

# Sumter City-County Planning Commission

January 28, 2026

## MSP-26-01- 1145 Union Camp Blvd- Sylvamo Expansion (County)

### I. THE REQUEST

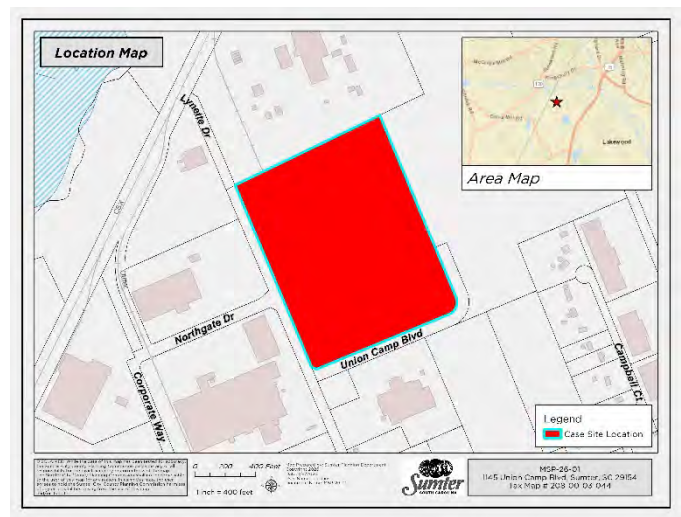
<b>Applicant:</b>	Sylvamo North America, LLC
<b>Status of the Applicant:</b>	Authorized Agent
<b>Request:</b>	Request for Major Site Plan Review approval for a +/- 300,000 sq. ft. expansion of an existing manufacturing facility.
<b>County Council District</b>	District 3
<b>Location:</b>	1145 Union Camp Blvd.
<b>Size of Development:</b>	+/- 14.1 acres Development Area
<b>Present Use/Zoning:</b>	Developed / Heavy Industrial (HI)
<b>Proposed Use of Property:</b>	Manufacturing
<b>Tax Map Reference:</b>	208-00-03-044

### II. BACKGROUND

The applicant is proposing an expansion of the existing Sylvamo manufacturing facility, consisting of approximately 300,000 square feet, located at 1145 Union Camp Road.

The subject site has road frontage on Lynette Dr. and Union Camp Blvd. and contains a +/- 14.1-acre development area. The property is zoned Heavy Industrial (HI) and is currently developed with a paper manufacturing facility.

Major site plan review is required based on the square footage of the facility expansion.



### III. SITE PLAN REVIEW

#### *Site Layout:*

The applicant has submitted a site plan and landscaping plans titled, “+/- 300,000-SF Expansion Existing Sylvamo Sumter County, South Carolina” prepared by Alliance Consulting Engineers, dated December 31, 2025.

Copies of the Site Plan and Landscaping Plan have been included in this packet for review as Exhibits 2 and 3.

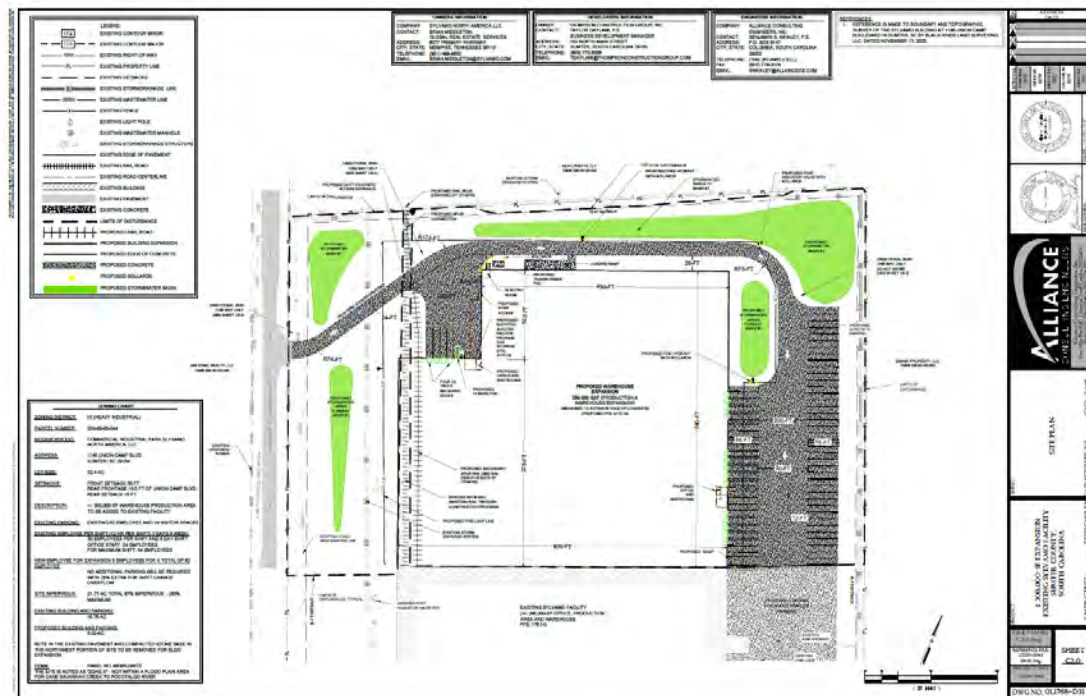


Figure 1 - Site Plan Layout



Figure 2: Aerial View

Site development must adhere to the Heavy Industrial (HI) 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 (Lynette Dr.)	35 ft	<b>200 ft</b>
Side Setback	15 ft	<b>80 ft</b>
Rear Setback	25 ft	<b>260 ft.</b>
Maximum Impervious Surface	80%	<b>67%</b>

***Parking Plan:***

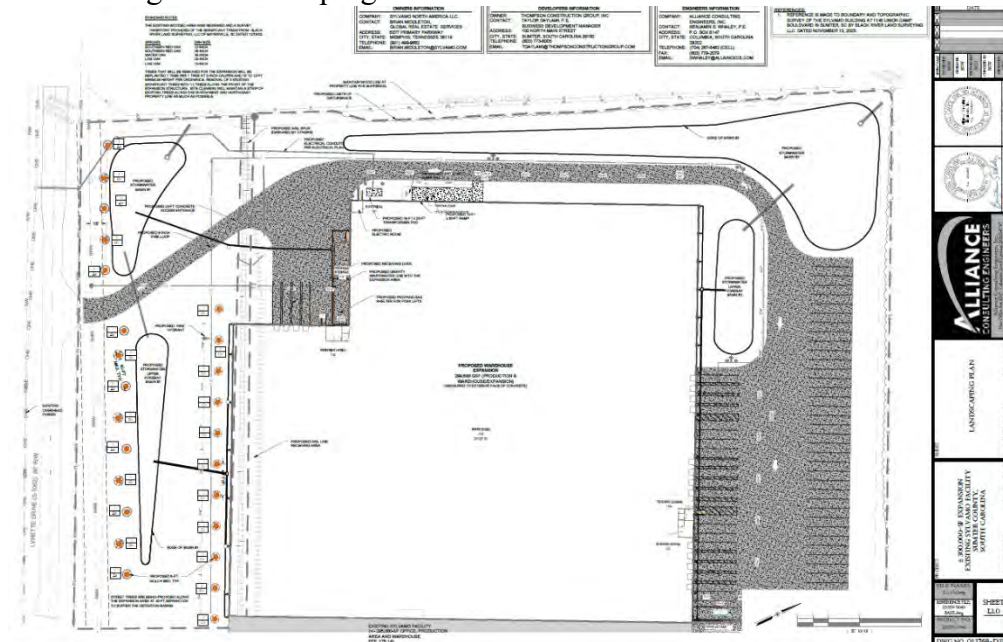
- No new employee parking is needed. Site is served by an existing parking facility, which provides a compliant number of spaces for the proposed project.
- The site plan does show that there will be an addition of 67 new parking spaces for tractor trailers.

***Environmental:***

The property is located in Zone X, which is not a special flood hazard area (SFHA), as shown on FEMA FIRM Panel:4085C045E, 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:***

The submitted landscape plan is based upon the requirements of *Article 8.d* and makes accommodation for irrigated landscaping.



**Figure 3 - Landscaping Plan**



Category	Symbol	Plant Name Symbol	Botanical Name	Common Name	Quantity	Min. Planting Size	Min. Planting Height	Notes
Canopy		Qv	Quercus virginiana	Live Oak	6	2.0" Cal.	40 Ft.	Placement of Plant per plan/Plant in Fall or Irrigation per General Notes.
Canopy		Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	8	2.0" Cal.	40 Ft.	Placement of Plant per plan/Plant in Fall or Irrigation per General Notes.
Canopy		Cv	Chionanthus virginicus	American Fringetree	11	2.0" Cal.	40 Ft.	Placement of Plant per plan/Plant in Fall or Irrigation per General Notes.
Mulch		--	Hammered Mulch	N/A	800	SF	N/A	Install on weed control woven mat with every bed

**Figure 4 - Landscaping Planting Schedule**

### *Street Buffer*

Article 8.d.6 states Sumter City-County Planning Commission may require street trees when an adequate number of trees do not exist on a lot.

*Lynette Dr.* – The site has +/- 600 ft. of frontage along Lynette Dr. and the plans indicate that 25 canopy trees will be planted along the street frontage.

### *Rear Buffer*

No additional rear buffer plantings are required under County landscaping requirements.

### *Side Buffers*

No additional rear buffer plantings are required under County landscaping requirements.

### *Tree Protection*

The applicant submitted a tree survey which indicates that a substantial number of significant trees and 2 historic trees are proposed to be removed. However, when reviewed against proposed landscaping revision under current consideration by the County, only 3 significant trees are proposed for removal. The proposal is in a dedicated industrial park intended to serve heavy industrial users. The applicant is proposing to plant 25 canopy trees along the street frontage of Lynette Dr., and staff finds that this is sufficient mitigation for this context.

### ***Transportation Review:***

The site has frontage on Lynette Dr. (S-43-1062), an SCDOT owned/maintained roadway; and Union Camp Blvd., a Sumter County owned/maintained roadway. The segment of Lynette Dr. directly in front of the subject property is a paved 2-lane road that is functionally classified as a Rural Local Road. There is no traffic count data.

### Multimodal Transportation Factors

- *Bicycle and Pedestrian:* No sidewalks are present near the site along Bethel Church Rd.
- *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

- *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.

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

***Stormwater Management:***

Storm water run-off from the site will be collected in 3 proposed detention/infiltration ponds 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 one (1) 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-26-01 subject to the conditions of approval outlined in Exhibit 1, the revised site and landscaping plans titled “+/- 300,000-SF Expansion Existing Sylvamo Sumter County, South Carolina” prepared by Alliance Consulting Engineers, December 31, 2025
2. I move the Planning Commission **deny** MSP-26-01.
3. I move an alternate motion.

**VII. PLANNING COMMISSION – January 28, 2026**

**Exhibit 1:**  
**MSP-26-01/union Camp Blvd**  
**Sylvamo North America, LLC (County)**  
**Proposed Conditions of Approval**

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1. The project shall be developed in substantial conformance with the site plan and revised landscaping plans titled, “+/- 300,000-SF Expansion Existing Sylvamo Sumter County, South Carolina” prepared by Alliance Consulting Engineers, December 31, 2025
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.
3. The following items are required prior to zoning final inspection approval:
  - a. Approved SCDOT encroachment permit if needed.
  - b. Completion of all site developments as depicted on final civil engineered plans.
4. Separate sign permits are required *if needed* 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.

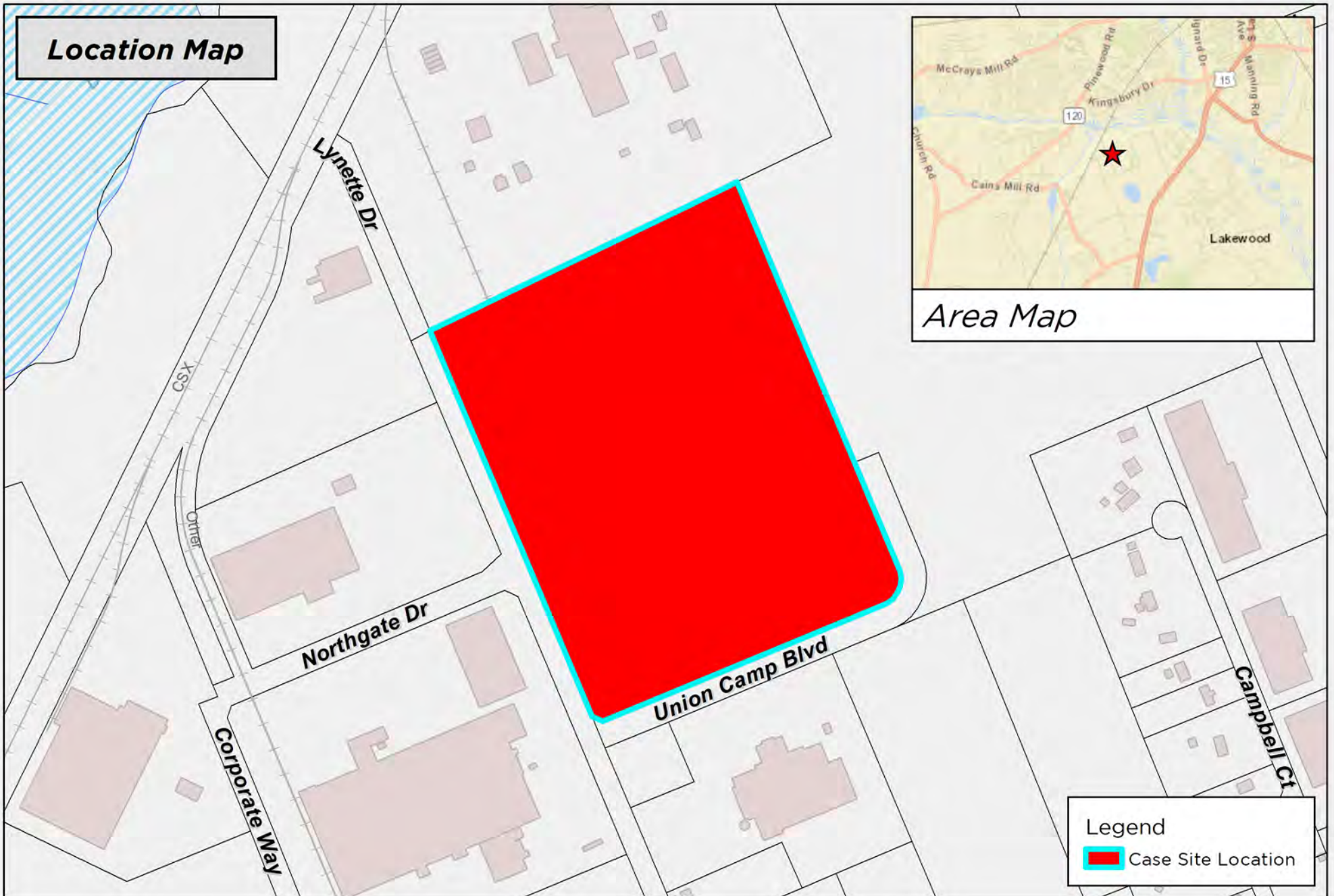









## Location Map

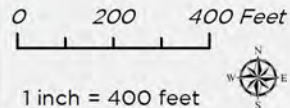


## Area Map

## Legend

 Case Site Location

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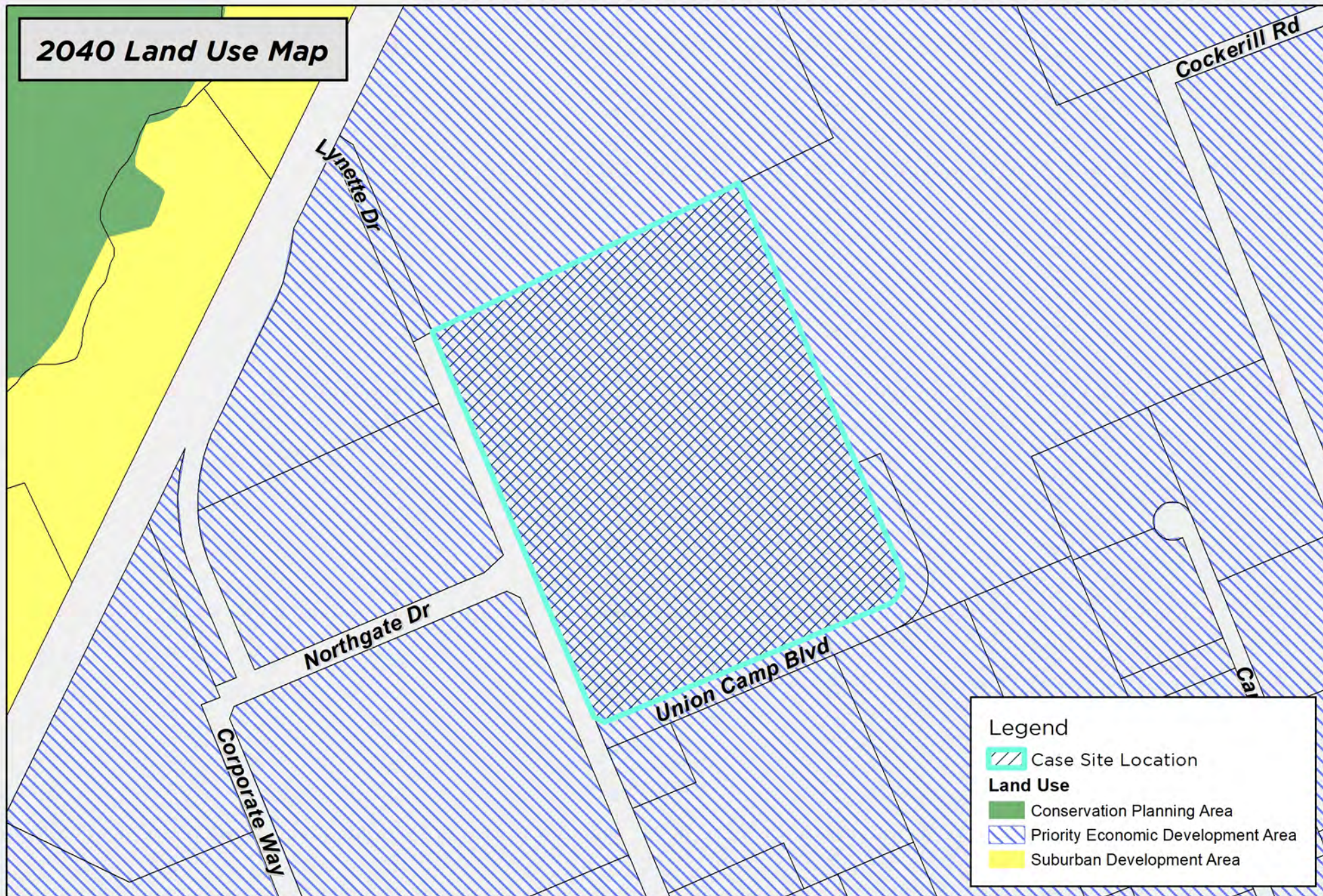
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MSP-26-01  
1145 Union Camp Blvd, Sumter, SC 29154  
Tax Map # 208-00-03-044



# 2040 Land Use Map



**Legend**

Case Site Location

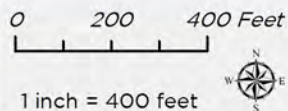
**Land Use**

Conservation Planning Area

Priority Economic Development Area

Suburban Development Area

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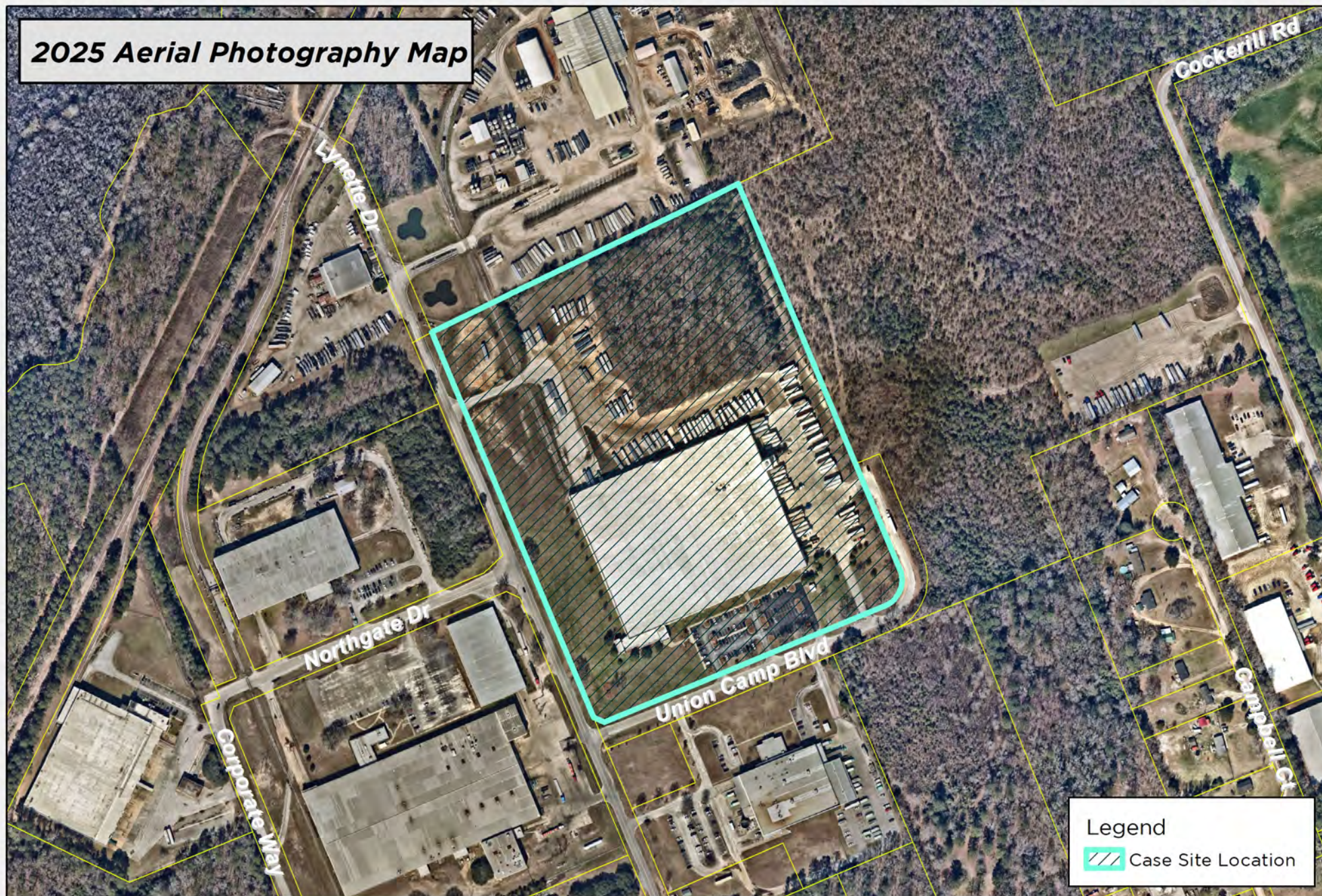
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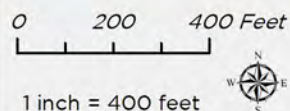
# 2025 Aerial Photography Map



## Legend

▨ Case Site Location

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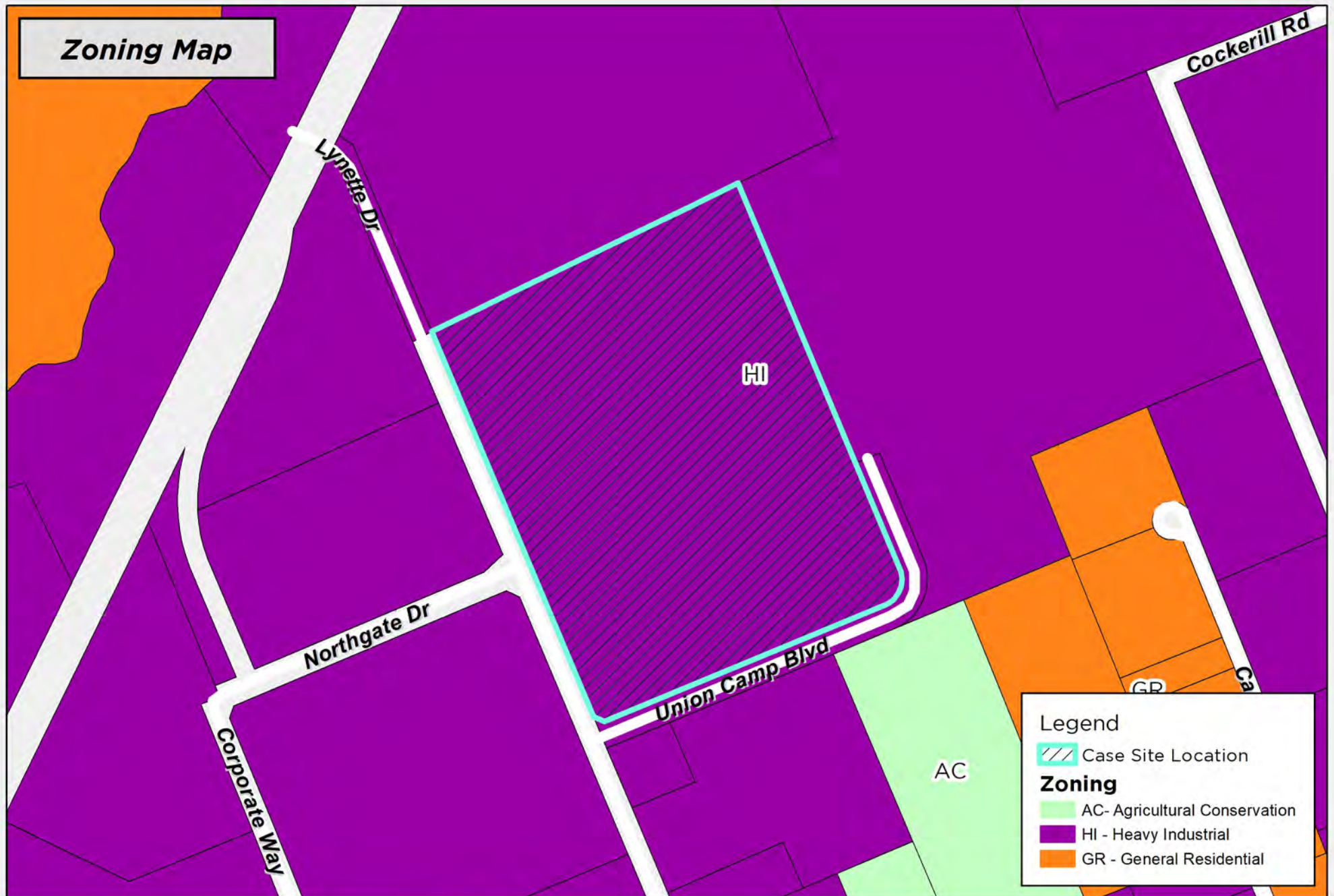
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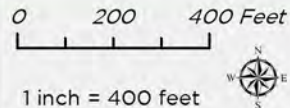
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# Zoning Map



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