

Sumter City-County Planning Commission

June 24, 2026

RZ-26-04 18-30 Callen Dr (County)

I. THE REQUEST

Applicant: Buddy Ward

Status of the Applicant: Authorized Agent for Property Owner

Request: A request to rezone 4 +/- 1-acre parcels from Agricultural Conservation (AC) to Residential-9 (R9).

County Council District: District 4

Location: 18,22,26, & 30 Callen Dr.

Size of Property: +/- 4 acres

Present Use/Zoning: Undeveloped / Agricultural Conservation (AC)

Proposed Use/Zoning: Single-Family Attached / Residential-9 (R-9)

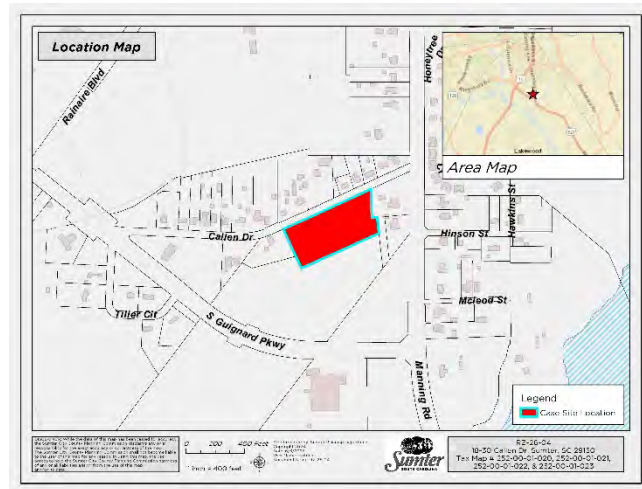
Tax Map Reference: 252-00-01-023, 252-00-01-022, 252-00-01-021, 252-00-01-020

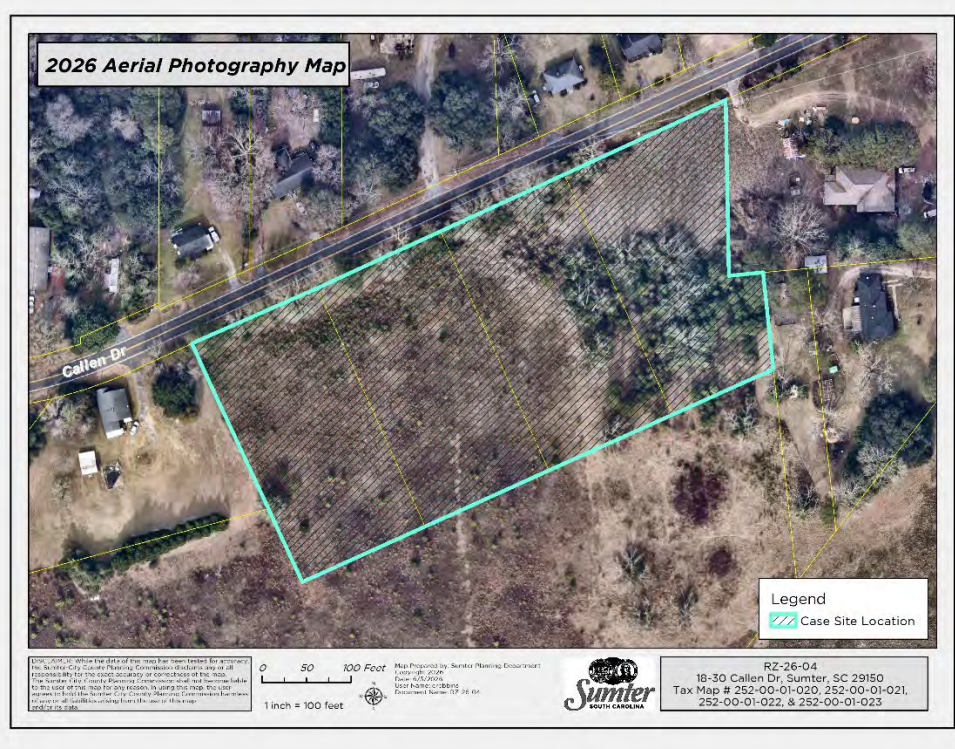
Adjacent Property Land Use and Zoning:
North: Residential / Agricultural Conservation (AC)
South: Undeveloped / Agricultural Conservation (AC)
East: Residential / Agricultural Conservation (AC)
West: Residential / Agricultural Conservation (AC)

II. BACKGROUND

This is a request to rezone 4 (four) +/- 1-acre parcels (TMS# 252-00-01-023, 252-00-01-022, 252-00-01-021, 252-00-01-020) from Agricultural Conservation (AC) to Residential- (R-9).

The subject property is shown in red on the location map to the right. The properties are all located on the south side of Callen Dr.

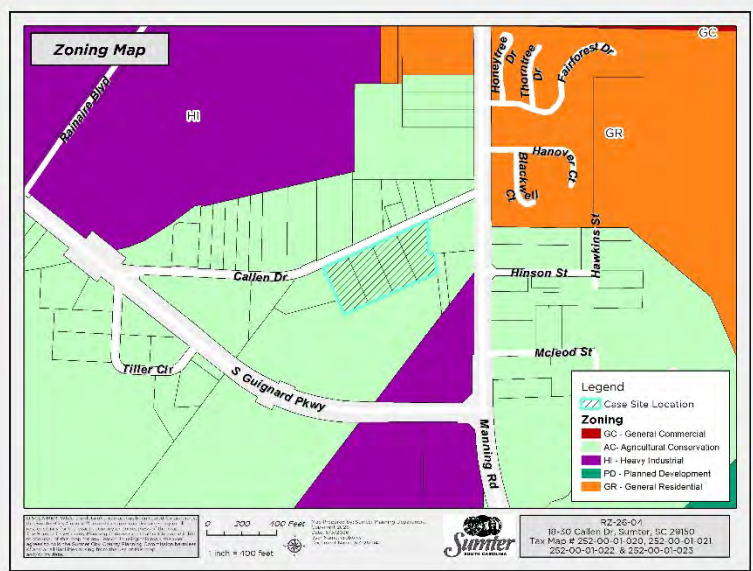




Zoning

The property is currently zoned Agricultural Conservation (AC). Properties to the north south, east and west are zoned AC with some areas of Heavy Industrial (HI) at the intersection of S. Guignard Pkwy. And Manning Rd.

The purpose of the AC district is to protect and preserve areas of the county which are presently rural or agricultural in character and use and are uniquely suited to agricultural use. Although Callen Dr. is zoned AC, the north side of the road has been subdivided and developed with single-family homes at a more suburban/R-15 scale from the road.



The purpose of the R-9 district is to recognize the essential suburban living character of significant portions of Sumter County where low and medium density single-family residential development is the predominant living environment of the existing and future population. Also, changing patterns of work and home environments create incentives to view the single-family dwelling as a center of work and residential living activities.

The applicant is requesting a rezoning to allow for the construction of single-family attached dwellings or duplexes dwellings to be built on the parcels. These uses are not permitted in the AC district (current zoning) or the more restrictive R-15 district. These uses are allowed as a

conditional use in the R-9 district. The property will be served by private septic, which is anticipated to limit the total amount of units to between 8 to 10 based and standard soil carrying capacity.

Permitted and Conditional Uses:

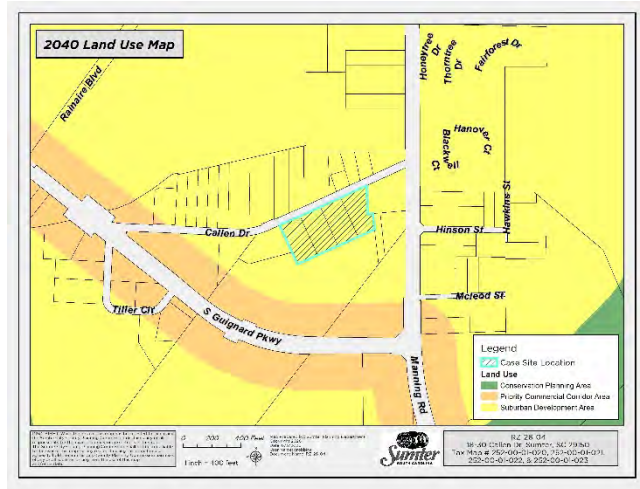
Approval of this request does not bind the applicant to establish any future use identified as part of the rezoning process. Rather, the applicant could establish any use allowed in the requested zoning districts, as indicated by the use table found at *Article 3, Exhibit 5* of the Ordinance, in accordance with the use review process indicated and all applicable Ordinance requirements. . Uses with a “P” are allowed by-right, uses with a “C” require conditional use approval, uses with an “S” require special exception approval by the Sumter City-County Board of Zoning Appeals (BZA), and uses with no letter are not permitted.

III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows that the property is in the Suburban Development Planning Area.

Suburban Development Areas are intended to scrutinize and manage existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner.

Sumter 2040 Comprehensive Plan policies support this request.



IV. TRANSPORTATION REVIEW

These parcels have direct frontage onto Callen Dr., a SCDOT owned and maintain roadway. The segment of Callen Dr. directly in front of the subject parcels is a paved 2 lane road that is functionally classified as a Major Collector Roadway. The AADT on Callen Dr. is 550.

V. STAFF RECOMMENDATION

Staff recommends approval of this request. The property is located in the Suburban Development Area. Residential-9 zoning is supported in these areas by the Sumter 2040 Comprehensive Plan.

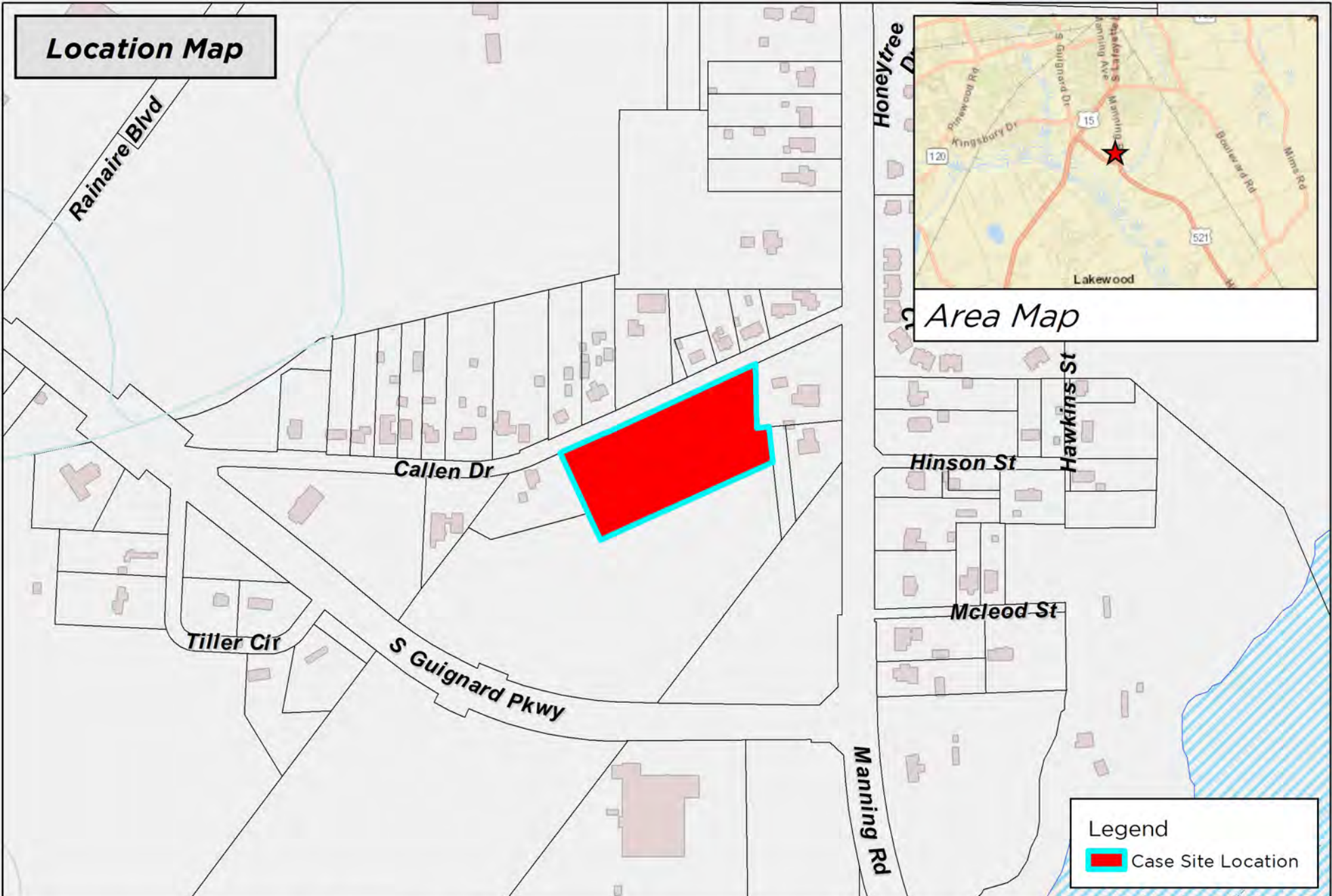
VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend **approval** of RZ-26-04, rezoning 4 +/- 1-acre parcels (TMS# 252-00-01-023, 252-00-01-022, 252-00-01-021, 252-00-01-020) from Agricultural Conservation (AC) to Residential-9 (R-9).

- 2) I move that the Planning Commission recommend **denial** of RZ-26-04, rezoning 4 +/- 1-acre parcels (TMS# 252-00-01-023, 252-00-01-022, 252-00-01-021, 252-00-01-020) from Agricultural Conservation (AC) to Residential-9 (R-9).
- 3) I move an alternate motion.

VII. PLANNING COMMISSION – June 24, 2026

Location Map

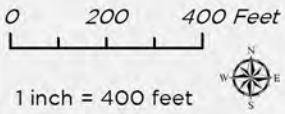


Area Map

Legend

 Case Site Location

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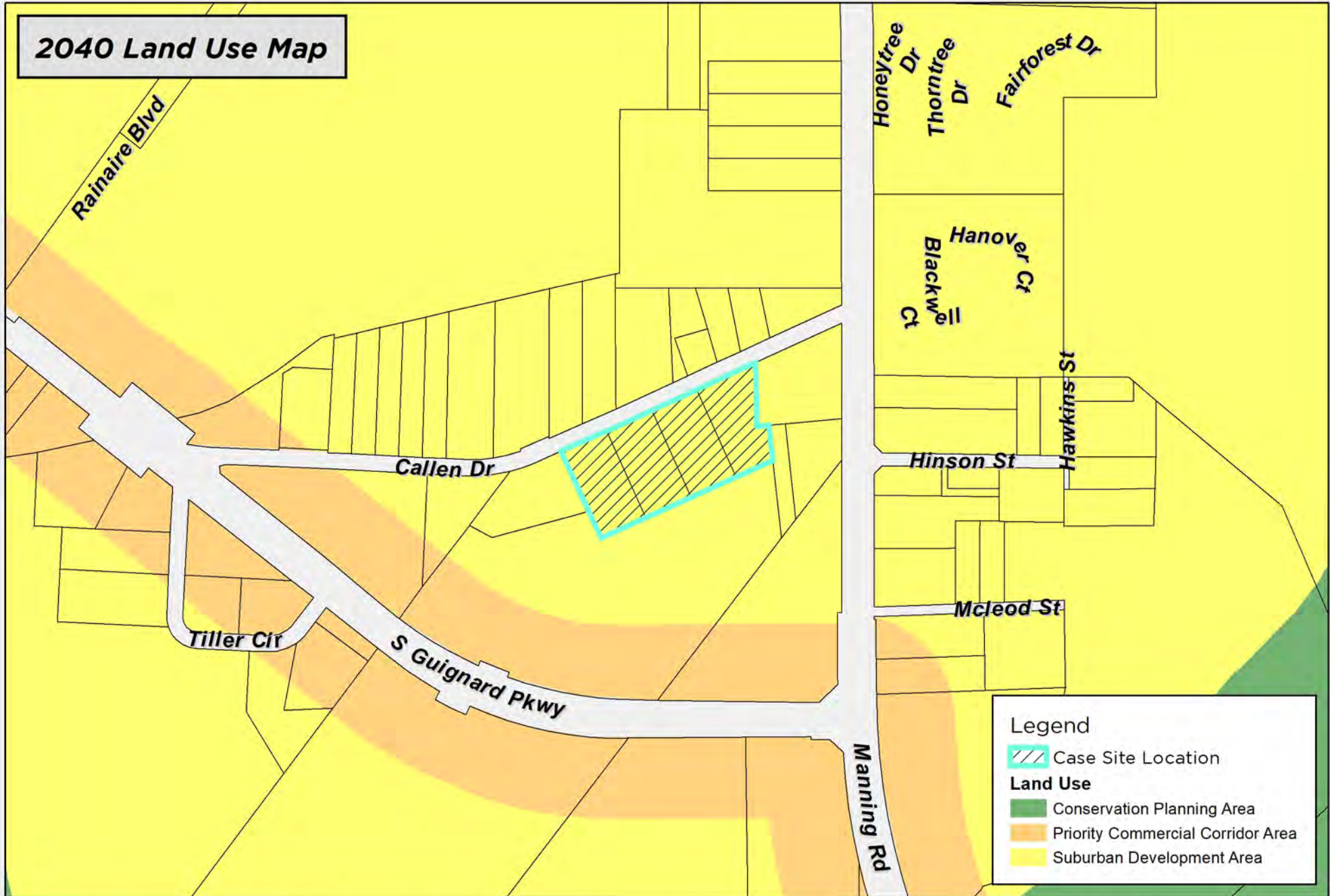


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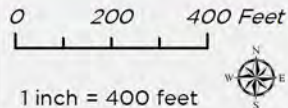


RZ-26-04
 18-30 Callen Dr, Sumter, SC 29150
 Tax Map # 252-00-01-020, 252-00-01-021,
 252-00-01-022, & 252-00-01-023

2040 Land Use Map



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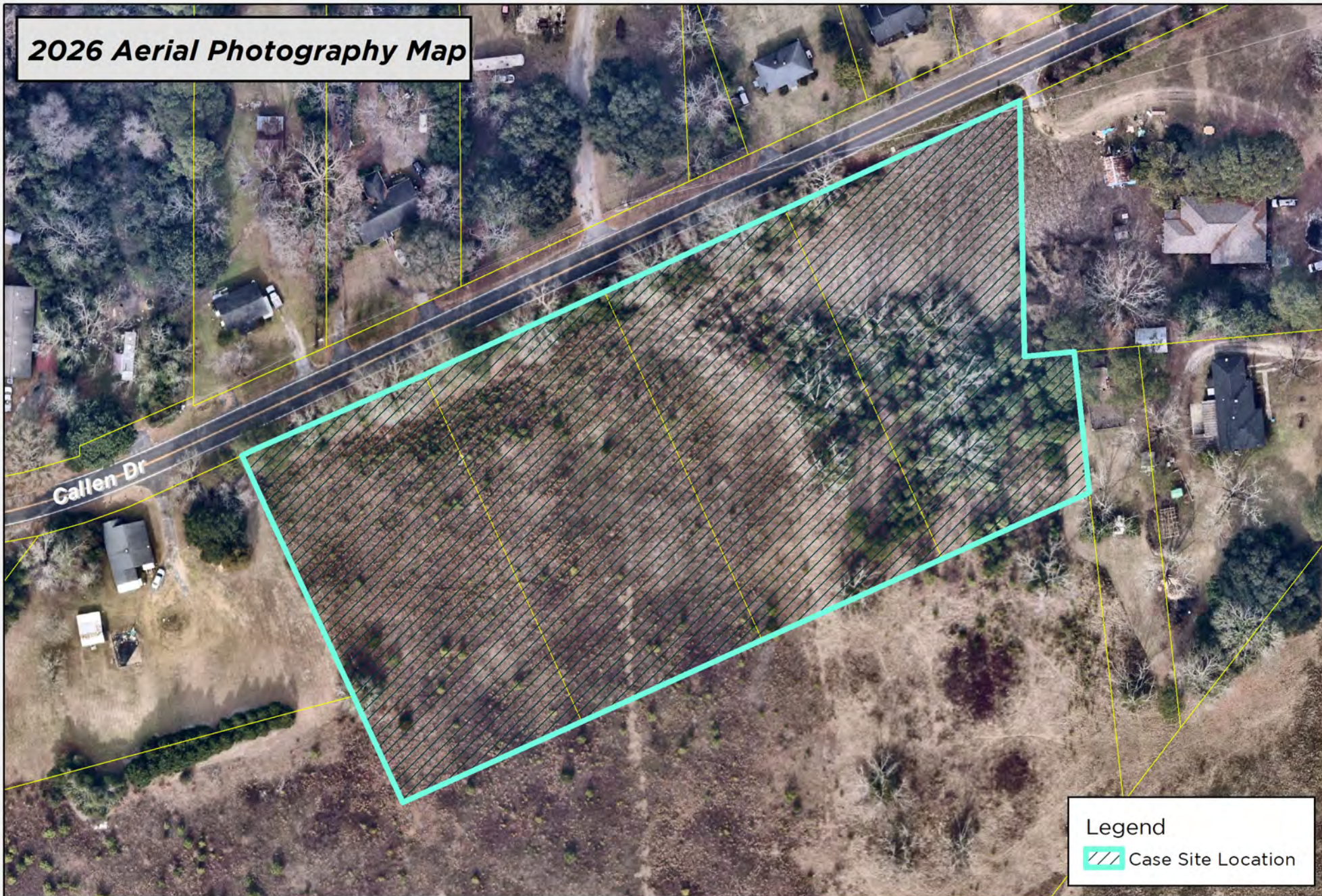


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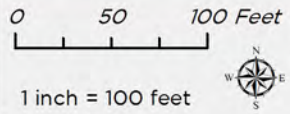
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2026 Aerial Photography Map



Legend
Case Site Location

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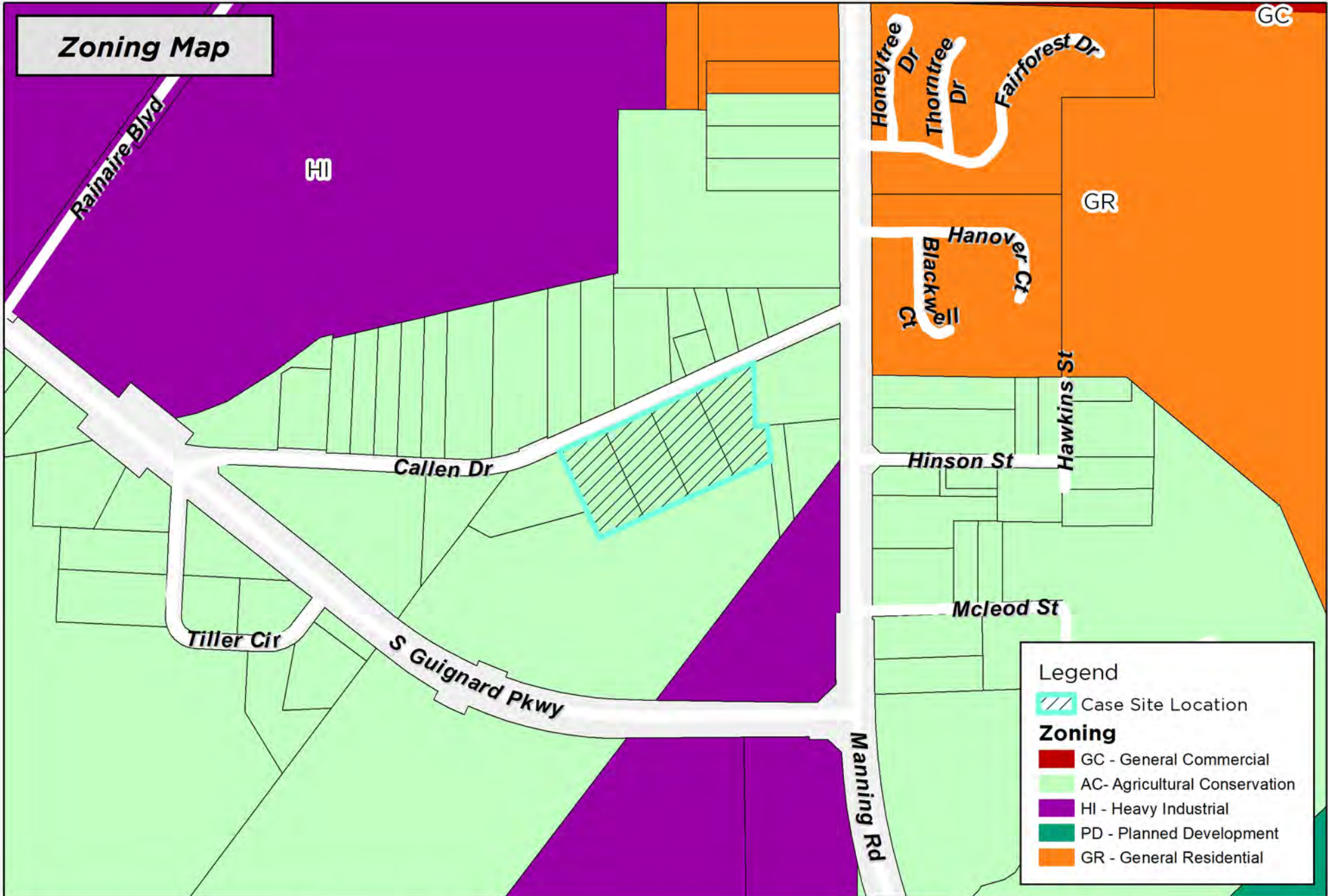


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Zoning Map



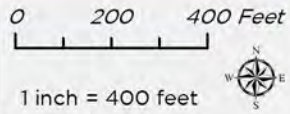
Legend

Case Site Location

Zoning

- GC - General Commercial
- AC - Agricultural Conservation
- HI - Heavy Industrial
- PD - Planned Development
- GR - General Residential

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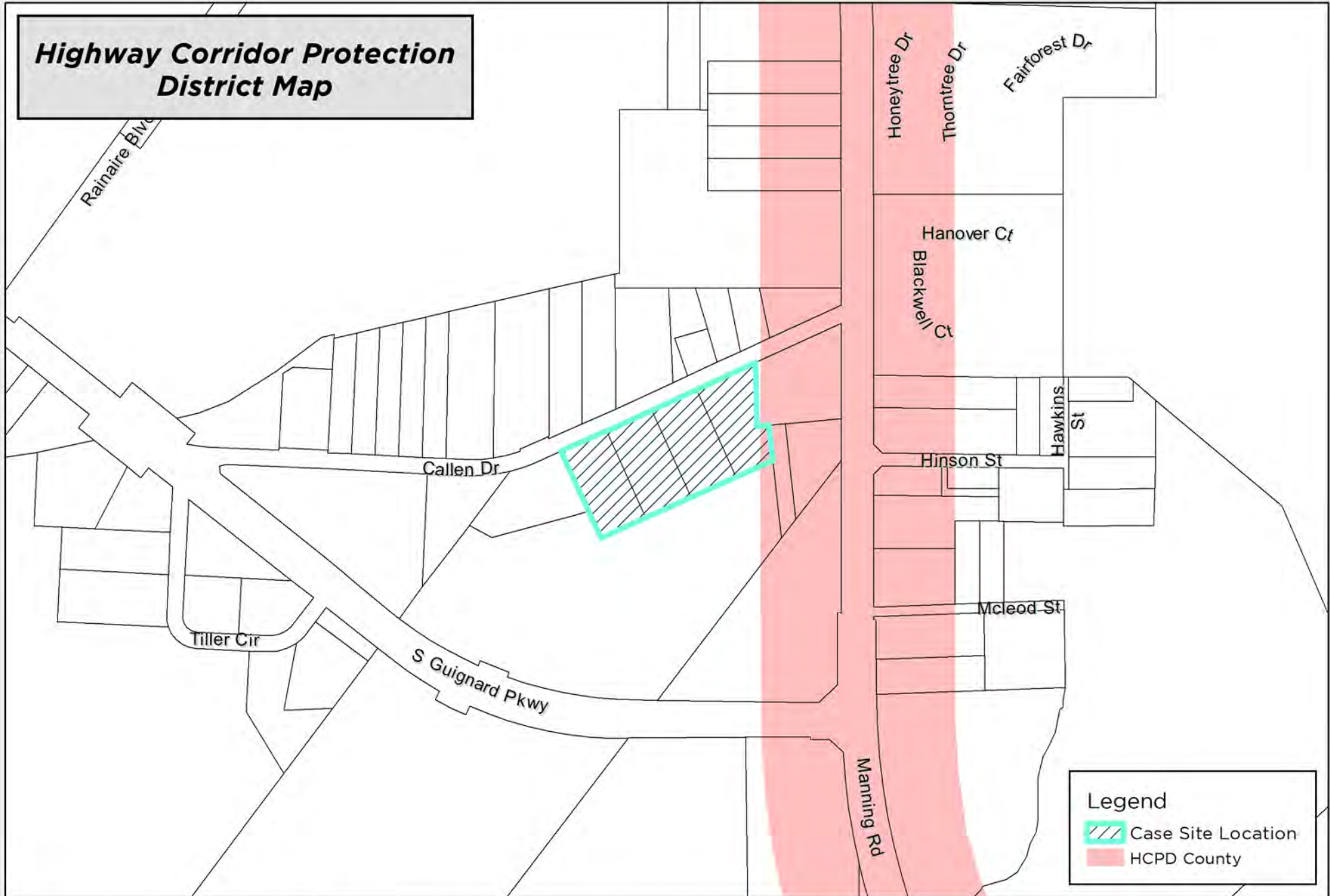


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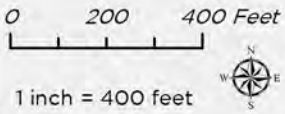
Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD County

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