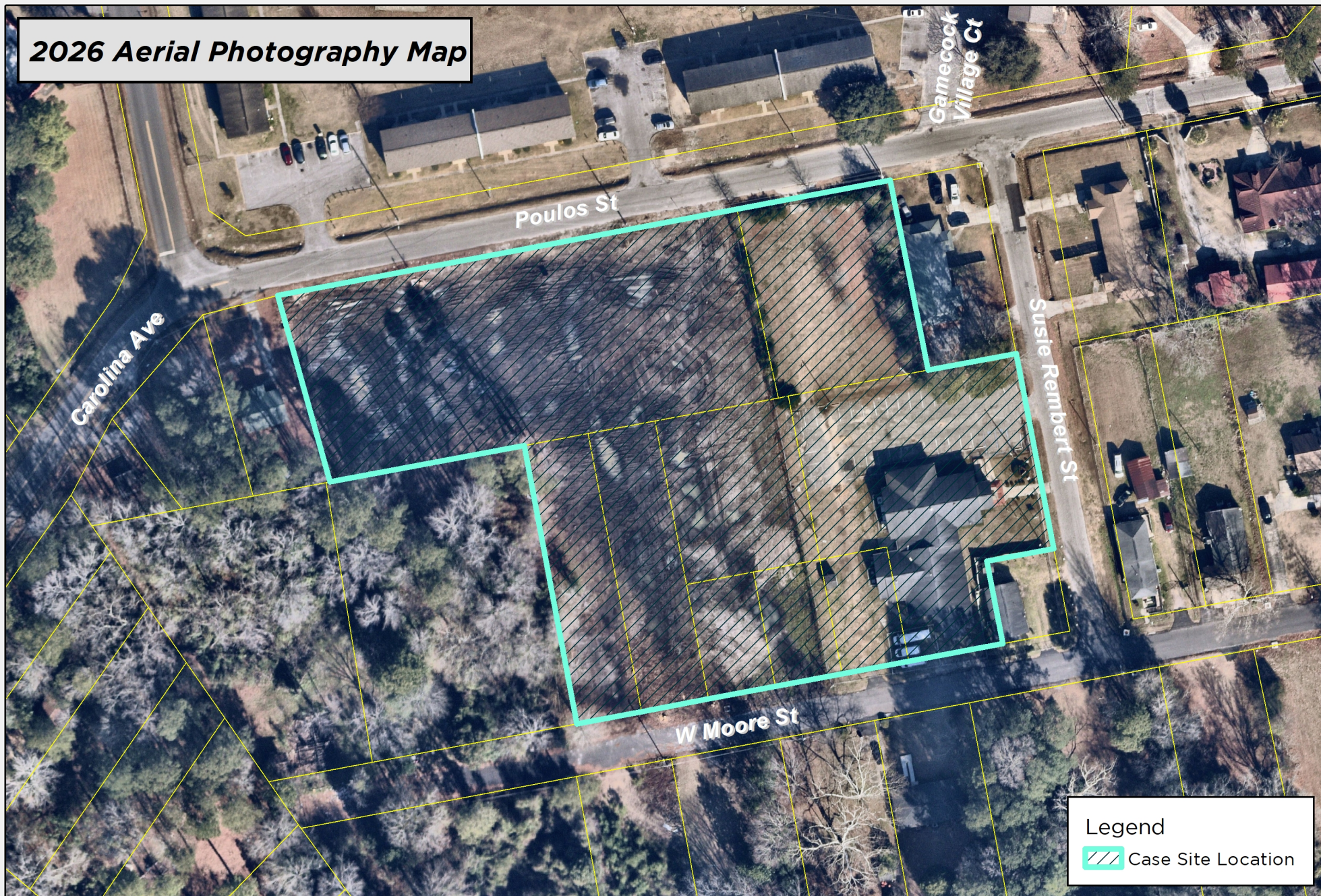


Map Prepared by: Sumter Planning Department
 Copyright 2026
 Date: 7/1/2026
 User Name: crobbins
 Document Name: MSP-26-33



MSP-26-33
 129 W Moore St, Sumter, SC 29150
 Tax Map # Various

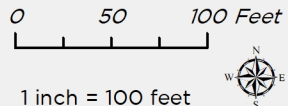
2026 Aerial Photography Map



Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

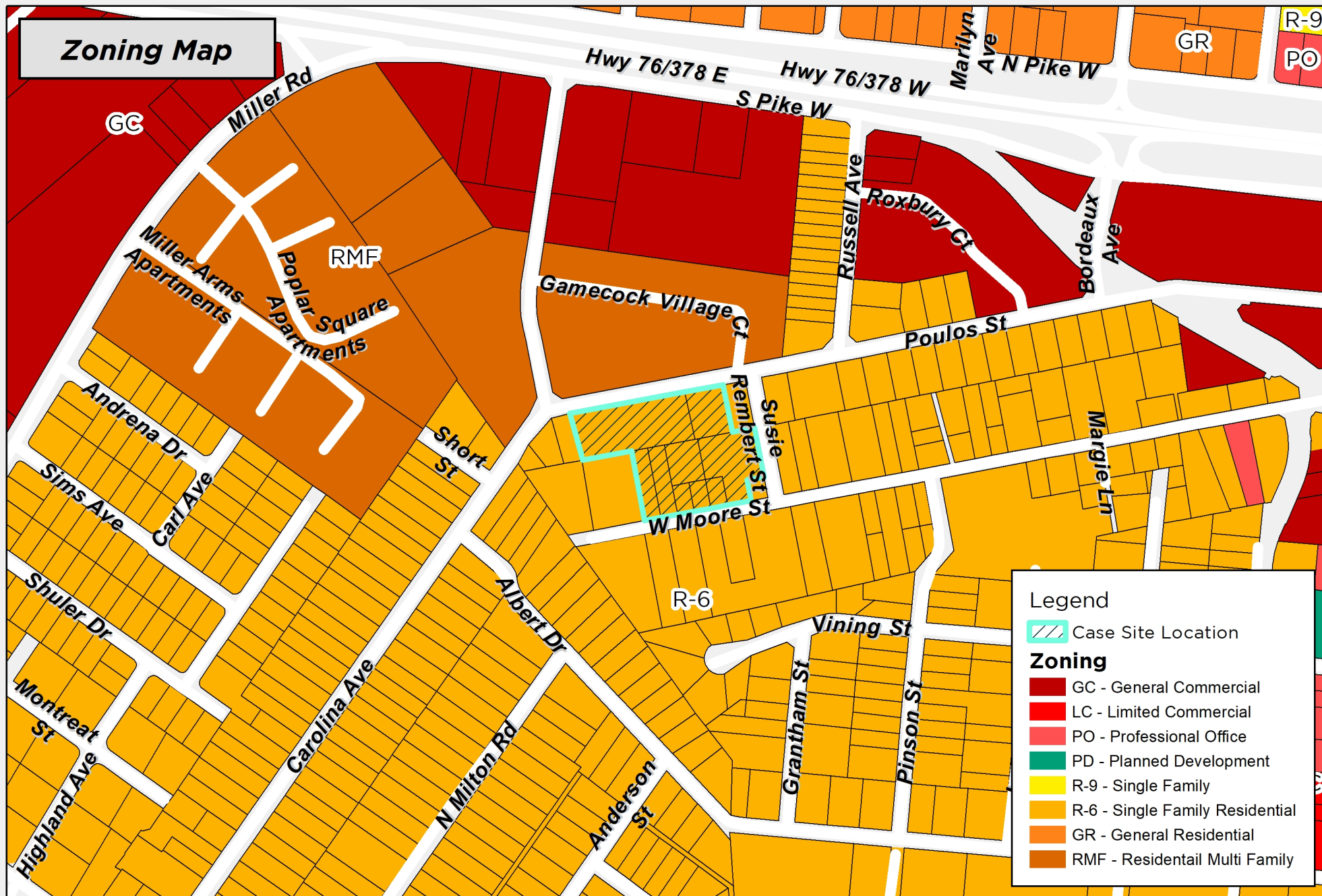


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 7/1/2026
User Name: crobbins
Document Name: MSP-26-33



MSP-26-33
129 W Moore St, Sumter, SC 29150
Tax Map # Various

Zoning Map



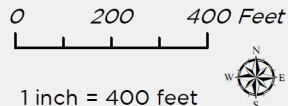
Legend

Case Site Location

Zoning

- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- PD - Planned Development
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residential Multi Family

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 7/1/2026
User Name: crobbins
Document Name: MSP-26-33



MSP-26-33
129 W Moore St, Sumter, SC 29150
Tax Map # Various