

# Sumter City-County Planning Commission

January 28, 2026

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

### I. THE REQUEST

**Applicant:** Sylvamo North America, LLC

**Status of the Applicant:** Authorized Agent

**Request:** Request for Major Site Plan Review approval for a +/- 300,000 sq. ft. expansion of an existing manufacturing facility.

**County Council District:** District 3

**Location:** 1145 Union Camp Blvd.

**Size of Development:** +/- 14.1 acres Development Area

**Present Use/Zoning:** Developed / Heavy Industrial (HI)

**Proposed Use of Property:** Manufacturing

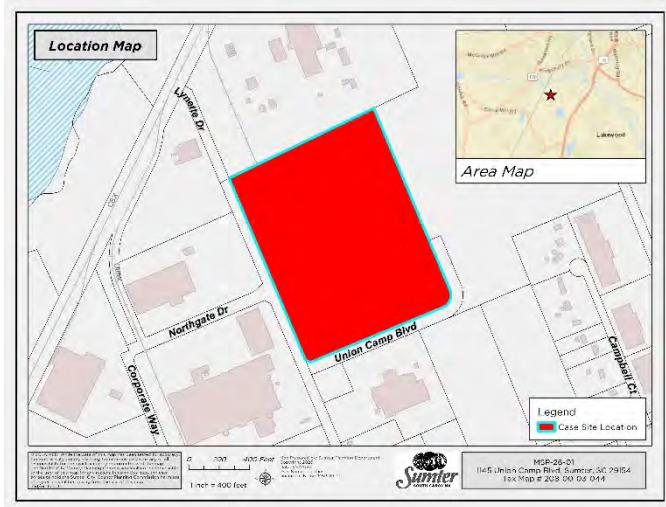
**Tax Map Reference:** 208-00-03-044

### 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.

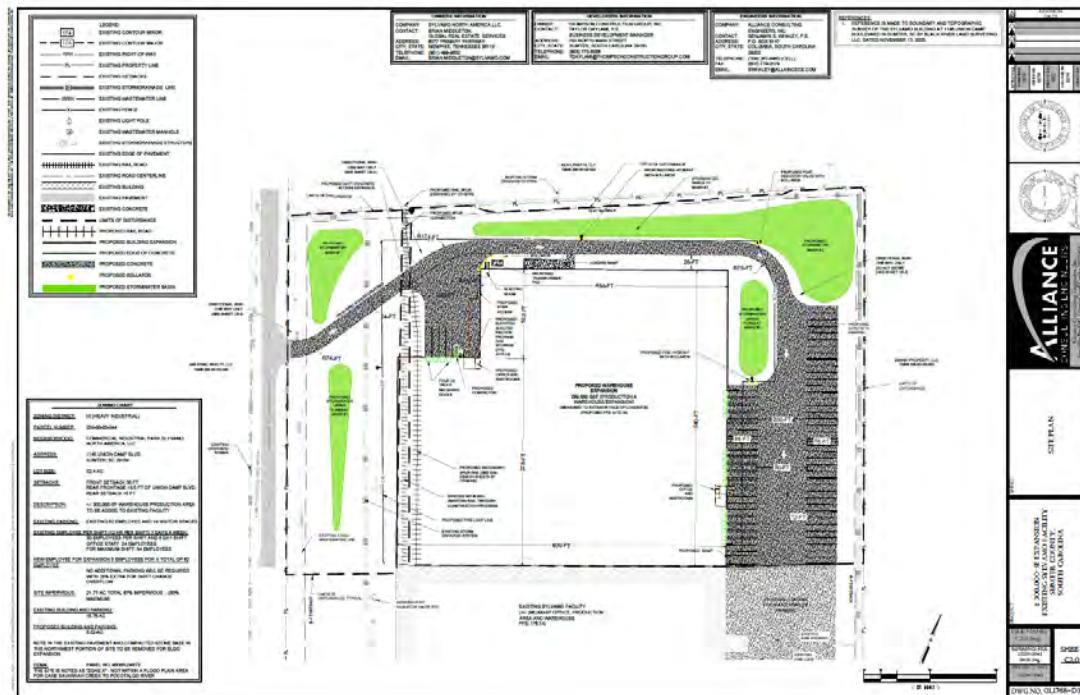


### III. SITE PLAN REVIEW

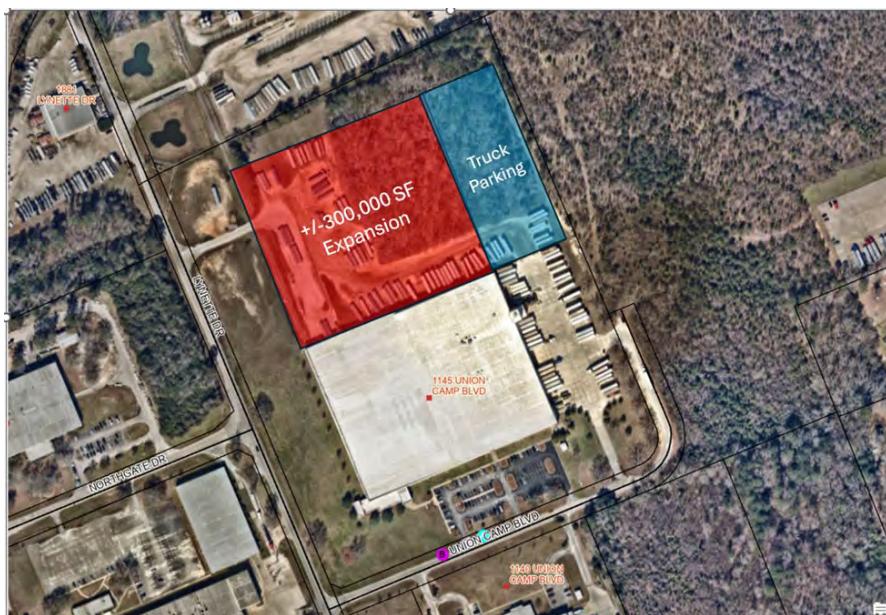
#### *Site Layout:*

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:***

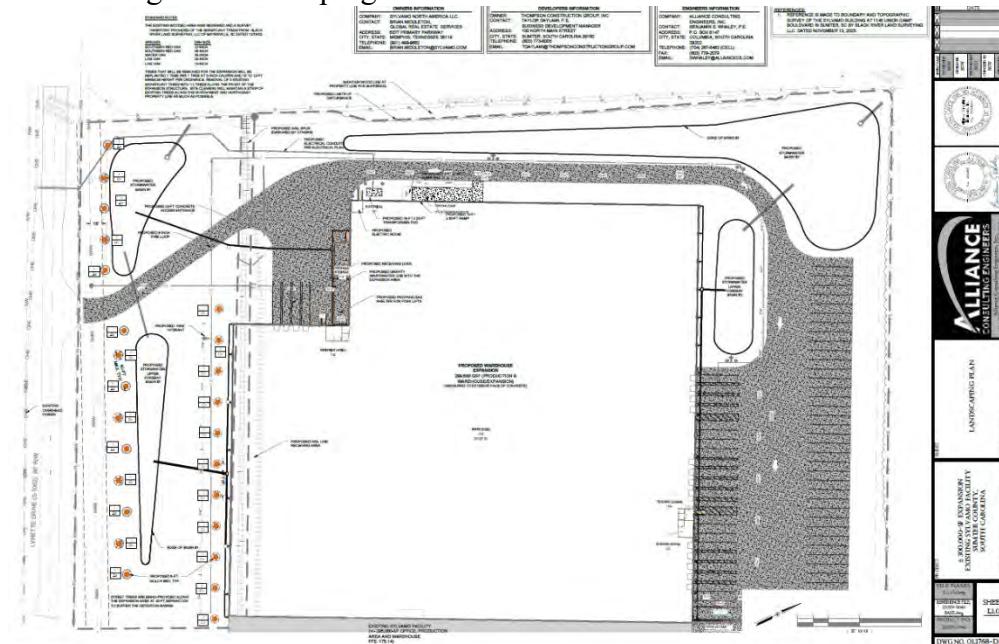
- No new employee parking is needed. Site is served by an existing parking facility, which provides a compliant number of spaces for the proposed project.
- The site plan does show that there will be an addition of 67 new parking spaces for tractor trailers.

#### ***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 tress 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**

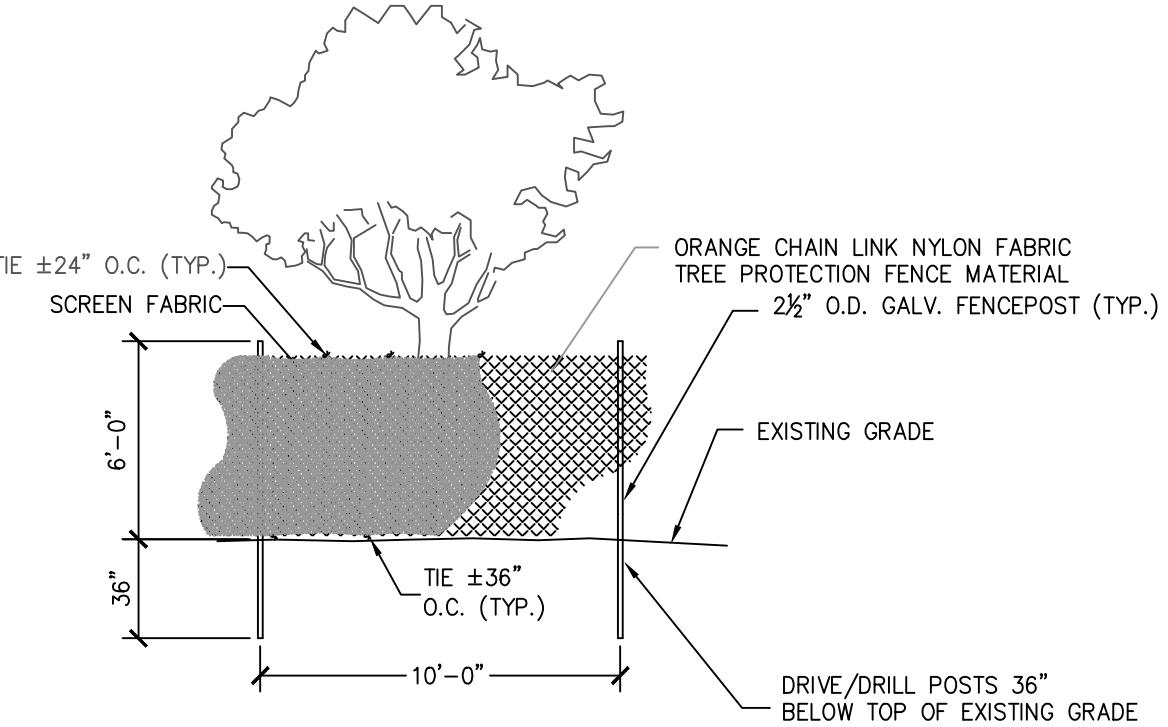
**Exhibit 1:**  
**MSP-26-01/union Camp Blvd**  
**Sylvamo North America, LLC (County)**  
**Proposed Conditions of Approval**

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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.

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

Note: The row of trees to front the roadway next to proposed building to match the existing trees. Landscape Installer to verify type of tree to match. If the existing tree row is Bradford pear trees, we would suggest to use the similar tree noted above to prevent fragile breaking of the Bradford pear.



**TREE PROTECTION FENCING DETAIL**

SCALE: NOT TO SCALE

**NOTES:**

- SEE LANDSCAPE PLANS FOR LOCATION OF TREE PROTECTION FENCING.
- PROVIDE PROTECTION FENCE FOR ALL TREES TO REMAIN.
- PROTECTION FENCING TO BE PLACED OUTSIDE OF DRIPLINE OF TREE CANOPY UNLESS OTHERWISE INDICATED ON LANDSCAPE PLAN OR APPROVED BY PROJECT MANAGER.
- A 1" LAYER OF HARDWOOD MULCH SHALL BE PLACED OVER TREE PROTECTION AREA.
- PROTECTION FENCING SHALL BE IN PLACE AND HARDWOOD MULCH PLACED PRIOR TO BEGINNING CONSTRUCTION.
- REQUESTS FOR PAYMENT SHALL NOT BE APPROVED UNTIL PROTECTION FENCING AND MULCH IS IN PLACE.
- LOCATION OF THE PROTECTION FENCING SHALL BE MARKED BY ARBORIST AND APPROVED BY PROJECT MANAGER BEFORE INSTALLATION. WHERE CONSTRUCTION IS LIKELY TO OCCUR WITHIN 5' OF PROPOSED LOCATION OF PROTECTION FENCING, CONTRACTOR SHALL HAVE LIMITS OF CONSTRUCTION MARKED BY SURVEY BEFORE PROTECTION FENCING IS INSTALLED.
- SCREEN FABRIC SHALL BE DARK GREEN 85% OPAQUE, POLYETHYLENE KNIT MESH, UV STABILIZED WITH BURST STRENGTH OF AT LEAST 210 P.S.I.

**GENERAL NOTES:**

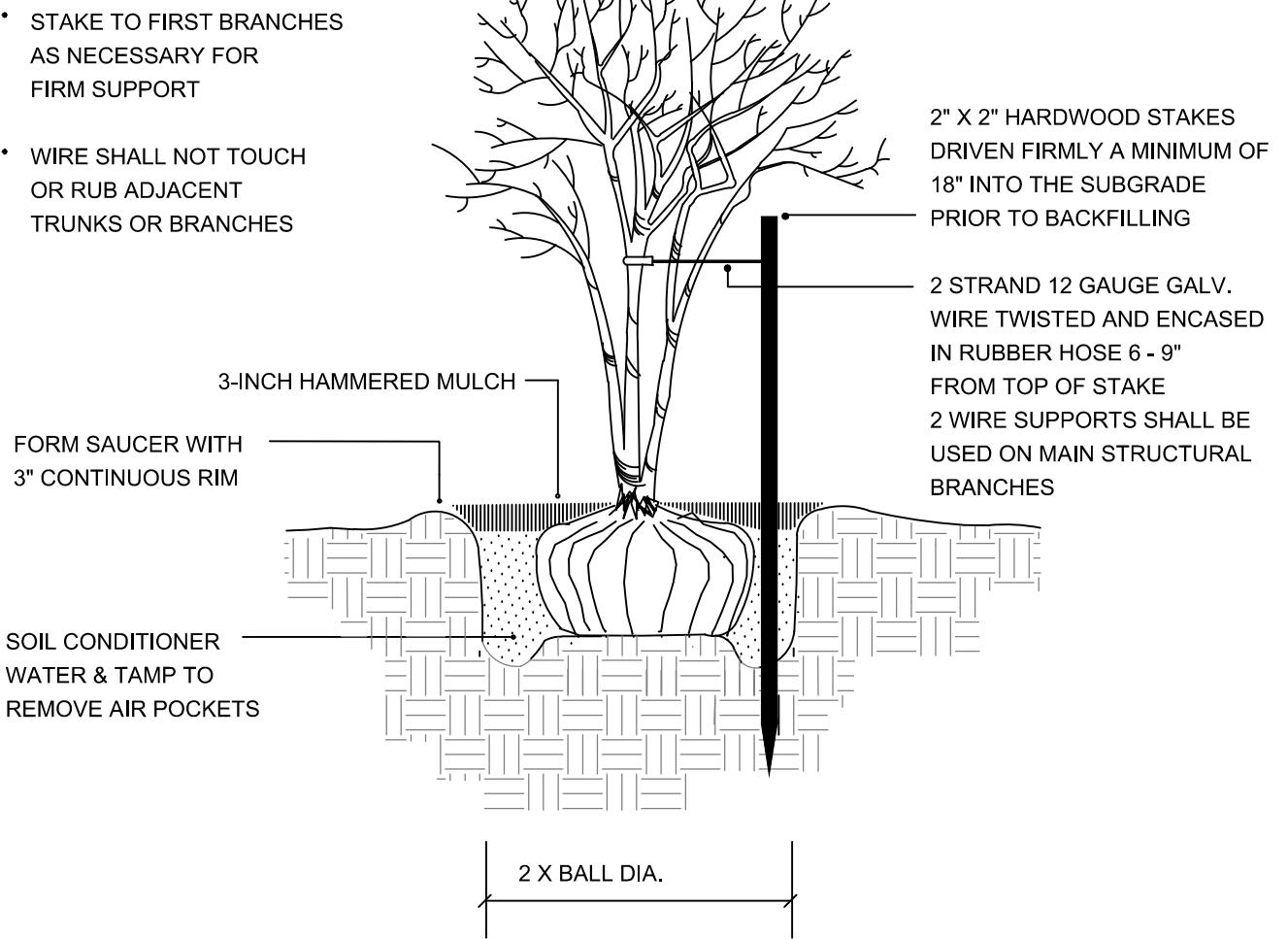
- LANDSCAPE CONTRACTOR SHALL BE A QUALIFIED, CAPABLE, AND EXPERIENCED INSTALLER WHO HAS COMPLETED LANDSCAPE PROJECT AND WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT. REFERENCES WILL BE SUBMITTED WITH BID.
- LANDSCAPE CONTRACTOR SHALL OBTAIN ALL REQUIRED LICENSES AND PERMITS AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES AND STANDARDS. THIS INCLUDES THE IRRIGATION CONNECTION PERMIT FROM SUMTER COUNTY WATER AUTHORITY (SCWA).
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK CONFORMING TO ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WIND WHIP, INJURIES, ABRASIONS, AND DISFIGUREMENT. ANY PLANT MATERIAL BROUGHT TO SITE EXHIBITING ANY OF THESE UNHEALTHY OR DISEASE/PEST ISSUES WILL BE REJECTED.
- NO LARGE TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE, OVERHEAD UTILITY LINES OR STORM DRAIN.
- SEE INSTALLATION DETAILS FOR TREE INSTALLATION ON THIS PAGE.
- CONTRACTOR SHALL INSTALL THE GATOR BAG AFTER INSTALLATION. CONTRACTOR WILL WATER ON A SCHEDULE PER RATE OF FLOW FROM THE GATOR BAG OR EQUAL PRODUCT REQUIREMENTS FOR THE FIRST SIX MONTHS.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY OWNER AND DESIGN ENGINEER OF ANY IRREGULARITIES.
- LANDSCAPE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING SYSTEMS OR SITE COMPONENTS TO NO COST OF THE OWNER.
- THE MEANS AND METHODS BY WHICH THIS PROJECT IS IMPLEMENTED ARE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL DETERMINE PLANT MATERIAL QUANTITIES BASED ON SYMBOLS, HACHURE, SPACING, AND PLANTING AREA.
- GUARANTEE:**  
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT MAINTENANCE APPLIED AFTER PLANTING.
- ALL PLANTING BEDS SHALL BE MULCHED/TOP-DRESSED WITH 3-INCH THICK HAMMERED MULCH.
- ALL PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY DESIGN ENGINEER. DESIGN ENGINEER SHALL ONLY CONSIDER SUBSTITUTION REQUESTS MADE THROUGH OWNER IN WRITING. SUBMISSIONS SHALL LIST EACH ITEM FOR WHICH A SUBSTITUTION REQUEST IS BEING MADE, AS WELL AS A DESCRIPTION OF AND REASON(S) FOR PROPOSED SUBSTITUTION(S).
- TREES SHALL BE GUYED AS DETAILED ONLY AS REQUIRED TO ENSURE STABILITY AND PREVENT WIND TIP-OUT.
- PLANT MATERIAL (IF ANY) WITHIN TRAFFIC VISIBILITY TRIANGLES SHALL BE MAINTAINED BY OWNER SO AS TO PROVIDE UNINTERRUPTED VISUAL CLEARANCE BETWEEN A HEIGHT OF TWO AND ONE-HALF (2.5) FEET AND TEN (10) FEET AS MEASURED FROM PAVEMENT SURFACE OR AS OTHERWISE REQUIRED.
- OWNER SHALL PROVIDE FOR REGULAR AND COMPREHENSIVE MAINTENANCE BY A FULLY QUALIFIED, CAPABLE, AND EXPERIENCED MAINTENANCE EXPERT, WITH A SUCCESSFUL HISTORY IN THE MANAGEMENT OF LANDSCAPES SIMILAR IN MATERIAL, DESIGN, AND SCOPE TO THAT INDICATED FOR THIS PROJECT.
- ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING SHALL BE GRASSED BY FESCUE SOD AS NOTED IN THE CHARTS ON THIS SHEET OF THE PLANS (ABOVE). IF THE OWNER CHOOSES TO INSTALL SOD, THE PLACEMENT AND AREAS FOR WILL BE DETERMINED AT THE OWNER AND DESIGNER AND APPROPRIATE COMPENSATION FOR THE ADDITIONAL COST WILL BE APPROVED BY THE OWNER AT THAT TIME.

**TREE PRESERVATION NOTES:**

- THE OWNER/DEVELOPER SHALL TAKE ADDITIONAL MEASURES TO PRESERVE THE EXISTING TREES TO REMAIN PRIOR TO, DURING AND AFTER CONSTRUCTION. RETAINED TREES SHALL BE ROOT-PRUNED AND ANY DAMAGED LIMBS SHALL BE REMOVED. A CERTIFIED ARBORIST WILL BE ENGAGED TO PERFORM TREE PRESERVATION ACTIVITIES PRIOR TO AND DURING CONSTRUCTION AS NEEDED.
- TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROVIDE THE MAXIMUM ROOT PROTECTION POSSIBLE WHILE ALLOWING CONSTRUCTION ACTIVITIES TO PROCEED.
- EXISTING TREES TO REMAIN SHALL HAVE A 3" LAYER OF PINE BARK MULCH APPLIED WITHIN THE FENCED ROOT ZONE PRIOR TO CONSTRUCTION. AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED, MULCH WILL BE SUPPLEMENTED AS REQUIRED TO PROVIDE A 3" DEPTH IN THE TREE PLANTING BED AREA AS SHOWN ON THE PLANTING PLAN.
- CARE SHALL BE TAKEN TO PREVENT DEMOLITION EQUIPMENT FROM STRIKING TREE TRUNK OR CANOPY.
- NO EQUIPMENT OR STOCKPILING OF MATERIALS SHALL BE PERMITTED WITHIN THE PROTECTED ROOT ZONES.
- WHEN ROOTS HAVE BEEN EXCAVATED BUT NOT CUT, THEY SHALL NOT REMAIN UNCOVERED FOR MORE THAN TWO DAYS. ROOTS THAT HAVE NECESSARILY BEEN PRUNED SHALL BE RECOVERED WITH SOIL WITHIN ONE HOUR.

**NOTES:**

- LANDSCAPING TO BE IRRIGATED WITH GATOR BAG OR EQUAL.
- ALL MULCH BEDS WILL REQUIRE A WEED CONTROL FABRIC UNDERLAYER. POLYPROPYLENE, POLYESTER MATT - WOVEN NEEDLE PUNCHED TO MATERIAL 50% O.D. 50% MESH.
- NO LANDSCAPING SHALL BE PLANTED WITHIN 15 FEET OF SUMTER COUNTY WATER AUTHORITY PUBLIC WATER AND SEWER LINES.



**MULTI-STEM TREE DETAIL**

SCALE: NOT TO SCALE

PROJECT: **±300,000-SF EXPANSION EXISTING SYLVAMO FACILITY**  
FILE NAME: **L1.O.dwg**  
REFERENCE FILE: **25209-0029 BASE.dwg**  
PROJECT NO.: **25209-0029**  
SHEET: **L1.1**  
DWG NO. **01,1768-D31**

PROJECT: **EXISTING SYLVAMO FACILITY SUMTER COUNTY, SOUTH CAROLINA**  
FILE NAME: **L1.O.dwg**  
REFERENCE FILE: **25209-0029 BASE.dwg**  
PROJECT NO.: **25209-0029**  
SHEET: **L1.1**  
DWG NO. **01,1768-D31**

REVISION DATE: **12/12/2017**  
APPROVALS: ENGINEER **BSW**, DESIGNER **BSW**, TECHNICIAN **WID**, CHECKED BY **BSW**, APPROVED **BSW**  
CARLTON CONSULTING ENGINEERS, INC. No. CO2854  
CERTIFICATE OF AUTHORITY No. 26589  
BENJAMIN S. BENNETT, P.E. SIGNATURE: **Brenton Shulley**  
Alliance Consulting Engineers, Inc. Post Office Box 147 Columbia, South Carolina 29202-8147 Phone: 803/779-2079

LEGEND

174 EXISTING CONTOUR MINOR

175 EXISTING CONTOUR MAJOR

RAW EXISTING RIGHT-OF-WAY

PL EXISTING PROPERTY LINE

EXISTING SETBACKS

SD EXISTING STORMDRAINAGE LINE

SWW EXISTING WASTEWATER LINE

X EXISTING FENCE

L EXISTING LIGHT POLE

⑤ EXISTING WASTEWATER MANHOLE

⑥ EXISTING STORMDRAINAGE STRUCTURE

EXISTING EDGE OF PAVEMENT

HHHHHHHHHHHH EXISTING RAIL ROAD

— EXISTING ROAD CENTERLINE

EXISTING BUILDING

EXISTING PAVEMENT

EXISTING CONCRETE

— LIMITS OF DISTURBANCE

PROPOSED RAIL ROAD

PROPOSED BUILDING EXPANSION

PROPOSED EDGE OF CONCRETE

PROPOSED CONCRETE

PROPOSED BOLLARDS

PROPOSED STORMWATER SATION

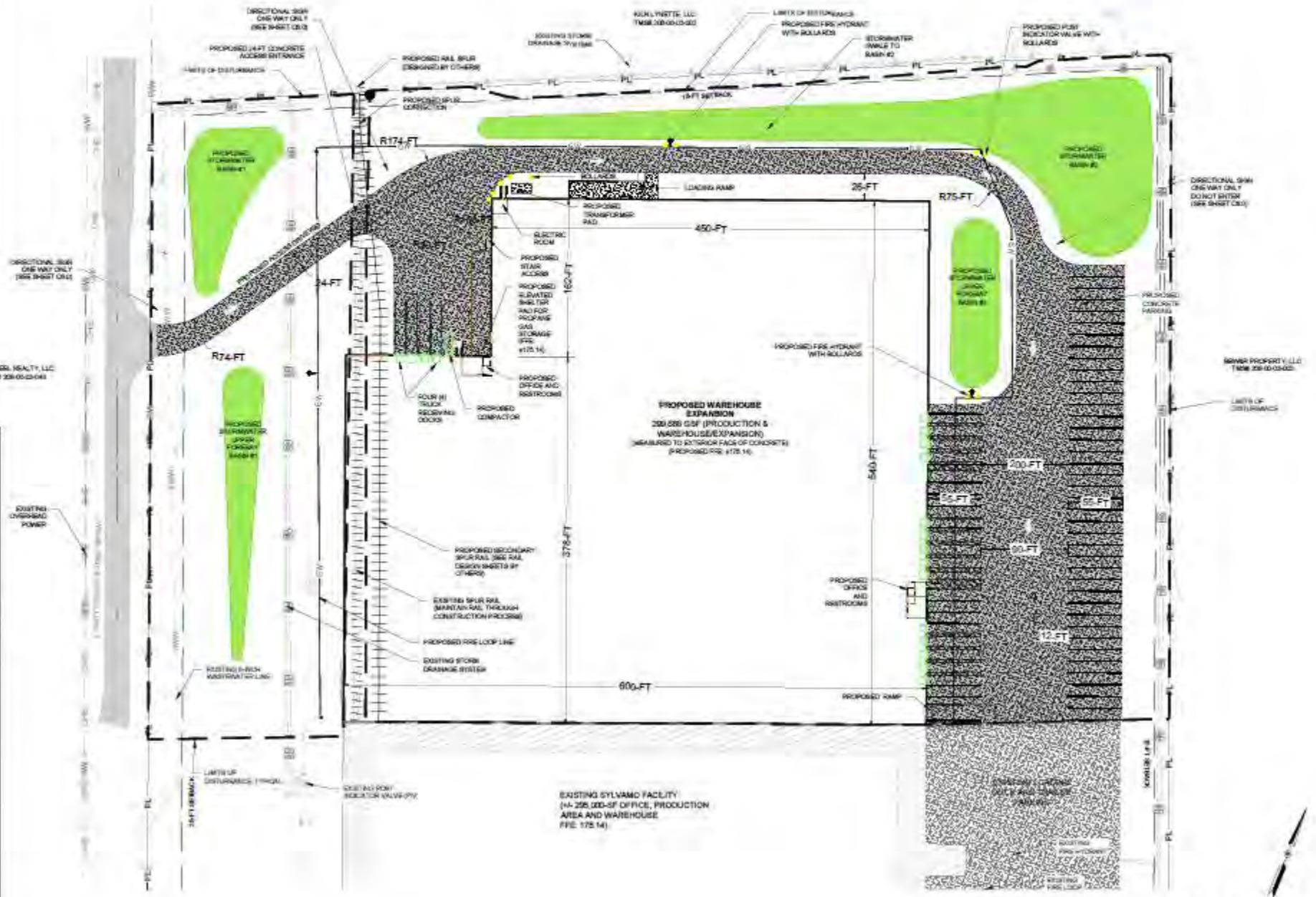
ZONING CHART	
<u>ZONING DISTRICT:</u>	H1 (HEAVY INDUSTRIAL)
<u>PARCEL NUMBER:</u>	208-00-00-044
<u>NEIGHBORHOOD:</u>	COMMERCIAL INDUSTRIAL PARK SLYVANIA NORTH AMERICA, LLC
<u>ADDRESS:</u>	1145 UNION CAMP BLVD. SUMTER, SC 29154
<u>LOT SIZE:</u>	10.4 AC
<u>LOT SIZE:</u>	FRONT SETBACK 35 FT REAR FRONTAGE 165 FT OF UNION CAMP BLVD. REAR SETBACK 15 FT
<u>DESCRIPTION:</u>	H-300,000-SF WAREHOUSE PRODUCTION AREA TO BE ADDED TO EXISTING FACILITY
<u>EXISTING PARKING:</u>	EXISTING 12 EMPLOYEE AND 19 VISITOR SPACES EXISTING EMPLOYEE PER SHIFT (12 HR PER SHIFT) 7 DAYS A WEEK. 30 EMPLOYEES PER SHIFT AND 8 DAY SHIFT OFFICE STAFF- 24 EMPLOYEES FOR MAXIMUM SHIFT: 54 EMPLOYEES
<u>NEW EMPLOYEE FOR EXPANSION 8 EMPLOYEES FOR A TOTAL OF 62 EMPLOYEE</u>	NO ADDITIONAL PARKING WILL BE REQUIRED WITH 25% EXTRA FOR SHIFT CHANGE OVERFLOW
<u>SITE IMPERVIOUS:</u>	21.77-AC TOTAL 57% IMPERVIOUS - (80% MAXIMUM)
<u>EXISTING BUILDING AND PARKING:</u>	15.75-AC
<u>PROPOSED BUILDING AND PARKING:</u>	6.02-AC
NOTE IN THE EXISTING PAVEMENT AND COMPACTED STONE BASE IN THE NORTHWEST PORTION OF SITE TO BE REMOVED FOR BLDG EXPANSION	
<u>FEPA:</u>	PANEL NO. 4805080508E THE SITE IS NOTED AS "ZONE J-7" NOT WITHIN A FLOODPLAIN AREA FOR CANE SAVANNAH CREEK TO FOCALOGO RIVER

COMPANY: SYLVAMO NORTH AMERICA LLC  
CONTACT: BRIAN MIDDLETON,  
GLOBAL REAL ESTATE SERVICES  
ADDRESS: 5077 PRIMARY PARKWAY  
CITY, STATE: MEMPHIS, TENNESSEE 38119  
TELEPHONE: (601) 460-0622  
EMAIL: BRIAN.MIDDLETON@SYLVAMO.COM

DEVELOPERS INFORMATION  
OWNER: THOMPSON CONSTRUCTION GROUP, INC.  
CONTACT: TAYLOR DAYLAM, P.E.  
                  BUSINESS DEVELOPMENT MANAGER  
ADDRESS: 100 NORTH MAIN STREET  
CITY, STATE: SUMTER, SOUTH CAROLINA 29150  
TELEPHONE: (803) 734-5005  
EMAIL: [TDAYLAM@THOMPSONCONSTRUCTIONGRUP.COM](mailto:TDAYLAM@THOMPSONCONSTRUCTIONGRUP.COM)

COMPANY: ALLIANCE CONSULTING  
ENGINEERS, INC.  
CONTACT: BENJAMIN S. WHALEY, P.E.  
ADDRESS: P.O. BOX 8147  
CITY, STATE: COLUMBIA, SOUTH CAROLINA,  
29202  
PHONE: (704) 267-8462 (CELL)  
(803) 775-2079  
EMAIL: SWHALEY@ALLIANCEICE.COM

REFERENCE IS MADE TO BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SYLVANO BUILDING AT 1145 UNION CAMP BOULEVARD IN SUMTER, SC BY BLACK RIVER LAND SURVEYING, LLC, DATED NOVEMBER 13, 2005.



ALLIANCE

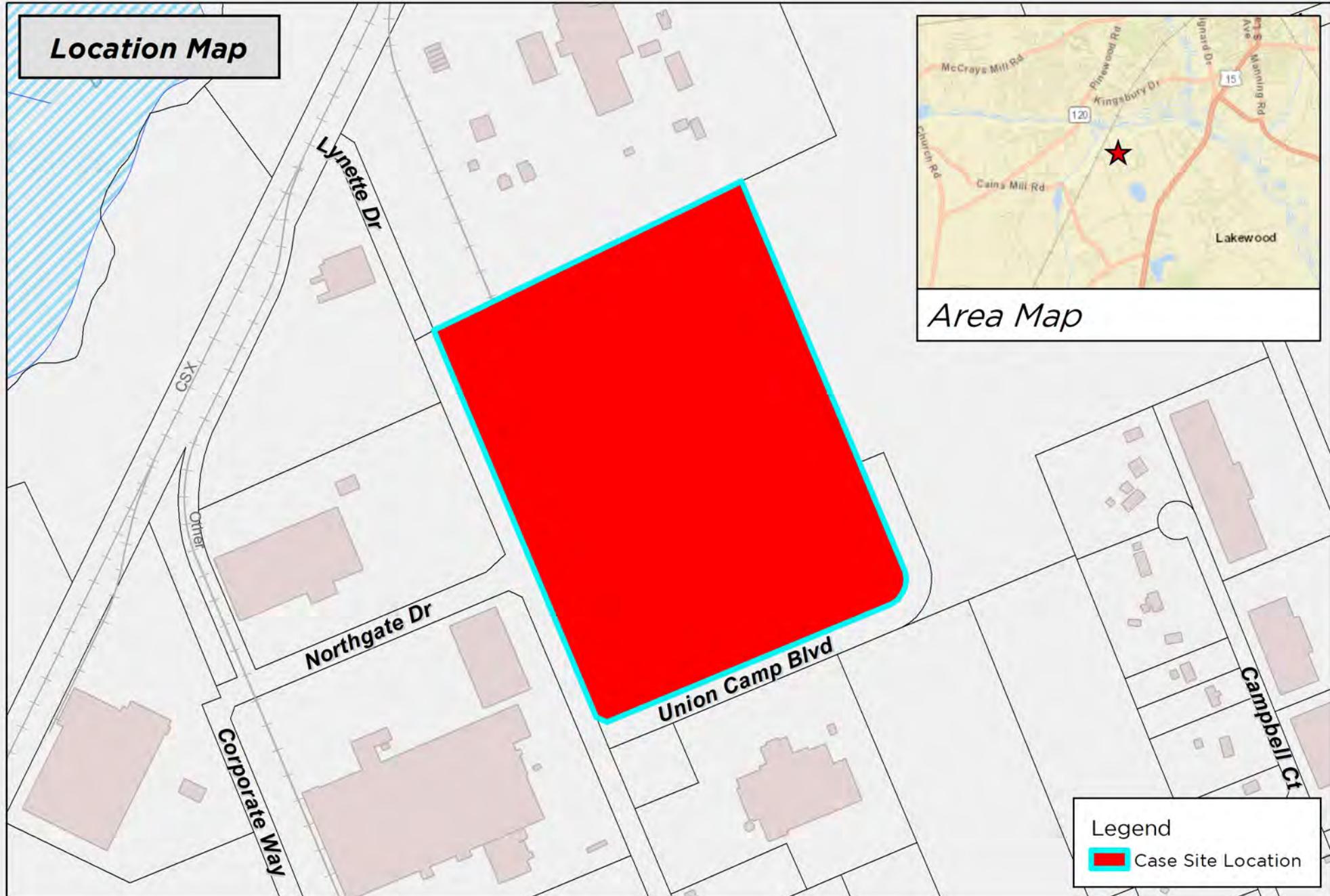
SITE PLAN

± 300,000-SF EXPANSION  
EXISTING SYLVAMO FACILITY  
SUMTER COUNTY,  
GEORGIA

FILE NAME:  
2020-0043  
BASLING

DWG-N0.011768-D3

## Location Map



Area Map

Legend  
Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

0 200 400 Feet  
1 inch = 400 feet

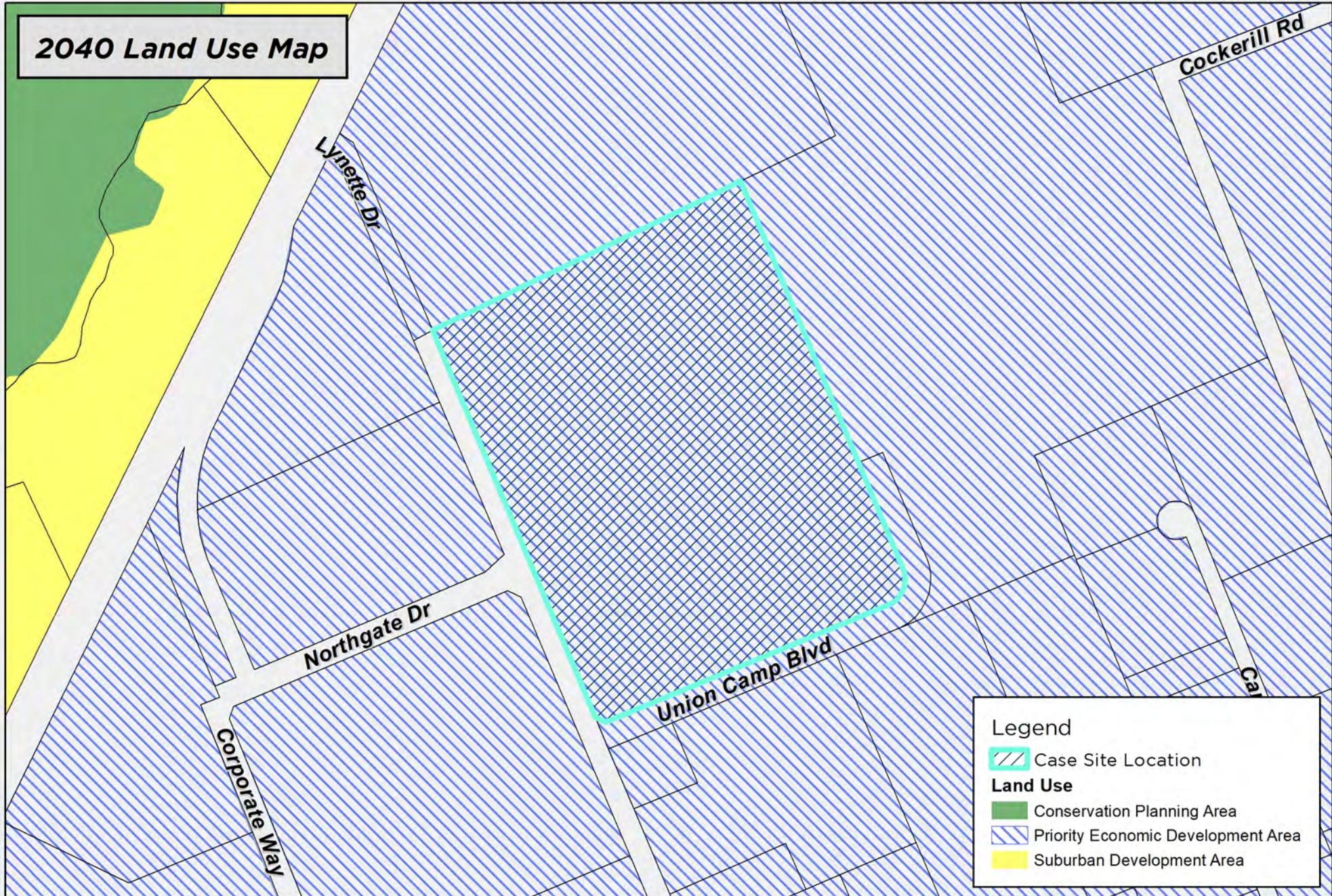


Map Prepared by: Sumter Planning Department  
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Date: 1/8/2026  
User Name: crobbins  
Document Name: MSP-26-01



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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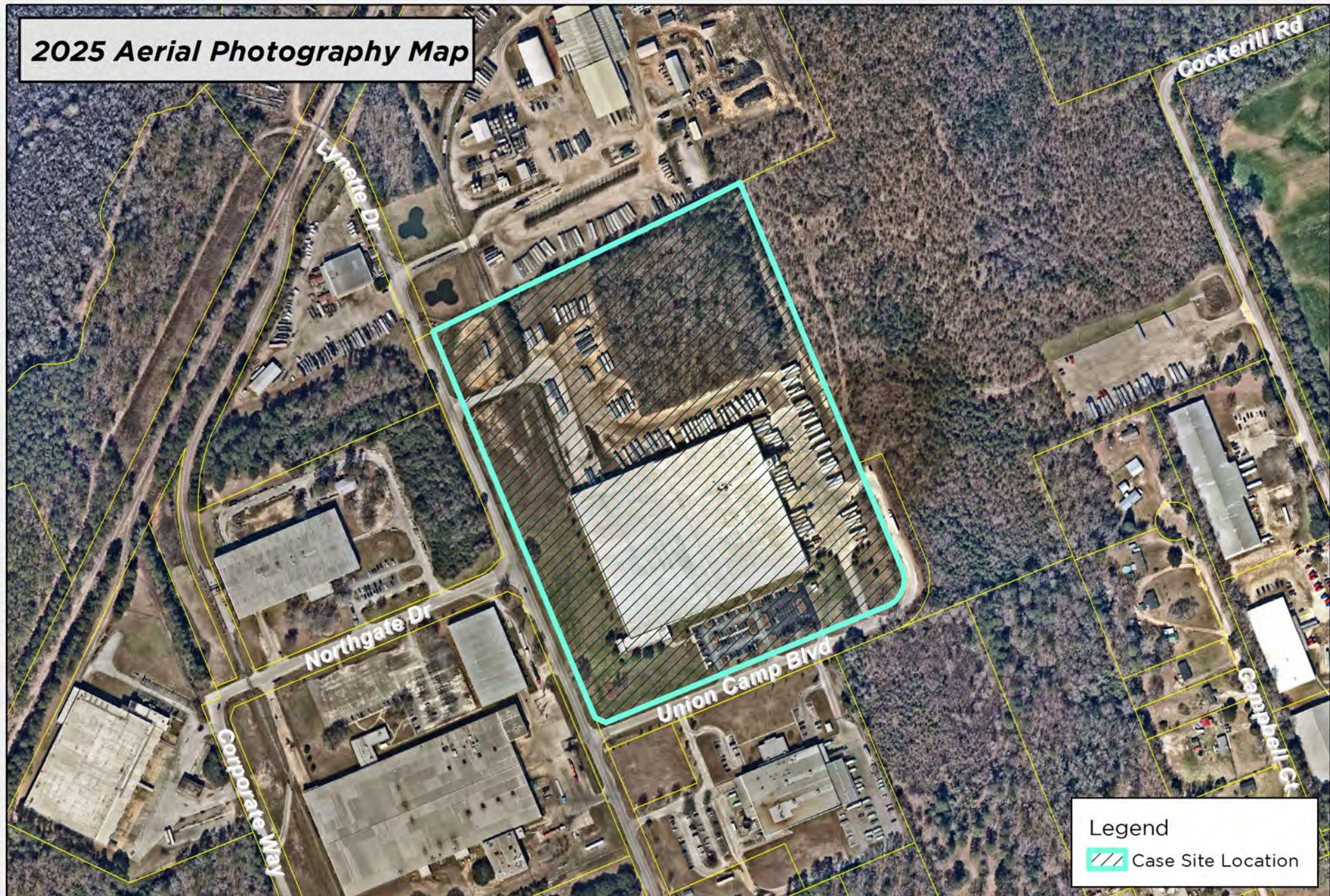


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## 2025 Aerial Photography Map



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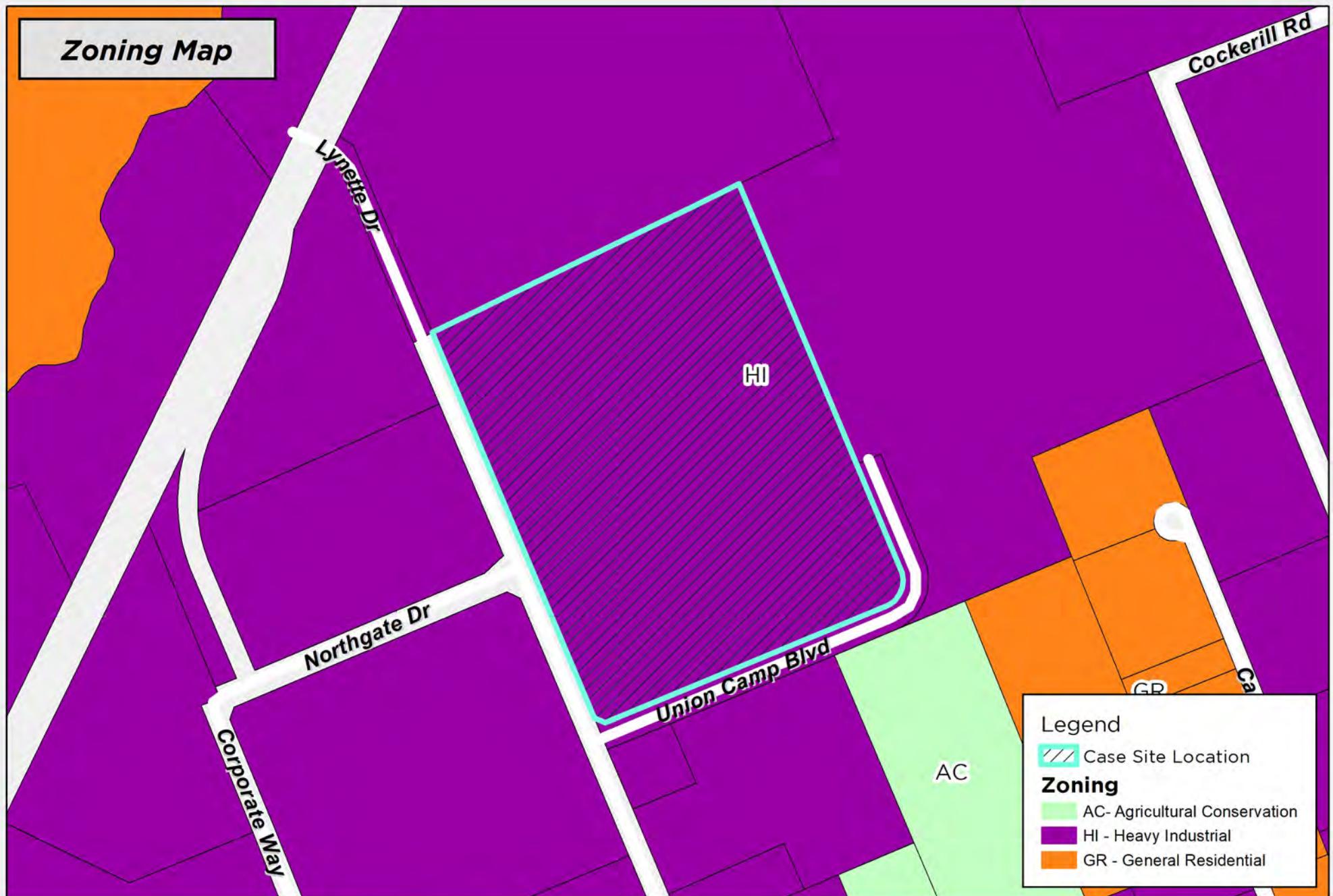


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MSP-26-01  
1145 Union Camp Blvd, Sumter, SC 29154  
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## Zoning Map



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0 200 400 Feet  
1 inch = 400 feet  
N  
W E  
S

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