

Sumter City-County Planning Commission

March 25, 2026

MSP-26-11, 250 Progress St. – Falcon Landing Manufactured Home Park (County)

I. THE REQUEST

Applicant:	UMH of South Carolina, Inc.
Status of the Applicant:	Developer
Request:	Request for Major Site Plan approval for 238-unit Manufactured Home Park
County Council District	7
Location:	250 Progress St.
Size of Development:	67.98 acres
Present Use/Zoning:	Vacant / General Residential (GR)
Proposed Use of Property:	Manufactured Home Park (Residential)
Tax Map Reference:	249-00-06-005

II. BACKGROUND

The applicant, UMH of South Carolina, Inc., proposes to develop a 238-unit manufactured home park at 250 Progress St. The property is located on the south side of Progress St. west of the intersection of Progress St. and Thunderbolt Rd.

The subject property is 67.98 acres in size, undeveloped, and zoned General Residential (GR). To the east of the site is a combination of undeveloped land zoned GR and a developed residential subdivision zoned R-9. To the north of the site is a manufactured home park zoned GR and undeveloped lots zoned LI-W. To the south are undeveloped lots zoned GR. To the west is a combination of undeveloped LI-W lots and a developed lot with an aboveground storage tank.



III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a set of site plans titled, “*Preliminary Site Plan for Falcon Landing*” prepared by Colliers Engineering & Design and dated March 13, 2026.

Copies of the Site Plan (Sheet C-3.00), Phasing Plan (Sheet C-3.01), Landscape Plan (Sheet C-7.00), and Preliminary Building Elevations and Floor Plans (Sheet C-8.00) have been included in this packet for review as Exhibits 2, 3, 4, and 5 respectively.

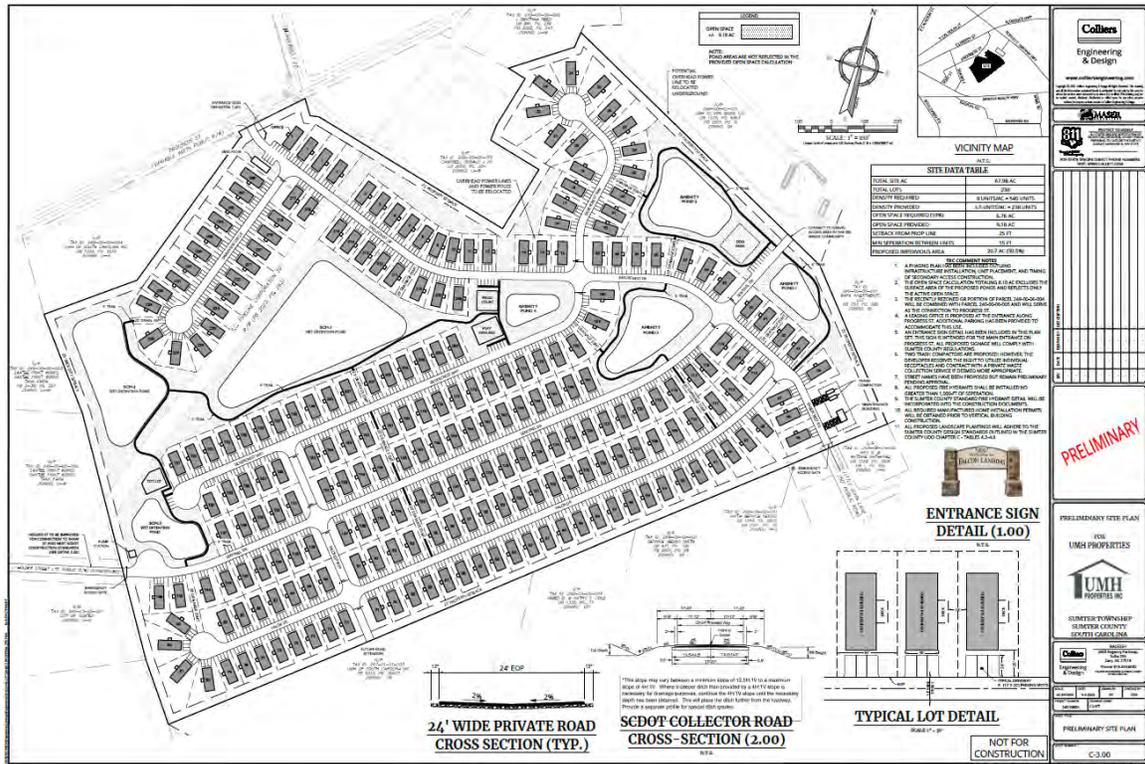


Figure 1 - Proposed Site Plan Layout

Site development must adhere to the General Residential (GR) zoning district standards found in *Section 3.d.5, Development Standards*. The proposed development meets the following minimum standards and development criteria:

Development Standard (Article 3.d.5.)	Minimum Ordinance Requirement	Proposed
Minimum Site Area	5.0 acres	67.98 acres
Minimum Lot Area	5,000 sq. ft. per structure	5,000 sq. ft. per structure
Minimum Lot Width	45 ft.	225 ft.
Maximum Density	8 units per gross acre	3.5 units per gross acre
Common Open Space Ratio	10%	13.5%
Front Setback	35 ft	85 ft
Side Setback	25 ft	25 ft
Rear Setback	25 ft	25 ft.
Maximum Impervious Surface	45%	30.5%
Maximum Building Height	35 ft	< 35 ft.

Because the proposed project is a manufactured home park, the Supplementary Development Standards found in *Article 4.o.2.* applicable to manufactured home parks also apply.

Development Standard (Article 4.o.2.)	Minimum Ordinance Requirement	Proposed
4.o.2.a. Utility Service	Community Water/Sewer, Storm Drainage, and Solid Waste Disposal Systems	All required community utilities to be provided
4.o.2.b. Roadway Width	Minimum 18 ft. wide internal paved roadways	24 ft. wide roadways
4.o.2.c. Access to Collector/Arteria Street	No direct access to collector/arterial streets	Compliant
4.o.2.d. Off-Street Parking Requirement	2 parking spaces per unit	3 parking spaces per unit
4.o.2.e. Recreational Space	10% of site area, with no single location having less than 500 sq/ ft. of area.	Provided
4.o.2.f. Street Lighting	Streetlight at each roadway intersection and at 400 ft. intervals	Not specified, included as approval condition
4.o.2.g. Separation of Units	15 ft. from all other units, 15 ft. from drive, and 25 ft from side/rear property lines.	Compliant

Phasing Plan

Site development is proposed to be completed in 3 major phases, as illustrated on the diagram in Figure 2 of this report and chart below:

Phase	Manufactured Home Count
1	98
2	92
3	44
Total	238

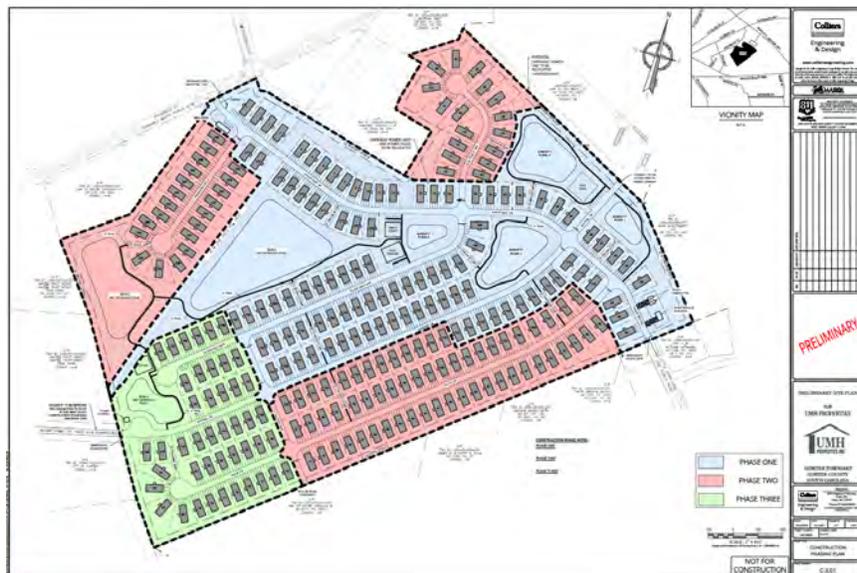


Figure 2 - Proposed Phasing Plan

Site Amenities:

The site plan has indicated several different recreational and common space amenities for the project, including a dog park, two playgrounds, space for a field or ball court, and a network of paths (5' sidewalk) throughout the site utilizing common space around the stormwater ponds. The proposed recreational areas meet or exceed the Ordinance standard.

Parking Plan:

Based upon the criteria found in *Article 8.j. of the Ordinance*, the proposed use must provide a minimum of 2 parking spaces per unit of housing. The proposed plan indicates 3 paved parking spaces in front of each manufactured home unit.

The proposed parking lot plan meets the minimum number of parking spaces required by Ordinance.

Utilities:

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

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 out of jurisdiction sewer services to this site.

Solid Waste: The site is proposed to be served by a private sanitation vendor.

Environmental:

The property is located in Zone X, which is not a special flood hazard area (SFHA), as shown on FEMA FIRM Panel: 45085C0316E, with an effective date of October 27, 2022.

Landscape & Tree Protection Plan:

The submitted landscape plan is based upon the requirements of *Article 8*. A 10 ft. wide landscape buffers along the perimeter of the property is required where more-intensive land uses or zoning districts abut less-intensive land uses or zoning districts. The applicant proposes to install a 10 ft. landscape buffer containing 2 canopy trees, 2 evergreen trees, and 10 shrubs per 100 linear feet.

The submitted plans reflect landscaping provided in buffer areas as required to meet Ordinance minimum standards. The applicant intends to provide additional landscaping in open spaces around stormwater ponds, amenity areas, and at the main entrance on Progress St.

The landscape plan is noted as Figure 4 in this report and has been attached to this report for reference.

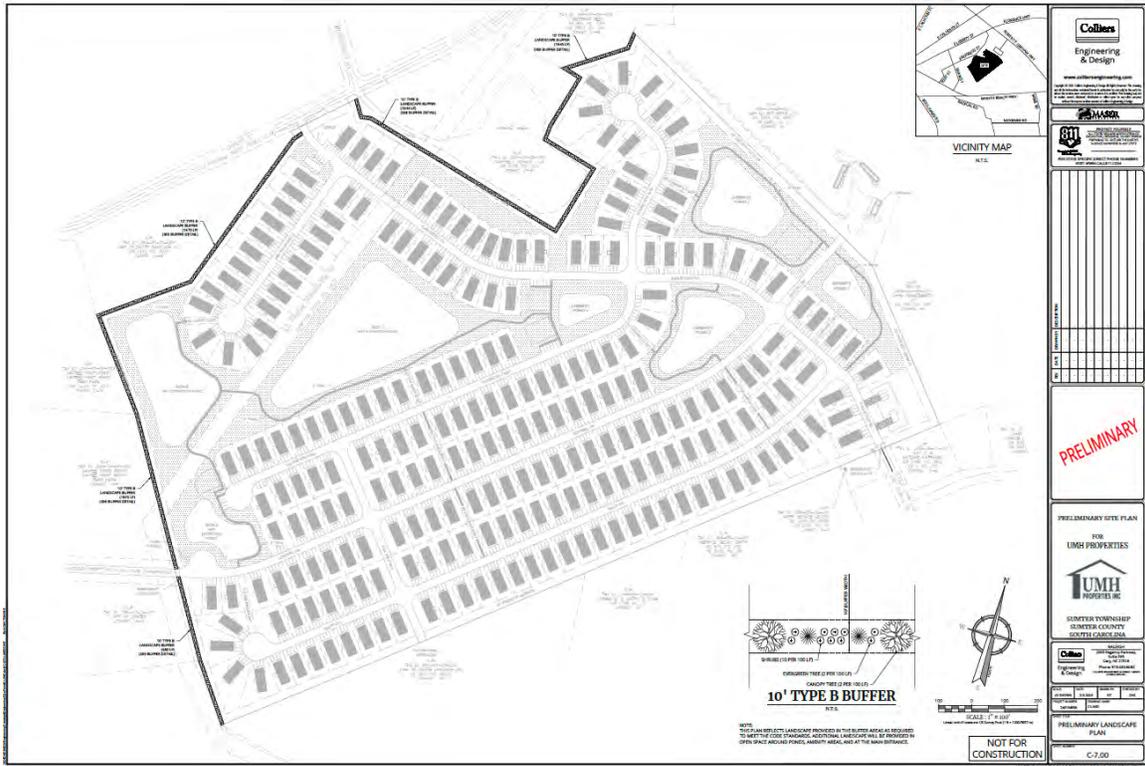


Figure 3 - Proposed Landscaping Plan

Transportation Review:

The tract has approximately 523 linear feet of frontage along Progress St. (S-330). This portion of Progress St. is a 2-lane local access street with no tracked AADT.

The site will be served by one full access public street connection at Progress St., an internal connection to the existing Iris Winds Manufactured Home Park (owned by the same developer), a gated emergency services entrance to the public street at Littlejohn Ln., and a public street connection to Holder St. to be developed by the applicant as a condition of approval.



Figure 4 – Proposed Transportation Layout

Based on the ITE Trip Generation Manual land use category 210 (single-family housing), the highest projected peak hour traffic volume generated by the development is 236 trips per hour, which applies to the Weekday PM Peak Hour. This total triggers TIS requirements consistent with *Article 7.d.10*.

Multimodal Transportation Factors

- *Bicycle and Pedestrian:* Sidewalks do not currently exist in the area of the site.
- *Transit:* Santee-Wateree Regional Transit Authority does not operate any fixed service transit routes in the vicinity of the site.
- *Rail:* The proposed project would not result in any utilization of or impact to rail lines.

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 (TIS) Requirements:* Based on the proposed development scope and scale, a TIS is required and is identified as a proposed condition of site plan approval.
- *Consideration of Existing Local and Regional Plans:* The Sumter 2050 Long Range Transportation Plan contains no proposed projects influenced by the site:
- *Circulation System Design:* The proposed circulation system conforms to Ordinance requirements.

The plan appears reasonable for this site, subject to completion of a TIS in accordance with *Article 7 of the Sumter County Zoning and Development Standards Ordinance* and *SCDOT ARMS Manual*. While the site is expected to generate over 200 peak hour trips based on the quantity of housing units proposed, the existing traffic volumes on the street network in this area are low, and the applicant’s plan includes multiple connection points and opportunities to establish connections to establish or improve the street grid. It is noted that while the development includes a “street network” that approximates a public street layout, the site’s internal roadways will be privately owned and maintained and are not part of the public network.

Stormwater Management:

This project will construct a network of stormwater detention and retention ponds on the site. There are proposed to be 4 “amenity ponds” on the eastern portion of the site which will feed into three “wet detention” ponds on the western portion of the site.

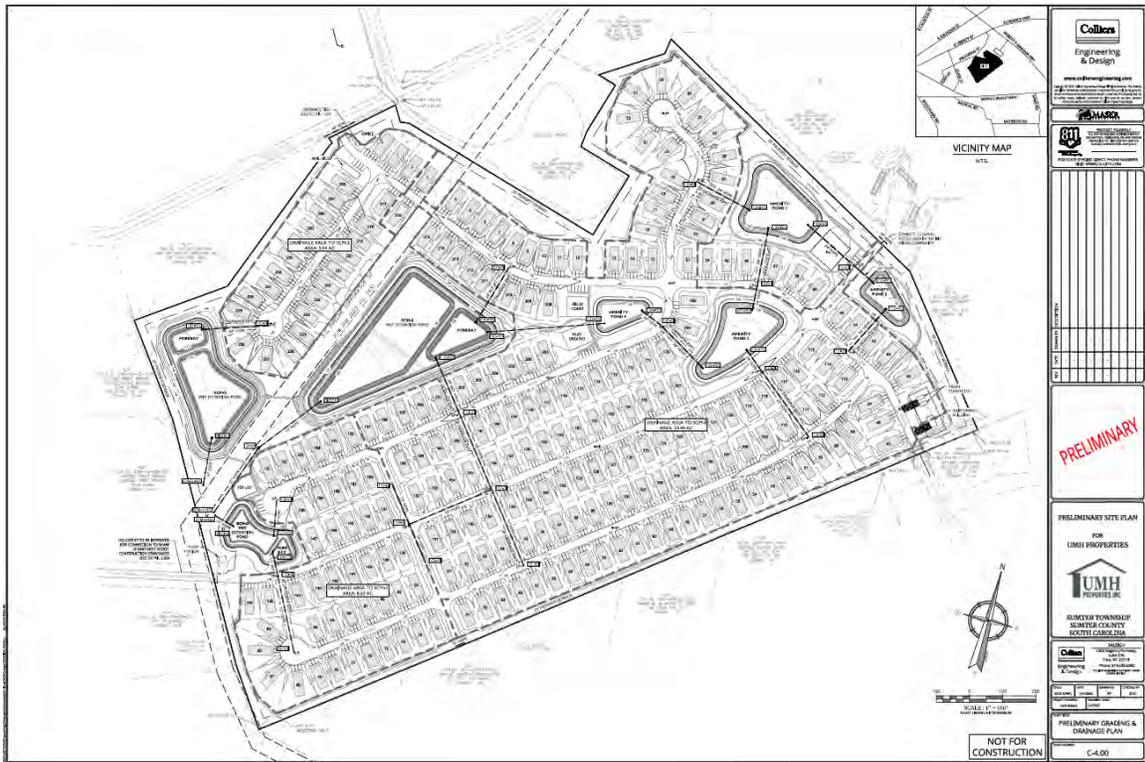


Figure 5 - Proposed Stormwater Facility Network

Stormwater generated from the site will be collected via sheet flow and via inlet for collection to the stormwater pond. As of report publication, County 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.

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 staff recommended Conditions of Approval as outlined in Exhibit 1.

VI. DRAFT MOTION

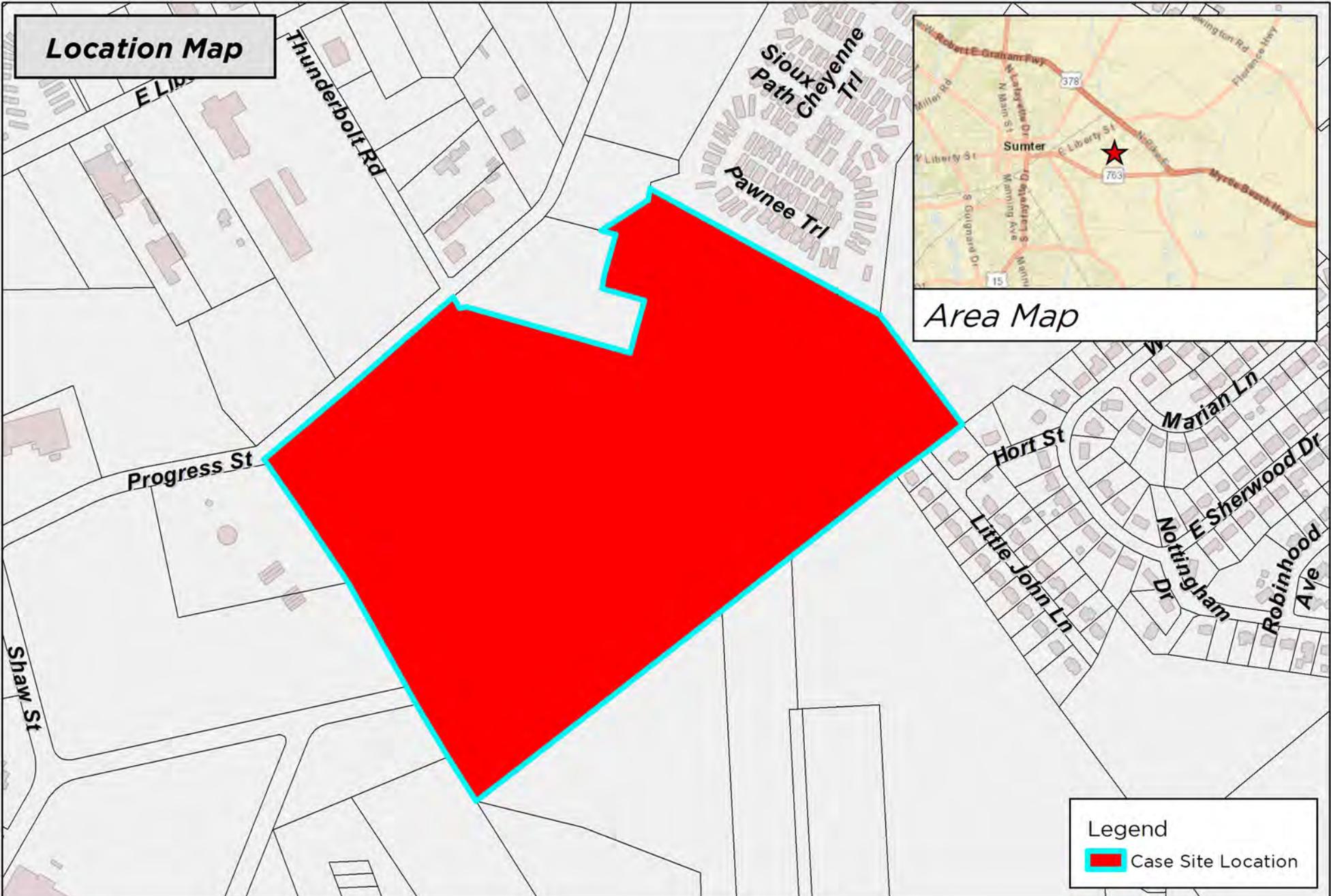
1. I move the Planning Commission **approve** MSP-26-11 subject to conditions of approval outlined in Exhibit 1, and site plans titled, “*Preliminary Site Plan for Falcon Landing*” prepared by Colliers Engineering & Design and dated March 13, 2026.
2. I move the Planning Commission **deny** MSP-26-11.
3. I move an alternate motion.

VII. PLANNING COMMISSION – March 25, 2026

Exhibit 1:
MSP-26-11, 250 Progress St.
Falcon Landing Manufactured Home Park (County)
Proposed Conditions of Approval

1. The project shall be developed in substantial conformance with the site plans titled, “*Preliminary Site Plan for Falcon Landing*” prepared by Colliers Engineering & Design and dated March 13, 2026.
2. Prior to issuance of Land Disturbance permit(s), the following shall be received by the Sumter City-County Planning Department:
 - Submission of full final civil engineered plans. Said plans shall show the latest revision date reflecting revisions noted in the Technical Review Committee (TRC) Comments Memorandum and any conditions of approval as determined by the Planning Commission.
 - Stormwater permit approval and NPDES concurrence from the County Stormwater Utility must be submitted to the Sumter City-County Planning Department.
 - Completion of a Traffic Impact Study (TIS) in accordance with *Article 7* of the *Sumter County Zoning and Development Standards Ordinance* and *SCDOT ARMS Manual* and any mitigations identified by the study.
 - Copy of SCDOT encroachment permit.
3. Prior to zoning final inspection approval for Phase 1 of Development:
 - Recordation of Combination Survey Plat for the GR zoned portion of TMS #249-00-06-004 with TMS #249-00-06-005.
 - Completion of all site developments as depicted on final civil engineered plans.
 - Installation of required street lighting, one light at each intersection and minimum 400 ft. intervals outlined in *Article 4.o.2.f.* of the *Sumter County Zoning and Development Standards Ordinance*.
4. Prior to zoning final inspection approval for Phase 2 of Development:
 - Completion of all site developments as depicted on final civil engineered plans.
5. Prior to zoning final inspection approval for Phase 3 of Development:
 - Completion of all site developments as depicted on final civil engineered plans.
 - Completion of paving of Holder St. and acceptance of infrastructure by Sumter County Public Works Department.
6. 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 sign permit approval, issuance, and installation.

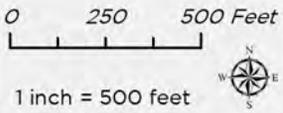
Location Map



Area Map

Legend
 Case Site Location

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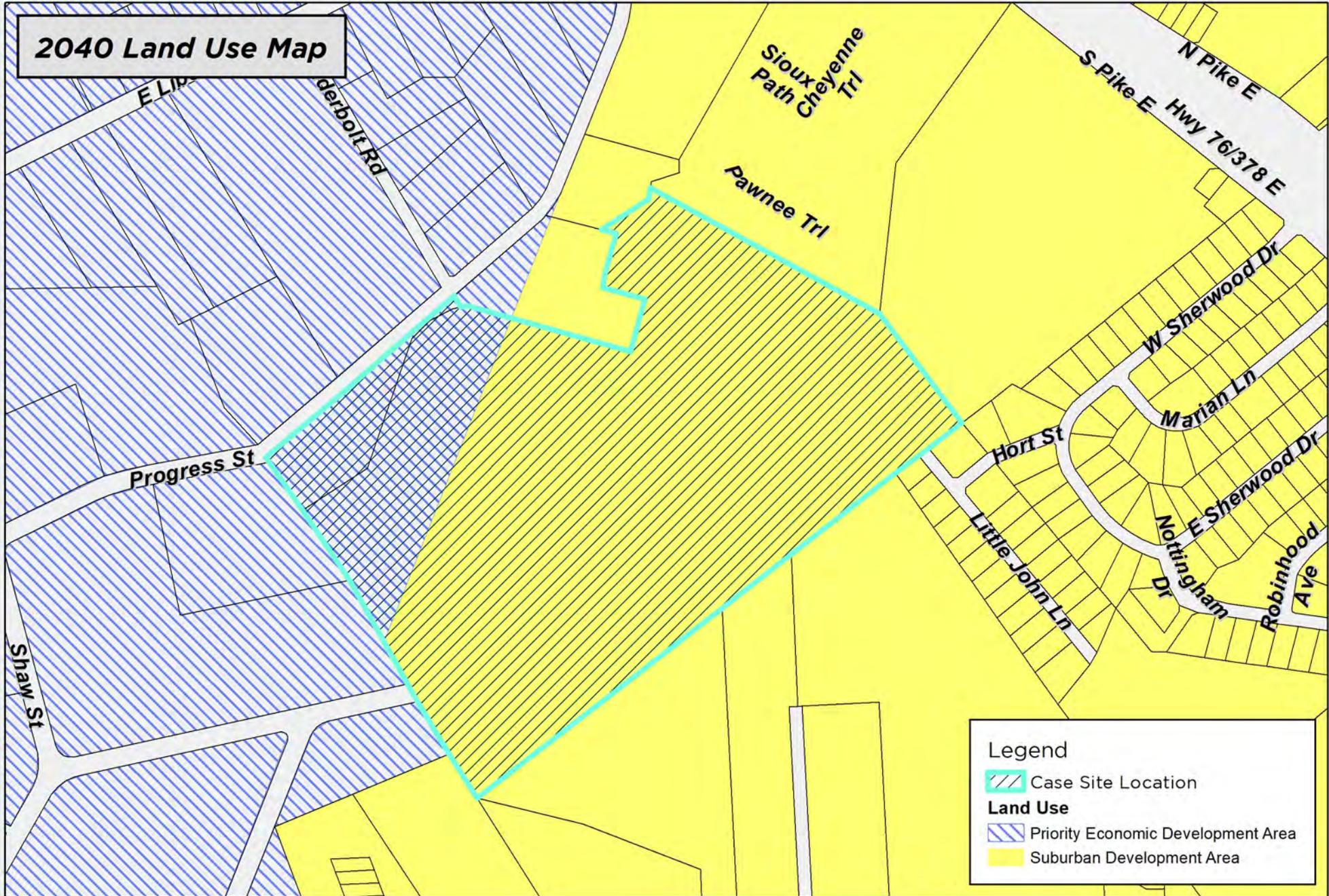


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MSP-26-11
250 Progress St, Sumter, SC 29153
Tax Map # 249-00-06-004 249-00-06-005

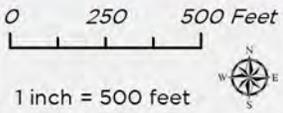
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Priority Economic Development Area
-  Suburban Development Area

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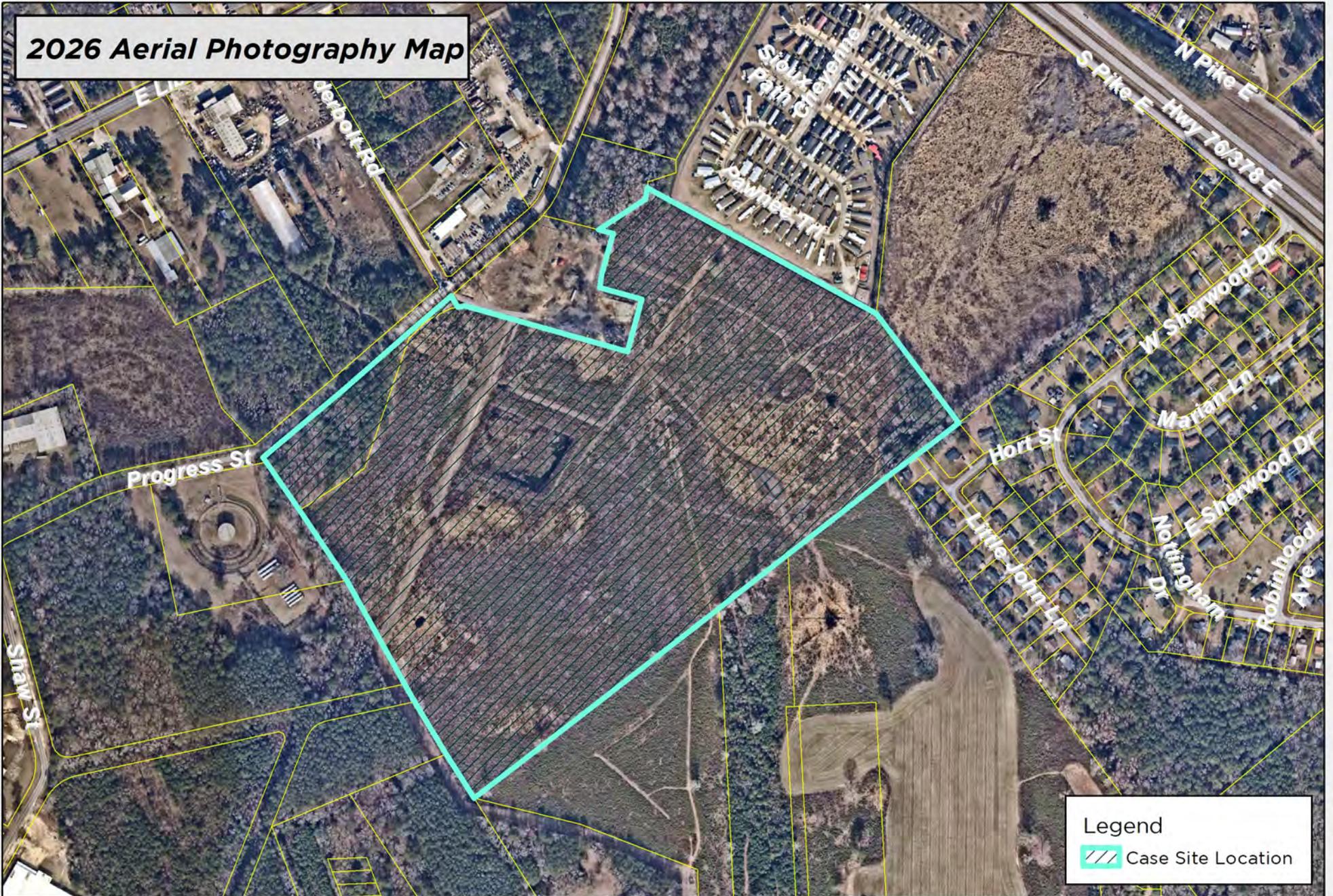


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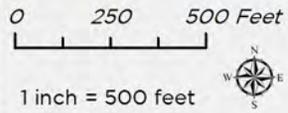


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2026 Aerial Photography Map



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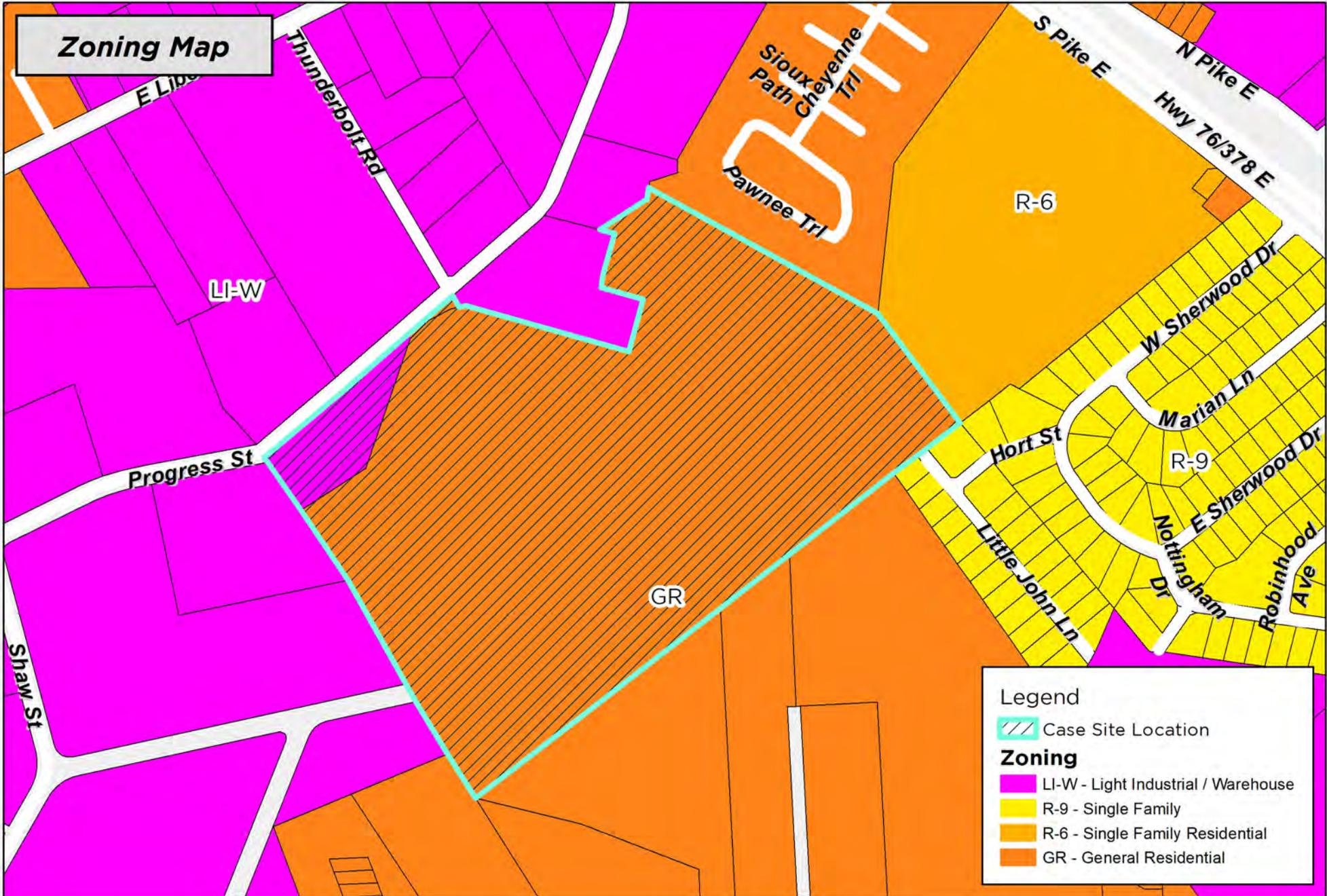


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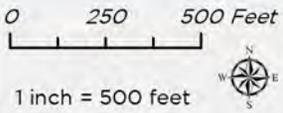
Zoning Map



Legend

- Case Site Location
- Zoning**
- LI-W - Light Industrial / Warehouse
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential

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