

Sumter City-County Planning Commission

February 25, 2026

MSP-26-07 – 155 Pudding Swamp Rd. – Fly By Shiloh Food Mart (County)

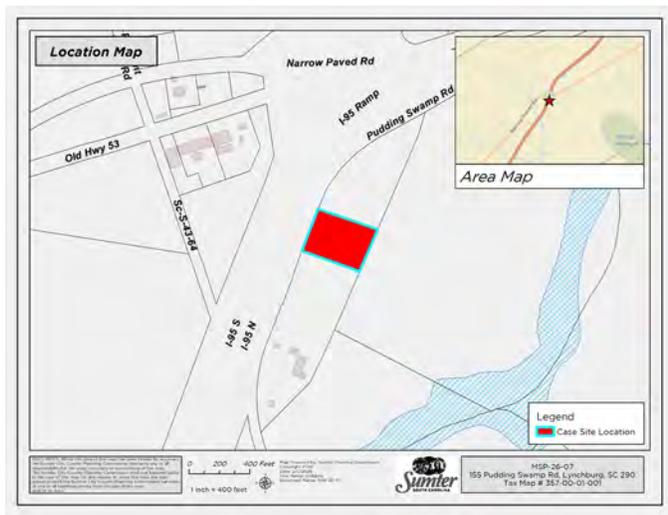
I. THE REQUEST

Applicant:	TRPL Capital, LLC (Thomas Talwar)
Status of the Applicant:	Developer
Request:	Request for Major Site Plan approval for 2,541 sq. ft. convenience store and two fuel canopies.
Council District	District 5
Location:	155 Pudding Swamp Rd.
Size of Development:	2.85 acres (0.5 acres disturbed)
Present Use/Zoning:	Vacant / Agricultural Conservation (AC)
Proposed Use of Property:	Commercial Development (convenience store and fuel)
Tax Map Reference:	357-00-01-001

II. BACKGROUND

The applicant, TRPL Capital, LLC, proposes to develop a 2,541 sq. ft. convenience store and fuel station (Fly By Shiloh Food Mart) at 155 Pudding Swamp Rd. The property is located on the east side of Pudding Swamp Rd. immediately south of I-95 Exit 141.

The subject property is 2.85 acres in size, previously developed for a gas station use that has been discontinued, and zoned Agricultural Conservation (AC).



III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a set of site plans titled, “Fly By Shiloh Food Mart, Sumter County, South Carolina” prepared by Jackson Civil Engineering. and last revised February 16, 2026.

Copies of the Site Plan (Sheet C201) and Landscape Plan (Sheet C205), have been included in this packet for review as Exhibits 2 and 3 respectively.

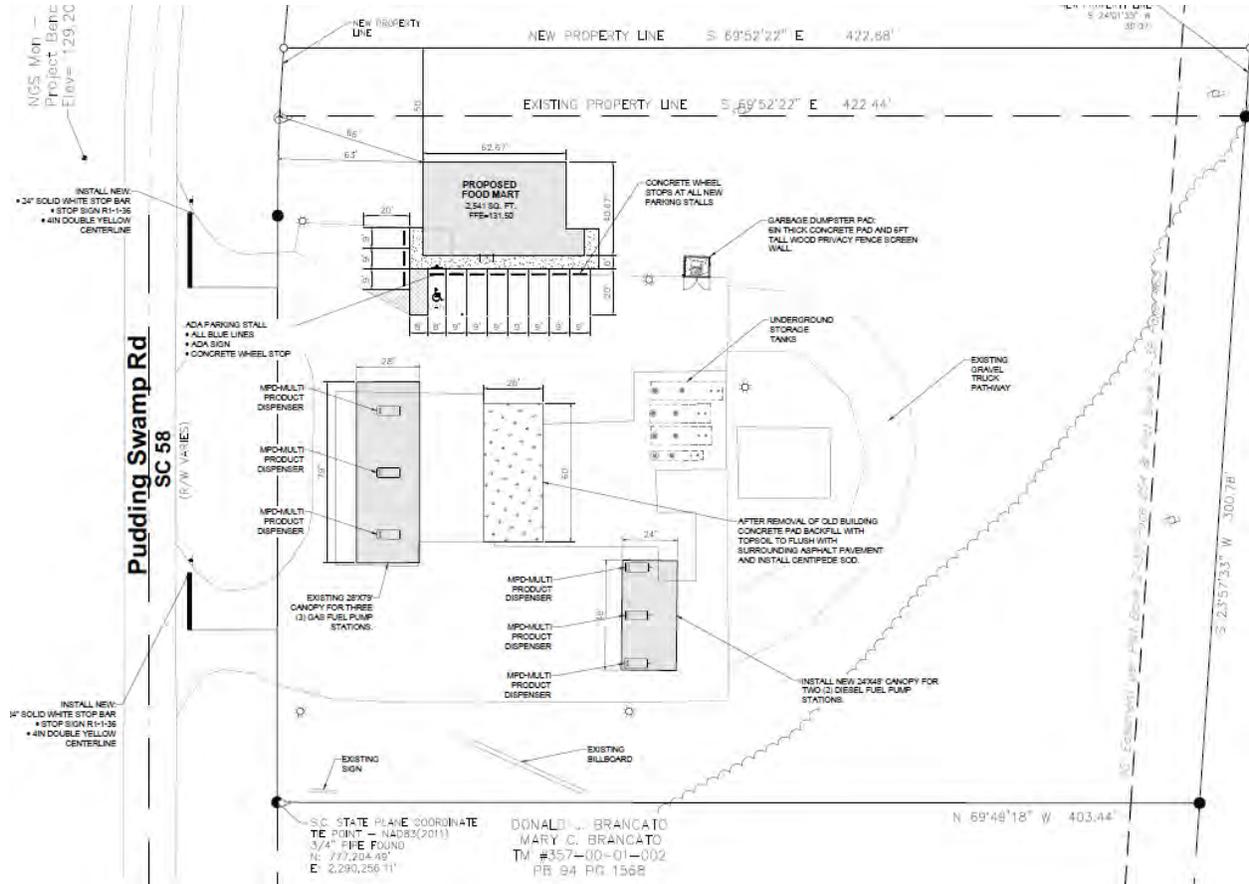


Figure 1 - Proposed Site Plan Layout

Site development must adhere to the Agricultural Conservation (AC) zoning district standards found in *Section 3.n.5, Development Standards*. The proposed development meets the following minimum standards and development criteria:

Development Standard	Minimum Ordinance Requirement	Proposed
Minimum Site Area	1.0 acre	2.85 acres
Minimum Lot Width	60 ft	+/- 302 ft.
Front Setback	35 ft	35 ft
Side Setback	50 ft	50 ft
Rear Setback	50 ft	+/- 233 ft.
Maximum Impervious Surface	80%	29%
Maximum Building Height	35 ft	<35 ft

Parking Plan:

Based upon the criteria found in *Exhibit 23* of the *Ordinance*, the proposed use must provide a minimum of 1 space per 250 sq. ft. of gross floor area. A minimum of 1 space per every 25 total spaces must also be designated as ADA accessible. The parking lot is proposed to be asphalt.

Submitted parking plans show the following:

- 10 regular 10 ft. x 20 ft. parking spaces
- 1 ADA-accessible parking space

The proposed parking lot plan meets the minimum number of parking spaces required by Ordinance.

Environmental:

The property is located in Zone X, which is not a special flood hazard area (SFHA), as shown on FEMA FIRM Panel: 45085C0358E, with an effective date of October 27, 2022.

Landscape & Tree Protection Plan:

The submitted landscape plan is based upon the requirements of *Article 8.d* Landscape buffers along the perimeter of the property, and landscaping within the site meet or exceed minimum standards.

At this time, there are no significant/historic trees proposed for removal on the site. Removal of any trees classified as ‘significant’ or ‘historic’ as defined in *Article 8.d* of the *Ordinance* requires appropriate planting mitigation.

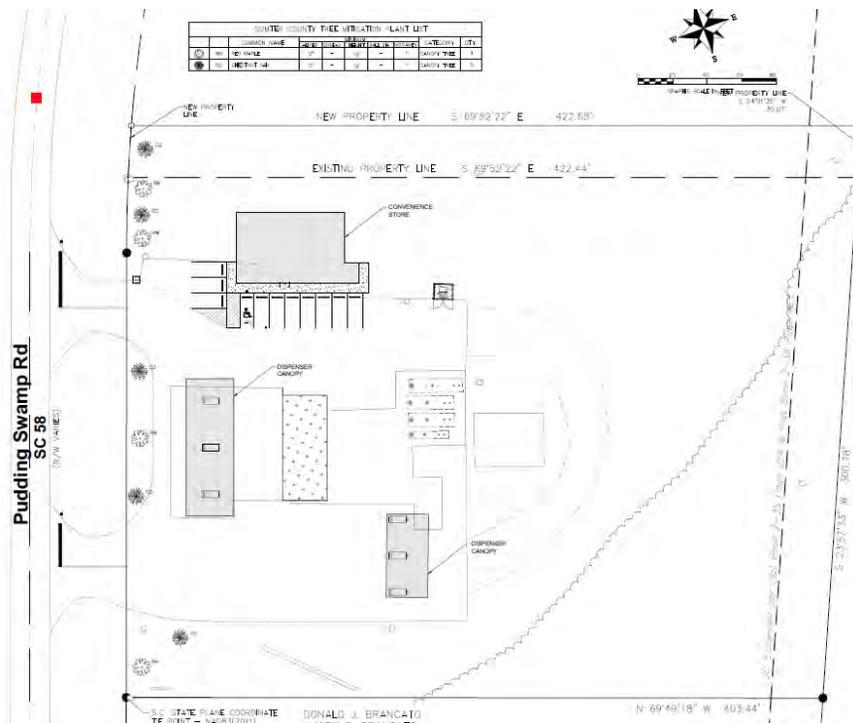


Figure 2 - Proposed Landscaping Plan

Transportation Review:

The tract has approximately 523 linear feet of frontage along Pudding Swamp Rd. (SC-58). This portion of Pudding Swamp Rd. is a 2-lane Major Collector street with an AADT of 750.

The site will be served by two full access driveways, both of which already exist on the site based on previous development.

Multimodal Transportation Factors

- *Bicycle and Pedestrian:* Sidewalks do not currently exist in the area of the site.
- *Transit:* Santee-Wateree Regional Transit Authority does not operate any fixed service transit routes in the vicinity of the site.
- *Rail:* The proposed project would not result in any utilization of or impact to rail lines.

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:* Not required based on scope of development.
- *Consideration of Existing Local and Regional Plans:* The Santee-Lynches Region Forward 2050 Long Range Transportation Plan contains no proposed projects that influence the site.
- *Circulation System Design:* The circulation system conforms to Ordinance requirements.

Staff concludes that the plan is reasonable for this site. Given that this site will produce limited durations of peak traffic flows, staff is of the opinion that additional traffic analysis and mitigation measures are not necessary, subject to SCDOT concurrence.

Stormwater Management:

This project will include no new stormwater facilities, as the site was previously developed and no new impervious surface areas are proposed. As of report publication, County stormwater permits have been issued.

Utilities:

Fire: The proposed structure will require a fire suppression system. Placement of fire hydrants and Fire Department Connections (FDC) must be in compliance with regulatory standards.

Sewer & Water: Sumter County will provide water service. Coordination with the applicant is ongoing. However, there are no significant issues that would prevent the County from providing water service to this site. Sewer will be provided by on-site sanitary sewer septic tank.

Solid Waste: The site is proposed to be served by a private sanitation vendor. Dumpsters will be screened by an enclosure with a 6 ft. tall wood privacy screen fence.

IV. TECHNICAL REVIEW

The technical review committee (TRC) was given the opportunity to review and comment on the project. There are no remaining outstanding TRC items to address.

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 as outlined in Exhibit 1, and subject to the proposed condition noted below:

- Any re-use of the existing non-conforming pole sign on the property will require review and approval of variances to sign height, total sign area, and sign setbacks by the Sumter City-County Board of Zoning Appeals.

VI. DRAFT MOTION

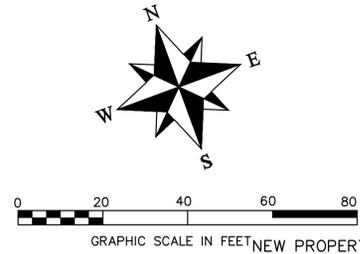
1. I move the Planning Commission **approve** MSP-26-07 subject to conditions of approval outlined in Exhibit 1, and site plans titled, “*Fly By Shiloh Food Mart, Sumter County, South Carolina*” prepared by Jackson Civil Engineering. and last revised February 16, 2026.
2. I move the Planning Commission **deny** MSP-26-07.
3. I move an alternate motion.

VII. PLANNING COMMISSION – February 25, 2026

Exhibit 1:
MSP-26-07, 155 Pudding Swamp Rd.
Fly By Shiloh Food Mart (County)
Proposed Conditions of Approval

1. The project shall be developed in substantial conformance with the site plans titled, “*Fly By Shiloh Food Mart, Sumter County, South Carolina*” prepared by Jackson Civil Engineering. and last revised February 16, 2026 to address outstanding technical review items.
2. Prior to issuance of Land Disturbance permit and Building Permit(s), the following shall be received by the Sumter City-County Planning Department:
 - a. Submission of full final civil engineered plans. Said plans shall show the latest revision date reflecting revisions noted in the Technical Review Committee (TRC) Comments Memorandum and/or outstanding technical review items outlined in the project staff report.
 - b. Stormwater permit approval from the Sumter County Stormwater Utility must be submitted to the Sumter City-County Planning Department.
3. Prior to zoning final inspection approval:
 - a. Completion of all site developments as depicted on final civil engineered plans.
 - b. Copy of SCDOT encroachment permit (if required).
4. Separate sign permits are required for all exterior signage. All signage must be in full compliance with *Article 8.i: Sign Regulations* of the *Sumter County Zoning & Development Standards Ordinance* prior to permit approval, issuance, and installation.
 - a. Any proposed re-use of the existing non-conforming pole sign on the property would require review and approval of variances to sign height, total sign area, and sign setbacks by the Sumter City-County Board of Zoning Appeals.

NGS Mon - WaltAzMk
Project Benchmark
Elev= 129.20'



JACKSON
CIVIL ENGINEERING
221 Powell Drive
Lexington, SC 29072

PUDDING SWAMP FUEL STATION
155 PUDDING SWAMP RD
LYNCHBURG, SC 29080
TRPL CAPITAL, LLC

No	Description	Date

CONSTR DOCS
DRAWN BY: RPJ
CHECKED BY: JCE
PROJECT NO: 2610
DATE: JAN 30, 2026
SHEET TITLE:

SITE PLAN
SHEET NO: C201

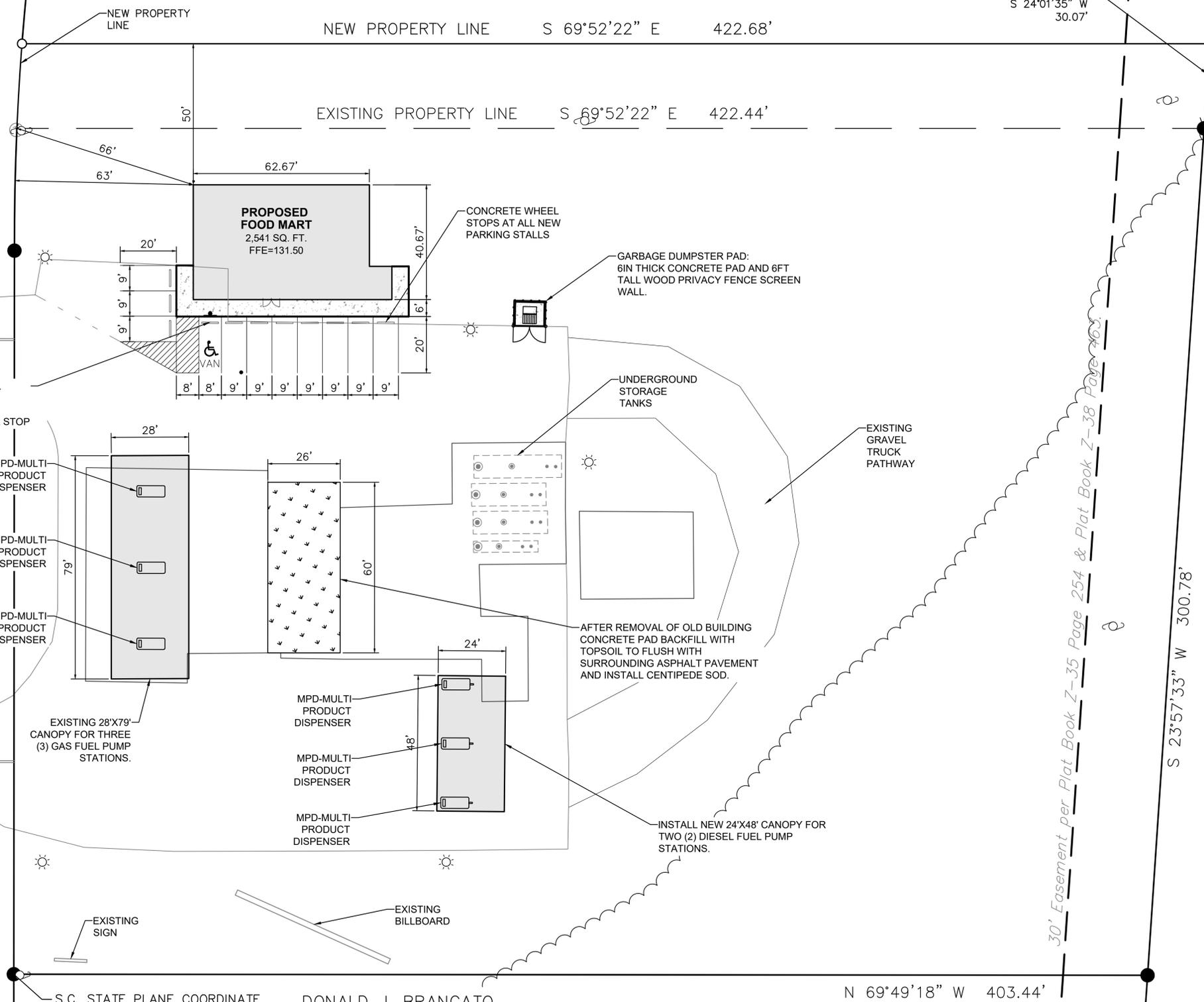
I-95 Northbound
Off ramp Exit 141

**Pudding Swamp Rd
SC 58**
(R/W VARIES)

- INSTALL NEW:
- 24" SOLID WHITE STOP BAR
 - STOP SIGN R1-1-36
 - 4IN DOUBLE YELLOW CENTERLINE

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- 24" SOLID WHITE STOP BAR
 - STOP SIGN R1-1-36
 - 4IN DOUBLE YELLOW CENTERLINE

- ADA PARKING STALL
- ALL BLUE LINES
 - ADA SIGN
 - CONCRETE WHEEL STOP



S.C. STATE PLANE COORDINATE
TIE POINT - NAD83(2011)
3/4" PIPE FOUND
N: 777,204.49'
E: 2,290,256.11'

DONALD J. BRANCATO
MARY C. BRANCATO
TM #357-00-01-002
PB 94 PG 1568

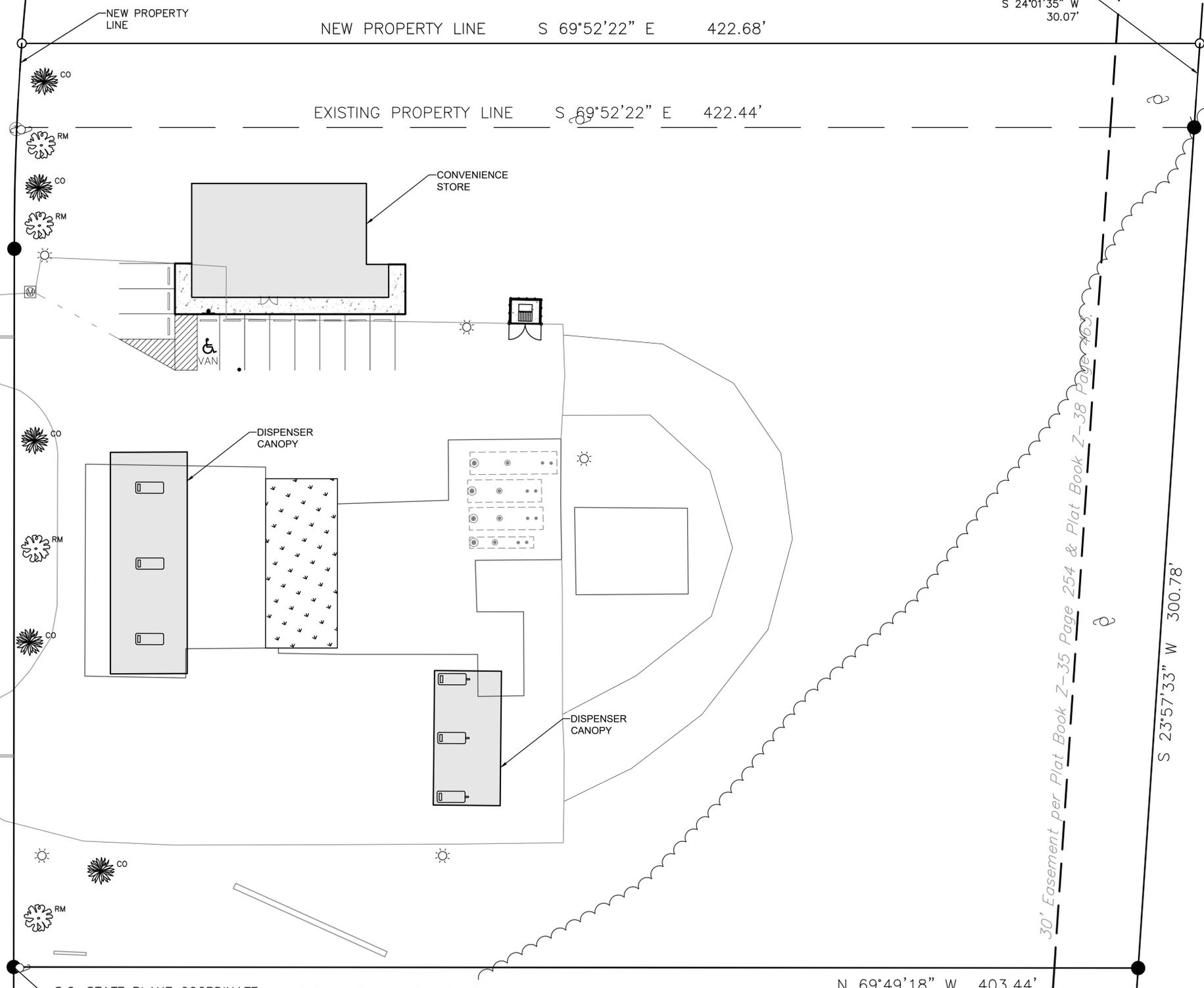
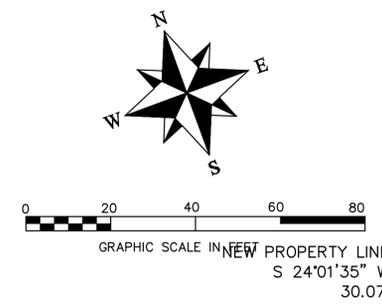
30' Easement per Plat Book Z-35 Page 254 & Plat Book Z-38 Page 460

I-95 Northbound
Off ramp Exit 141

NGS Mon - WaltAzMk
Project Benchmark
Elev= 129.20'

**Pudding Swamp Rd
SC 58**
(R/W VARIES)

SUMTER COUNTY TREE MITIGATION PLANT LIST								
	COMMON NAME	CALIPER	SPREAD	MINIMUM HEIGHT	BALL DIA.	NO. CANES	CATEGORY	QTY.
RM	RED MAPLE	2"	-	12'	-	1	CANOPY TREE	4
CO	CHESTNUT OAK	2"	-	12'	-	1	CANOPY TREE	5



S.C. STATE PLANE COORDINATE
TIE POINT - NAD83(2011)
3/4" PIPE FOUND
N: 777,204.49'
E: 2,290,256.11'

DONALD J. BRANCATO
MARY C. BRANCATO
TM #357-00-01-002
PB 94 PG 1568

NOT FOR CONSTRUCTION

JACKSON CIVIL ENGINEERING

221 Powell Drive
Lexington, SC 29072

PUDDING SWAMP FUEL STATION
155 PUDDING SWAMP RD
LYNCHBURG, SC 29080
TRPL CAPITAL, LLC

No	Description	Date

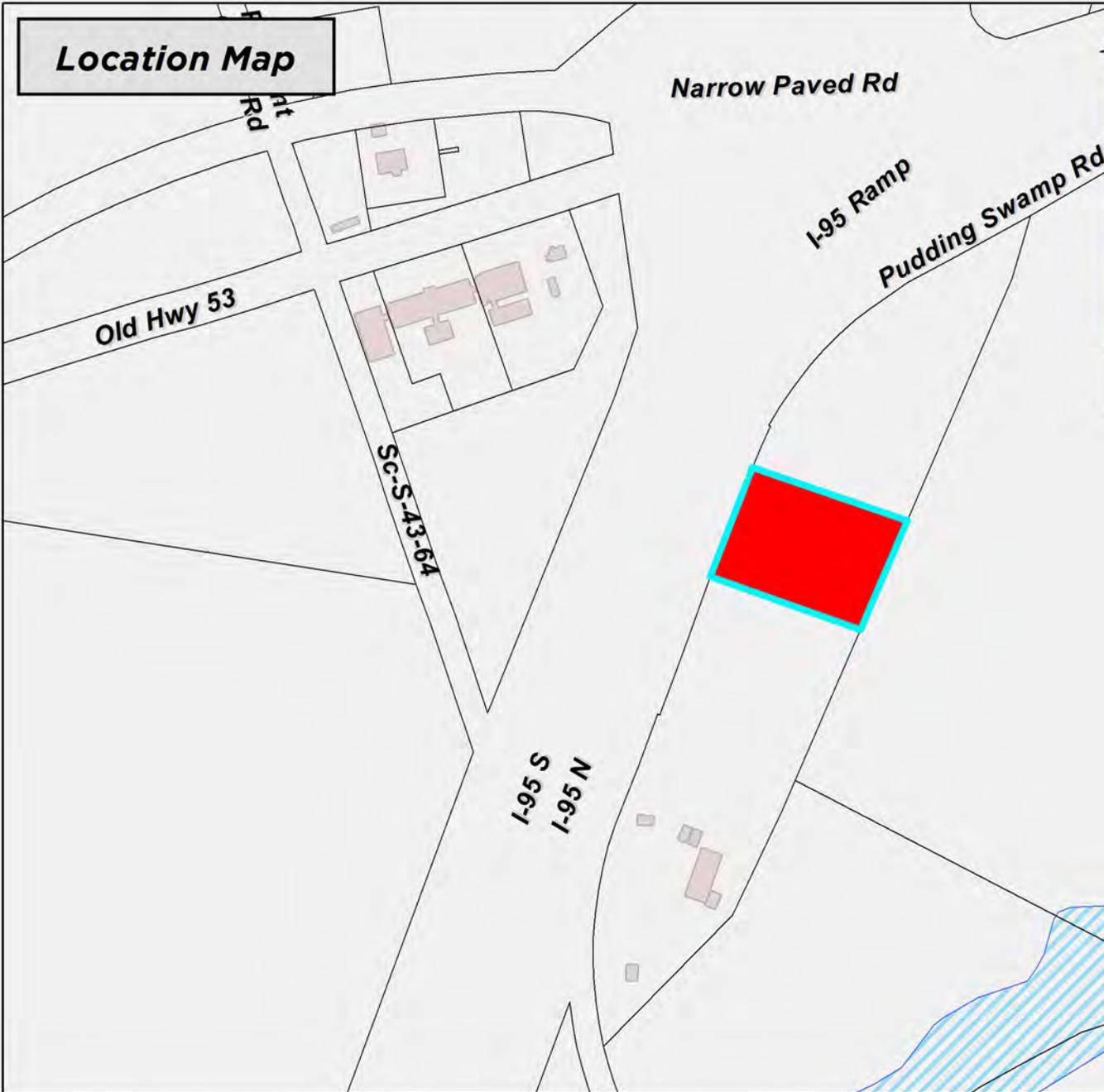
CONSTR DOCS

DRAWN BY: RPJ
CHECKED BY: JCE
PROJECT NO: 2610
DATE: JAN 30, 2026
SHEET TITLE:

LANDSCAPING PLAN

SHEET NO: C205

Location Map

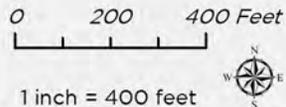


Area Map

Legend

 Case Site Location

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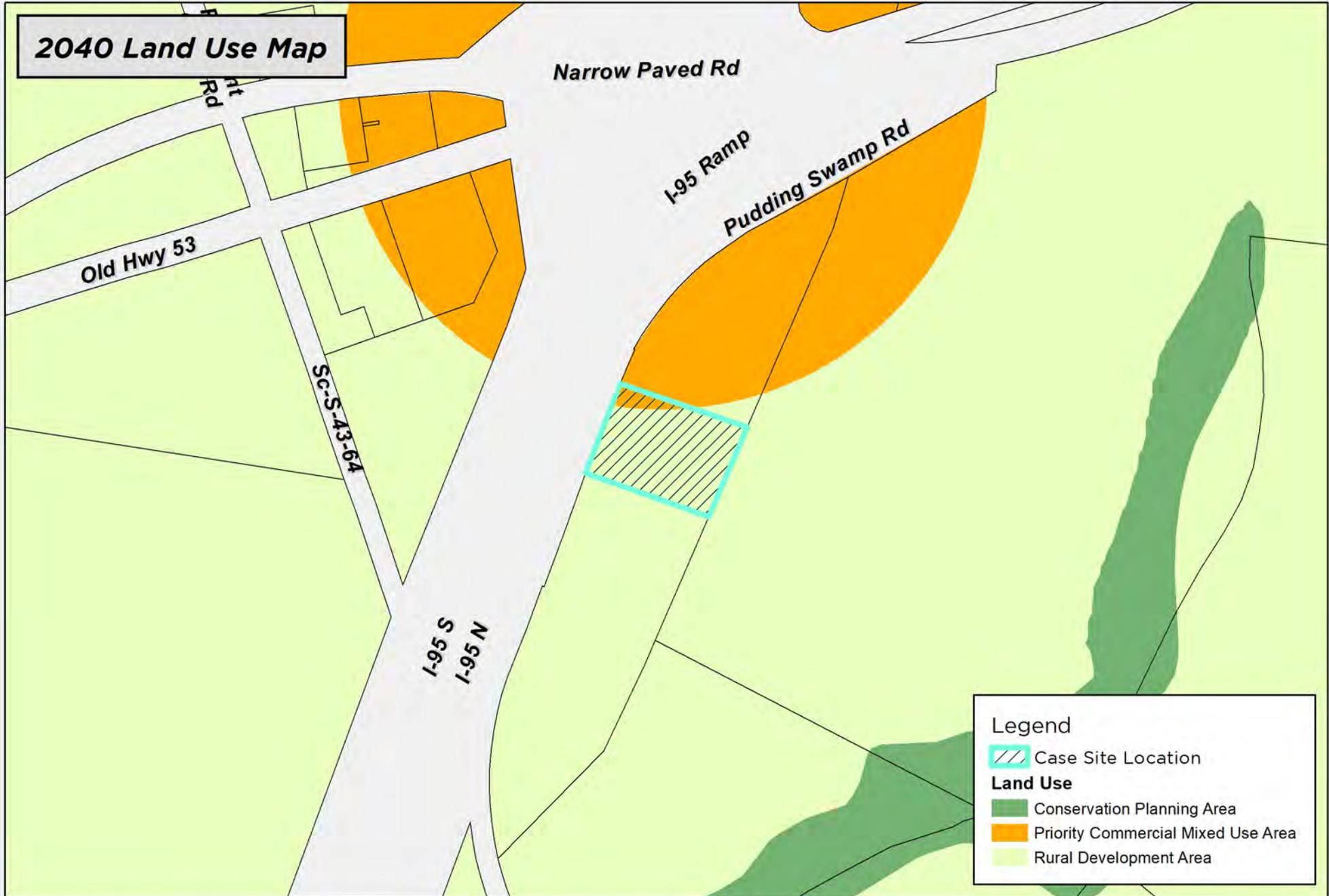


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MSP-26-07
155 Pudding Swamp Rd, Lynchburg, SC 290
Tax Map # 357-00-01-001

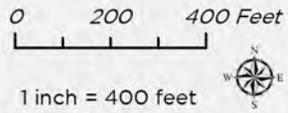
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Priority Commercial Mixed Use Area
-  Rural Development Area

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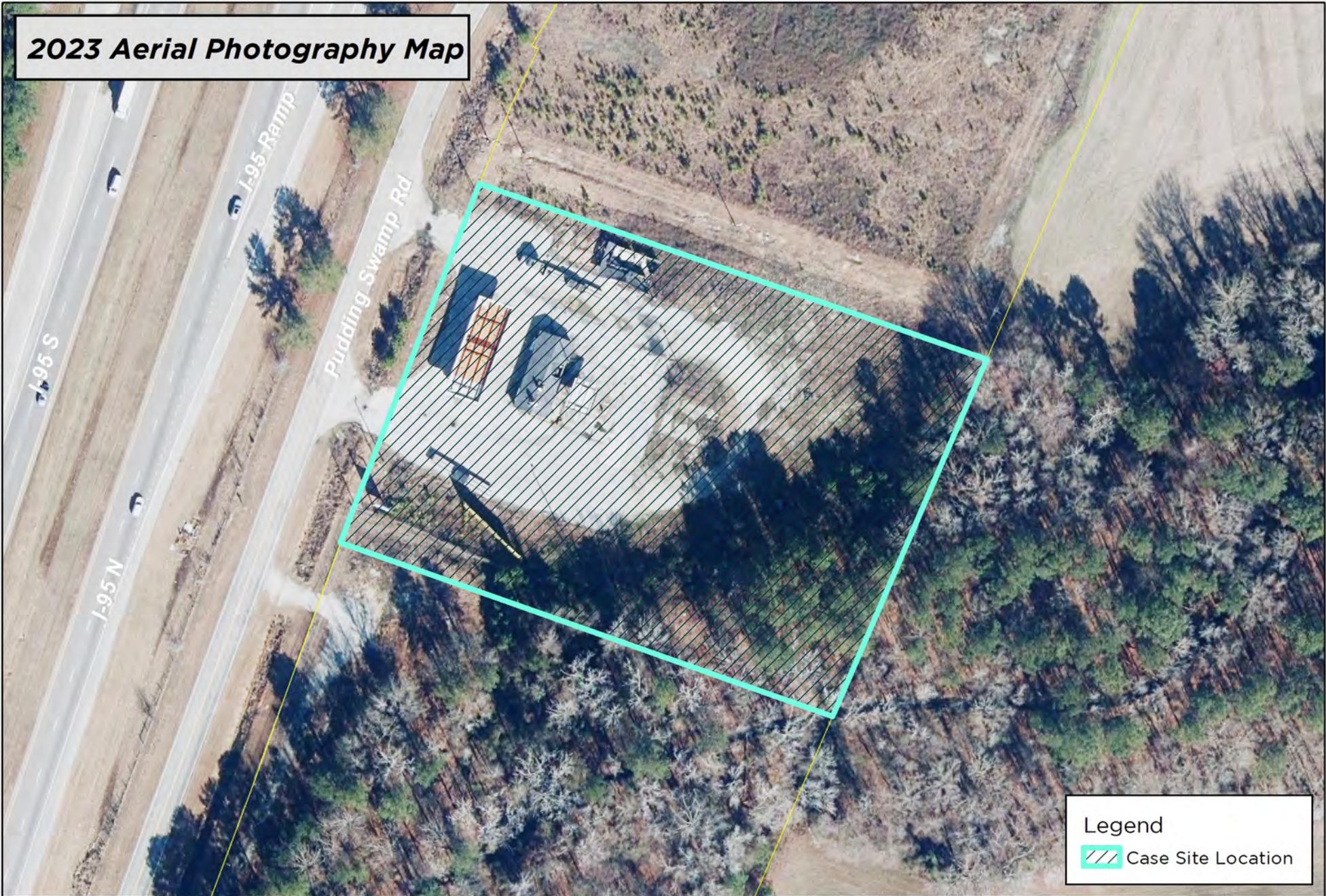


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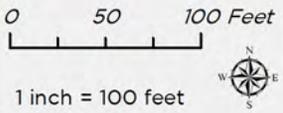
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2023 Aerial Photography Map



Legend
Case Site Location

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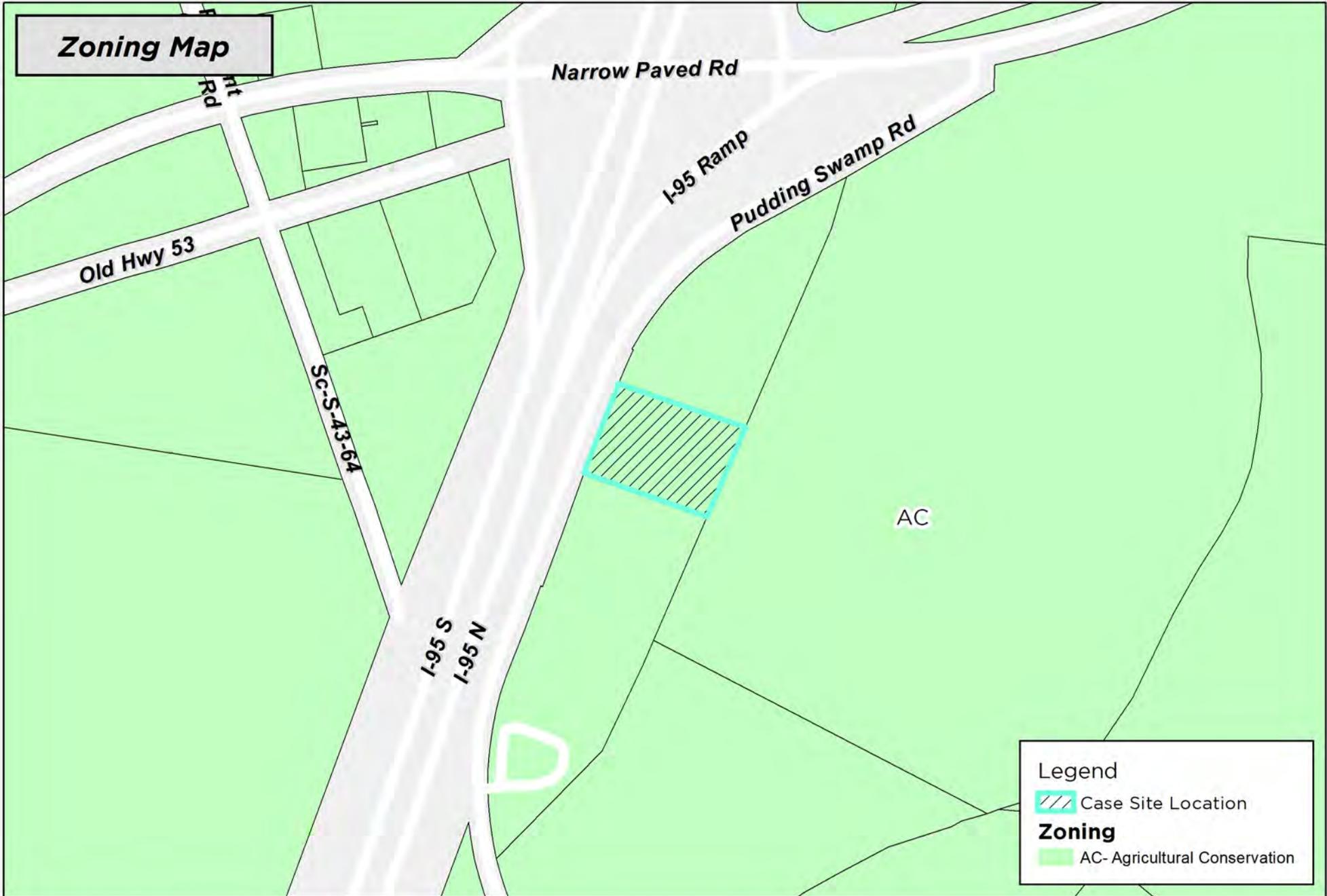


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Tax Map # 357-00-01-001

Zoning Map



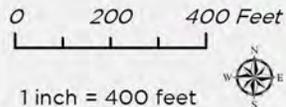
Legend

 Case Site Location

Zoning

 AC- Agricultural Conservation

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