

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes CORRECTED January 28, 2026

<b>ATTENDANCE</b>	<p>Sumter City – County Planning Commission meeting was held on Wednesday, January 28, 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. Seven board members: Mr. Jim Price, Mr. James Munford, Mr. Jim Crawley, Mr. Michael Walker, Mr. Gary Brown, Mr. Keith Ivey and Ms. Kim Harvin – were present. Mr. Chris Sumpter 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 3:00 p.m. by Mr. James Munford.</p>
<b>MINUTES</b>	<p>Mr. Michael Walker made a motion to approve the meeting minutes of December 17, 2025, meeting as written. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.</p>
<b>ELECTION OF OFFICERS</b>	<p>Ms. Kim Harvin made a motion to nominate Mr. James Munford for Chair. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p> <p>Mr. Gary Brown made a motion to nominate Mr. Keith Ivey for Vice-Chair. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>MSP-26-01, 1145 Union Camp Blvd. – Sylvamo Expansion (County)</u></b> was presented by Mr. Kerlyn Mondesir. The Board reviewed the Major Site Plan approval for a +/- 300,000 sq. ft. expansion of an existing manufacturing facility.</p> <p>Mr. Mondesir stated the property is 32.43-acres in size the site expansion area is 14.1-acres, and zoned Heavy Industrial (HI).</p> <p>Mr. Mondesir added 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 does show that there will be an addition of 67 new parking spaces for the tractor trailers.</p>

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

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

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

**MSP-26-02, 38 Pack Rd. – Tractor Supply Store (City)** was presented by Mr. Kyle Kelly. The Board reviewed the Major Site Plan approval for a +/- 21,930 sq. ft. farm supply retailer (Tractor Supply).

Mr. Kelly mentioned the property is 4.7-acres in size, undeveloped, and zoned General Commercial (GC).

Mr. Kelly added there is a vacant tract partially zoned GC and Agricultural Conservation (AC) to the north, a fast-food restaurant zoned GC to the west, a telecommunication tower zoned AC to the east, and a vacant tract zoned GC to the south.

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

Mr. Mike Nichols was present to speak on behalf of the request.

After some discussion, Mr. Michael Walker made a motion to approve MSP-26-01 subject to conditions of approval outlined in Exhibit 1, and site plans titled, "Tractor Supply Store T.B.D. Pack Rd. Sumter SC Design Documents" prepared by Paramounte Engineering, Inc. and dated January 6, 2026. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

**HCPD-25-37, 1200 Broad St. (City)** was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for alternative exterior materials.

Mr. Mondesir stated the project involves enclosing an existing pavilion that was constructed in 2025 under MSP-25-17.

Mr. Mondesir added as part of this original approval, the Planning Commission approved alternate materials for the pavilion under HCPD-25-10.

Mr. Mondesir mentioned the applicant has submitted an HCPD application accompanied by building elevation plans indicating their intent to use Fiber Cement Board with a Stucco Finish on portions of the front, back, and side exteriors in lieu of stucco alone.

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

After some discussion, Mr. Jim Price made a motion to approve the request for

	<p>alternative exterior materials. The motion was seconded by Mr. Michael Walker and carried a five (Ivey, Price, Walker, Crawley, Brown) in favor and one (Harvin) in opposition. The motion carried.</p> <p><b><u>RZ-25-26, 4520 Pinewood Rd. (County)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone 10 parcels totaling +/- 48.46-acres from Conservation Preservation (CP) to Agricultural Conservation (AC).</p> <p>Mr. Derwort stated applicants have stated a desire to have less restrictive minimum lot size requirements and more flexible use requirements as the reasons for the request.</p> <p>Mr. Derwort mentioned the Sumter City-County Planning Commission and the Sumter County Council previously reviewed a similar rezoning request from 2 of the 9 applicants under RZ-24-18. County Council ultimately denied RZ-24-18 at second reading on November 12, 2024.</p> <p>Mr. Derwort added this current request is for a substantially larger land area than the previous request, and more than 1 year has passed since the RZ-24-18 denial. As such, the request is not subject to the resubmission restrictions found in Article 1.t.8 of the Sumter County Zoning &amp; Development Standards Ordinance.</p> <p>Mr. Robert Parker was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone +/- 10 parcels totaling +/- 48.46-acres from Conservation Preservation (CP) to Agricultural Conservation (AC). The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
<p><b>OLD BUSINESS</b></p>	<p><b><u>RZ-25-24, 2140 Four Bridges Rd. (County)</u></b> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a +/- 14.05-acres from Agricultural Conservation (AC) to General Residential (GR).</p> <p>Mr. Kelly stated the property is located at intersection of Thomas Sumter Hwy (US-521) and Four Bridges Rd. (L-1322), occupying both northeast and southeast corners of the intersection.</p> <p>Mr. Kelly mentioned there is residentially zoned property (R-9) adjacent to the north.</p> <p>Mr. Kelly added +/- 4.5-acre portion of TMS #188-00-02-023 is in a special flood hazard area (Zone AE).</p> <p>National Wetland Inventory (NWI) indicates that a +/- 1.5-acre portion of the property identified as Zone AE floodplain is also a potential wetland area.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend denial of the request to rezone +/- 14.05-acres from Agricultural Conservation (AC) to</p>

	General Residential (GR). The motion was seconded by Mr. Gary Brown and carried a unanimous vote.
<b>OTHER BUSINESS</b>	<b>NONE</b>
<b>DIRECTOR'S REPORT</b>	Ms. Helen Roodman informed the Board that Sumter City Council passed a 180-day moratorium on new residential subdivision development. This moratorium will be in effect until July 19, 2026. This allows Planning Staff to continue working towards adoption of the City's new Unified Development Ordinance and helps mitigate the number of potential preliminary major residential subdivision applications submitted for approval under older standards.
<b>ADJOURNMENT</b>	With no further business, the meeting was adjourned at approximately 3:47 p.m. by acclamation.  The next meeting scheduled is February 25, 2026.
	Respectfully submitted, <i>Kellie Chapman</i> Kellie Chapman, Board Secretary