

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes February 25, 2026

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, February 25, 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. Six board members: Mr. Jim Price, Mr. James Munford, Mr. Jim Crawley, Mr. Michael Walker, Mr. Gary Brown, and Ms. Kim Harvin – were present. Mr. Chris Sumpter, Mr. Keith Ivey and Mr. John T. Rivers IV were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly, Mr. Kerlyn Mondesir and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:02 p.m. by Mr. James Munford.</p>
MINUTES	<p>Mr. Michael Walker made a motion to approve the corrected meeting minutes of January 28, 2025, meeting as written. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-26-06, 4870 Thomas Sumter Hwy. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the approval for alternate parking lot surface material for wholesale car dealer office.</p> <p>Mr. Derwort stated the applicant is proposing to establish an automobile wholesale administrative office in a non-residential shed/storage building located near the entrance to the property. No storage of vehicles on the property, and no on-site car transactions are proposed.</p> <p>Mr. Derwort added this structure is within the GC zoned area of the property, and the proposed use is permitted in the GC district.</p> <p>Mr. Derwort mentioned the site has never been used for commercial purposes, and the establishment of commercial use within the structure in GC zoned area of the property requires parking area improvements in compliance with Article 8.j.3.b.1 of the Ordinance.</p> <p>Mr. Derwort added compliance with this provision required the full application of asphalt or concrete for all parking and drive areas, unless an alternate parking area surface material is approved by the Planning Commission.</p>

Mr. Derwort reviewed staff's proposed conditions of approval.

Mr. William Carraway was present to speak on behalf of the request.

After some discussion, Mr. Gary Brown made a motion to approve MSP-26-06 for alternate parking lot surface material for wholesale car dealer office. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.

MSP-26-07, 155 Pudding Swamp Rd. – Fly By Shiloh Food Mart (County) was presented by Mr. Kyle Kelly. The Board reviewed the Major Site Plan approval for a +/- 2,541 sq. ft. convenience store and two fuel canopies.

Mr. Kelly mentioned the property is located on the east side of Pudding Swamp Rd. immediately south of I-95 Exit 141.

Mr. Kelly added the subject property is 2.85-acres in size, previously developed for a gas station use that has been discontinued.

Mr. Kelly stated the property is zoned Agricultural Conservation (AC).

Mr. Kelly reviewed staff's proposed conditions of approval.

Mr. Thomas Talwar was present to speak on behalf of the request.

After some discussion, Mr. Michael Walker made a motion to 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. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

PD-26-01, 2640 West Oakland Ave. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 22.24-acres of property from Residential-15 (R-15) and General Commercial (GC) to Planned Development (PD-26-01).

Mr. Derwort stated the intent of the PD District is to encourage flexibility in the development of land in order to promote its appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open space.

Mr. Derwort added the principal feature of a PD is to accommodate mixed uses. The proposed PD has a defined commercial area and a defined residential area. Staff considers the proposal in general alignment with SC Supreme Court case law concerning the PD zoning method (see Sinkler v. County of Charleston).

Mr. Derwort mentioned pursuant to Article 3.p of the City of Sumter Zoning & Development Standards Ordinance (the "Zoning Ordinance"), a PD

District may be established on the Official Zoning Map for the City of Sumter in the same manner and in the same form as a standard rezoning request. Development requirements for a new PD are set forth in a separate ordinance to be adopted by City Council as part of the zoning change. Essentially, PDs are a request for a new individualized zoning district with defined development requirements for the new district adopted via site specific ordinance.

Mr. Derwort added the applicant is proposing the establishment of new PD to support a patio home subdivision, with future commercial component proposed on the north side of W. Oakland Ave. The PD will consist of 3 district areas, as described as follows:

Small Lot Patio Homes – 64 total lots, with public streets and associated infrastructure proposed.

Large Lot Patio Homes – 4 total lots. Lots will have direct frontage on and access to W. Oakland Ave.

Commercial – Unidentified future commercial development on the +/- 3.74-acre tract on the north side of W. Oakland Ave.

Mr. Michael Metts was present to speak on behalf of the request.

After some discussion, Mr. Gary Brown made a motion to approve the request to rezone +/- 22.24-acres of property from Residential-15 (R-15) and General Commercial (GC) to Planned Development (PD-26-01). The motion was seconded by Mr. Jim Crawley and carried a four (Price, Walker, Crawley, Brown) in favor and one (Harvin) in opposition. The motion carried.

RZ-26-01, 1259 N. Main St. (County) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request to rezone 8.8-acre parcel from General Residential (GR) to General Commercial (GC).

Mr. Mondesir stated the property is the location of a non-conforming mobile home park accessed from N. Main St.

Mr. Mondesir mentioned the mobile park was originally developed in 1998 as Lee's MHP and was recently sold in 2025, after which it was renamed North Mobile Home Park.

Mr. Mondesir added the applicant is requesting a rezoning to allow the placement of recreational vehicles and campers on the property and rezoning to GC would expand the range of uses allowed on the property.

Mr. Steve Long was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone 8.8-acre parcel from General Residential (GR) to General Commercial (GC). The motion was seconded by Mr. Gary Brown and carried a three (Price, Brown, Walker) in favor and two (Harvin, Crawley)

	<p>in opposition. The motion carried.</p> <p><u>OA-25-08, Landscaping Standards (County)</u> was presented by Ms. Helen Roodman. The Board reviewed the request to amend Article 8, Section D: Landscaping Standards of the Sumter County Zoning & Development Standards Ordinance in order to adopt comprehensive landscaping design standards for residential subdivision, commercial and industrial development in Sumter County.</p> <p>Ms. Roodman highlighted all the areas of Article 8, Section D: Landscaping Standards of the Sumter County Zoning & Development Standard Ordinances changes.</p> <p>After some discussion, Mr. Jim Crawley made a motion to recommend approval of the request to amend Article 8, Section D: Landscaping Standards of the Sumter County Zoning & Development Standards Ordinance. The motion was seconded by Mr. Jim Price and carried a unanimous vote.</p>
OLD BUSINESS	NONE
OTHER BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 4:04 p.m. by acclamation.</p> <p>The next meeting scheduled is March 25, 2026.</p>
	<p>Respectfully submitted, <i>Kellie Chapman</i> Kellie Chapman, Board Secretary</p>