

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes March 25, 2026

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, February 25, 2026, in the City Council Chambers located on the First Floor James E. Clyburn Intermodal Transportation Center Santee Wateree Regional Transit Authority (RTA) Building Meeting Room, 129 South Harvin St., Sumter, South Carolina. Seven board members: Mr. Jim Price, Mr. James Munford, Mr. Jim Crawley, Mr. Michael Walker, Mr. Gary Brown, Mr. John T. Rivers IV and Ms. Kim Harvin – were present. Mr. Chris Sumpter and Mr. Keith Ivey were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Kerlyn Mondesir and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. James Munford.</p>
MINUTES	<p>Mr. Michael Walker made a motion to approve the corrected meeting minutes of March 25, 2025, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-26-11, 250 Progress St. – Falcon Landing Manufactured Home Park (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the approval for Major Site Plan approval for 238-unit Manufactured Home Park.</p> <p>Mr. Kelly stated the subject property is 67-98 acres in size, undeveloped, and zoned General Residential (GR).</p> <p>Mr. Kelly added east of the site is a combination of undeveloped tracts (GR) and a developed residential subdivision (R-9).</p> <p>Mr. Kelly mentioned north of the site is a manufactured home park (GR) and undeveloped lots (LI-W). South are undeveloped lots (GR). West is a combination of undeveloped tracts and a developed tract with an aboveground storage tank (LI-W).</p> <p>Mr. Kelly reviewed staff's proposed conditions of approval.</p> <p>After some discussion, Mr. Jim Crawley made a motion to approve MSP-26-11 for Major Site Plan approval for 238-unit Manufactured Home Park. The motion was seconded by Ms. Gary Brown and carried a unanimous vote.</p>

	<p><u>SD-25-05 (Rev. 1), 4865 Peach Orchard Rd. – Valley Ridge Subdivision (County)</u> was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for preliminary subdivision revision approval to amend an approval subdivision plan to add two additional lots and revise the layout for a 234-lot single-family detached residential subdivision.</p> <p>Mr. Mondesir stated the initial approval was for 232 lots. With this revision, an additional 2 lots (234 total) along with lot layout changes, and other modifications is being proposed.</p> <p>Mr. Mondesir added +/- 298-acre site in the Dalzell area of unincorporated Sumter County – no changes from previously approved plan.</p> <p>Sites consists of multiple parcels, with frontage on Peach Orchard Rd. and Red Lane Rd. – no changes from previously approved plan.</p> <p>Submitted plans show the development having 2 full-access entrances along Peach Orchard Road, and 5 full-access entrances along Red Lane Road – no changes from previously approved plan.</p> <p>An emergency access drive is proposed onto Peach Orchard Rd. near the northeast boundary corner of the property – no change from previously approved plan.</p> <p>Mr. Jason Ross was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Gary Brown made a motion to approve SD-25-05 (Revision 1) as proposed via the preliminary plat submission titled, “<i>Valley Ridge Subdivision</i>”, prepared by LJA Engineering, and Consulting Engineer and dated September 23, 2025 and subject to the Conditions of Approval in <u>Exhibit 1</u> and successful completion of the “Outstanding Technical Review Items” attached to the staff report as <u>Exhibit 2</u>. The motion was seconded by Mr. Jim Price and carried a unanimous vote.</p>
OLD BUSINESS	NONE
OTHER BUSINESS	NONE
DIRECTOR’S REPORT	<p>Provided an updates on:</p> <p>UDO Process and notified the Planning Commission that the full functioning draft is online. We are working on site testing as part of the UDO Contract with the consultants. And updated the Commission on timeline for adoption and that the comment period is currently open.</p> <p>Once the UDO is complete and adopted it is likely that Planning Staff</p>

	<p>will begin working on changes to the Sumter County- Zoning & Development Standards Ordinance. We will also be starting on comprehensive updates to the Comprehensive Plan for the City and County for adoption prior to the end of 2029.</p> <p>The Safe Routes for Sumter grant continues to move forward. Through work with the consultants for that grant we will be identifying quick build safety demonstration projects that can be employed on the roadways to test safety improvements.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:30 p.m. by acclamation.</p> <p>The next meeting scheduled is April 22, 2026.</p>
	<p>Respectfully submitted, <i>Kellie Chapman</i> Kellie Chapman, Board Secretary</p>