SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes
June 24, 2026

ATTENDANCE	Sumter City – County Planning Commission meeting was held on Wednesday, May 27, 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. Six board members: Mr. James Munford, Mr. Michael Walker, Mr. Jim Price, Mr. Gary Brown, Mr. John T. Rivers IV and Ms. Kim Harvin – were present. Mr. Jim Crawley, Mr. Chris Sumpter and Mr. Keith Ivey were absent. Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Jeff Derwort and Ms. Kellie Chapman. The meeting was called to order at 3:00 p.m. by Mr. James Munford.
MINUTES	Mr. Michael Walker made a motion to approve the meeting minutes of May 27, 2026 meeting and the special meeting minutes of June 12, 2026 as written. The motion was seconded by Mr. John Rivers and carried a unanimous vote.
NEW BUSINESS	**MSP-26-31, 2090 Stadium Rd.** (County) was presented by Mr. Kyle Kelly. The Board reviewed the approval for Major Site Plan approval for a mini storage warehouse development totaling +/- 119,915 sq. ft. of storage space. Mr. Kelly stated the proposed new mini-storage warehouse development will be +/- 119,915 sq. ft. of storage space, with 682 rentable units across 8 total buildings. Mr. Kelly added this subject property is part of a Planned Development (PD-25-01) approved by City Council in 2025. Mr. Kelly mentioned major site plan review by Planning Commission is a requirement of the City Council-approved Planned Development Ordinance #2877. In addition to outlining the specific building placement and site access requirement, Mr. Kelly discussed the buffering, landscaping and tree protection requirements for the site development plan and outlined the applicants request for a landscaping waiver in conjunction with a proposed mitigation plan for necessary tree removal. Mr. Kelly also outlined the Highway Corridor Design Review request for the site which requires alternate materials approval to use fiber cement board siding. Signage details were also provided stating the site would utilize an ordinance compliant monument style freestanding sign.

Mr. Kelly stated that staff recommends approval of the request based on the following 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 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.

Mr. George Harb and Jake Martin were present to speak on behalf of the request.

After some discussion, Mr. Michael Walker made a motion to approve MSP-26-11 for Major Site Plan approval subject to the conditions of approval in Exhibit 1, the installation of a 5 ft. sidewalk along the Pinewood and Stadium Road frontages, and approval of the requested alternate exterior building materials. The motion was seconded by Mr, John Rivers and carried a 5 (Munford, Walker, Price, Brown, Ricers) to 1 (Harvin) vote. The request was approved.

RZ-26-04, 18-30 Callen Dr. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone four +/- 1.0-acre parcels from Agricultural Conservation (AC) to Residential-9 (R-9).

Mr. Derwort stated the property is 4 separate parcels. The request to rezone from AC to R-9 is in order to allow construction of single family attached dwellings.

Mr. Derwort stated that the site is served by public water but not public sewer service. Because there is not sewer in this area the properties will have to be served by septic systems.

	Mr. Derwort added that the property is in the Suburban Development Planning Area. The Sumter 2040 Comprehensive Plan policies support this request. After some discussion, Mr. Michael Walker made a motion to recommend approval of the request to rezone four +/- 1.0-acre parcels from Agricultural Conservation (AC) to Residential-9 (R-9). The motion was seconded by Mr. Gary Brown and carried a unanimous vote.
OLD BUSINESS	**RZ-26-03, 1420 Pinewood Rd. (County)** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 60.56-acres from Residential-15 (R-15) to Agricultural Conservation (AC). Mr. Chad Carson was present to speak on behalf of the request. After some discussion, Mr. Michael Walker made a motion to recommend approval of the request to rezone +/- 60.56-acres from Residential-15 (R-15) to Agricultural Conservation (AC) for the purpose of sending the matter to the Sumter County Council for its consideration. The motion was seconded by Mr. Jim Price and carried a unanimous vote.
OTHER BUSINESS	Ms. Helen Roodman and Mr. Kyle Kelly presented a follow up presentation on Chapter C of the new Unified Development Ordinance to include changes to the traffic impact study versus traffic impact analysis and proposed changes in the landscaping section, in particular tree protection/preservation standards. Mr. Kelly outlined the proposed modifications to Chapter C from the June 12, 2026 work PC Work session which included additional information on proposed tree protection and mitigation as well as new wetlands standards. After extensive discussion, Ms. Roodman informed Planning Commission that the UDO would be on the agenda at the July meeting for a recommendation to City Council.
DIRECTOR'S REPORT	**NONE**
ADJOURNMENT	With no further business, the meeting was adjourned at approximately 4:12 p.m. by acclamation. The next meeting scheduled is July 22, 2026.
	Respectfully submitted, *Kellie Chapman* Kellie Chapman, Board Secretary