



SUMTER CITY-COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 28, 2026
@ 3:00 P.M.
FIRST FLOOR OF JAMES E. CLYBURN INTERMODAL
TRANSPORTION CENTER,
SANTEE WATEREE TRANSIT AUTHORITY (RTA)
BUILDING MEETING ROOM
129 SOUTH HARVIN STREET

I. APPROVAL OF MINUTES – December 17, 2025

II. ELECTION OF OFFICERS FOR 2026

III. NEW BUSINESS:

1. MAJOR SUBDIVISION

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

Request for Major Site Plan approval for a +/- 300,000 sq. ft. expansion of an existing manufacturing facility. The property is located at 1145 Union Camp Blvd. and is represented by TMS# 208-00-03-044.

MSP-26-02, 38 Pack Rd. – Tractor Supply Store (City)

Request for Major Site Plan approval for a 21,930 sq. ft. farm supply retailer (Tractor Supply). The property is located at 38 Pack Rd. and is represented by TMS# 225-00-03-013.

2. HIGHWAY CORRIDOR PROTECTION DISTRICT

HCPD-25-42, 2275 Thomas Sumter Hwy. (County)

Request for alternative exterior materials. The property is located at 2275 Thomas Sumter Hwy. and is represented by TMS# 202-00-01-001.

3. REZONING

RZ-25-26, 4520 Pinewood Rd. (County)

A request to rezone 10 parcels totaling +/- 48.46-acres from Conservation Preservation (CP) to Agricultural Conservation (AC). The property is located at 4520 Pinewood Rd., 4035 Golden Bay Dr., 4115 Gabby Ln., 4570 Pinewood Rd., 4180 Gabby Ln., 4085 Golden Bay Dr., 4095 Gabby Ln., 4040 Golden Bay Dr., 4115 Golden Bay Dr., & 4125 Golden Bay Dr. and is represented by TMS's 165-00-01-043, 165-00-01-035, 165-00-01-051, 165-00-01-003, 165-00-01-041, 165-00-01-033, 165-00-01-047, 165-00-01-046, 165-00-01-032, & 165-00-01-034.

IV. OLD BUSINESS

RZ-25-24, 2140 Four Bridges Rd. (County)

A request to rezone two parcels totaling +/- 14.05-acres from Agricultural Conservation (AC) to General Residential (GR). The property is located at 2140 Four Bridges Rd. and is represented by TMS#'s 188-12-01-010 & 188-00-02-023.

V. OTHER BUSINESS

VI. DIRECTOR'S REPORT

VII. ADJOURNMENT