

Sumter City-County Planning Commission

June 24, 2026

MSP-26-31 2090 Stadium Rd. (City)

I. THE REQUEST

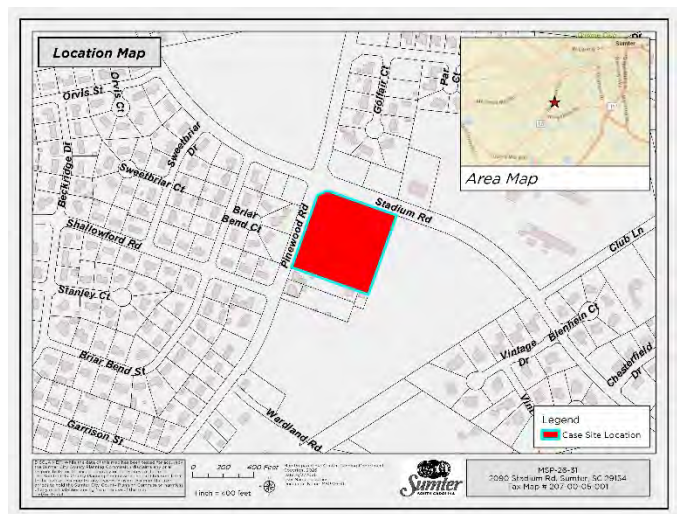
Applicant:	Adams Property Group, LLC
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Request for Major Site Plan Review approval for a new 8-building mini storage warehouse development totaling +/- 119,915 sq ft. of storage space.
City Council Ward	2
Location:	2090 Stadium Rd.
Size of Development:	+/- 6.63-acre development area
Present Use/Zoning:	Undeveloped / Planned Development (PD)
Proposed Use of Property:	Mini Storage Warehouse (Monster Self Storage)
Tax Map Reference:	207-00-05-001 (part)

II. BACKGROUND

The applicant is proposing to construct a new 8-building mini-storage warehouse development, totaling approximately 119,915 square feet of storage space across 682 rentable units, as part of a Planned Development (PD-25-01) originally approved by Sumter City Council in 2025.

The subject site is a corner lot with equal frontage on both Pinewood Rd. and Stadium Rd. The property is zoned Planned Development (PD) and is currently undeveloped.

Major site plan review is required based on the number of structures being proposed on site and as a required element of the City Council-approved Planned Development Ordinance #2877, which is included as Exhibit 2 in this packet.



III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a civil engineered site plan titled, “MSS Stadium Road” prepared by Martin Engineering and Consulting, LLC, last revised June 11, 2026, and building layout plans titled “Sumter Storage-Sumter, SC” prepared by Rapid Design-Build, last revised July 30, 2025.

Copies of the Site Plan (Sheet C2), Landscape Plan (Sheet L1), and Building Exterior Elevation Renderings have been included in this packet for review as Exhibits 3, 4, and 5 respectively.

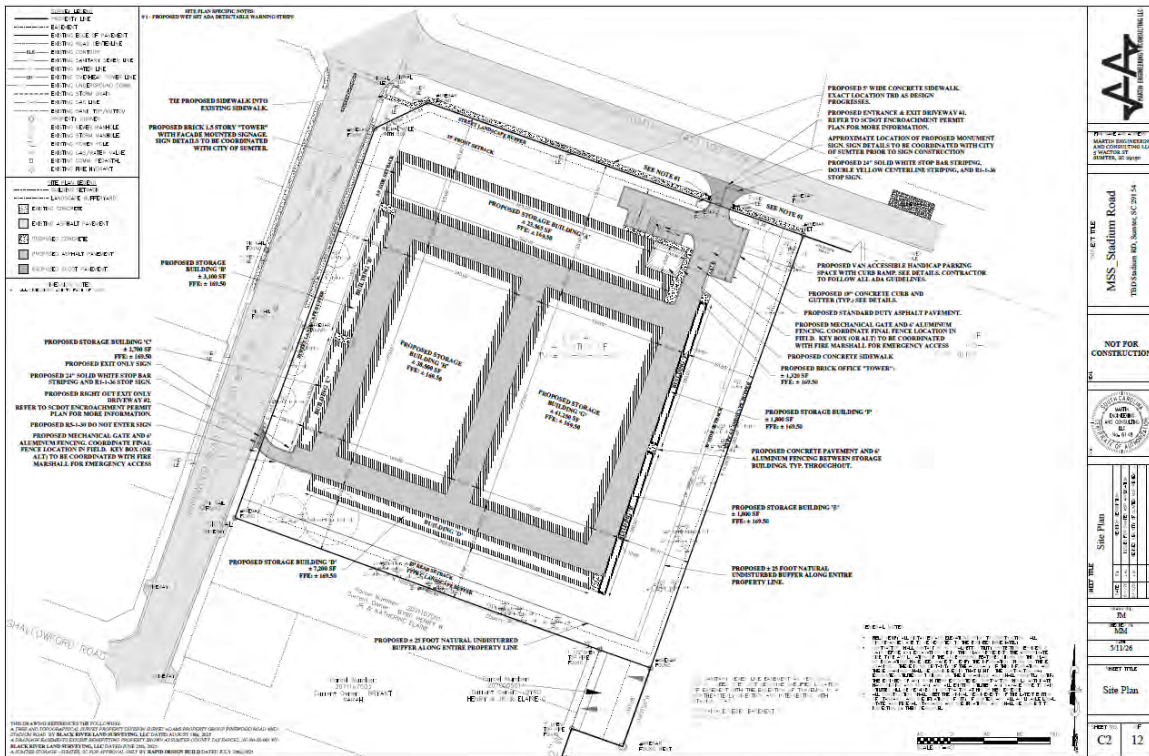


Figure 1 - Site Plan Layout

Site development must adhere to the Neighborhood Commercial (NC) zoning district standards of the *City of Sumter Zoning and Development Standards Ordinance*. The proposed development meets the following minimum standards and development criteria:

Development Standard	Minimum Ordinance Requirement	Proposed
Front Setback	35 ft	65.81 ft
Exterior Side Setback	17.5 ft	37.24 ft.
Interior Side Setback	5 ft	80.71 ft
Rear Setback	25 ft	61.60 ft
Maximum Impervious Surface	75%	62.6%
Maximum Building Height	35 ft	25 ft

Building Layout:

The total number of rentable storage units is 682, split between climate controlled and non-climate controlled units, as outlined on the chart below. The proposed maximum unit size is 10 feet by 30 feet (300 sq. ft), which falls below the Ordinance-specified maximum unit size of 500 sq. ft.

Building	Climate Controlled Units	Non-Climate Controlled Units	Total Size
A	69	33	23,565 sf
B		17	3,100 sf
C		17	2,700 sf
D		36	7,200 sf
E		18	1,800 sf
F		18	1,800 sf
G	160	86	41,250 sf
H	156	72	38,500 sf
TOTAL	385	297	119,915 sf

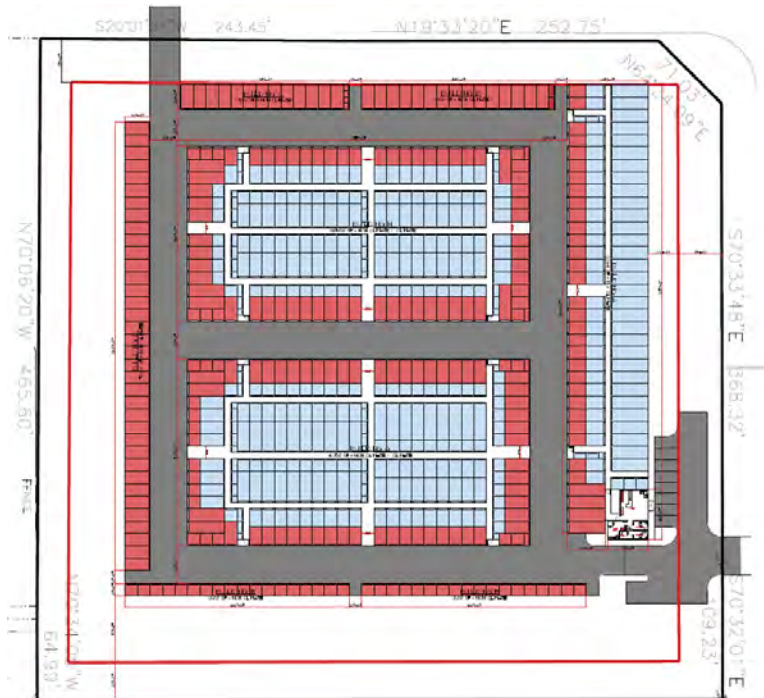


Figure 2 - Mini-Warehouse Unit Layout

Parking Plan:

Based upon the criteria found in *Exhibit 8-12 of the Ordinance*, the proposed use must provide a minimum of 5 spaces, or 1 space per 100 storage units, whichever is greater. A minimum of 1 space per every 25 total spaces must also be designated as ADA accessible. The parking lot is proposed to be asphalt, with curb and gutter included. A total of 7 parking spaces is proposed, which includes 1 ADA accessible space.

Environmental:

The property is located in Zone X, which is not a special flood hazard area (SFHA), as shown on FEMA FIRM Panel: 45085C0294E, with an effective date of October 27, 2022. National Wetland Inventory (NWI) data indicates that there are no wetlands on the property.

Transportation Review:

The site has direct frontage on both Pinewood Rd. (SC-120) and Stadium Rd (S-442) which are both SCDOT owned/maintained roadways. The segment of Pinewood Rd. directly in front of the subject property is a paved 2-lane road functionally classified as a Minor Arterial roadway. Per SCDOT traffic count data from Station ID# 43-0251, the annual average number of daily trips on Pinewood Rd. near the subject property was 7,700 in 2025. Stadium Rd. is functionally classified as a major collector road, with a traffic count of 3,600 (Station #43-0715, as of 2025).

Multimodal Transportation Factors

- *Bicycle and Pedestrian:* A partial sidewalk segment currently exists on Pinewood Rd. in front of the site. Stadium Rd currently does not have any sidewalks, however, there is a sidewalk on Stadium Rd. to the west of the site, and sidewalk extension on Stadium Rd. from Pinewood Rd. to Kingsbury Dr. is identified as a future need in the Sumter 2050 Long Range Transportation Plan (Project #SW-21)
- *Rail:* The proposed project would not result in any utilization of, or impact to, rail lines.
- *Transit:* Santee-Wateree Regional Transit Authority does not operate any fixed service transit routes in the vicinity of the site.

Analysis of Applicable Zoning & Development Standards Ordinance Transportation Provisions

- *Visual Clearance at Intersections:* The proposed visual clearance at intersections conforms to Ordinance Requirements.
- *Traffic Impact Study Requirements:* Based on the proposed development scope and scale, a TIS is not required.
- *Consideration of Existing Local and Regional Plans:* The Sumter 2050 Long Range Transportation Plan contains 1 proposed project influenced by the site:
 - Sidewalk Project #SW-21 is a proposed extension of sidewalk for Stadium Rd. from Pinewood Rd. to Kingsbury Dr. The proposed development plan does not negatively impact this proposed project, however, installation of sidewalk on the site's Pinewood Rd. and Stadium Rd. frontages is recommended as an additional condition of approval.
- *Circulation System Design:* The circulation system conforms to Ordinance requirements.

SCDOT encroachment permit approval will be required for establishment of all proposed driveways to the site.

Stormwater Management:

Stormwater run-off from the site will be collected and piped to a shared detention/infiltration pond to be located off-site but within the Planned Development's boundaries.

The proposed project will require a City of Sumter stormwater permit. As of report publication, City stormwater permits and NPDES coverage by the South Carolina Department of Environmental Services (SCDES) for projects with more than 1 acre of land disturbance have not been obtained by the applicant.

Utilities:

Sewer & Water: The City of Sumter will provide sewer and water service. Coordination with the applicant is ongoing. However, there are no significant issues that would prevent the City from providing water and sewer services to this site.

Solid Waste: There will be no proposed solid waste disposal at this site, and no proposed dumpsters.

Fire: Placement of fire hydrants and Fire Department Connections (FDC) must be in compliance with regulatory standards.

Highway Corridor Protection District Design Review:

Proposed designs must conform to *Article 3.t.* of the *City of Sumter Zoning & Development Standards Ordinance*.

3.t.4. Architectural Standards: *All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the Sumter City-County Planning Commission may require. Applicant shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:*

- a. *If a new commercial building is proposed, not more than 60% of the facade facing a street may be glass or reflective materials;*

Staff Review: The building's glass/reflective materials are confined to a single storefront area for the office, and meet the 60% requirement.

- c. *A minimum of 80% of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

Staff Review: The exterior materials facing each of the site's public street frontages are a combination of whitewashed brick and fiber cement board in gray and white color scheme. Fiber cement siding is not expressly outlined in *Article 3.t.4.c.*, and can be considered as alternate exterior material subject to Planning Commission approval. The Planning Commission has authority to approve alternate materials, as outlined in *Article 3.t.4* of the *Ordinance*.

Staff notes that example elevation graphics were submitted as part of the initial Planned Development approval. While these elevations were not binding under the Planned Development Ordinance, the elevation proposed for approval under this request differs somewhat as the initial example elevations showed a more predominant brick exterior material.

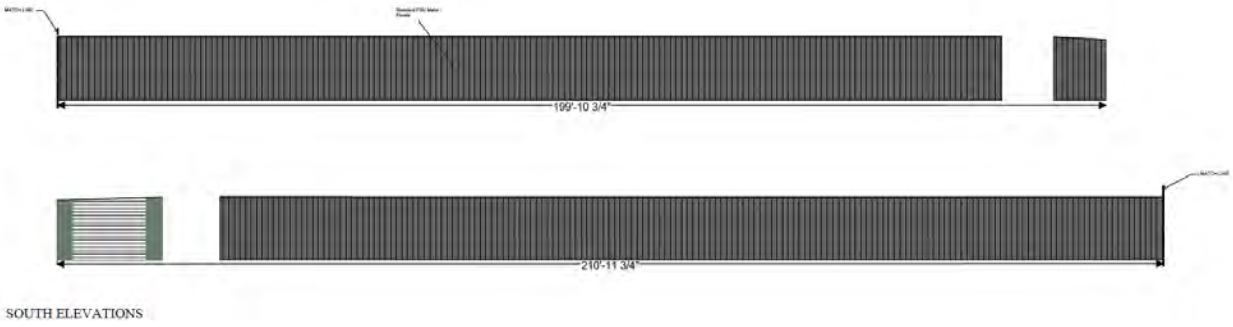


Figure 4 – South Elevation

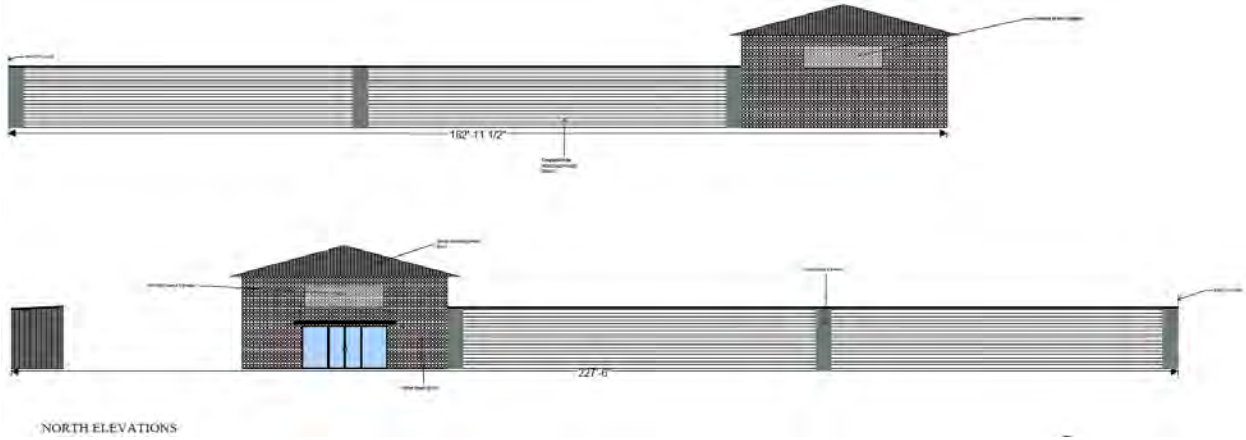


Figure 5 – North Elevation (Facing Stadium Rd)

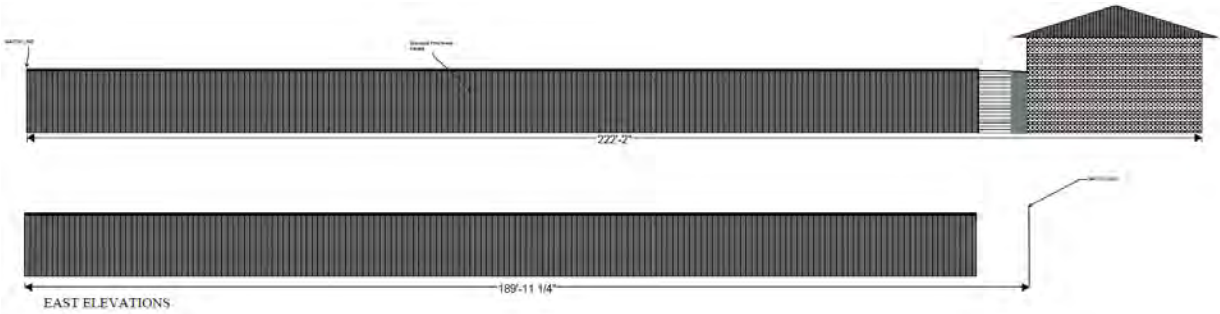


Figure 6 – East Elevation

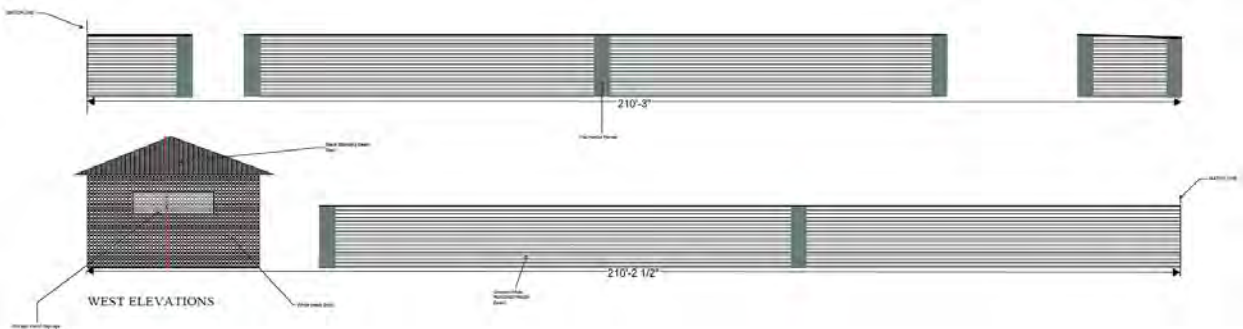


Figure 7 – West Elevation (Facing Pinewood Rd.)

- d. Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.).

Staff Review: Exterior signage must comply with *Article 8.h.* of the *Ordinance*. The applicant has provided some details for planned monument signage, which is consistent with the HCPD standard.

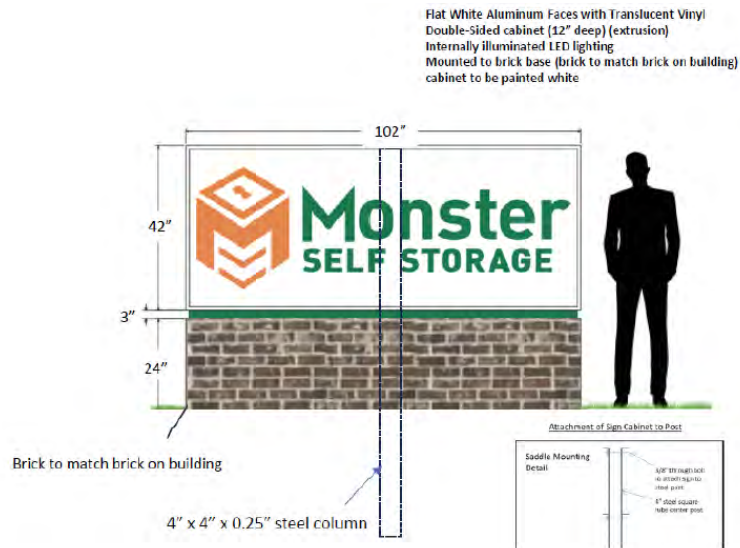


Figure 8 – Proposed Monument Signage

IV. TECHNICAL REVIEW

The technical review committee (TRC) was given the opportunity to review and comment on the project. There are no remaining outstanding TRC items to address.

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 standard Conditions of Approval in Exhibit 1, and specific additional conditions identified below:

1. Install minimum 5-ft wide sidewalks across both the site's Pinewood Rd. and Stadium Rd. frontages.

VI. DRAFT MOTION

1. I move the Planning Commission **approve** MSP-26-31 based on the site plans titled, "*MSS Stadium Road*" prepared by Martin Engineering and Consulting, LLC, last revised June 11, 2026, building layout plans titled "Sumter Storage-Sumter, SC" prepared by Rapid Design-Build, last revised July 30, 2025. and subject to the conditions of approval outlined in Exhibit 1.
2. I move the Planning Commission **deny** MSP-26-31.
3. I move an alternate motion.

VII. PLANNING COMMISSION – June 24, 2026

Exhibit 1:

**MSP-26-31: 2090 Stadium Rd.
Monster Self Storage (City)
Proposed Conditions of Approval**

1. The project shall be developed in substantial conformance with the site plans titled, “*MSS Stadium Road*” prepared by Martin Engineering and Consulting, LLC, building layout plans titled “Sumter Storage-Sumter, SC” prepared by Rapid Design-Build, and building elevation renderings as submitted with the project application and as revised based on all Planning Commission-specified conditions of approval.
2. The following items are required prior to issuance of a land disturbance permit:
 - a. Submission of full final civil engineered plans. Said plans shall show the latest revision date reflecting revisions made based on all conditions of Planning Commission approval.
 - b. Stormwater permit approval and NPDES concurrence letter from the City Stormwater Utility must be submitted to the Sumter City-County Planning Department.
3. The following items are required prior to zoning final inspection approval:
 - a. Approved SCDOT encroachment permit.
 - b. Completion of all site developments as depicted on final civil engineered plans.
4. Separate sign permits are required for all exterior signage. All signage must be in full compliance with *Article 8.i: Sign Regulations of the City of Sumter Zoning & Development Standards Ordinance* prior to permit approval, issuance, and installation.

ORDINANCE NO. 2877

**AN ORDINANCE AMENDING THE ZONING MAP
OF THE CITY OF SUMTER, SOUTH CAROLINA
BY REZONING APPROXIMATELY 34.38 ACRES LOCATED
AT THE INTERSECTION OF PINWOOD ROAD AND STADIUM ROAD
SUMTER COUNTY TAX MAP NUMBER 207-00-05-001, OWNED BY BOX SEAT, LLC,
FROM RESIDENTIAL-15 TO PLANNED DEVELOPMENT (PD-25-01)**

WHEREAS, the request by Box Seat, LLC and Adams Property Group to amend the Zoning Map of the City of Sumter, South Carolina by rezoning approximately 34.38 acres of land located at the intersection of Pinewood Road and Stadium Road, further represented as Sumter County Tax Map Number 207-00-05-001, from Residential-15 (R-15) to Planned Development (PD-25-01), has been duly considered by the Planning Commission and all requirements of *Article 1.u (Amendment Authorization and Procedure)* and all other applicable sections of the CITY ZONING AND DEVELOPMENT STANDARDS ORDINANCE NO. 1722 have been complied with; and

WHEREAS, the request has been forwarded to City Council with a recommendation for approval from the Planning Commission; and

WHEREAS, City Council concurs with the Planning Commission's recommendation for approval.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND SUMTER CITY COUNCIL, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- A. The property consisting of approximately 34.38 acres located at the intersection of Pinewood Road and Stadium Road, owned by Box Seat, LLC, is hereby rezoned from Residential-15 (R-15) to Planned Development (PD). The subject property is identified by the attached location map dated March 5, 2025, and by the attached site survey prepared by Black River Land Surveying, dated July 1, 2021, as modified to reflect commercial development and residential development areas. The subject property includes the following Sumter County Tax Map Number:
 - 207-00-05-001
- B. The Planned Development rezoning is hereby subject to the following conditions:
 1. **Commercial Development Area – 6.63 acres**
 - a. **Land Use** – Uses allowed to establish in the identified commercial development area shall include Mini-Warehouse Facilities (NAICS 53113) and the non-residential permitted, conditional, and special exception uses for the Neighborhood Commercial (NC) zoning district as identified in *Article 3, Exhibit 3-5* of the City Zoning & Development Standards Ordinance and NC zoning district

conditional uses and special exception uses shall follow the same processes as outlined in the City Zoning & Development Standards Ordinance (herein after referred to as the “City Zoning Ordinance”).

1. Residential uses are expressly prohibited in the identified commercial area.
- b. **Building Setbacks** – Required building setback for all allowed uses are as follows:
 1. Front (Stadium Rd. or Pinewood Rd.) – 35 ft.
 2. Side Exterior (Stadium Rd. or Pinewood Rd.) – 35 ft.
 3. Side Interior – 30 ft.
 4. Rear – 25 ft.
- c. **Maximum Building Height** – 35 ft. (height determined accordance with *Article 4.d.1* of the City Zoning Ordinance)
- d. **Maximum Impervious Surface Area** – 75%
- e. **Minimum Off-Street Parking Requirements** – All new development shall comply with the minimum off-street parking requirements in *Article 8.i* and *Article 8, Exhibit 8-13* of the City Zoning Ordinance.
- f. **Parking Area Design Requirements** – All new development shall comply with the minimum parking area design requirements in with *Article 8.i* of the City Zoning Ordinance.
- g. **Landscaping, Buffering, & Tree Protection** – All new development shall comply with *Article 9* of the City Zoning Ordinance.
- h. **Exterior Signs** –All new exterior signs shall comply with *Article 8.h* of the City Zoning Ordinance, and with specific NC zoning district sign requirements found in *Article 8, Exhibit 8-8 & Exhibit 8-9* of the City Zoning Ordinance.
- i. **Commercial Accessory Structures/Dumpster Enclosures/Fences** - Shall be established in compliance with all applicable requirements in *Article 4* of the City Zoning Ordinance.
- j. **Traffic Impact Analysis (TIA)** – The need for a TIA shall be evaluated at time of formal site plan submission in accordance with *Article 7.d.10* of the City Zoning Ordinance.
- k. **Highway Corridor Protection District (HCPD)** – All development must comply with HCPD design overlay requirements in *Article 3.t* of the City Zoning Ordinance.
- l. **Sidewalks** – Sidewalks shall be installed on the southside of Stadium Road from the edge of the identified residential development area to existing sidewalk on the eastside of Pinewood Road, tying into said existing sidewalk.

- m. **Stormwater** – Use of a shared off-site stormwater facility is expressly permitted for all uses in the identified commercial area, in accordance with all applicable city, state, and federal requirements.
- n. **Mini-Warehouse Facility (NAICS 53114) Supplemental Development Requirements** – Mini-Warehouse Facilities shall be subject to the following additional requirements:
 - 1. Maximum site development area shall not exceed 6.63-acres.
 - 2. The total combined area of the footprint of all structures shall not exceed 50% of the area of the total 6.63-acre lot.
 - 3. Site access shall be limited to one (1) ingress/egress access point on Stadium Road and one (1) access point on Pinewood Road designed for customer exit only. All gated access points shall be equipped with emergency Knox-Box entry access.
 - 4. No business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on the premises.
 - 5. Outdoor storage areas are expressly prohibited.
 - 6. A security fence at least six (6) ft. tall in height with controlled gated access is required.
- o. **Development Approval** – Any new development within the identified commercial development area shall be reviewed and approved by the Planning Commission in accordance with the major site plan approval process and procedural requirements outlined in *Article 1 & Article 7* of the City of Sumter Zoning & Development Standards Ordinance and the major HCPD approval process outlined *Article 3.t.5* of the City Zoning Ordinance.

2. Residential Development Area – 27.75 Total Acres

- a. **Land Use** – Uses allowed to establish in the identified residential development area shall include the following, and no others:
 - 1. Single-Family Detached Dwellings
 - 2. Single-Family Attached Dwellings
 - 3. Patio Home Dwellings
 - 4. Suburban Townhome Dwellings
 - 5. Residential Accessory Uses
 - 6. No more than one (1) sales/leasing office within model residential dwelling unit.
 - 7. Associated Site Infrastructure (stormwater facilities, common open space areas, recreational amenities, internal roads, etc.)

- b. **Minimum Development Standards for Primary Residential Uses** – Permitted residential uses shall meet the following minimum standards:

	Single Family Detached Dwellings ¹	Single Family Attached Dwellings ¹	Patio Home Dwellings ¹	Suburban Townhome Dwellings ¹
Minimum Lot Area (sq. ft.)	6,000 (per structure)	5,000 (per unit)	5,000 (per structure)	2,000 (per unit)
Minimum Site Area	N/A	N/A	1 acre	2 acres
Minimum Lot Width	60 ft.	40 ft.	45 ft.	16 ft.
Minimum Setback, Per Structure:				
Front	35 ft. local/collector 45 ft. arterial	35 ft. local/collector 45 ft. arterial	35 ft. local/collector 45 ft. arterial	35 ft. ² local/collector 45 ft. ² arterial
Side³	8 ft.	0/8 ft. ⁴	0/8 ft. ⁵	0/7.5 ⁶
Rear	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Distance Between Buildings	N/A	N/A	N/A	15 ft.
Maximum Impervious Surface %	45%	45 %	45%	65%
Maximum Density (units per gross acre)	7.2	8	8	14
Maximum Height of Buildings⁷	35 ft.	35 ft.	35 ft.	35 ft.

Table Notes:

1. Referenced dwelling type shall conform to the respective definitions in *Article 10* of the City Zoning Ordinance.
2. The front setback for suburban townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of townhome units.
3. Exterior side setbacks for corner lots shall be ½ of the required front setback.
4. Zero setback between units, eight (8) ft. setback between end of structure and side property line.
5. Minimum eight (8) ft. setback required on one side only.
6. 0 ft. setback between units, 7.5 ft. setback between end of structure and side property line.
7. Height to be measured in accordance with *Article 4.d.1* of the City Zoning Ordinance.

- c. **Suburban Townhome Dwelling Supplemental Development Requirements** – Suburban Townhome Dwellings shall be subject to the following additional requirements:

1. Individual drive access to suburban townhome dwellings must be from a street or road that is not owned and/or maintained by the South Carolina Department of Transportation (SCDOT).

2. Auxiliary parking at the rate of 1 space per 4 units must be provided. Auxiliary parking must be located off-street.
 3. Any common parking areas provided shall meet the interior parking area landscaping requirements outlined in *Article 9.c.3.* of the City Zoning Ordinance.
- d. **Landscaping, Buffering, & Tree Protection** – Shall be in accordance with *Article 9* of the City Zoning Ordinance, and:
1. A canopy tree that is at least 7ft. in height and 2 inches in caliper shall be installed for each individual lot for single family detached, single family attached, and patio home dwelling types.
 2. A common landscaping plan identifying the location, species, caliper (trees), gallon size (shrubs), and height at time of planting for all plantings to be installed at the front and sides of all suburban townhome structures is required.
 3. Sodding must be used for ground cover for all pervious areas to the front and sides of all dwelling unit structures, except for planted landscape bed areas.
- e. **Open Space** – At least 8.6-acres (25% of total PD area) shall be used for open space in compliance with *Article 8.c* of the City Zoning Ordinance.
- f. **Residential Accessory Structures** – Shall be established in compliance with *Article 4.g.2.* of the City Zoning Ordinance.
- g. **Minimum Off-Street Parking Requirements** – Each individual dwelling unit shall be provided off-street parking in compliance with *Article 8.i.3.n.* of the City Zoning Ordinance.
- h. **Stormwater** – Stormwater facilities shall be designed in accordance with all local, state, and federal requirements and shall include active open space features (ex: walking trails) that are accessible to residents within the development.
- i. **Streets** – New streets shall comply with *Article 8.d.1.* of the City Zoning Ordinance.
- j. **Sidewalks** – Sidewalks shall be installed along both sides of new streets within the residential development area, extend to Stadium Road and/or Pinewood Road right-of-way with connections made to any existing sidewalk. Sidewalk along Stadium Road to the edge of the identified commercial development area is required. All sidewalks shall be installed in accordance with *Article 8.d.5.* of the City Zoning Ordinance.

- k. **Wetland Delineation** – A wetlands delineation shall be required if disturbance is proposed in the identified Carolina Bay area as shown on the site survey prepared by Black River Land Surveying, dated July 1, 2021.
- l. **Traffic Impact Analysis (TIA)** – The need for a TIA shall be evaluated at time of formal plan submission in accordance with *Article 7.d.10* of the City Zoning Ordinance.
- m. **Development Approval** – Preliminary plat approval for major subdivisions (as defined by the City Zoning Ordinance) shall be approved by City Council via an amendment to this Ordinance. In addition to typical site and engineering plans required, building elevation renderings of typical residential dwellings proposed maybe required for review.

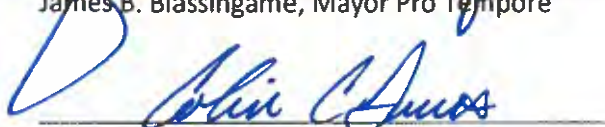
ADOPTED IN COUNCIL ASSEMBLED THIS 3RD DAY OF JUNE 2025.


CITY OF SUMTER, SOUTH CAROLINA

Mayor David P. Merchant

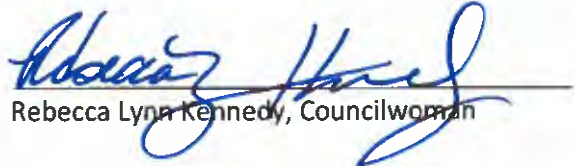

James B. Blassingame, Mayor Pro Tempore


Calvin K. Hastie, Sr., Councilman


Colin C. Davis, Councilman


Gifford M. Shaw, Councilman


Anthony Gibson, Councilman

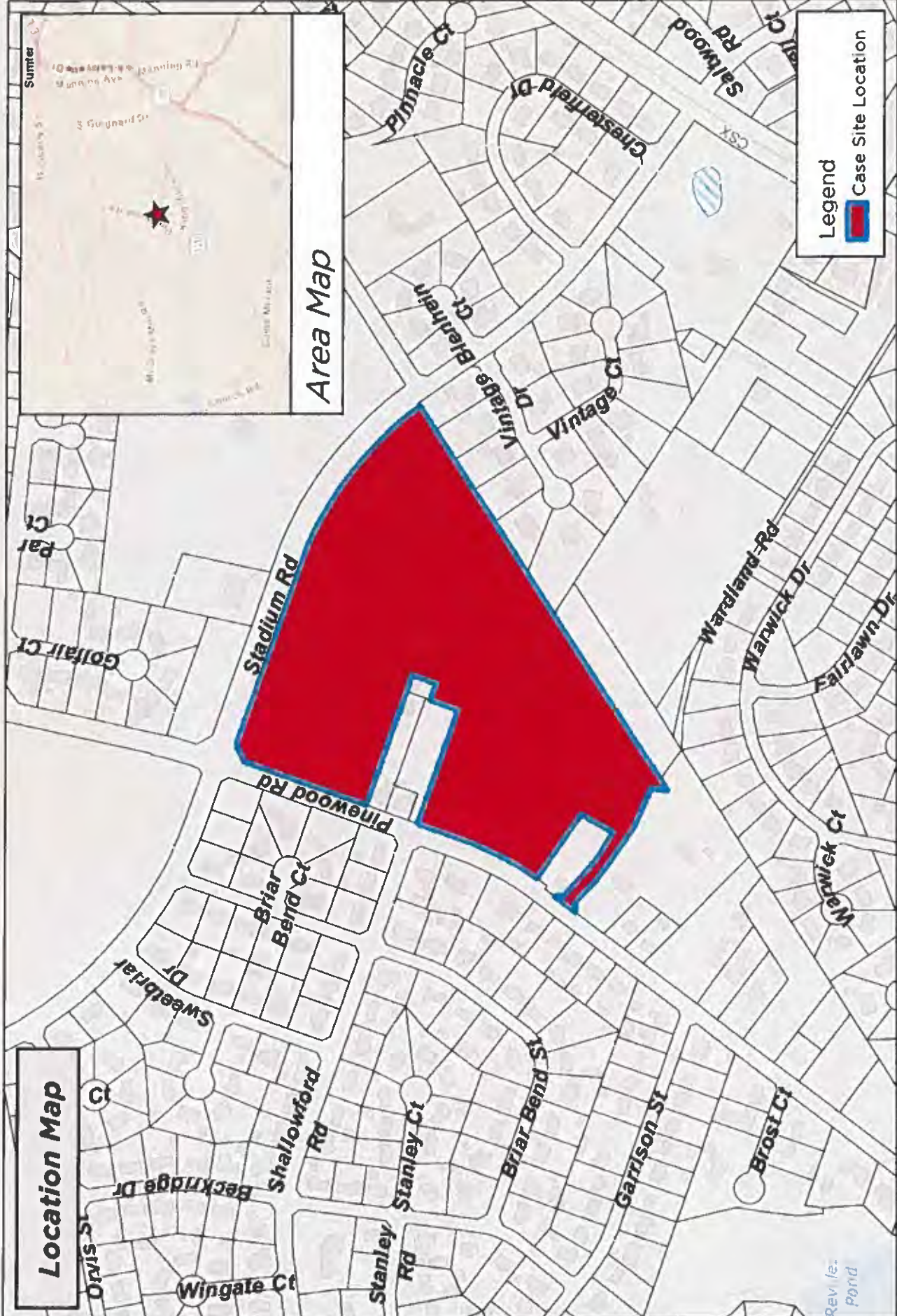

Rebecca Lynn Kennedy, Councilwoman

ATTEST:


Linda D. Hammett, City Clerk

First Reading: May 20, 2025


Second/Final Reading: June 3, 2025



Location Map

Area Map

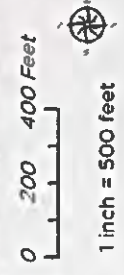
Legend

 Case Site Location

PD-25-01
 1071 Pinewood Rd, Sumter, SC 29154
 Tax Map # 207-00-05-001 and 207-10-07-010



Map Provided by Sumter Planning Department
 Date: 05/17/2025
 User Name: croliberty
 Document Name: PD 25-01



DISCLAIMER: While the data on this map has been tested for accuracy, the Sumter City Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map information shown on this map. The user of this map for any purpose whatsoever shall be liable to the user of this map for any loss or damage resulting from the use of any or all liabilities arising from the use of this map and/or its data.

Sumter City Council

Second Reading

June 3, 2025

PD-25-01, Pinewood Rd. & Stadium Rd. (City)

I. THE REQUEST

Applicant:	BoxSeat, LLC & Adams Property Group
Status of the Applicant:	Authorized Agent
Request:	Request to rezone +/- 34.38-acres of property from Residential-15 (R-15) to Planned Development (PD-25-01)
City Council Ward	Ward 2
Location:	1071 Pinewood Rd. (placeholder address)
Present Use/Zoning:	Undeveloped / Residential-15 (R-15)
Tax Map Number:	207-00-05-001 & 207-10-07-010
Adjacent Property Land Use and Zoning:	North – Residential & Institutional / R-15 South – Residential / R-15 East – Residential & Undeveloped / R-15 West – Residential / R-15

II. BACKGROUND

The applicant is requesting to rezone +/- 34.38-acres of property located at the southwest corner of the Pinewood Rd/Stadium Rd intersection from Residential -15 (R-15) to Planned Development (PD).

The subject property is shown in red on the location map to the right.

The applicant is proposing a +/- 6.63-acre commercial development area that is being targeted for a new mini-warehouse development and a +/- 27.75-acre area being targeted new residential development at R-6 zoning district densities. The actual area intended for new lot and supporting street infrastructure development is +/- 17.72-acres with the remaining residential area being used for stormwater detention/retention for the entirety of the PD and to meet PD open space requirements.

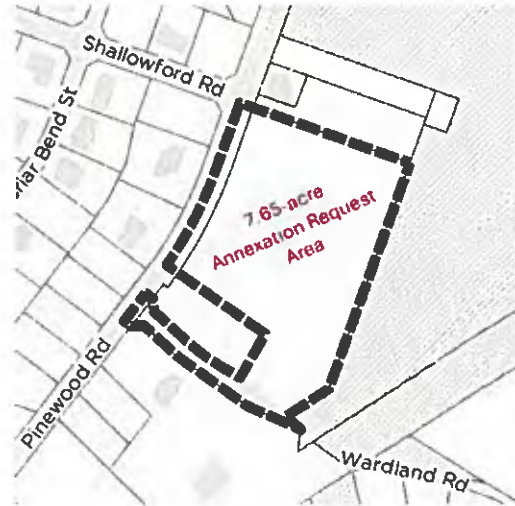


The subject property consists of the entirety of TMS# 207-00-05-001(26.73-acres) and a portion of TMS# 207-11-07-010 (7.65-acres). The 7.65-acre area was recently annexed into the city.

Environmental:

The subject property is within a Zone X area as shown on FEMA FIRM Panels 45085C0294E, with an Effective Date of October 27, 2022.

National Wetland Inventory (NWI) data suggests that no wetlands are present on the property. However, existing conditions data shows an elliptical shaped depression characteristic of Carolina Bays in the southern portion of the property.



Existing Land Use & Zoning:

The subject property is located at the intersection of Pinewood Rd. and Stadium Rd., is primarily wooded, and is adjacent to single-family residential uses at R-15 densities and institutional uses (Stadium Rd. Fire Station & Memorial Stadium). This area of the city has seen increasing development pressure with the completion of major improvements at the intersection of Pinewood Rd/McCray’s Mill Rd, with newer residential developments underway along McCray’s Mill Rd., and with the Quixote Club golf course redevelopment. Within this context, the subject property is primed for development interest.

The property is located at the periphery of city limits, with a portion currently being considered for annexation as noted above.

The property is currently zoned R-15, with all adjacent property in either the city and county R-15 districts.

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



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.

Water/Sewer Infrastructure:

Available GIS data indicates that water mains are located along both Pinewood Rd. and Stadium Rd., and that sewer mains are located along Stadium Rd. only. City Public Services must make the final determination on the city’s ability to provide services and/or the scope of the improvements required to provide service to the property.



Planned Development (PD-25-01) Details:

The proposed development requirements, as recommended by staff, are included in PD Ordinance attached to this report as Exhibit 1. Details of the applicant’s plans are at a conceptual level only, with a mini-warehouse facility targeted for the identified commercial development area and residential uses at R-6 densities targeted for the identified residential development area.



General Conceptual Plan



Mini-Warehouse Facility Conceptual Plan



Mini-Warehouse Facility (Example Elevations Only)

In many instances, development requirements are proposed to revert back to the requirements within the Zoning Ordinance. Key allowances and conditions within the PD Ordinance for this proposal are summarized below:

Commercial Development Area

- Mini-warehouse facilities (NAICS 53113) with a max. site area of 6.63-acres
- Mini-warehouse facilities limited to one (1) ingress/egress access point on Stadium Rd. and one (1) access point on Pinewood Rd. designed for customer exit only. All gated entries shall be equipped with emergency Knox-Box entry access.
- No outside storage for mini-warehouse facilities.
- No business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on mini-warehouse facility premises.
- A security fence at least 6 ft. tall in height with controlled gated access is required for all mini-warehouse facilities.
- Any other uses will follow NC district use requirements, with no residential uses being permitted.
- 35 ft. setback requirement off of Pinewood Rd. & Stadium Rd. for any new commercial development.
- Any new commercial development must conform to HCPD requirements.
- Any new commercial development shall provide sidewalk on the south side of Stadium Rd. from the edge of the identified residential development area to existing sidewalk on the east side of Pinewood Rd., tying into said existing sidewalk.
- Use of a shared off-site stormwater facility is expressly permitted for all uses in the identified commercial area, in accordance with all applicable city, state, and federal requirements.
- The need for a TIA shall be evaluated at time of formal plan submission in accordance with *Article 7.d.10* of the City Zoning Ordinance.
- Any new development within the identified commercial development area shall be reviewed and approved by the Planning Commission in accordance with the standard major site plan approval process.

Residential Development Area

- Limited to single-family detached, single-family attached, patio home, and suburban townhome development only with customary accessory uses permitted.
- Residential development in conformance with R-6 requirements for each housing type.
- At least 8.6-acres (25% of total PD area) shall be used for open space in compliance with *Article 8.c* of the Zoning Ordinance.
- Stormwater facilities shall be designed in accordance with all local, state, and federal requirements and shall include active open space features (ex: walking trails) that are accessible to residents within the development.
- Sidewalks shall be installed along both sides of new streets within the residential development area, extend to Stadium Rd. and/or Pinewood Rd. right-of-way with connections made to any existing sidewalk. Sidewalk along Stadium Rd. to the edge of the identified commercial development area is required.

- A wetlands delineation shall be required if disturbance is proposed in the identified Carolina Bay area as shown on the site survey prepared by Black River Land Surveying, dated July 1, 2021.
- The need for a TIA shall be evaluated at time of formal plan submission in accordance with *Article 7.d.10* of the City Zoning Ordinance.
- Preliminary plat approval for major subdivisions (as defined by the City Zoning Ordinance) shall be approved by City Council via an amendment to this Ordinance. In addition to typical site and engineering plans required, building elevation renderings of typical residential dwellings proposed may be required for review.

The applicant informed staff on April 29, 2025 that their intent at this time is to only develop single-family detached dwelling units on individual lots in the proposed residential development area. Additionally, it is the intent of the applicant that the homes will have brick veneer or hardie board siding. No use of vinyl siding on residential units is being proposed. Proposed home elevation examples are attached to this report as Exhibit 2.

III. COMPATIBILITY WITH 2040 COMPREHENSIVE PLAN

The subject property is within the Commercial Mixed-Use Priority Investment Area and the Suburban Development Planning Area.

The Priority Commercial/Mixed Use designation focuses on areas or nodes identified as future locations for high quality commercial and residential mixed-use development. Areas with this designation should be protected against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. Destination retail uses and neighborhood commercial uses are encouraged within this designation, as appropriate. Design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.



The primary goal of the Suburban Development Planning Area is to scrutinize and manage existing development patterns, identify appropriate locations for new commercial and industrial development, focus on improvements to the form and design of new development, and ensure that land is developed in an orderly and efficient manner.

Staff finds the PD proposal is in alignment with applicable Sumter 2040 Comprehensive Plan policies.

IV. TRANSPORTATION REVIEW

The subject property has direct frontage onto Pinewood Rd. and Stadium Rd., which are both SCDOT owned/maintained roadways. Pinewood Rd. transitions from a 2-lane roadway into a 4-

lane roadway along the frontage of the subject property and is functionally classified as a minor arterial roadway. The section of Stadium Rd. in front of the subject property is 2-lane roadway with a common middle lane for traffic turning movements in either direction and is functionally classified as a major collector roadway. Per SCDOT traffic count data from Station ID# 43-0251, the annual average number of daily trips on Pinewood Rd. near the subject property is 6,800. Per SCDOT traffic count data from Station ID# 43-0715, the annual average number of daily trips on Stadium Rd. near the subject property is 2,800.

All site development will have its transportation impacts fully evaluated at the time of detailed plan submission.

V. STAFF RECOMMENDATION

The application of a true mixed-use PD on the subject property is in alignment with the Sumter 2040 Comprehensive Plan. The proposed PD plan is highly conceptual at this time, particularly with respect to the residential development component. The proposed PD Ordinance outlines additional approval processes for the commercial and residential components, with the residential component being required to come back to City Council as an amendment once detailed subdivision plans are prepared.

VI. DRAFT MOTIONS

1. I move that the Sumter City-County Planning Commission recommend approval of rezoning +/- 34.38-acres from Residential-15 (R-15) to Planned Development (PD-25-01), as set forth in the Exhibit 1 PD Ordinance.
2. I move that the Sumter City-County Planning Commission recommend denial of rezoning +/- 34.38-acres from Residential-15 (R-15) to Planned Development (PD-25-01).
3. I move an alternate motion.

VII. PLANNING COMMISSION – MARCH 26, 2025

The Sumter City – County Planning Commission at its meeting on Wednesday, March 26, 2025, voted unanimously to recommend approval to rezone +/- 34.38-acres of property from Residential-15 (R-15) to Planned Development (PD-25-01). The property is located on the southeast corner of the intersection of Pinewood and Stadium Roads and represented by TMS#s 207-00-05-001 & 207-11-07-006 (part).

Note: Owner split the portion of 207-11-07-006 outside of the PD area into a separate parcel. This parcel retained the TMS# 207-11-07-006 identifier, with remaining portion within the PD area assigned TMS# 207-10-07-010.

VIII. CITY COUNCIL – APRIL 15, 2025 – FIRST READING/PUBLIC HEARING (Deferred By Applicant)

At the applicant's request, 1st reading/public hearing was deferred until a later date. On April 29, 2025, the applicant informed staff of their desire to move to 1st reading/public hearing at the next available city council meeting.

IX. CITY COUNCIL – MAY 20, 2025 – FIRST READING/PUBLIC HEARING

The Sumter City Council at its meeting on Tuesday, May 20, 2025, gave First Reading/Public Hearing approval on the above referenced request to rezone a +/- 34.38-acres of property from Residential-15 (R-15) to Planned Development (PD-25-01). The property is located on the southeast corner of the intersection of Pinewood and Stadium Roads and represented by TMS#s 207-00-05-001 & 207-11-07-010.

X. CITY COUNCIL – JUNE 3, 2025 – SECOND READING

Exhibit 2



FRONT ELEVATION

Williamson - total 2427sqft
Southern Classic Design



FRONT ELEVATION

Mayesville - 1969 sq ft
Southern Classic Design



FRONT ELEVATION

Guthrie - 1774 sq ft
Southern Classic Design



FRONT ELEVATION



FRONT ELEVATION

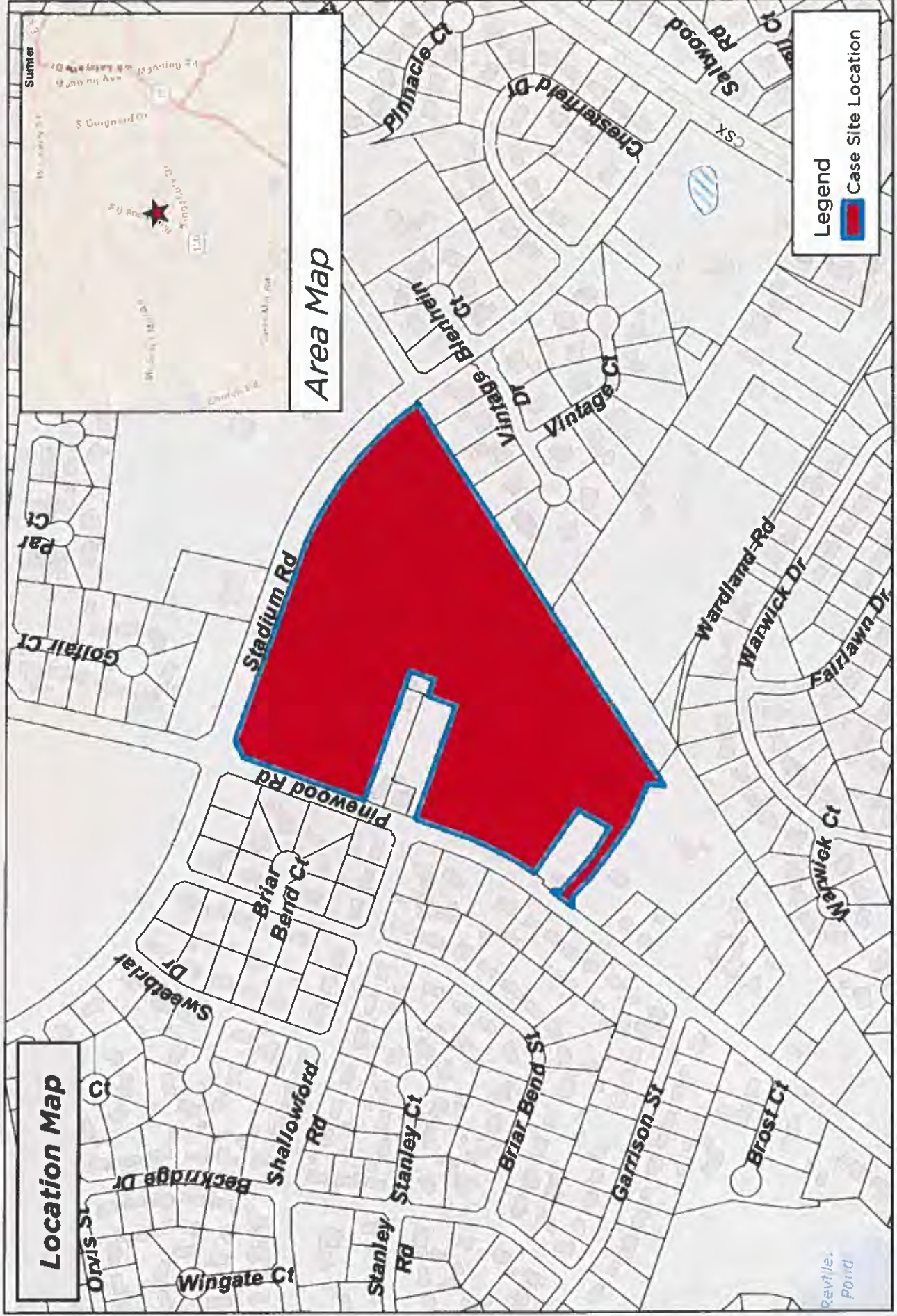


FRONT ELEVATION




FRONT ELEVATION

Calais
Southern Classic Design



Legend

 Case Site Location

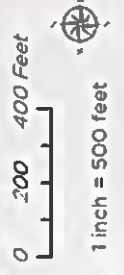


Location Map

PD-25-01
 1071 Pinewood Rd, Sumter, SC 29154
 Tax Map # 207-00-05-001 and 207-10-07-010

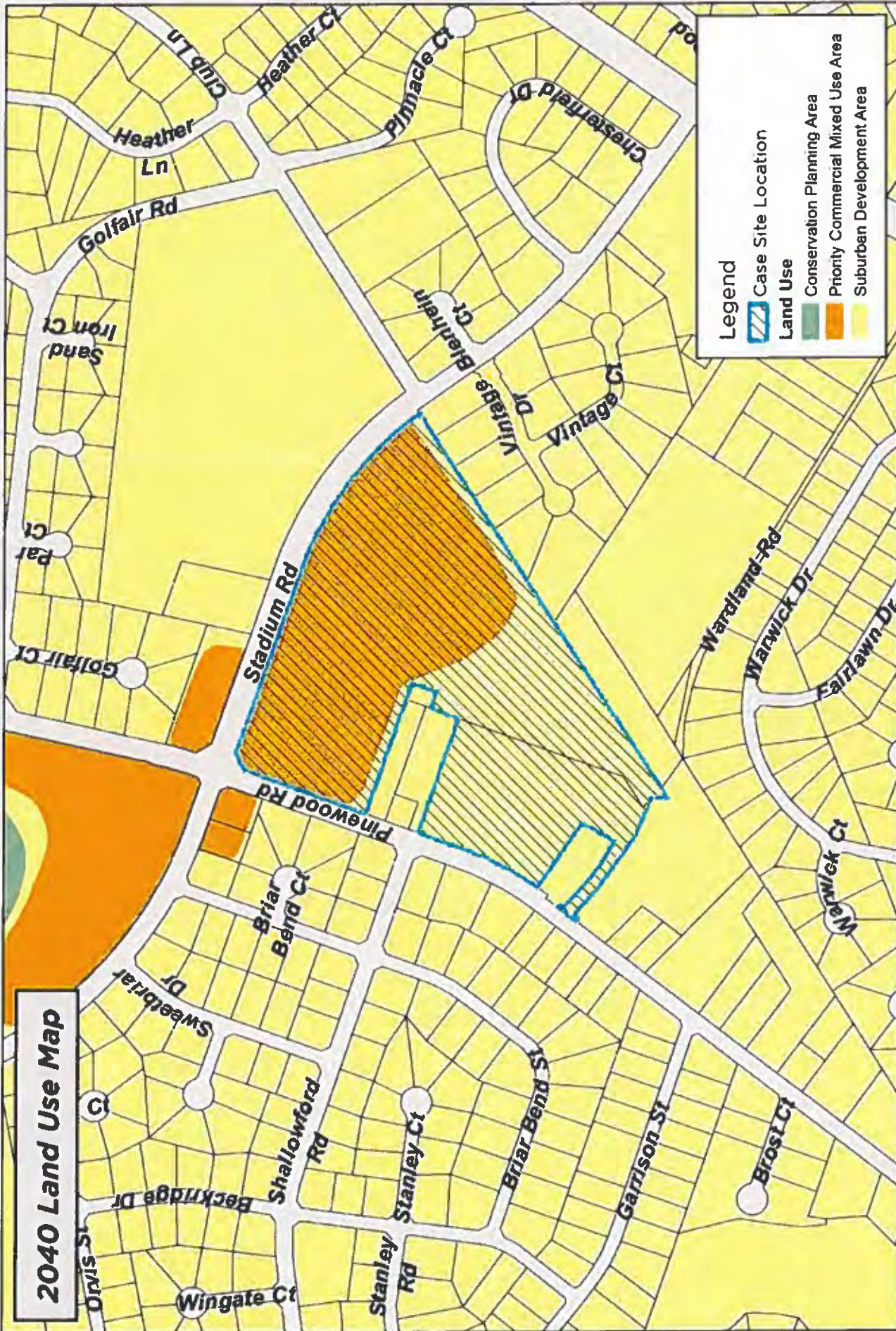


Map Prepared by: Sumter Planning Department
 Date: 5/17/2025
 User Name: cshelton
 Document Name: PD 25-01



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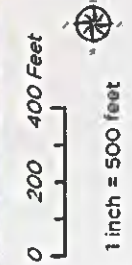
2040 Land Use Map



Legend

-  Case Site Location
-  Land Use
-  Conservation Planning Area
-  Priority Commercial Mixed Use Area
-  Suburban Development Area

Map Prepared by: Sumter Planning Department
 Copyright 2025
 Date: 5/1/2025
 User Name: gribbens
 Document Name: 10 25-01

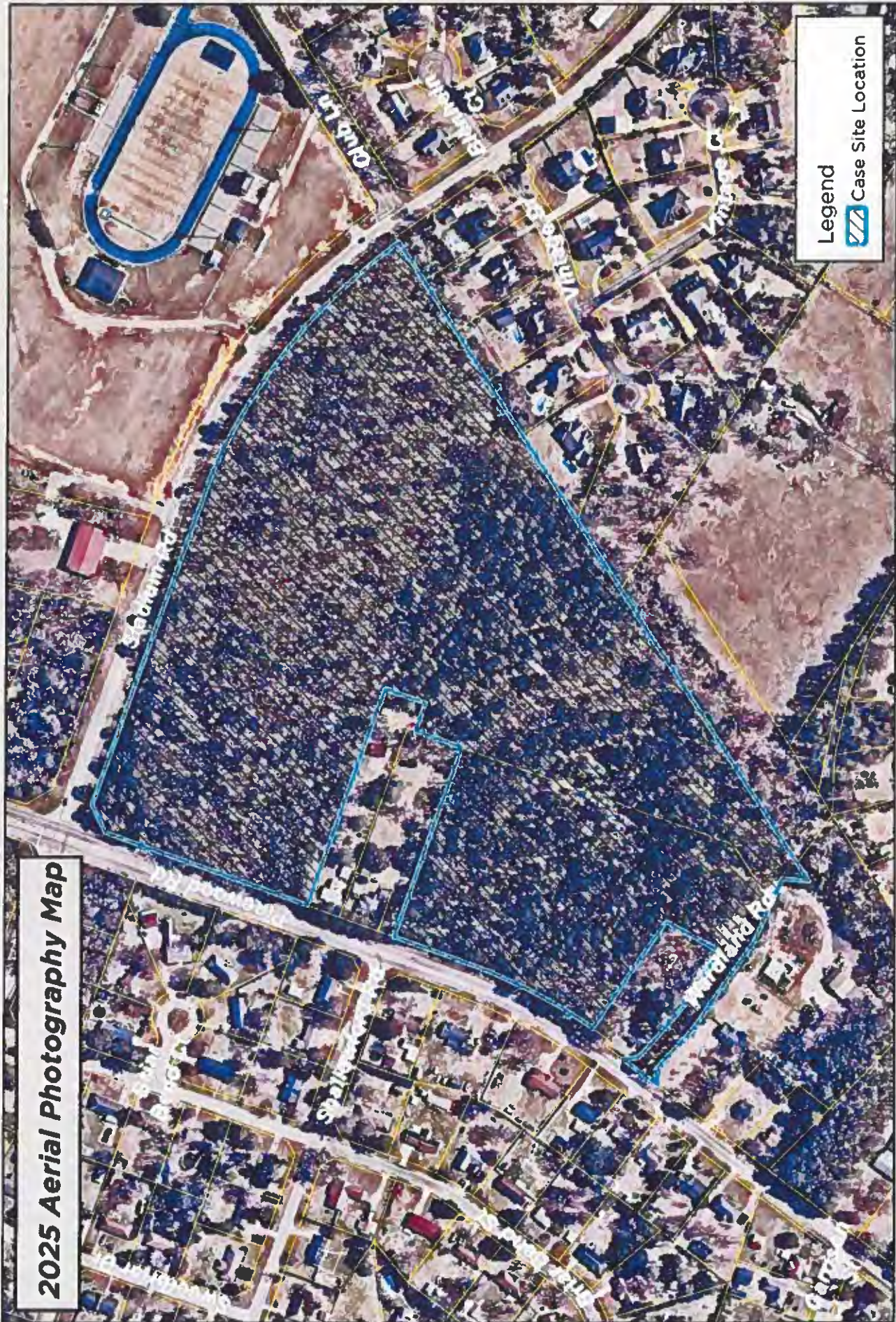


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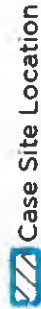


PD-25-01
 1071 Pinewood Rd, Sumter, SC 29154
 Tax Map # 207-00-05-001 and 207-10-07-010

2025 Aerial Photography Map



Legend

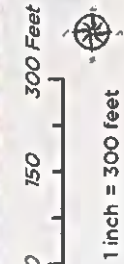


PD-25-01

1071 Pinewood Rd, Sumter, SC 29154

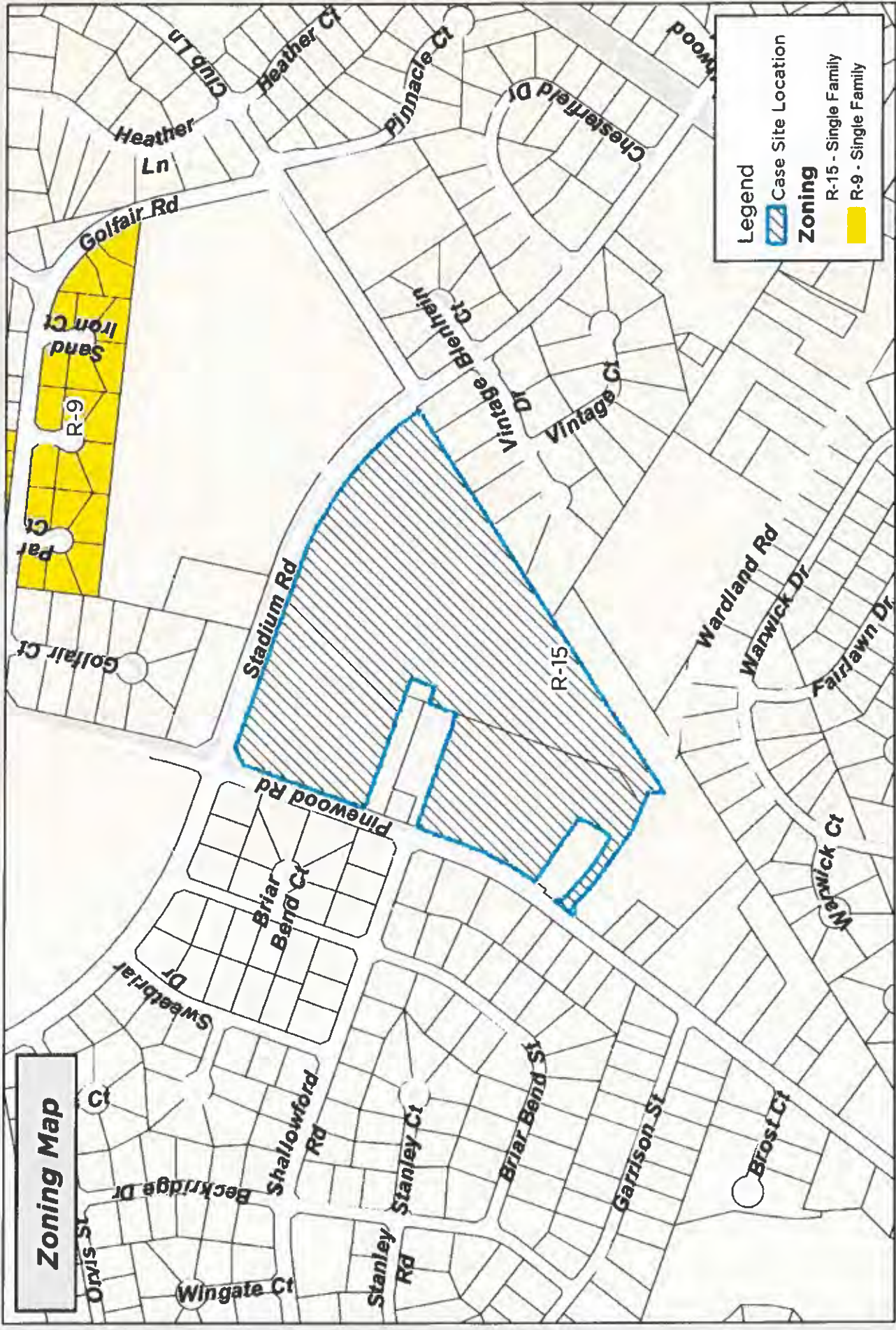
Tax Map # 207-00-05-001 and 207-10-07-010

Map prepared by: Sumter Planning Department
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 Document Name: PD 25 01



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Zoning Map

Legend

- Case Site Location

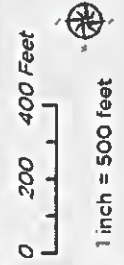
Zoning

- R-15 - Single Family
- R-9 - Single Family

PD-25-01
 1071 Pinewood Rd, Sumter, SC 29154
 Tax Map # 207-00-05-001 and 207-10-07-010

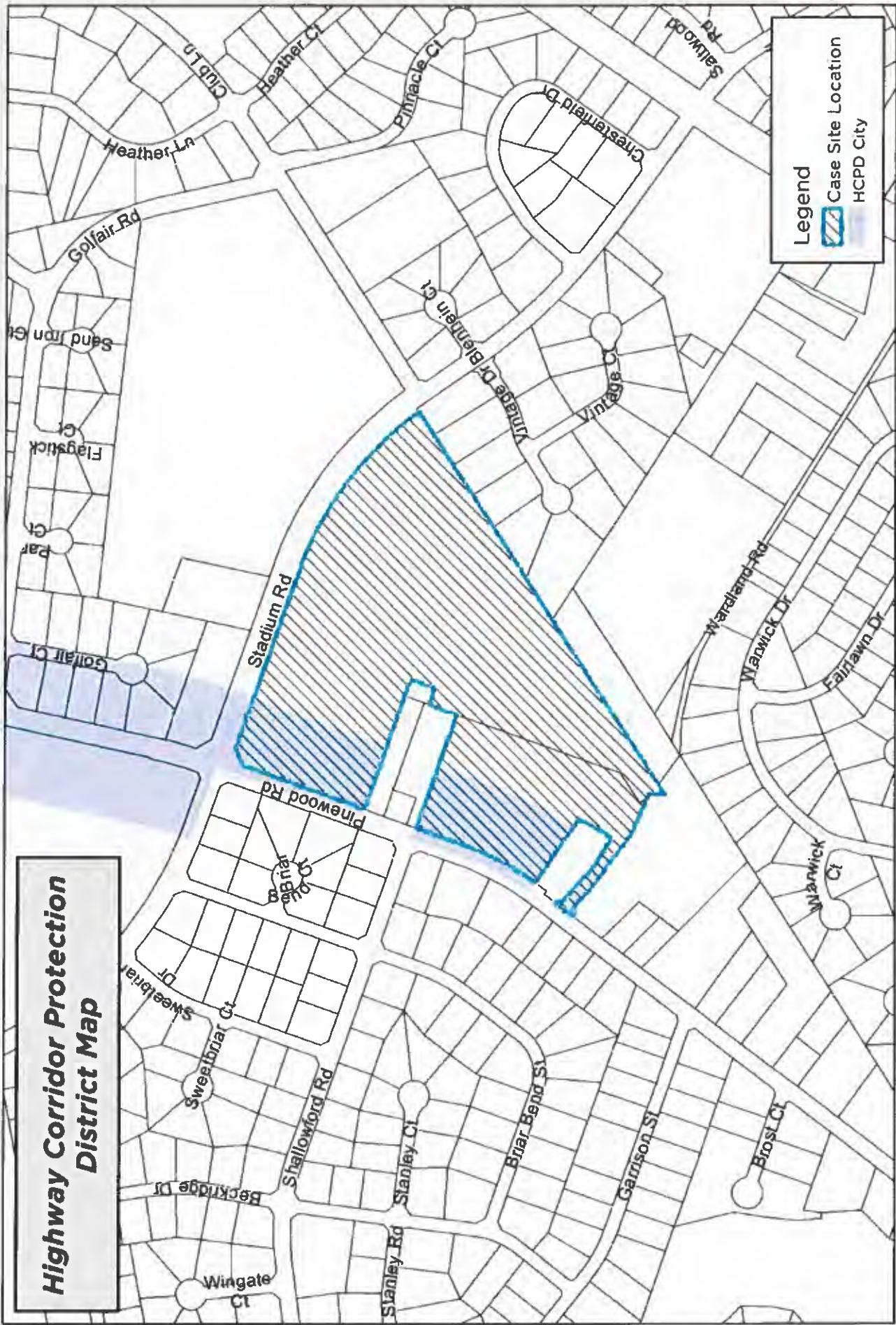


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Highway Corridor Protection District Map



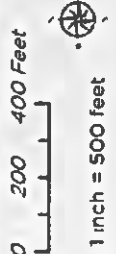
Legend

- Case Site Location
- HCPD City

PD-25-01
 1071 Pinewood Rd, Sumter, SC 29154
 Tax Map # 207-00-05-001 and 207-10-07-010



Map Prepared by: Sumter Planning Department
 Date: 5/17/2022
 User Name: L. Robbins
 Document Name: HCPD 2022



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- l. **Sidewalks** – Sidewalks shall be installed on the southside of Stadium Road from the edge of the identified residential development area to existing sidewalk on the eastside of Pinewood Road, tying into said existing sidewalk.
 - m. **Stormwater** – Use of a shared off-site stormwater facility is expressly permitted for all uses in the identified commercial area, in accordance with all applicable city, state, and federal requirements.
 - n. **Mini-Warehouse Facility (NAICS 53114) Supplemental Development Requirements** – Mini-Warehouse Facilities shall be subject to the following additional requirements:
 - 1. Maximum site development area shall not exceed 6.63-acres.
 - 2. The total combined area of the footprint of all structures shall not exceed 50% of the area of the total 6.63-acre lot.
 - 3. Site access shall be limited to one (1) ingress/egress access point on Stadium Road and one (1) access point on Pinewood Road designed for customer exit only. All gated access points shall be equipped with emergency Knox-Box entry access.
 - 4. No business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on the premises.
 - 5. Outdoor storage areas are expressly prohibited.
 - 6. A security fence at least six (6) ft. tall in height with controlled gated access is required.
 - o. **Development Approval** – Any new development within the identified commercial development area shall be reviewed and approved by the Planning Commission in accordance with the major site plan approval process and procedural requirements outlined in *Article 1 & Article 7* of the City of Sumter Zoning & Development Standards Ordinance and the major HCPD approval process outlined *Article 3.t.5* of the City Zoning Ordinance.
2. **Residential Development Area – 27.75 Total Acres** (20.1-acres of Sumter County Tax Map Numbers 207-00-05-001 & 7.65-acres of Tax Map Number 207-11-07-006)
- a. **Land Use** – Uses allowed to establish in the identified residential development area shall include the following, and no others:
 - 1. Single-Family Detached Dwellings
 - 2. Single-Family Attached Dwellings
 - 3. Patio Home Dwellings
 - 4. Suburban Townhome Dwellings
 - 5. Residential Accessory Uses

6. No more than one (1) sales/leasing office within model residential dwelling unit.
7. Associated Site Infrastructure (stormwater facilities, common open space areas, recreational amenities, internal roads, etc.)

b. **Minimum Development Standards for Primary Residential Uses** – Permitted residential uses shall meet the following minimum standards:

	Single Family Detached Dwellings ¹	Single Family Attached Dwellings ¹	Patio Home Dwellings ¹	Suburban Townhome Dwellings ¹
Minimum Lot Area (sq. ft.)	6,000 (per structure)	5,000 (per unit)	5,000 (per structure)	2,000 (per unit)
Minimum Site Area	N/A	N/A	1 acre	2 acres
Minimum Lot Width	60 ft.	40 ft.	45 ft.	16 ft.
Minimum Setback, Per Structure:				
Front	35 ft. local/collector 45 ft. arterial	35 ft. local/collector 45 ft. arterial	35 ft. local/collector 45 ft. arterial	35 ft. ² local/collector 45 ft. ² arterial
Side³	8 ft.	0/8 ft. ⁴	0/8 ft. ⁵	0/7.5 ⁶
Rear	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Distance Between Buildings	N/A	N/A	N/A	15 ft.
Maximum Impervious Surface %	45%	45 %	45%	65%
Maximum Density (units per gross acre)	7.2	8	8	14
Maximum Height of Buildings⁷	35 ft.	35 ft.	35 ft.	35 ft.

Table Notes:

1. Referenced dwelling type shall conform to the respective definitions in *Article 10* of the City Zoning Ordinance.
2. The front setback for suburban townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of townhome units.
3. Exterior side setbacks for corner lots shall be ½ of the required front setback.
4. Zero setback between units, eight (8) ft. setback between end of structure and side property line.
5. Minimum eight (8) ft. setback required on one side only.
6. 0 ft. setback between units, 7.5 ft. setback between end of structure and side property line.
7. Height to be measured in accordance with *Article 4.d.1* of the City Zoning Ordinance.

c. **Suburban Townhome Dwelling Supplemental Development Requirements** – Suburban Townhome Dwellings shall be subject to the following additional requirements:

SURVEY LEGEND	
---	PROPERTY LINE
- - - -	EASEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING ROAD CENTERLINE
---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING UNDERGROUND COMM.
---	EXISTING STORM DRAIN
---	EXISTING GAS LINE
---	EXISTING BANK TOP/BOTTOM
○	PROPERTY CORNER
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING STORM MANHOLE
⊙	EXISTING POWER POLE
⊙	EXISTING GAS/WATER VALVE
⊙	EXISTING COMM. PEDASTAL
⊙	EXISTING FIRE HYDRANT

SITE PLAN LEGEND	
---	BUILDING SETBACK
---	LANDSCAPE BUFFERARY
▨	EXISTING CONCRETE
▨	EXISTING ASPHALT PAVEMENT
▨	PROPOSED CONCRETE
▨	PROPOSED ASPHALT PAVEMENT
▨	PROPOSED SCDOT PAVEMENT

DIMENSION NOTES:
ALL DIMENSIONS ARE TO FACE OF CURB.

SITE PLAN SPECIFIC NOTES:
1 - PROPOSED WET SET ADA DETECTABLE WARNING STRIPS

TIE THE PROPOSED SIDEWALK INTO EXISTING SIDEWALK.
PROPOSED BRICK 1.5 STORY "TOWER" WITH FACADE MOUNTED SIGNAGE. SIGN DETAILS TO BE COORDINATED WITH CITY OF SUMTER.

PROPOSED STORAGE BUILDING 'B'
± 3,100 SF
FFE: ± 169.50

PROPOSED STORAGE BUILDING 'C'
± 2,700 SF
FFE: ± 169.50
PROPOSED EXIT ONLY SIGN
PROPOSED 24" SOLID WHITE STOP BAR STRIPING AND R1-1-36 STOP SIGN.
PROPOSED RIGHT OUT EXIT ONLY DRIVEWAY #2.
REFER TO SCDOT ENCROACHMENT PERMIT PLAN FOR MORE INFORMATION.
PROPOSED R5-1-30 DO NOT ENTER SIGN
PROPOSED MECHANICAL GATE AND 6' ALUMINUM FENCING. COORDINATE FINAL FENCE LOCATION IN FIELD. KEY BOX (OR ALT) TO BE COORDINATED WITH FIRE MARSHALL FOR EMERGENCY ACCESS

PROPOSED STORAGE BUILDING 'D'
± 7,200 SF
FFE: ± 169.50

PROPOSED STORAGE BUILDING 'A'
± 23,565 SF
FFE: ± 169.50

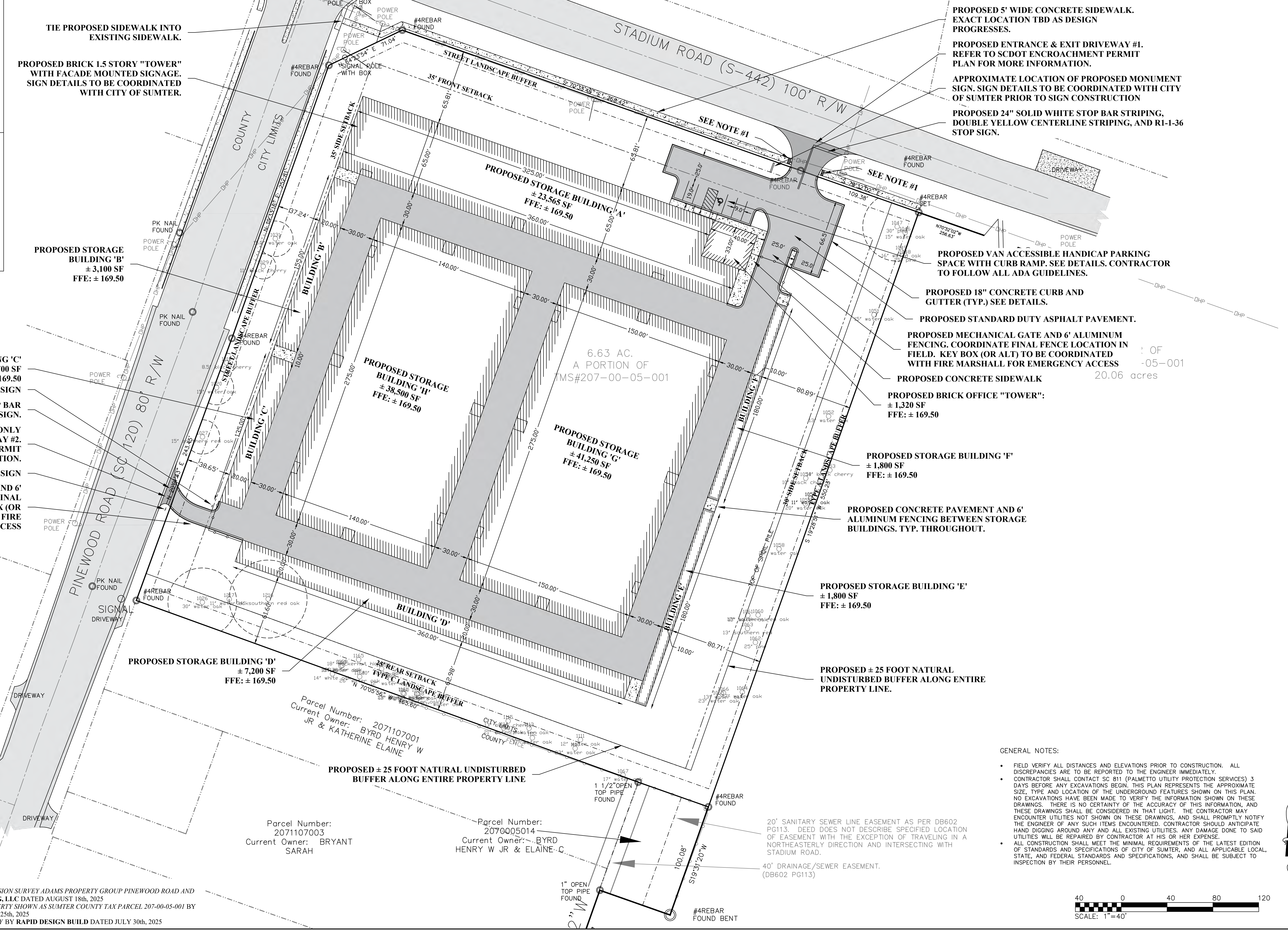
PROPOSED STORAGE BUILDING 'H'
± 38,500 SF
FFE: ± 169.50

PROPOSED STORAGE BUILDING 'G'
± 41,250 SF
FFE: ± 169.50

PROPOSED STORAGE BUILDING 'E'
± 1,800 SF
FFE: ± 169.50

PROPOSED STORAGE BUILDING 'F'
± 1,800 SF
FFE: ± 169.50

PROPOSED STORAGE BUILDING 'I'
± 41,250 SF
FFE: ± 169.50



PROPOSED 5' WIDE CONCRETE SIDEWALK. EXACT LOCATION TBD AS DESIGN PROGRESSES.
PROPOSED ENTRANCE & EXIT DRIVEWAY #1. REFER TO SCDOT ENCROACHMENT PERMIT PLAN FOR MORE INFORMATION.
APPROXIMATE LOCATION OF PROPOSED MONUMENT SIGN. SIGN DETAILS TO BE COORDINATED WITH CITY OF SUMTER PRIOR TO SIGN CONSTRUCTION
PROPOSED 24" SOLID WHITE STOP BAR STRIPING, DOUBLE YELLOW CENTERLINE STRIPING, AND R1-1-36 STOP SIGN.

PROPOSED VAN ACCESSIBLE HANDICAP PARKING SPACE WITH CURB RAMP. SEE DETAILS. CONTRACTOR TO FOLLOW ALL ADA GUIDELINES.
PROPOSED 18" CONCRETE CURB AND GUTTER (TYP.) SEE DETAILS.
PROPOSED STANDARD DUTY ASPHALT PAVEMENT.

PROPOSED MECHANICAL GATE AND 6' ALUMINUM FENCING. COORDINATE FINAL FENCE LOCATION IN FIELD. KEY BOX (OR ALT) TO BE COORDINATED WITH FIRE MARSHALL FOR EMERGENCY ACCESS
PROPOSED CONCRETE SIDEWALK ± 1,320 SF FFE: ± 169.50

PROPOSED STORAGE BUILDING 'F'
± 1,800 SF
FFE: ± 169.50

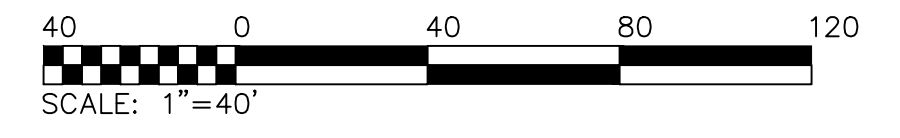
PROPOSED CONCRETE PAVEMENT AND 6' ALUMINUM FENCING BETWEEN STORAGE BUILDINGS. TYP. THROUGHOUT.

PROPOSED STORAGE BUILDING 'E'
± 1,800 SF
FFE: ± 169.50

PROPOSED ± 25 FOOT NATURAL UNDISTURBED BUFFER ALONG ENTIRE PROPERTY LINE.

GENERAL NOTES:

- FIELD VERIFY ALL DISTANCES AND ELEVATIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL CONTACT SC 811 (PALMETTO UTILITY PROTECTION SERVICES) 3 DAYS BEFORE ANY EXCAVATIONS BEGIN. THIS PLAN REPRESENTS THE APPROXIMATE SIZE, TYPE AND LOCATION OF THE UNDERGROUND FEATURES SHOWN ON THIS PLAN. NO EXCAVATIONS HAVE BEEN MADE TO VERIFY THE INFORMATION SHOWN ON THESE DRAWINGS. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND THESE DRAWINGS SHALL BE CONSIDERED IN THAT LIGHT. THE CONTRACTOR MAY ENCOUNTER UTILITIES NOT SHOWN ON THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY SUCH ITEMS ENCOUNTERED. CONTRACTOR SHOULD ANTICIPATE HAND DIGGING AROUND ANY AND ALL EXISTING UTILITIES. ANY DAMAGE DONE TO SAID UTILITIES WILL BE REPAIRED BY CONTRACTOR AT HIS OR HER EXPENSE.
- ALL CONSTRUCTION SHALL MEET THE MINIMAL REQUIREMENTS OF THE LATEST EDITION OF STANDARDS AND SPECIFICATIONS OF CITY OF SUMTER, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND SPECIFICATIONS, AND SHALL BE SUBJECT TO INSPECTION BY THEIR PERSONNEL.



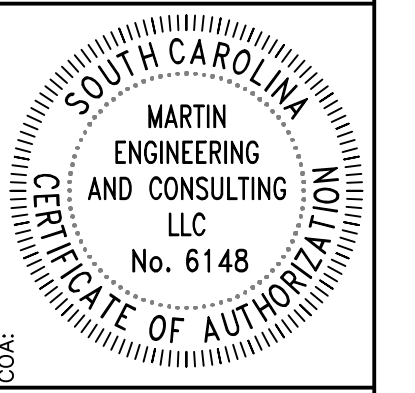
THIS DRAWING REFERENCES THE FOLLOWING:
A TREE AND TOPOGRAPHICAL SURVEY PROPERTY DIVISION SURVEY ADAMS PROPERTY GROUP PINWOOD ROAD AND STADIUM ROAD BY BLACK RIVER LAND SURVEYING, LLC DATED AUGUST 18th, 2025
A DRAINAGE EASEMENTS EXHIBIT BENEFITTING PROPERTY SHOWN AS SUMTER COUNTY TAX PARCEL 207-00-05-001 BY BLACK RIVER LAND SURVEYING, LLC DATED JUNE 25th, 2025
A SUMTER STORAGE - SUMTER, SC FOR APPROVAL ONLY BY RAPID DESIGN BUILD DATED JULY 30th, 2025



FIRM NAME AND ADDRESS:
MARTIN ENGINEERING AND CONSULTING LLC
5 WACTOR ST
SUMTER, SC 29150

PROJECT TITLE:
MSS_Stadium Road
TBD Stadium RD, Sumter, SC 29154

NOT FOR CONSTRUCTION



Site Plan	
REVISION DESCRIPTION	
ISSUED FOR SUMTER MSP APPLICATION	
REVISED PER CITY OF SUMTER MSP REVIEW	
DATE:	BY:
6/7/26	J.M.
6/12/26	J.M.

DRAWN BY:
JM
CHECKED BY:
MM
DATE:
5/11/26

SHEET TITLE
Site Plan

SHEET NO. OF
C2 12

SURVEY LEGEND	
---	PROPERTY LINE
- - - -	EASEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING ROAD CENTERLINE
---	EXISTING CONTOUR
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
DHP	EXISTING OVERHEAD POWER LINE
UGC	EXISTING UNDERGROUND COMM.
---	EXISTING STORM DRAIN
---	EXISTING GAS LINE
---	EXISTING BANK TOP/BOTTOM
○	PROPERTY CORNER
○	EXISTING SEWER MANHOLE
○	EXISTING STORM MANHOLE
○	EXISTING POWER POLE
○	EXISTING GAS/WATER VALVE
○	EXISTING COMM. PEDASTAL
○	EXISTING FIRE HYDRANT

SITE PLAN LEGEND	
---	BUILDING SETBACK
---	LANDSCAPE BUFFERARYARD
■	EXISTING CONCRETE
■	EXISTING ASPHALT PAVEMENT
■	PROPOSED CONCRETE
■	PROPOSED ASPHALT PAVEMENT
■	PROPOSED SCDOT PAVEMENT

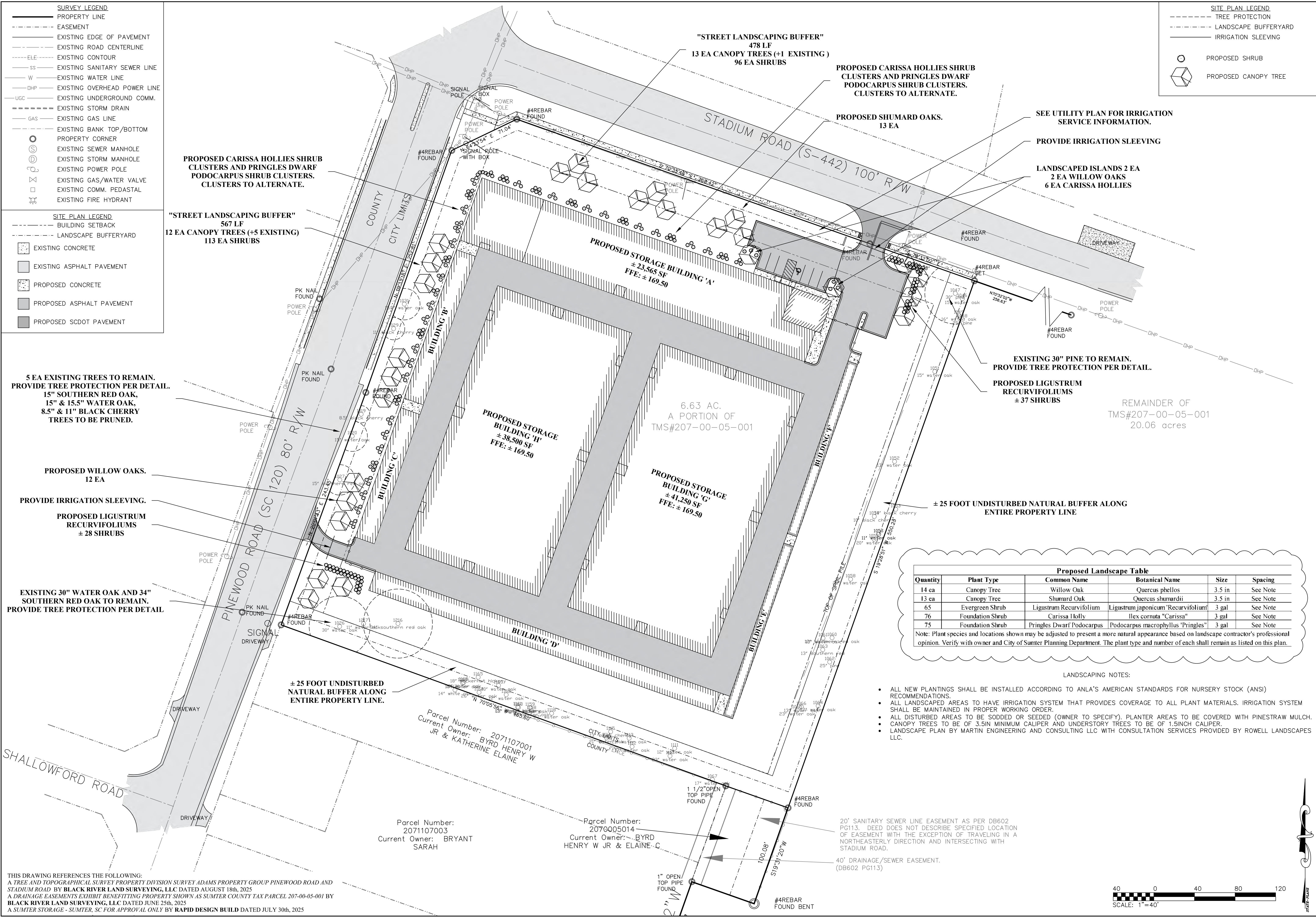
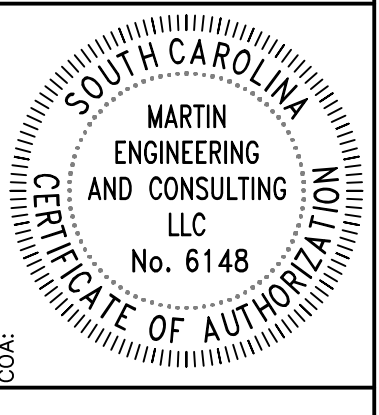
SITE PLAN LEGEND	
---	TREE PROTECTION
---	LANDSCAPE BUFFERARYARD
---	IRRIGATION SLEEVING
○	PROPOSED SHRUB
○	PROPOSED CANOPY TREE



FIRM NAME AND ADDRESS:
 MARTIN ENGINEERING
 AND CONSULTING LLC
 5 WACTOR ST
 SUMTER, SC 29150

PROJECT TITLE:
MSS Stadium Road
 TBD Stadium RD, Sumter, SC 29154

NOT FOR CONSTRUCTION

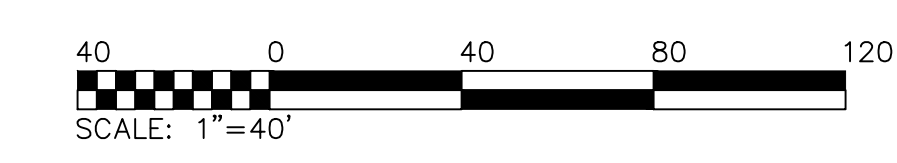


Proposed Landscape Table					
Quantity	Plant Type	Common Name	Botanical Name	Size	Spacing
14 ea	Canopy Tree	Willow Oak	Quercus phellos	3.5 in	See Note
13 ea	Canopy Tree	Shumard Oak	Quercus shumardii	3.5 in	See Note
65	Evergreen Shrub	Ligustrum japonicum	Ligustrum japonicum 'Recurvifolium'	3 gal	See Note
76	Foundation Shrub	Carissa Holly	Ilex cornuta 'Carissa'	3 gal	See Note
75	Foundation Shrub	Pringles Dwarf Podocarpus	Podocarpus macrophyllus 'Pringles'	3 gal	See Note

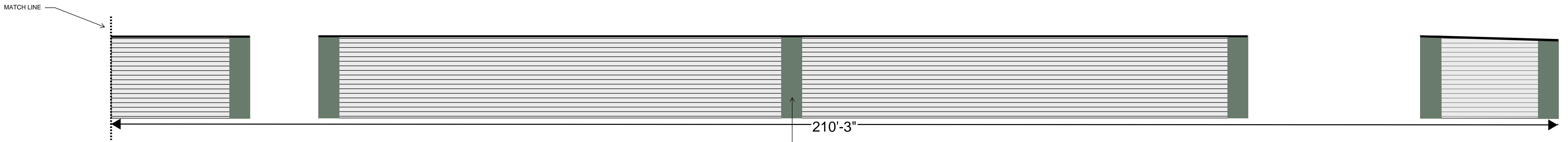
Note: Plant species and locations shown may be adjusted to present a more natural appearance based on landscape contractor's professional opinion. Verify with owner and City of Sumter Planning Department. The plant type and number of each shall remain as listed on this plan.

- LANDSCAPING NOTES:
- ALL NEW PLANTINGS SHALL BE INSTALLED ACCORDING TO ANLA'S AMERICAN STANDARDS FOR NURSERY STOCK (ANSI) RECOMMENDATIONS.
 - ALL LANDSCAPED AREAS TO HAVE IRRIGATION SYSTEM THAT PROVIDES COVERAGE TO ALL PLANT MATERIALS. IRRIGATION SYSTEM SHALL BE MAINTAINED IN PROPER WORKING ORDER.
 - ALL DISTURBED AREAS TO BE SODDED OR SEEDED (OWNER TO SPECIFY). PLANTER AREAS TO BE COVERED WITH PINESTRAW MULCH.
 - CANOPY TREES TO BE OF 3.5IN MINIMUM CALIPER AND UNDERSTORY TREES TO BE OF 1.5INCH CALIPER.
 - LANDSCAPE PLAN BY MARTIN ENGINEERING AND CONSULTING LLC WITH CONSULTATION SERVICES PROVIDED BY ROWELL LANDSCAPES LLC.

THIS DRAWING REFERENCES THE FOLLOWING:
 A TREE AND TOPOGRAPHICAL SURVEY PROPERTY DIVISION SURVEY ADAMS PROPERTY GROUP PINWOOD ROAD AND STADIUM ROAD BY BLACK RIVER LAND SURVEYING, LLC DATED AUGUST 18th, 2025
 A DRAINAGE EASEMENTS EXHIBIT BENEFITTING PROPERTY SHOWN AS SUMTER COUNTY TAX PARCEL 207-00-05-001 BY BLACK RIVER LAND SURVEYING, LLC DATED JUNE 25th, 2025
 A SUMTER STORAGE - SUMTER, SC FOR APPROVAL ONLY BY RAPID DESIGN BUILD DATED JULY 30th, 2025

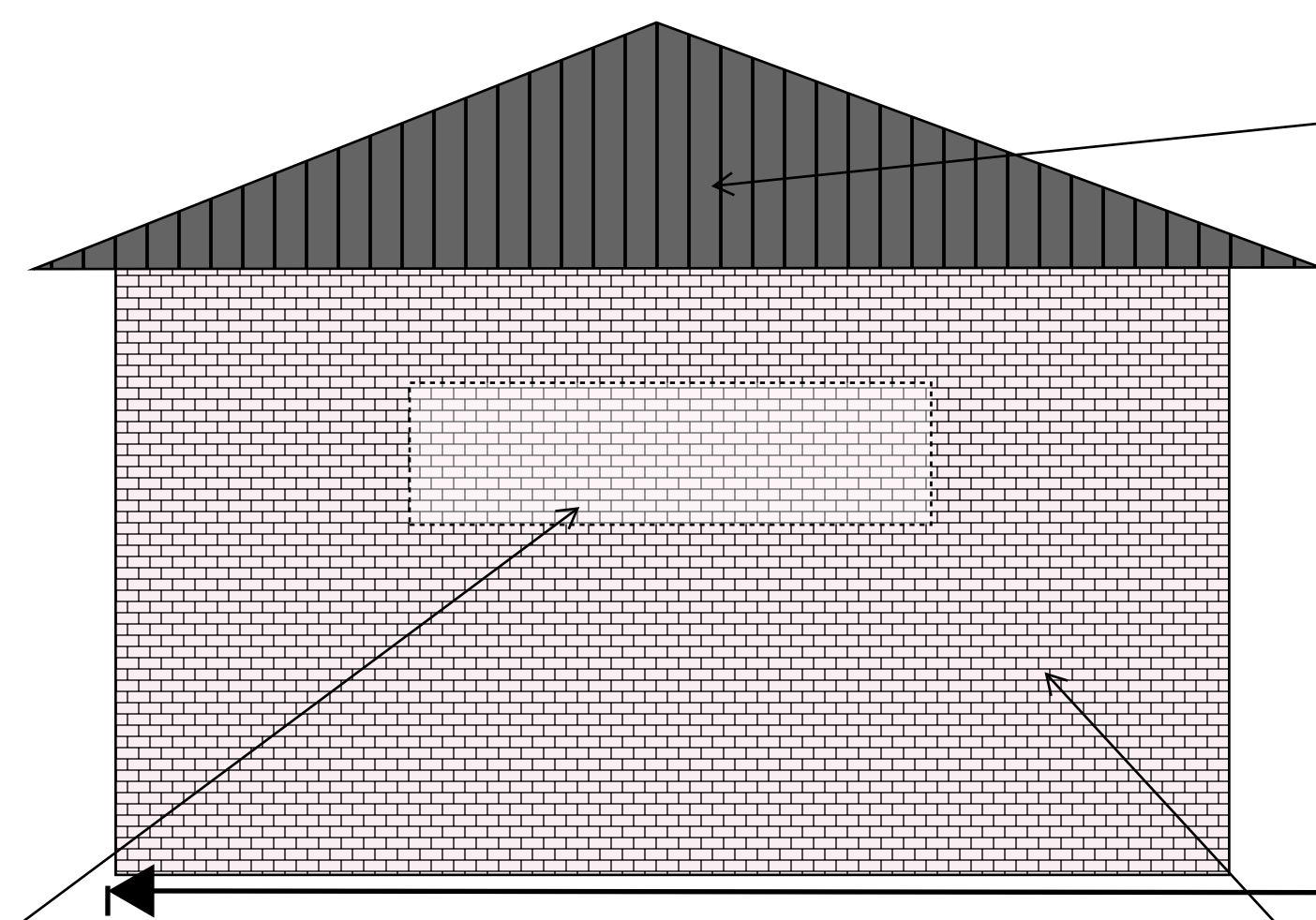


Landscape Plan	
REVISION DESCRIPTION	
ISSUED FOR SUMMER MSP APPLICATION	
REVISED PER CITY OF SUMMER MSP REVIEW	
DATE:	BY:
6/7/26	J.M.
6/12/26	J.M.
DRAWN BY: JM	
CHECKED BY: MM	
DATE: 5/11/26	
SHEET TITLE	
Landscape Plan	
SHEET NO.	OF
L1	1



Flat Hardie Panels
Parisian Patina
SW 9041

210'-3"

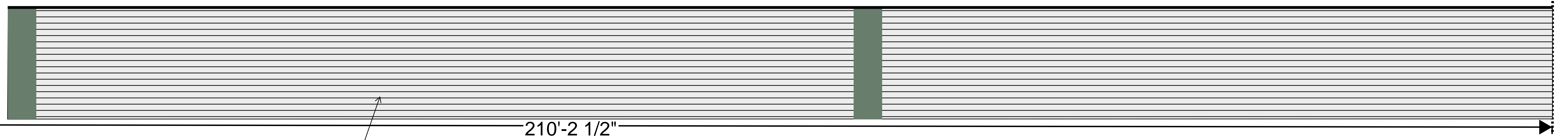


Black Standing Seam
Roof

White Wash Brick

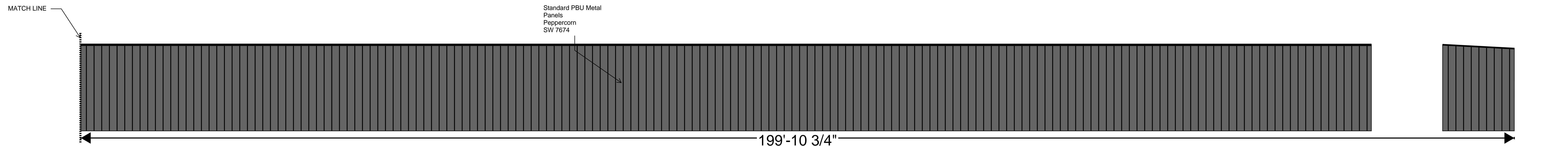
WEST ELEVATIONS

Storage Brand Signage



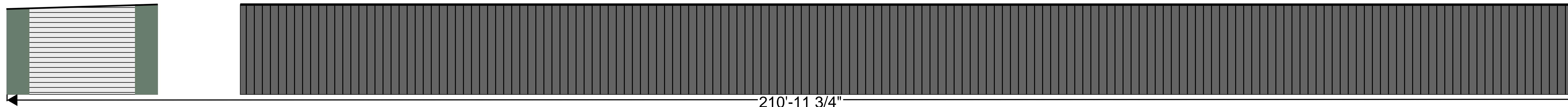
Horizontal Hardie
Board
Intrapid Grey
SW 9556

210'-2 1/2"



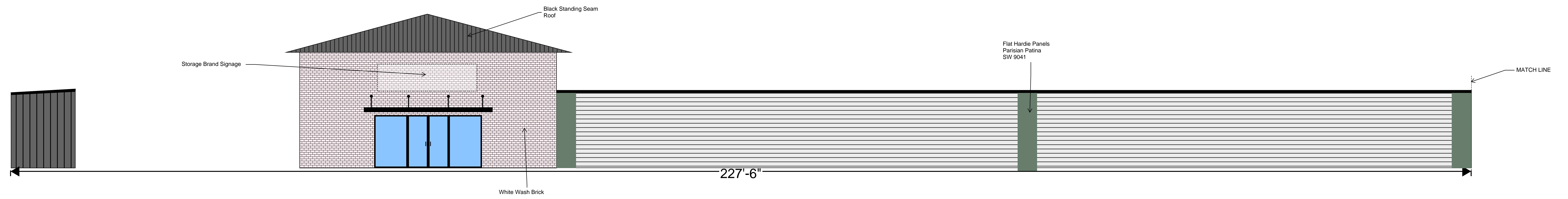
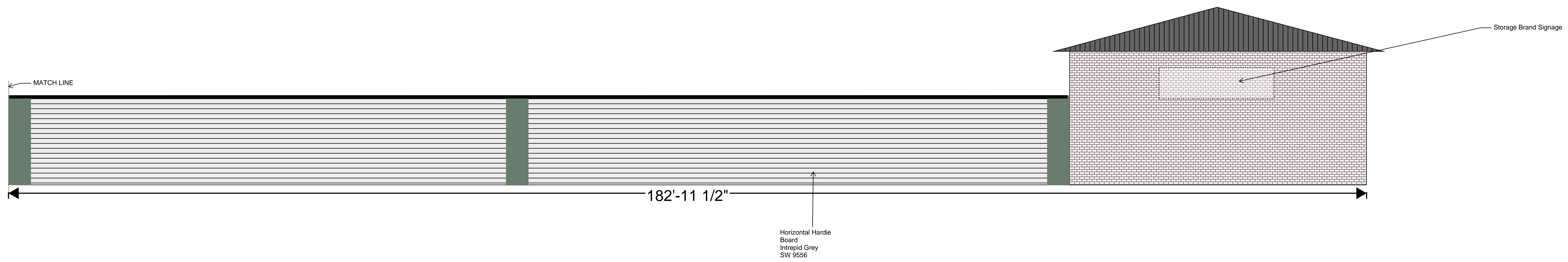
Standard PBU Metal
Panels
Peppercorn
SW 7674

199'-10 3/4"

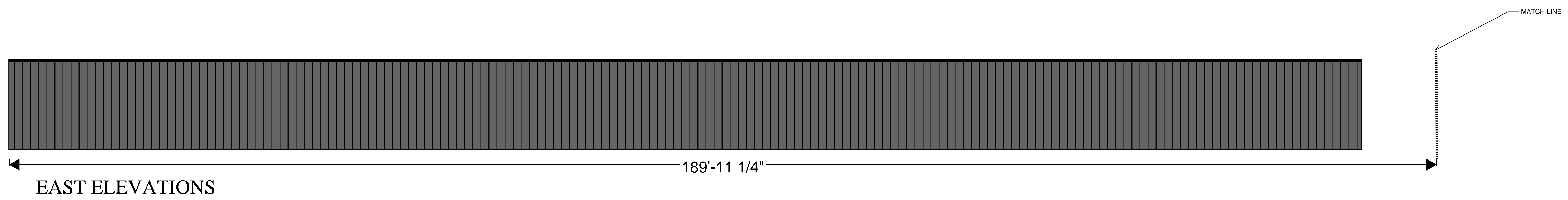
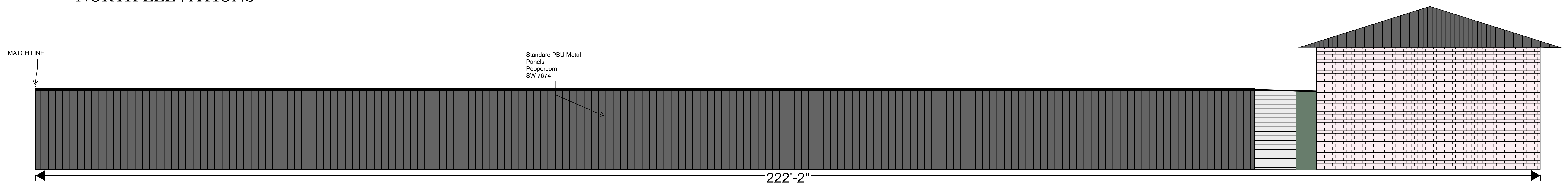


210'-11 3/4"

SOUTH ELEVATIONS



NORTH ELEVATIONS



EAST ELEVATIONS



MSS_Stadium Road

Request for Waiver of Landscaping Requirements

June 1, 2026

Adams Property Group, LLC is requesting a waiver of landscaping requirements (specifically *Ordinance 9.d.3.b.8*) in connection with their proposed Mini Warehouse Self Storage development at the corner of Stadium and Pinewood Road in the City of Sumter. The property is a 6.63 acre portion of Tax Map Number 207-00-05-001 at an address to be determined along Stadium Road. The property is zoned a Planned Development and is located in the Highway Corridor District. *Ordinance 9.d.3.b.8* discusses the requirement to replace or mitigate each “significant tree” (as listed in Table 9-2) that is removed due to the proposed development with an addition of two replacement trees of “an equivalent species.”

The current state of the property is a wooded lot with topographical features including approximately 7 feet of elevation change diagonally across the lot and an existing ditch draining to the south on the east side. The property has frontage along Pinewood Road as well as Stadium Road. The proposed development (as seen on sheet C2 of the submitted plans) includes eight mini warehouse self-storage buildings totaling approximately 118,500 square feet, the associated access and parking infrastructure, storm drainage infrastructure, and utility infrastructure.

Based on the tree survey provided (as seen on sheet C3 of submitted plans), the proposed development will result in the proposed demolition of 165 “significant” trees (127 of which are water oaks). In order to fulfill landscape ordinance *9.d.3.b.8*, approximately 330 total trees would be required to be planted in approximately 2.5 acres (if the entire parcel were disturbed) of green space available. This requirement seems irrational as it does not seem beneficial for healthy plant growth which would result in the eventual waste of a certain portion of replanted trees. Additionally, the excess number of trees would shield the development from public view, which seems to contradict the architectural requirements set forth in the Highway Corridor District.

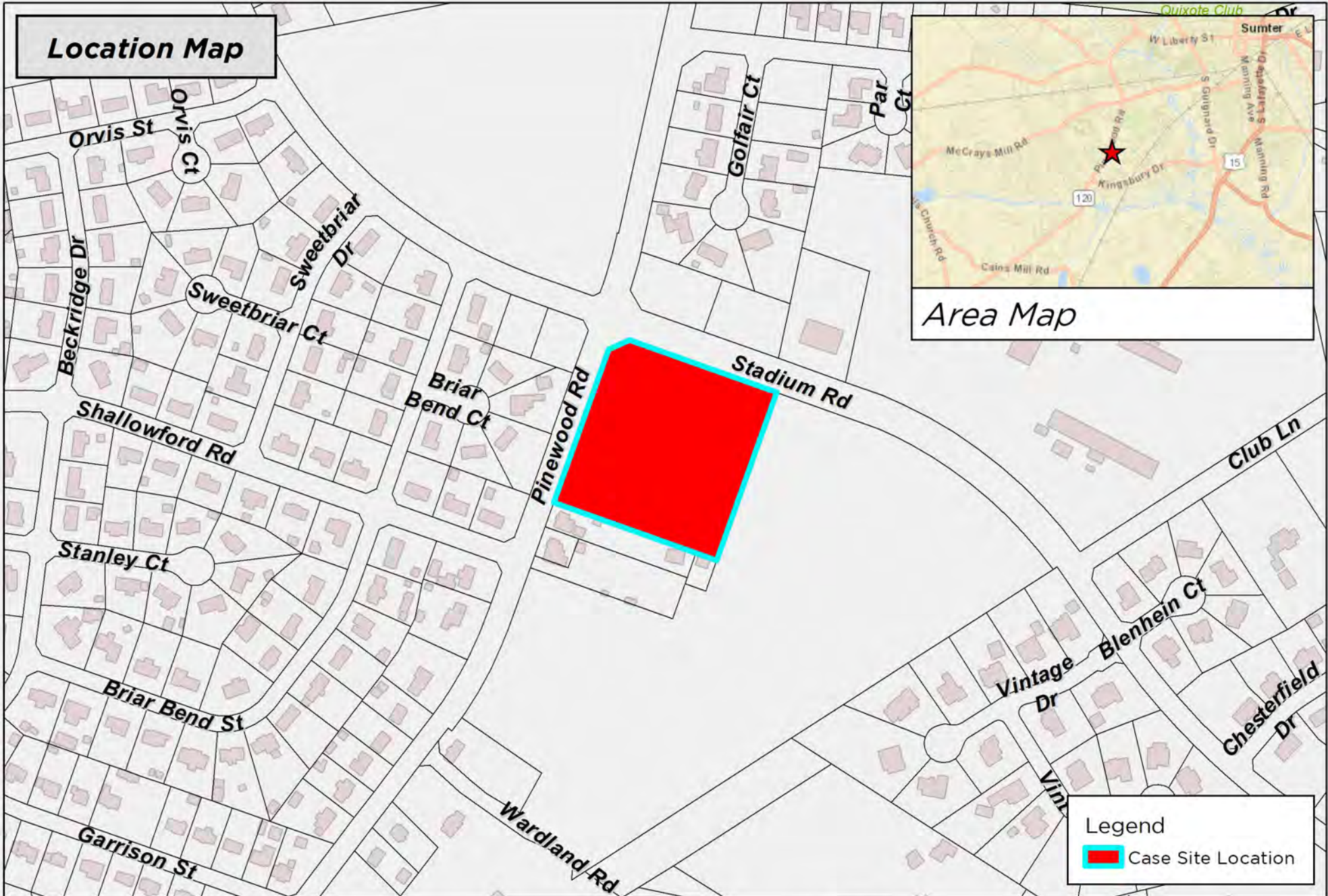
In an effort to satisfy this requirement via alternative methods, an approximately 25’ undisturbed buffer is proposed along the entire East and South property boundary which abuts existing and proposed residential uses. This buffer contains approximately 33 existing significant trees, a 30” pine, and a 30” water oak proposed to remain, and represents approximately 0.6

acres of total undisturbed area. To help facilitate the natural buffer on the East property line, the existing ditch is proposed to be piped as this is the least disruptive option versus regrading or relocating the ditch. An existing 34" southern red oak is proposed to remain in the southwest corner of the site and five existing trees (a 15" southern red oak, a 15" and 15.5" water oak, and an 8.5" and 11" black cherry) along Pinewood Road are proposed to remain. Additionally, the buffer yards are proposed as per the landscape ordinance (containing 27 canopy trees) despite the owner's desire for clear, unobstructed building visibility along Pinewood and Stadium Roads.

Of the 165 total significant trees proposed to be demolished, 127 of which are water oaks. A water oak's scientific name is *quercus nigra* (genus is *quercus* and species is *nigra*). According to a local landscape company, a water oak is not a currently cultivated or commonly sold species of tree. Therefore, it could not be replaced as a truly equivalent "species" of tree. Additionally, *Article 9 of the City Zoning and Development Standards Ordinance* and the *SCDOT Tree Guide* do not specifically list a Water Oak as a recommended plant species.


Based on the above reasoning, Adams Property Group, LLC feels the currently proposed landscape plan (as seen on sheet L1 of the submitted plans) satisfies the intent of *Article 9.d.3.b.8* via alternative methods and should be exempt from the specified two for one tree mitigation requirements.

Location Map

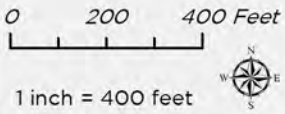


Area Map

Legend

 Case Site Location

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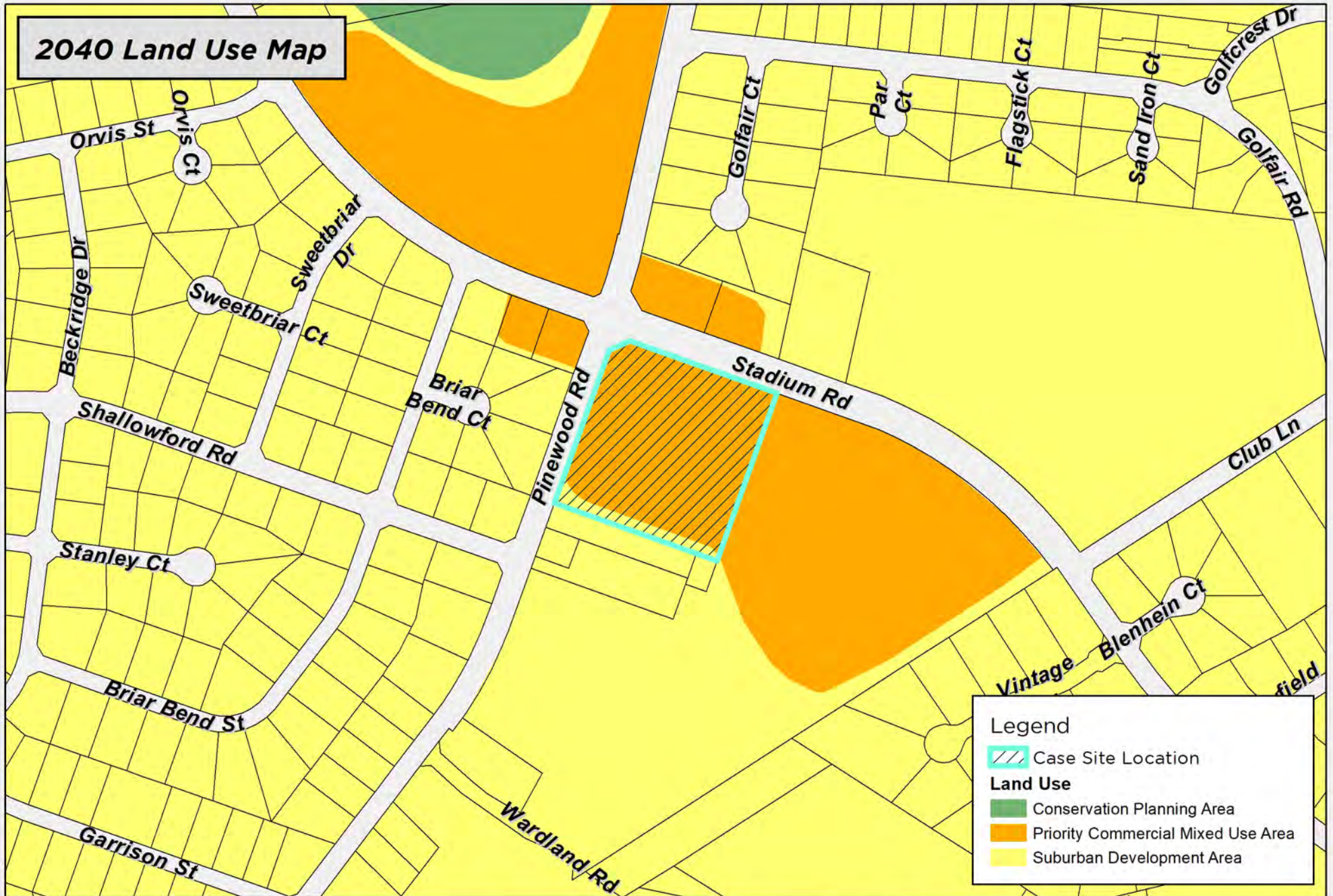


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 Date: 6/3/2026
 User Name: crobbins
 Document Name: MSP-26-31



MSP-26-31
 2090 Stadium Rd, Sumter, SC 29154
 Tax Map # 207-00-05-001

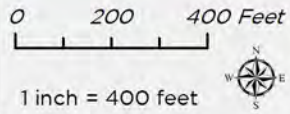
2040 Land Use Map



Legend

- Case Site Location
- Land Use**
- Conservation Planning Area
- Priority Commercial Mixed Use Area
- Suburban Development Area

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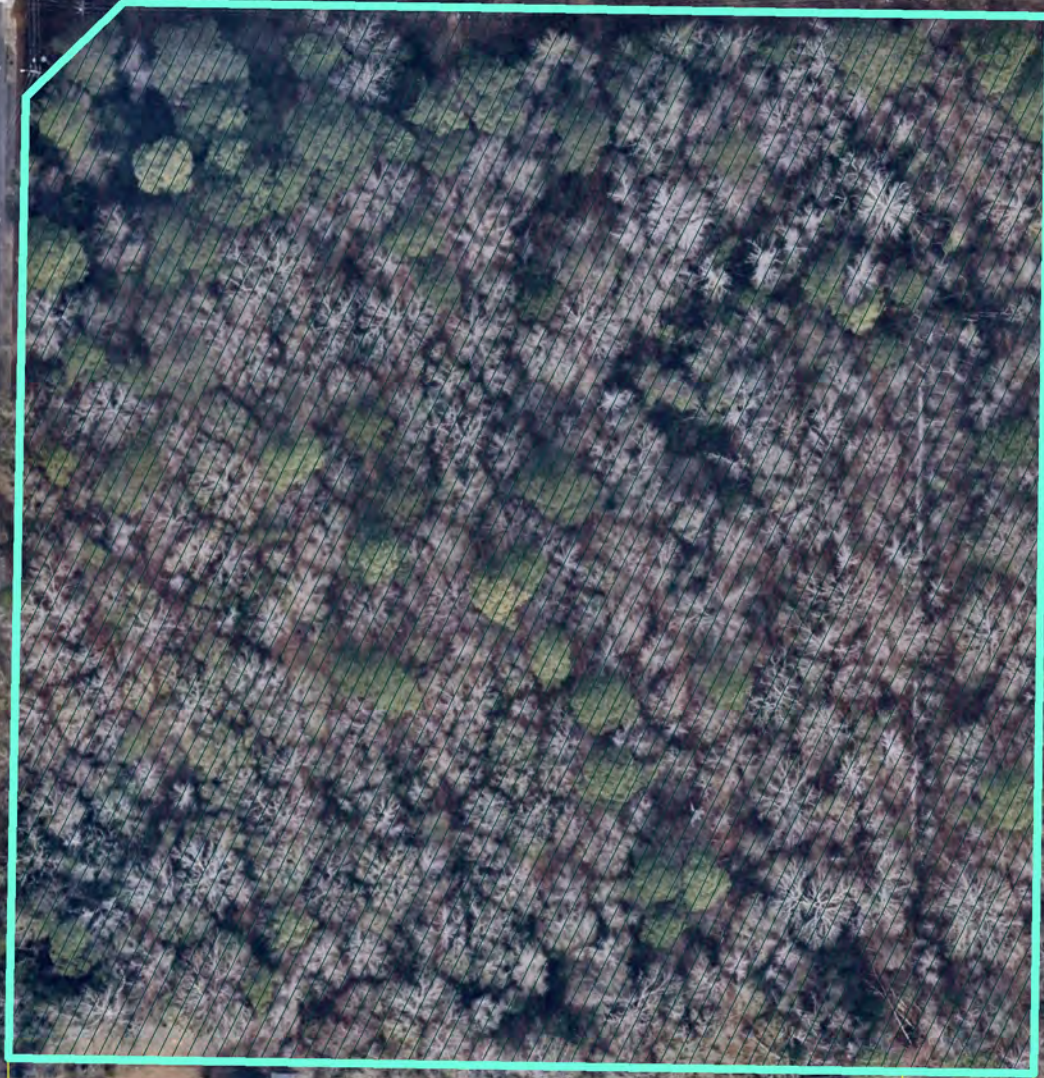


MSP-26-31
 2090 Stadium Rd, Sumter, SC 29154
 Tax Map # 207-00-05-001

2026 Aerial Photography Map

Stadium Rd

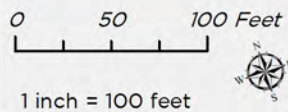
Pinewood Rd



Legend

 Case Site Location

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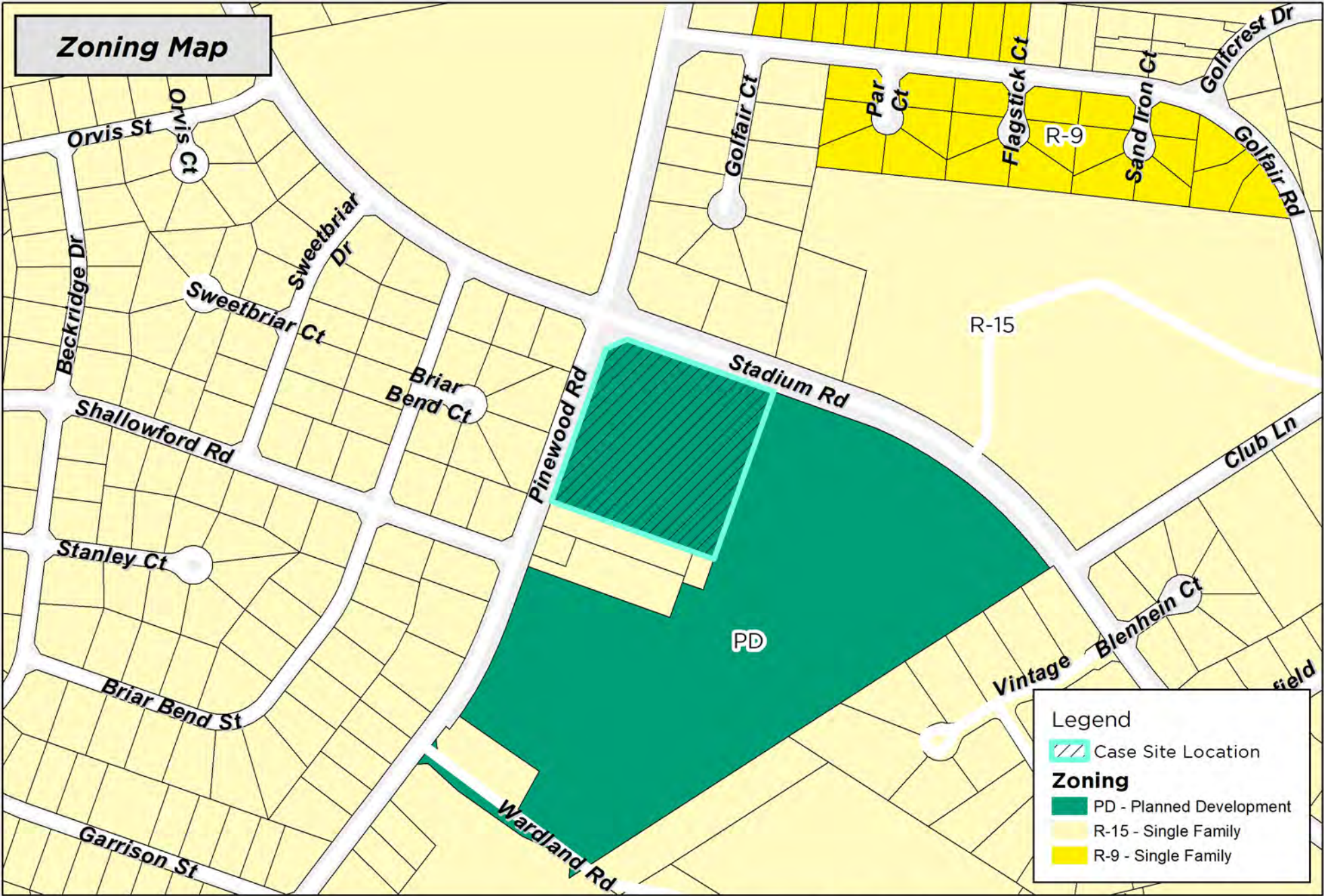


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MSP-26-31
2090 Stadium Rd, Sumter, SC 29154
Tax Map # 207-00-05-001

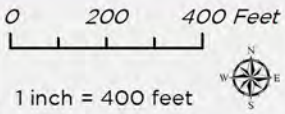
Zoning Map



Legend

-  Case Site Location
- Zoning**
-  PD - Planned Development
-  R-15 - Single Family
-  R-9 - Single Family

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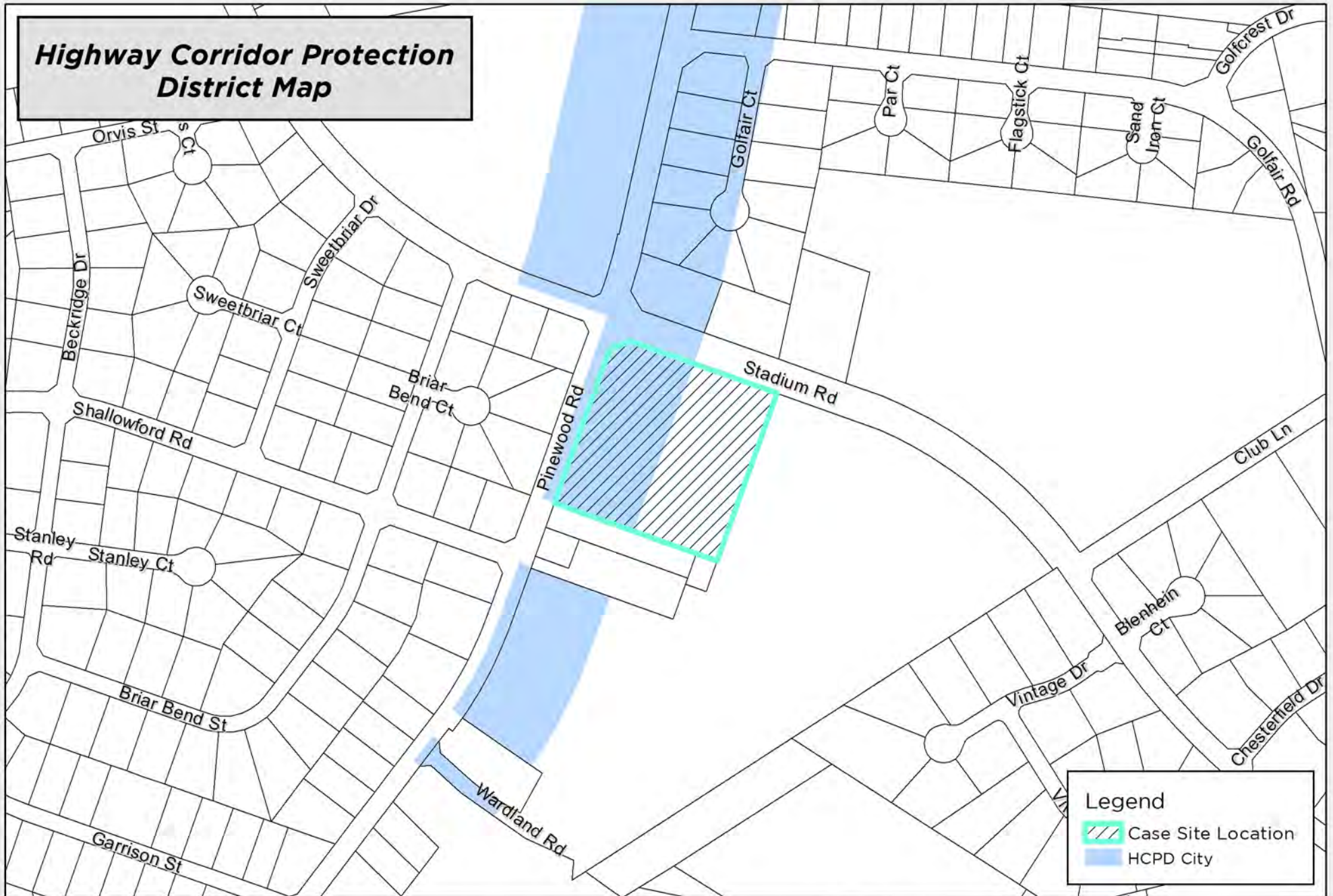


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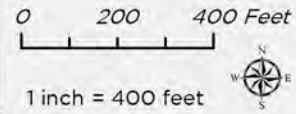
Highway Corridor Protection District Map



Legend

-  Case Site Location
-  HCPD City

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