

Sumter City-County Planning Commission

August 26, 2026

MSP-26-45 (Major) 1250 N. Kings Hwy (County)

I. THE REQUEST

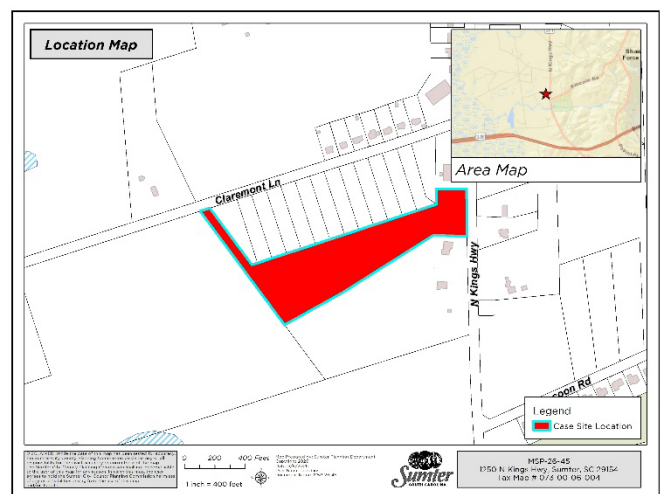
Applicant:	Stephen L. Dinkins
Status of the Applicant:	Authorized Agent
Request:	Request for Major Site Plan Review approval for a phased mini-warehouse development consisting of seven buildings totaling approximately 31,845 square feet.
County Council District	District 1
Location:	1250 N. Kings Hwy.
Size of Development:	+/- 10.29 acres
Present Use/Zoning:	Undeveloped / Agricultural Conservation
Proposed Use of Property:	Mini-Warehouse
Tax Map Reference:	073-00-06-004

II. BACKGROUND

The applicant is proposing to develop a phased mini-warehouse development consisting of seven buildings totaling approximately 31,845 square feet on a 3.29 acre portion of a larger 10.29-acre tract of land.

The subject site has road frontage on N. Kings Hwy and Claremont Ln. The property is zoned Agricultural Conservation (AC) and is currently undeveloped.

Major site plan review is required based on the proposed number of buildings.



III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a site plan titled, “*Lillington Mini-Warehouse*” prepared by Jones and VanPatten, LLC, dated August 17, 2026.

Copies of the Site Plan and Landscaping Plan have been included in this packet for review as Exhibit 2.

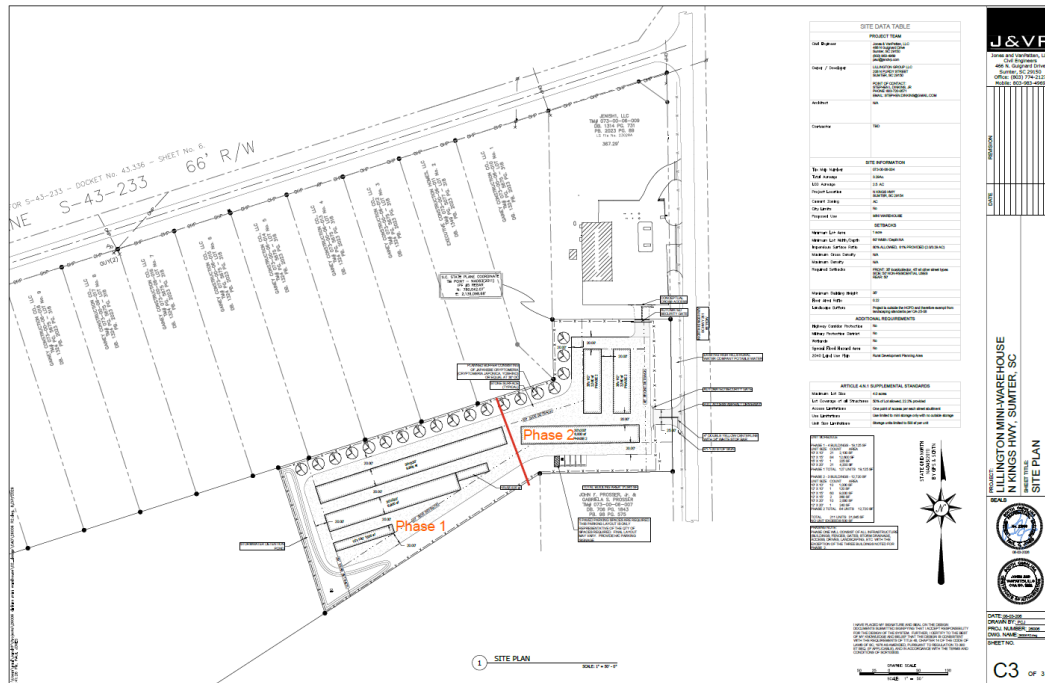


Figure 1 - Site Plan Layout



Figure 2: Aerial View

Phasing:

- Phase 1 - Includes all site infrastructure: fences, gates, storm drainage, access, drives, and landscaping along with the first four buildings located at the rear of the site.
- Phase 2 - The remaining three mini-warehouse structures are to be built as a second phase along the site's N. Kings Hwy frontage.

Site development must adhere to the Agricultural Conservation (AC) zoning district standards of the *Sumter County 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	45 ft.	45 ft.
Side Setback	50 ft.	50 ft.
Rear Setback	50 ft.	50 ft.
Maximum Impervious Surface	80%	19%
Maximum Building Height	35 ft.	< 35 ft.

Parking Plan:

The site plan shows there will be 5 paved parking spaces, with 1 of those spaces being ADA van accessible.

Environmental:

The property is located in Zone X, which is not a special flood hazard area (SFHA), as shown on FEMA FIRM Panel 4085C0256E, with an effective date of October 27, 2022.

National Wetland Inventory (NWI) data indicates that there are no wetlands on the property.

Landscape & Tree Protection Plan:

No tree protection plan is required pursuant by *Article 8.d.2.b.*, and there is no requirement for street trees.

However, Mini-Warehouse developments are a conditional use within the AC zoning district and requires review against the applicable conditional use criteria. *Article 5.b.1.h.* requires that the proposed use must be screened to ensure compatibility with adjacent uses. Homes are currently under construction immediately to the north of the site. To ensure compatibility with this adjacent residential development, the applicant is proposing to plant 19 canopy trees along the site's northern property line as part of Phase 1 of the project.

Transportation Review:

The site has frontage on N. Kings Hwy (SC-261), a paved 2-lane SCDOT owned/maintained roadway. AADT along N. Kings Hwy near the subject property is 5,700 according to station IDs #43-0275 and #43-0273.

Multimodal Transportation Factors

- *Bicycle and Pedestrian:* No sidewalks are present near the site along N. Kings Hwy.
- *Rail:* The proposed project would not result in any utilization of or impact to rail lines.

- *Transit:* There is no transit service serving the area of the project.

Analysis of Applicable Zoning & Development Standards Ordinance Transportation Provisions

- *Traffic Impact Study Requirements:* Based on the proposed development scope and scale, a TIS is not required.
- *Circulation System Design:* The circulation system conforms to Ordinance requirements.
- *Consideration of Existing Local and Regional Plans:* Not applicable
- *Visual Clearance at Intersections:* The proposed visual clearance at intersections conforms to Ordinance requirements.

SCDOT encroachment permit approval is required if the work extends into the SCDOT right of way.

Stormwater Management:

Storm water runoff from the site will be collected in one proposed detention pond located on the site.

The proposed project will require approval of a Sumter County stormwater permit. NPDES coverage will be required since the area of land disturbance will be more than 1.0 acre in size.

Utilities:

Fire: No issues on fire related matters.

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

Solid Waste: No issues with the current solid waste disposal.

IV. TECHNICAL REVIEW

There are no outstanding technical review items.

V. 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.

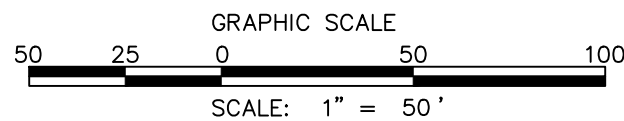
VI. DRAFT MOTION

1. I move the Planning Commission **approve** MSP-26-45 subject to the conditions of approval outlined in Exhibit 1, and the site plan set titled “*Lillington Mini-Warehouse*” prepared by Jones and VanPatten, LLC, dated August 17, 2026.
2. I move the Planning Commission **deny** MSP-26-45.
3. I move an alternate motion.

VII. PLANNING COMMISSION – August 26, 2026

Exhibit 1:
MSP-26-45/ Lillington Mini Warehouse (County)

1. The project shall be developed in substantial conformance with the landscaping and site plans titled, “*Lillington Mini-Warehouse*” prepared by Jones and VanPatten, LLC, dated August 17, 2026.
2. The following items are required prior to issuance of a land disturbance permit:
 - a. Approved Sumter County Stormwater Permit and NPDES concurrence letter from SCDES.
 - b. Completion and recordation of a subdivision plat for TMS #073-00-06-004 to correspond to the site boundaries as defined in the submitted site plan.
3. The following items are required prior to zoning final inspection approval:
 - a. Approved SCDOT encroachment.
4. Separate sign permits are required if needed for all exterior signage. All signage must be in full compliance with *Article 8.i:* of the *Sumter County Zoning & Development Standards Ordinance* prior to permit approval, issuance, and installation.



Location Map

Claremont Ln

N Kings Hwy

Raccoon Rd

Area Map

Legend

 Case Site Location

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0 200 400 Feet
1 inch = 400 feet

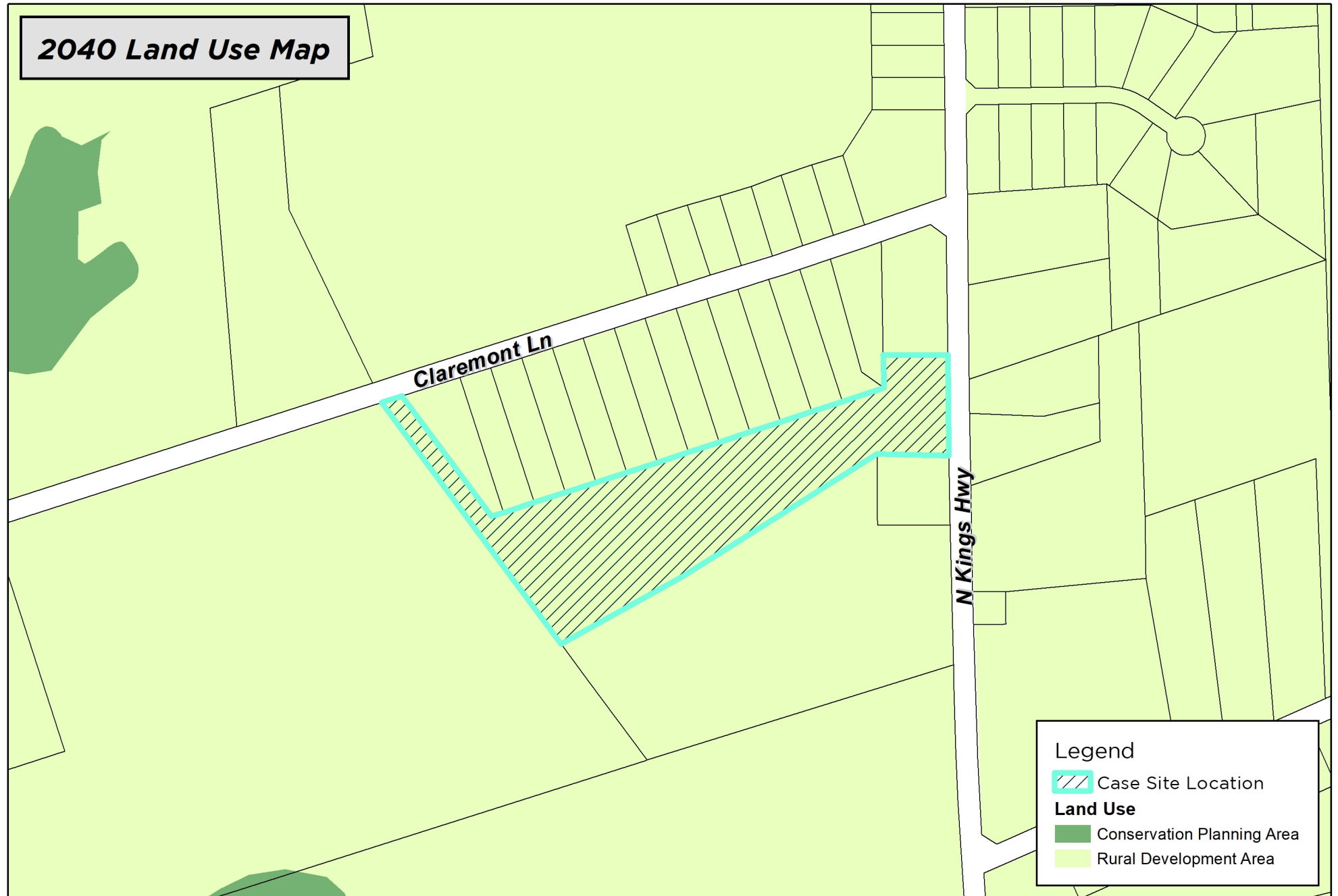


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MSP-26-45
1250 N Kings Hwy, Sumter, SC 29154
Tax Map # 073-00-06-004

2040 Land Use Map



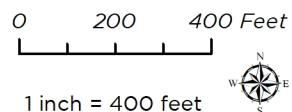
Legend

 Case Site Location

Land Use

 Conservation Planning Area
 Rural Development Area

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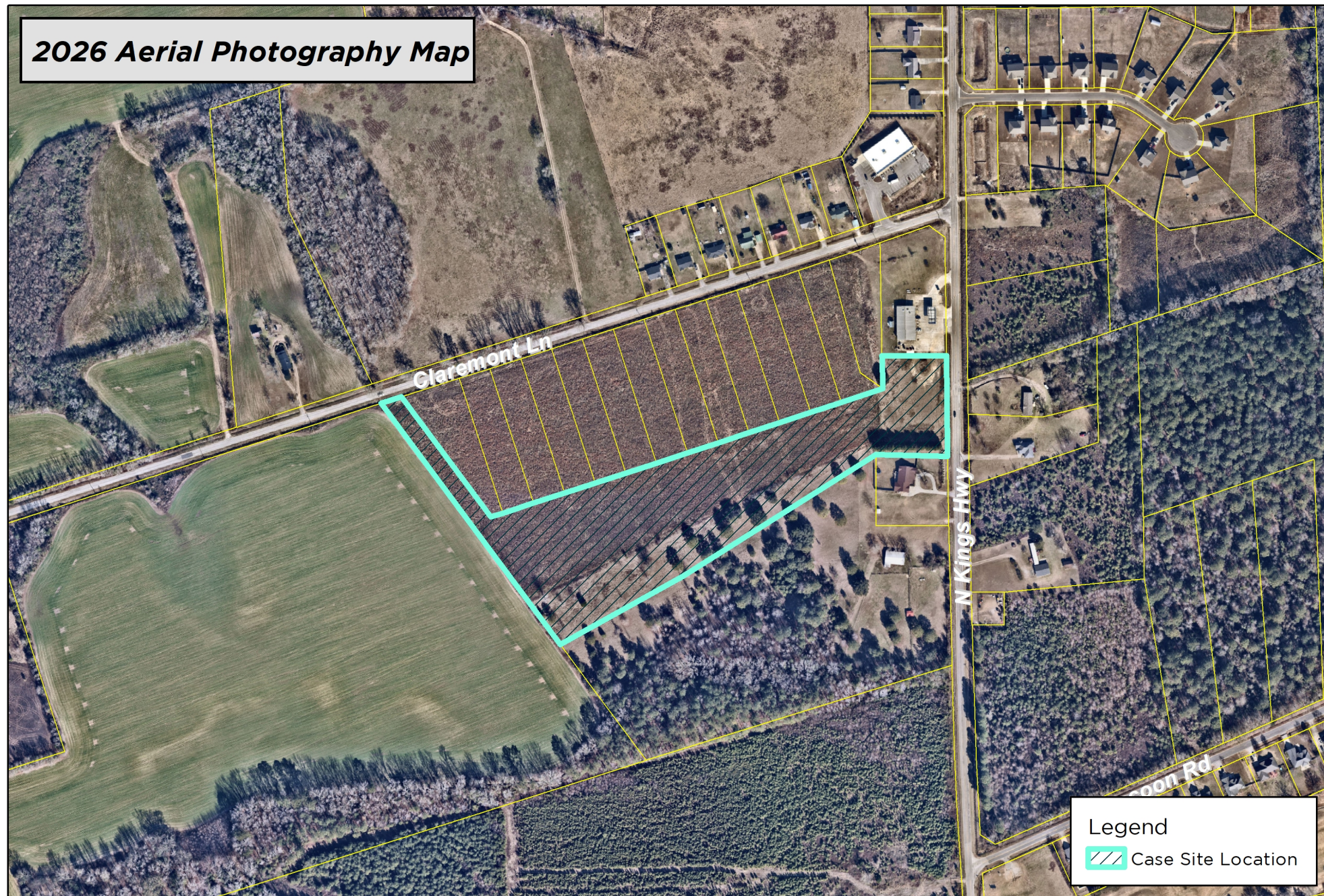


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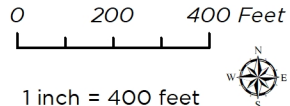


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2026 Aerial Photography Map



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Legend

 Case Site Location

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1250 N Kings Hwy, Sumter, SC 29154
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Zoning Map

Claremont Ln

NC

R-15

N Kings Hwy

AC

Legend

 Case Site Location

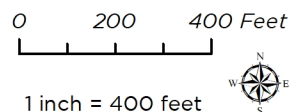
Zoning

 NC - Neighborhood Commercial

 AC - Agricultural Conservation

 R-15 - Single Family

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