

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes August 26, 2026

ATTENDANCE	Sumter City – County Planning Commission meeting was held on Wednesday, August 26, 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. James Munford, Mr. Michael Walker, Mr. Jim Price, Mr. Gary Brown, Mr. John T. Rivers IV, Mr. Jim Crawley and Mr. Keith Ivey – were present. Mr. Chris Sumpter and Ms. Kim Harvin were absent. Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Jeff Derwort, Mr. Kerlyn Mondesir, Ms. Carmen Lowery and Ms. Kellie Chapman. The meeting was called to order at 3:00 p.m. by Mr. James Munford.
MINUTES	Mr. Michael Walker made a motion to approve the meeting minutes of July 22, 2026, as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.
NEW BUSINESS	<u>MSP-26-33, 129 W. Moore St. (City)</u> was presented by Mr. Kerlyn Mondesir. The Board reviewed the approval for Major Site Plan approval for an 8,522 sq. ft. church (Phase 1) and a paved 47,628 sq. ft. parking lot (Phase 2). Mr. Mondesir stated the applicant is proposing to develop an 8,522 sq. ft. church and parking lot in two different phases. Mr. Mondesir added the church structure is proposed to be completed in Phase 1, and a paved car park proposed to be completed in phase 2. The site was also clearcut before receiving major site plan approval. Major site plan review is required based on the proposed parking requirements. Mr. Mondesir stated that staff recommends approval of the request based on the following proposed conditions of approval in Exhibit 1: 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 from Phase 1: a. Approved SCDOT encroachment permit. b. Completion of all Phase 1 site development as depicted on final civil engineered plans. 4. The following items are required prior to zoning final inspection for Phase 2: a. Completion of all Phase 2 site development 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. Following proposed conditions of approval in Exhibit 2: 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 location 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. Mr. Brandon Johnson was present to speak on behalf of the request. After some discussion, Mr. Jim Price made a motion to 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. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote. <u>MSP-26-41, 187 S. Lafayette Dr. (City)</u> was presented by Mr. Jeff Derwort. The Board reviewed the approval for Major Site Plan approval for the establishment of a +/- 21-acre automotive salvage yard on a larger +/- 70-acre parcel. Mr. Derwort stated a automotive salvage yard require special exception
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	approval by the Board of Zoning Appeals (BZA) within the HI zoning district. The applicant submitted a request for special exception approval under Case# BOA-25-45 to establish this use of the property. The BZA approved the special exception request on February 11, 2026, with a number of specific approval conditions. Mr. Derwort the application was submitted and determined to be complete prior to the effect of “Pending Ordinance Doctrine” for the proposed City of Sumter Unified Development Ordinance (UDO). Mr. Derwort mentioned the project is subject to and was review against the requirements of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”) and the specific BZA approval conditions for the use of the property. Mr. Derwort stated that staff recommends approval of the request based on the following proposed conditions of approval in Exhibit 1: 1. The project shall be developed in substantial conformance with the site plans titled, “C&C Salvage Yard, Landscape Construction Documents” prepared by CESCO, Inc., last revised August 14, 2026. 2. The following items are required prior to business license approval and prior to authorization for associated business activities of an automotive salvage yard to occur on the property. a. Submission of full final civil engineered plans. Said plans shall show the latest revision date. b. Industrial Stormwater Permit issued by the South Carolina Department of Environmental Services (SCDES). c. Documentation that the entirety of the chain link fence enclosure is in fully upright condition and in a general state of good repair. d. Zoning final inspection approval for all site improvements proposed under this plan. e. Fire Department approval of fire flow capacity available to serve the site. f. Documentation that all applicable BOA-25-45 approval conditions have been complied with. 3. Compliance with special exception approval conditions under Case# BOA-25-45 must be maintained as long as the use is operational on the property. 4. Separate sign permits are required for all exterior signage. All signage must be in full compliance with Article 8.h. of the City of Sumter Zoning & Development Standards Ordinance prior to permit approval, issuance, and installation. Ms. Ginger Clark was present to speak on behalf of the request.
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	After some discussion, Mr. Gary Brown made a motion to approve MSP-26-41 based on the site plans titled “C&C Salvage Yard, Landscape Construction Documents” prepared by CESCO, Inc., last revised on August 14, 2026, and subject to the conditions of approval outlined in Exhibit 1. The motion was seconded by Mr. Jim Price and five (Brown, Price, Crawley, River, Walker) in favor and one (Ivey) in opposition. The motion carried. <u>MSP-26-42/HCPD-26-20, 440 Theatre Dr. (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the approval for Major Site Plan and Corridor Protection District approval for redevelopment of the Bobby Richardson Sports Complex at Palmetto Park. Mr. Kelly mentioned the existing park contains 6 baseball/softball fields, a concessions and restroom building, and associated parking areas. Mr. Kelly added new configuration contains 5 baseball/softball fields, a new concessions and restroom building, batting/practice cases, and associated parking areas. Mr. Kelly stated the property is zoned Residential-15 (R-15). Zoning is to be updated to Institutional General (IG) upon adoption of the City of Sumter Unified Development Ordinance currently under consideration by Sumter City Council. Site plan review was conducted using the proposed Unified Development Ordinance standards and IG zoning requirements. Mr. Kelly added the project includes structures closer to property lines than district setbacks otherwise permit. • Applicant owns or has ownership interest in most property surrounding the site. • Variance was sought and approved by the Sumter City-County Board of Zoning Appeals to address these development constraints earlier in 2026 (BOA-26-04). Mr. Scott Bell was present to speak on behalf of the request. Mr. Kelly stated that staff recommends approval of the request based on the following proposed conditions of approval in Exhibit 1: 1. The project shall be developed in substantial conformance with the site plans titled “Bobby Richardson Sports Complex” prepared by Roper Civil Engineering, last revised July 16, 2026, architectural plans titled “Bobby Richardson Sports Complex” prepared by RS Bell Architects, LLC, last revised July 16, 2026, and landscaping plans titled “Bobby Richardson Sports Complex,” prepared by FitFields, last revised July 16, 2026, and as revised based on all Planning Commission-specified conditions of approval.
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	2. All site development, construction, grading, drainage, and related improvements must comply with the City of Sumter’s Flood Damage Prevention Ordinance, as amended, including all applicable permitting, design, elevation, floodplain management, and certification requirements. 3. The following items are required prior to issuance of a land disturbance permit: a. Submission of full final civil engineered plans. Said plans shall show the latest revision date reflecting revisions made based on all conditions of Planning Commission approval. b. Stormwater permit approval and NPDES concurrence letter from the City Stormwater Utility must be submitted to the Sumter City-County Planning Department. c. Receive floodplain development permit approval for land disturbance activities. 4. The following items are required prior to zoning final inspection approval: a. Completion of all site development as depicted on final civil engineered plans. 5. Separate sign permits are required for all exterior signage. All signage must be in full compliance with Chapter C.3. Sign Regulations of the City of Sumter Unified Development Ordinance prior to permit approval, issuance, and installation. After some discussion, Mr. Michael Walker made a motion to approve MSP-26-42/HCPD-26-20 based on the site plans titled, “Bobby Richardson Sports Complex” prepared by Roper Civil Engineering, last revised July 16, 2026, architectural plans titled “Bobby Richardson Sports Complex” prepared by RS Bell Architects, LLC, last revised July 16, 2026, and landscaping plans titled “Bobby Richardson Sports Complex,” prepared by FitFields, last revised July 16, 2026, and subject to the conditions of approval outlined in Exhibit 1. The motion was seconded by Mr. John Rivers and carried a unanimous vote. <u>MSP-26-45, 1250 N. Kings Hwy. (County)</u> was presented by Mr. Kerlyn Mondesir. The Board reviewed the approval for Major Site Plan approval for a phased mini-warehouse development consisting of seven buildings totaling approximately 31,845 square feet. Mr. Mondesir stated 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. Mr. Mondesir added the subject site has road frontage on N. Kings Hwy. and Claremont Ln. The property is zoned Agricultural Conservation (AC) and is currently undeveloped.
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	Mr. Mondesir stated Major Site Plan review is required based on the proposed number of buildings. Mr. Paul Jones was present to speak on behalf of the request. Mr. Mondesir stated that staff recommends approval of the request based on the following proposed conditions of approval in Exhibit 1: 1. The project shall be developed in substantial conformance with the landscaping and site plan 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. After some discussion, Mr. Michael Walker made a motion to 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. The motion was seconded by Mr. Gary Brown and carried a unanimous vote. <u>MSP-26-48/HCPD-26-16, 2665 Broad St. (City)</u> was presented by Mr. Kerlyn Mondesir. The Board reviewed the approval for Major Site Plan and Corridor Protection District Review approval a new car dealership totaling approximately 43,162 square feet. Mr. Mondesir stated the applicant is proposing to develop a 43,162 sq. ft. car dealership on the property at 2665 Broad St. Mr. Mondesir added the subject site has road frontage on Broad St. and is 10.73-acres. Mr. Mondesir mentioned this site plan review was conducted using the proposed Unified Development Ordinance standards and IG zoning requirements, based on pending ordinance doctrine.
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	Major Site Plan review is required based on the proposed building size and number of parking spaces. Mr. Jeff Mangas was present to speak on behalf of the request. Mr. Mondesir stated that staff recommends approval of the request based on the following proposed conditions of approval in Exhibit 1: 1. The project shall be developed in substantial conformance with the site plan and revised landscaping plans titled, the revised site and landscaping plans titled “Crossroads Ford Sumter” prepared by ACRO Development Services dated, August 14, 2026. 2. The following items are required prior to issuance of a land disturbance permit: a. Approval City of Sumter Stormwater Permit and NPDES concurrence letter from SCDES. b. City Council adoption of the proposed City of Sumter Unified Development Ordinance. c. Payment to the City of Sumter Tree Bank of any remaining tree mitigation requirements not offset by new plantings on-site. 3. The following items are required prior to zoning final inspection approval: a. Approved SCDOT encroachment permit. b. Completion of all site developments as depicted on final civil engineered plans. 4. Separate sign permits are required for all exterior signage. All signage must be in full compliance with Article C.3. of the proposed City of Sumter Unified Development Ordinance. After some discussion, Mr. Michael Walker made a motion to 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. The motion was seconded by Mr. Gary Brown and carried a unanimous vote. <u>MSP-26-49/HCPD-26-17, 200 Miller Rd. (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the approval for Major Site Plan and Corridor Protection (CP) Overlay approval for construction of a +/- 24,000 sq. ft. addition to the Nettles Building to serve as the College’s Health, Wellness, and Athletics Center. Mr. Kelly stated the proposed construction of a +/- 24,000 sq. ft. in addition to the existing Nettles Building on USC Sumter’s campus. Mr. Kelly added facility will serve as the University’s Health, Wellness and Athletics Center. The subject site is located in the center of USC Sumter’s
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	campus. Mr. Kelly mentioned the property is zoned Residential-15 (R-15). Zoning is to be updated to Institutional General (IG) upon adoption of the City of Sumter Unified Development Ordinance currently under consideration by Sumter City Council. Site plan review was conducted using the proposed Unified Development Ordinance standards and IG zoning requirements. Mr. Kelly added proposed project crosses a property boundary which separates the Nettle Building site from the remainder of the USC Sumter campus. A variance was sought and approved by the Sumter City-County Board of Zoning Appeals to address these development constraints earlier in 2026 (BOA-26-17). Mr. Hennie Van Bulck was present to speak on behalf of the request. Mr. Kelly stated that staff recommends approval of the request based on the following proposed conditions of approval in Exhibit 1: 1. The project shall be developed in substantial conformance with the site plans titled, “USC Sumter – Health, Wellness and Athletic Center” prepared by Goodwyn Mills Cawood, LLC, last revised March 27, 2026, and architectural plans titled “ USC Sumter – Health, Wellness and Athletics Center” prepared by Goodwyn Mills Cawood, LLC, last revised March 27, 2026, and as revised based on all Planning Commission-specified conditions of approval. 2. The following items are required prior to issuance of a land disturbance permit: a. Submission of full final civil engineered plans. Said plans shall show the latest revision date reflecting revisions made based on all conditions of Planning Commission approval. b. Stormwater permit approval and NPDES concurrence letter from the City Stormwater Utility must be submitted to the Sumter City-County Planning Department. 3. The following items are required prior to zoning final inspection approval: a. Completion of all site developments are depicted on final civil engineered plans. 4. Separate sign permits are required for all exterior signage. All signage must be in full compliance with Chapter C.3. Sign Regulations of the City of Sumter Unified Development Ordinance prior to permit approval, issuance, and installation. After some discussion, Mr. Michael Walker made a motion to approve MSP-26-45 subject to the conditions of approval outlined in Exhibit 1, and the site plan set MSP-26-49/HCPD-26-17 based on the site plans titled, “USC Sumter
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	– Health, Wellness and Athletics Center” prepared by Goodwyn Mills Cawood, LLC, last revised March 27, 2026, architectural plans titled “USC Sumter – Health, Wellness and Athletics Center” prepared by Goodwyn Mills Cawood, LLC, last revised March 27, 2026, and landscaping plan titled “USC Sumter – Health and Athletics Center”, prepared by McIver Landscape Architecture, last revised August 14, 2026, and subject to the conditions of approval outlined in Exhibit 1. The motion was seconded by Mr. Gary Brown and carried a unanimous vote. <u>OA-26-01, Data Centers (County)</u> was presented by Ms. Helen Roodman. The Board reviewed the request to Amend Article 3, 4, 8, and 10 of the Sumter County Zoning & Development Standards Ordinance in order to adopt comprehensive standards for the establishment of data centers in Sumter County. Ms. Helen Roodman stated that this amendment is being brought forward at the direction of Sumter County Council. It seeks to define what constitutes a data center, determine the appropriate districts for stand-alone data centers and to establish finite review criteria that addresses areas of public concern. Ms. Roodman defined data centers and detailed the size differences, power consumption, water consumption and noise concerns associated with data centers. She proceeded to outline proposed supplemental development standards for data centers (20,000 st of gross floor area (GFA) or less) as proposed for Article 4, Section P and supplemental development standards for data centers (more than 20,000 sf of gross floor area (GFA)) as proposed in Article 4, Section Q. After some discussion, Mr. Jim Crawley made a motion to recommend approval of the request with the addition of language clarifying that noise measurements should be taken from the data center property line. The motion was seconded by Mr. John Rivers and carried a unanimous vote
OLD BUSINESS	NONE
OTHER BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	With no further business, the meeting was adjourned at approximately 4:50 p.m. by acclamation. The next meeting scheduled is September 23, 2026.
	Respectfully submitted, <i>Kellie Chapman</i>

	Kellie Chapman, Board Secretary
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