

Sumter City-County Planning Commission

March 25, 2026

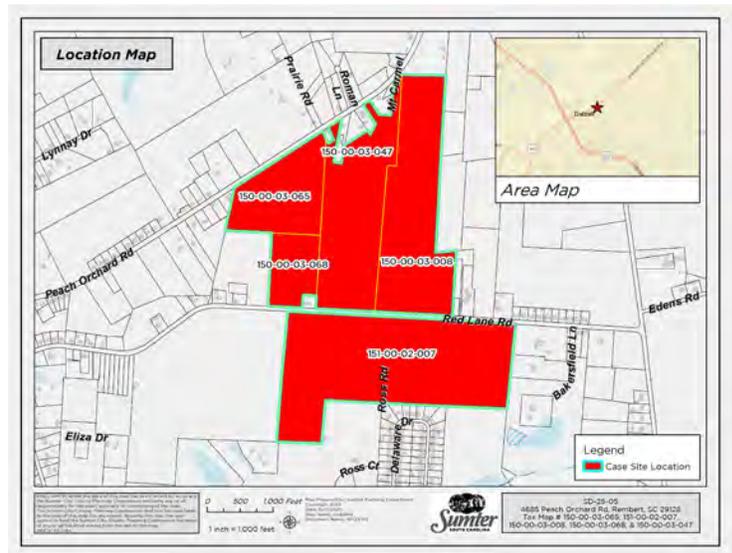
SD-25-05 (Revision 1), 4865 Peach Orchard Rd. – Valley Ridge Subdivision (County)

I. THE REQUEST

Applicant:	LJA Engineering
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Request for preliminary subdivision revision approval to amend an approved subdivision plan to add two additional lots and revise the layout for a 234-lot single-family detached residential subdivision.
County Council District	District 1
Location:	4865 Peach Orchard Rd.
Size of Property:	+/- 298 acres
Present Use/Zoning:	Undeveloped / Agricultural Conservation (AC)
Proposed Use of Property:	234-lot single family residential subdivision
Tax Map Reference:	151-00-02-007, 151-00-03-008, 151-00-03-047, 151-00-03-068, 151-00-03-065
Adjacent Property Land Use and Zoning:	North: Undeveloped / Agricultural Conservation (AC) South: Undeveloped / Agricultural Conservation (AC) East: Undeveloped / Agricultural Conservation (AC) West: Undeveloped / Agricultural Conservation (AC)

II. BACKGROUND

The applicant is seeking to revise a previously approved major subdivision known as “Valley Ridge”, approved under SD-25-05. The proposed development is located on approximately 298 acres in the Dalzell area of unincorporated Sumter County. The site consists of multiple parcels with frontage along Peach Orchard Road and Red Lane Road, as shown on the accompanying location map.



This resubmittal reflects revisions to the previously approved subdivision plan, including the addition of two residential lots, the expansion of designated green space areas, and the reconfiguration of several lot layouts within the development. The primary changes occur along Red Lane Road, where narrower lots have been reconfigured into wider lots to allow direct access to Red Lane Road. The updated plan also includes ten proposed road names for the subdivision.

The subject property is entirely located within the Agricultural Conservation (AC) zoning district. The revised plans show the development with two full-access entrances along Peach Orchard Road and five full-access entrances along Red Lane Road. The proposed subdivision will be located on both sides of Red Lane Road. In addition, an emergency access drive is proposed onto Peach Orchard Road near the northeastern boundary of the property.

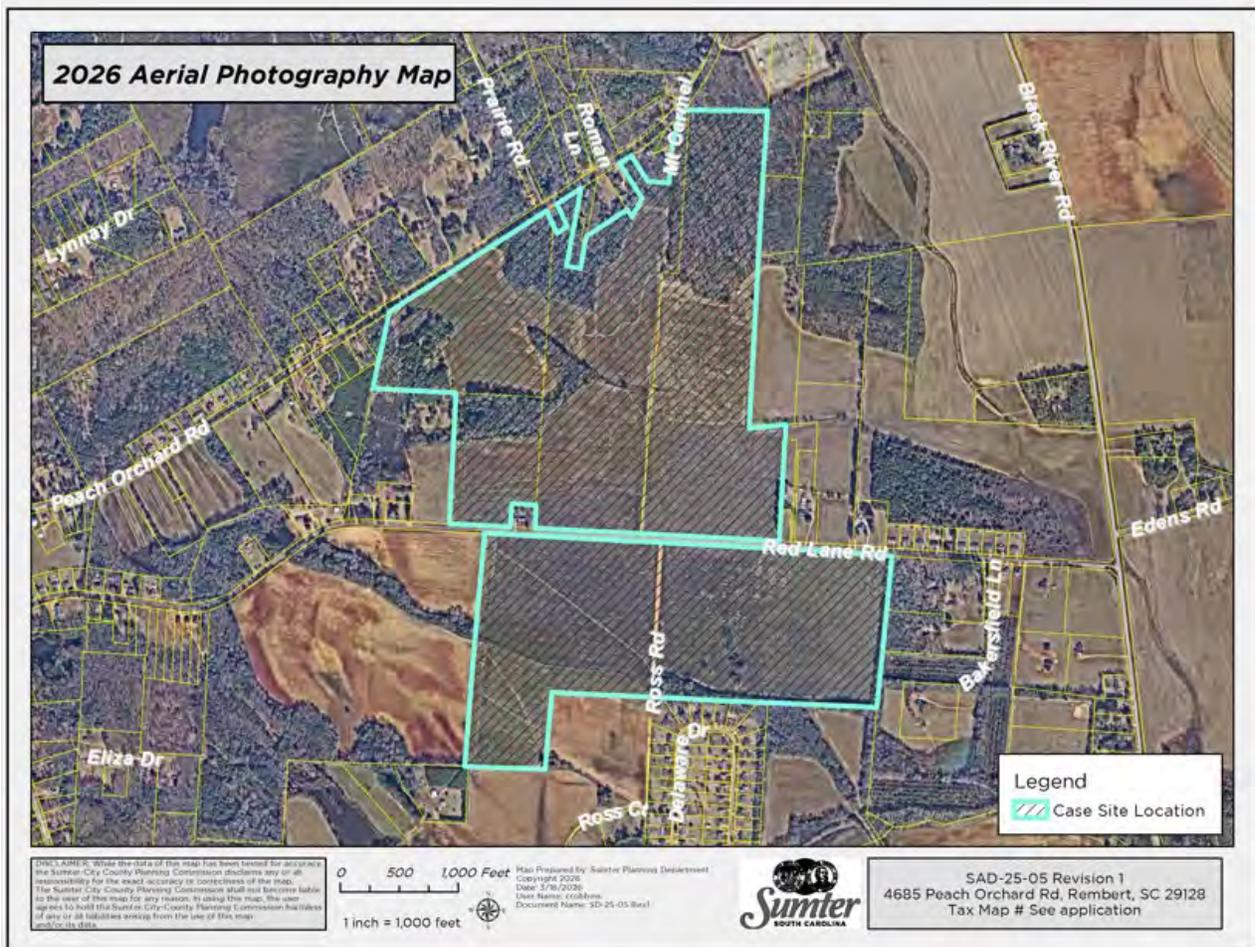


Figure 1 – 2026 Aerial Map

III. PRELIMINARY PLAT REVIEW

Under *Article 7.d.5*, the approval of the preliminary plat constitutes approval of the subdivision as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots and other planned features. This approval binds the developer to the general scheme of the subdivision and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits.

The following review is based upon the revised preliminary plan submission titled, “*Valley Ridge Subdivision*”, prepared by LJA Engineering., and dated February 27, 2026.

A copy of the submitted site plan is included with this report as Exhibit 3. The proposed development was reviewed against Agricultural Conservation (AC) zoning district requirements for residential development and all other standards applicable to the subdivision and development of land outlined in the *Sumter County Zoning & Development Standards Ordinance* (the Ordinance).

Zoning District Requirements

Single-Family Detached Residential homes are Permitted By-Right Uses in the Agricultural Conservation (AC) District. Minimum AC district residential development are as follows:

Minimum Lot Area	Minimum Lot Width	Min. Building Setbacks	Max Impervious Surface Ratio	Maximum Building Height
1.0 acres	60 ft.	<i>Front – 35 ft. Exterior Side: 17.5 ft. Interior Side: 12 ft. Rear: 50 ft.</i>	80%	35 ft

The proposed preliminary plan indicates that the single-family detached lots will range in size from approximately 1.0 acre and larger, with most lots being around 1.0 acre in area. The proposed lot width for nearly all single-family detached lots, as shown on the plan, is 60 feet.

The proposed street network is considered “high intensity” per the street standards outlined in *Article 8* of the Ordinance, as most lots have less than 70 ft. of street frontage. The street will not have on-street parking and will have a 22 ft. pavement width with a 50 ft. total right-of-way (ROW) area. No sidewalks are required or appear to be proposed. The street plans meet the minimum requirements of the Ordinance. A full engineering review of the street plans will be conducted by Sumter County Public Works prior to approval to proceed with construction.

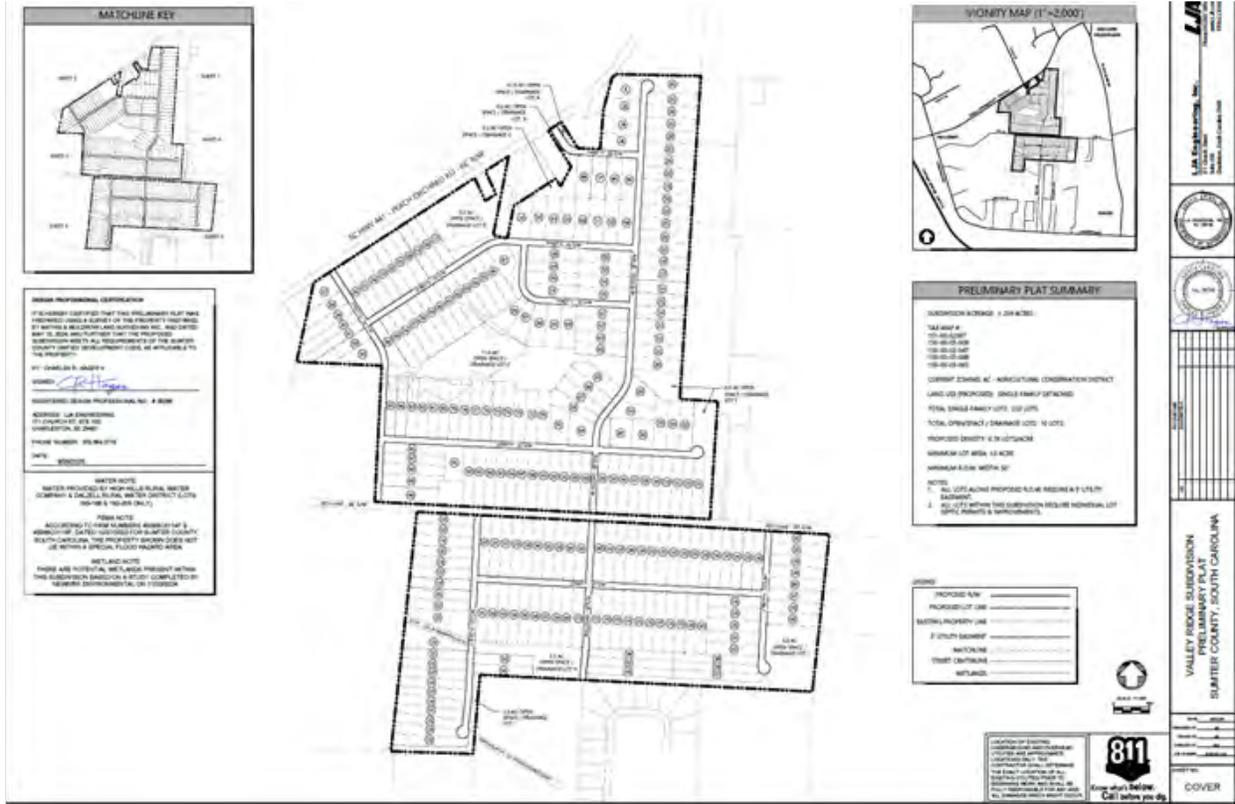


Figure 2- Previously approved subdivision

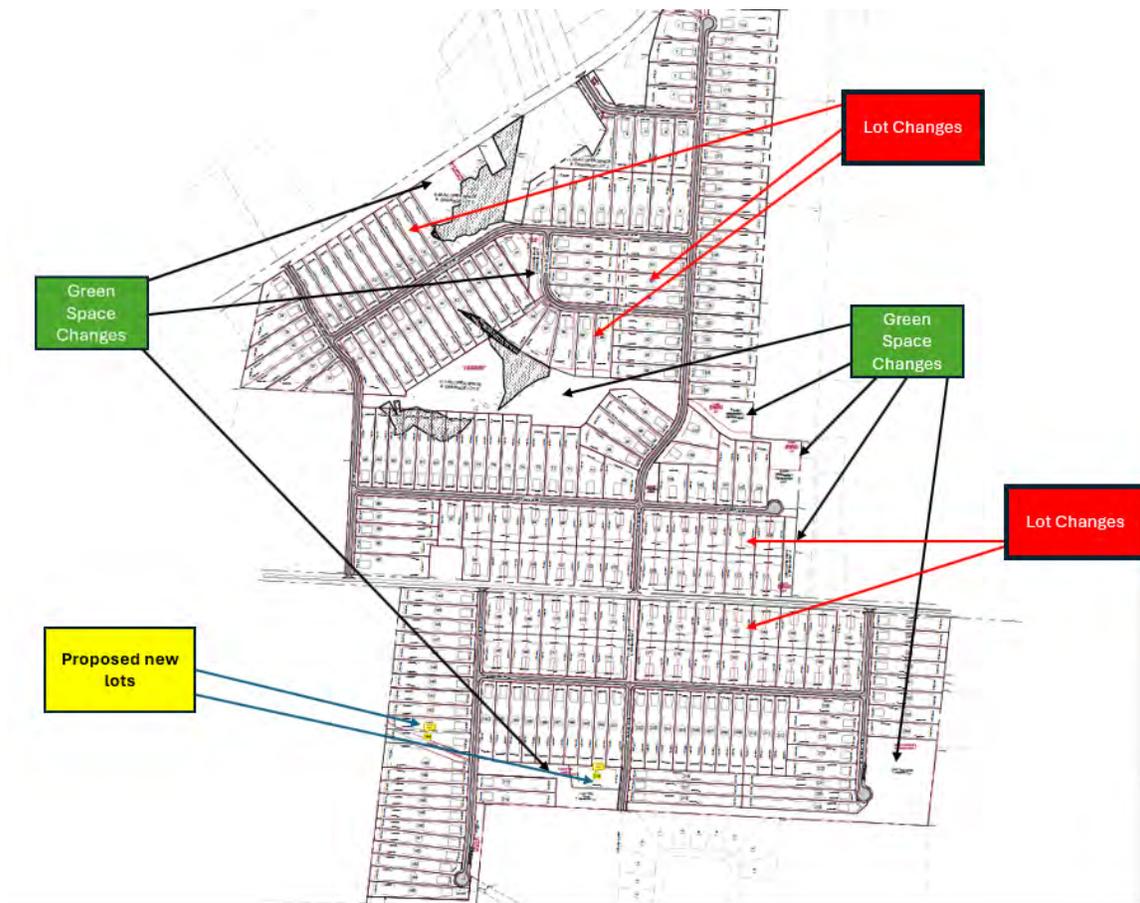


Figure 3 –Proposed subdivision revisions

Airfield Compatibility Districts (ACD):

A portion of the proposed site is located within the Shaw Air Force Base Airfield Compatibility District (ACD) Noise Attenuation Zone (NA) overlay district. This district requires notifications, such as signage, to inform new residents of the potential of noise impacts from base operations. Developers for all new major subdivisions will install at their expense a noise notification/warning sign (same as installed by Sumter County on the boundary of the NA) at each entrance to the subdivision (applicable to NA overlay requirements) before building permits may be issued.

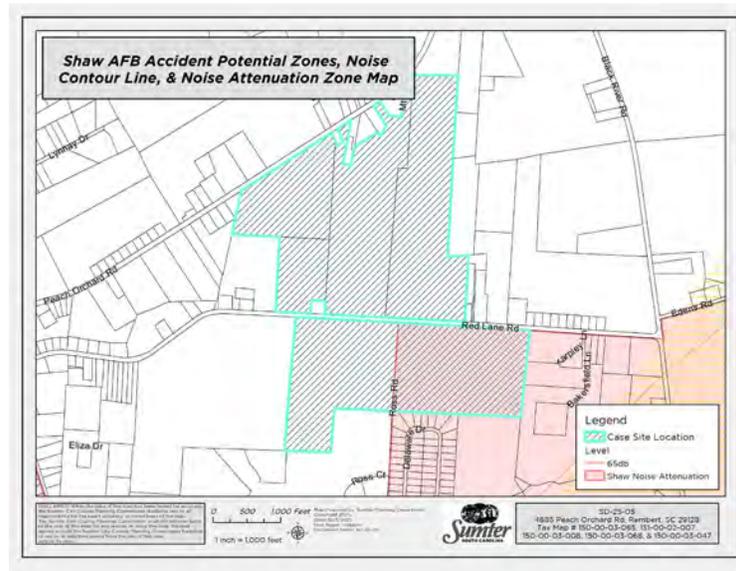


Figure 4 - Military Zoning Overlays

Tree Protection, Buffering, Landscaping, & Open Space Plans:

The existing site is primarily open field historically used for agriculture. There is a section of tree line at the extreme northeastern corner of the property along Peach Orchard Rd., and tree line along the property’s western boundary along Peach Orchard Rd. No tree survey details have been submitted to date, and the site contains an unknown number of significant/historic trees.

No landscaping plan has been submitted to date.

Environmental:

The proposed development area is entirely within Zone X as shown across three FEMA FIRM Panels 45085C0115F, 45085C0120F, 45085C0114F with all having an Effective Date of October 27, 2022.

National Wetland Inventory (NWI) mapping data indicates that there are areas of wetland present. It is staff’s understanding that all delineated wetland areas (jurisdictional and non-jurisdictional) will remain undisturbed or be used for stormwater detention areas. Additional details concerning wetlands areas is an outstanding item, and any disturbance of wetland areas must be done so in accordance with local, state, and federal requirements (as applicable). Significant changes to lot layouts to conform with wetland protection requirements will require a reevaluation of the subdivision plan by the Planning Commission.

Stormwater Management Plan:

The stormwater management plan for the subdivision identifies seven proposed stormwater drainage areas distributed throughout the site. A substantial portion of the total area allocated for stormwater management is situated within or adjacent to existing wetlands.

It is assumed that ownership of all on-site stormwater management areas will be transferred to an HOA. Proposed approval conditions recognize this.

Stormwater approval and NPDES coverage verification must be granted by the Sumter County Stormwater Utility prior to issuance of any construction or land disturbance permits.

Public Safety:

Fire Protection – There are no major concerns. The development plans include an emergency services access drive on Peach Orchard Rd. The access drive areas must be built to Fire Department specifications. The timing of the emergency access drive construction depends on timing outlined on an approved phasing plan.

IV. UTILITIES

Utility plans are not required for preliminary plat approval; however, the applicant has indicated the following:

<i>Water</i>	The subdivision will be served by the Dazell Water and High Hills Water
<i>Sewer</i>	The subdivision will be developed with individual on-site septic systems for each lot
<i>Solid Waste</i>	The subdivision will be served by a private vendor
<i>Electric</i>	Black River Electric
<i>Postal Service</i>	It is anticipated the US Postal Service will require community mailbox cluster(s)

V. TRANSPORTATION REVIEW

The subject property has frontage on both Peach Orchard Rd. and Red Lane Rd., and the applicant is proposing access on both of these public roadways. Peach Orchard Rd. is an SCDOT owned and maintained 2 lane major collector roadway, with an Average Annual Daily Traffic (AADT) of 2,300. Red Lane Rd. is an SCDOT owned and maintained 2 lane local access roadway, with no AADT data recorded.

Submitted plans show that there are 5 full access points proposed for this development in addition to individual residential driveways for lots fronting on Red Lane Road. These improvements/encroachments must be reviewed and approved by SCDOT.

Sumter Planning is in receipt of the Traffic Impact Study (TIS) prepared for the project by Kimley-Horn. At this time there are no additional comments or requirements related to the TIS on the part of Sumter Planning.

VI. TECHNICAL REVIEW

The Sumter Technical Review Committee (TRC) members have reviewed the submitted plans electronically. The technical review items outlined in Exhibit 2 must be addressed as a proposed condition of approval.

VII. STAFF RECOMMENDATION

Staff notes that this is essentially a lot layout or sketch plan of the proposed development. However, the submission substantially meets the minimum details required preliminary major subdivision submission pursuant to Article 9 of the Ordinance. Full engineering on this development has not been completed to date. The proposed approval conditions (Exhibit 1) and the outstanding technical item list (Exhibit 2) reflect this.

Staff recommends approval of this request, subject to the “Conditions of Approval” attached to the staff report as Exhibit 1 and based on successful completion of the “Outstanding Technical Review Items” attached to the staff report as Exhibit 2.

VIII. DRAFT MOTION

- 1) I move that the Planning Commission **approve** SD-25-05 (Revision 1) as proposed via the preliminary plat submission titled, “*Valley Ridge Subdivision*”, prepared by LJA Engineering., and Consulting Engineer and dated September 23, 2025 and subject to the Conditions of Approval in Exhibit 1 and successful completion of the “Outstanding Technical Review Items” attached to the staff report as Exhibit 2.
- 2) I move that the Planning Commission **deny** SD-25-05 (Revision 1).
- 3) I move an alternate motion.

IX. PLANNING COMMISSION – March 25, 2026

Exhibit 1:
SD-25-05 – Valley Ridge (County)
Proposed Conditions of Approval

1. The subdivision shall be developed in substantial conformance with the preliminary plat titled, “*Valley Ridge Subdivision*”, prepared by LJA Engineering., and Consulting Engineer and dated February 27, 2026.

Under *Article 7.d.5*, the approval of the preliminary plat constitutes approval of the subdivision as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots and other planned features. This approval binds the developer to the general scheme of the subdivision and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits.

2. Prior to issuance of land disturbance permit(s), the following must be received by the Planning Department:
 - a. Stormwater permit and NPDES approval from the Sumter County Stormwater Utility.
 - b. Submission of SCDES Permit to Construct for Water Infrastructure.
 - c. Submission of an overall development Phasing Plan for staff review and approval.
 - d. SCDOT Encroachment Permit(s)
 - e. Copy of full civil engineered development plans for the subdivision, showing the latest revision date, with all outstanding technical review issues identified in Exhibit 2 resolved.
3. Final plat approval for the development is contingent upon the following:
 - a. *Road Infrastructure*: installation and acceptance of roadway infrastructure by Sumter County Public Works for each section of development (in its entirety) is required prior to final plat approval for any new lots in each section, respectively.
 - b. *Emergency Access Drive*: Must be completed in accordance with timing identified on an approved Phasing Plan. Final inspection of the emergency access drive must be approved by the Fire Marshall or their designee.
 - c. *Water Utility Infrastructure*: installation and acceptance of all water infrastructure by the utility provider for each section of development (in its entirety) is required prior to final plat approval for any new lots in each section, respectively.
 - d. *Noise Hazard Signs*: Installation of a military airfield operations noise notification/warning sign at the subdivision entrance must be completed.
 - f. Completion of stormwater detention areas in accordance with timing identified on an approved Phasing Plan.
 - g. Stormwater Detention Area Ownership & Maintenance:
 - i. Final executed Conditions, Covenants and Restrictions (CCR) documentation detailing stormwater pond maintenance responsibilities and ownership shall be provided to the Planning Department prior to issuance of the 1st Certificate of Occupancy.

4. Timeline for installation of landscaping and open space:

- a. *Stormwater Pond Buffer* – required stormwater pond buffering must be complete and pass zoning inspection prior to final plat approval for any lot in the subdivision. Stormwater pond construction timing is pursuant to approved Phasing Plan.
- b. *Street Trees/Front Yard* – Planting of at least 1 canopy tree in the front yard of each lot is required prior to certificate of occupancy approval for that lot.

Exhibit 2:
SD-25-01 – Valley Ridge (County)
Outstanding Technical Review Items

The following technical review issues must be resolved as a condition of approval and prior to approval of any land disturbance activity on the property.

General Comments

1. Provide a copy of any restrictive covenants that apply to the subject property. If there are no applicable restrictive covenants, please provide a response stating this.
2. Provide details on planned subdivision entrance signage, both location of sign(s) and style of sign(s)
3. Provide details on the proposed surveying plan. Is it a combination of all parcels proposed for inclusion in the subdivision planned as a step prior to right-of-way platting and subdivision platting?
4. As there are two different water providers for this subdivision, can steps be taken to differentiate the services to avoid confusion by residents and/or utility providers? Can meter boxes, for instance, be different colors
5. Submit a wetlands delineation.

Site Plan

1. Please provide a street lighting placement and electrical utility plan.
2. Please provide a copy of the water utility plan to the planning department, at the same scale as the overall site plan.
3. Please provide update on mail service plans. It is anticipated that USPS will require community cluster mailboxes. Please revise plans to show community cluster mailbox location(s) or provide confirmation from USPS that door-to-door service will be provided.
4. Mark the limits of disturbance for the subdivision, and provide details on grading plans.
5. Provide an overall phasing plan. Please note that the phase numbering must remain consistent throughout development.

Stormwater

1. Note that final executed Conditions, Covenants and Restrictions (CCR) documentation detailing stormwater pond maintenance responsibilities and ownership must be provided to the Planning Department prior to certificate of occupancy for the first dwelling of the development.
 - a. Please provide additional detail on the planned size of each retention/detention basin on the site (i.e. dimensions and grading).

2. The project will require separate submission to the County Stormwater Department for Stormwater Permit and NPDES Coverage issued by the SC Department of Health & Environmental Control.
3. Please coordinate with Stormwater Manager Alfred Conyers (803-774-3855; aconyers@sumtercountysc.gov) concerning County Stormwater permitting requirements.

Landscaping

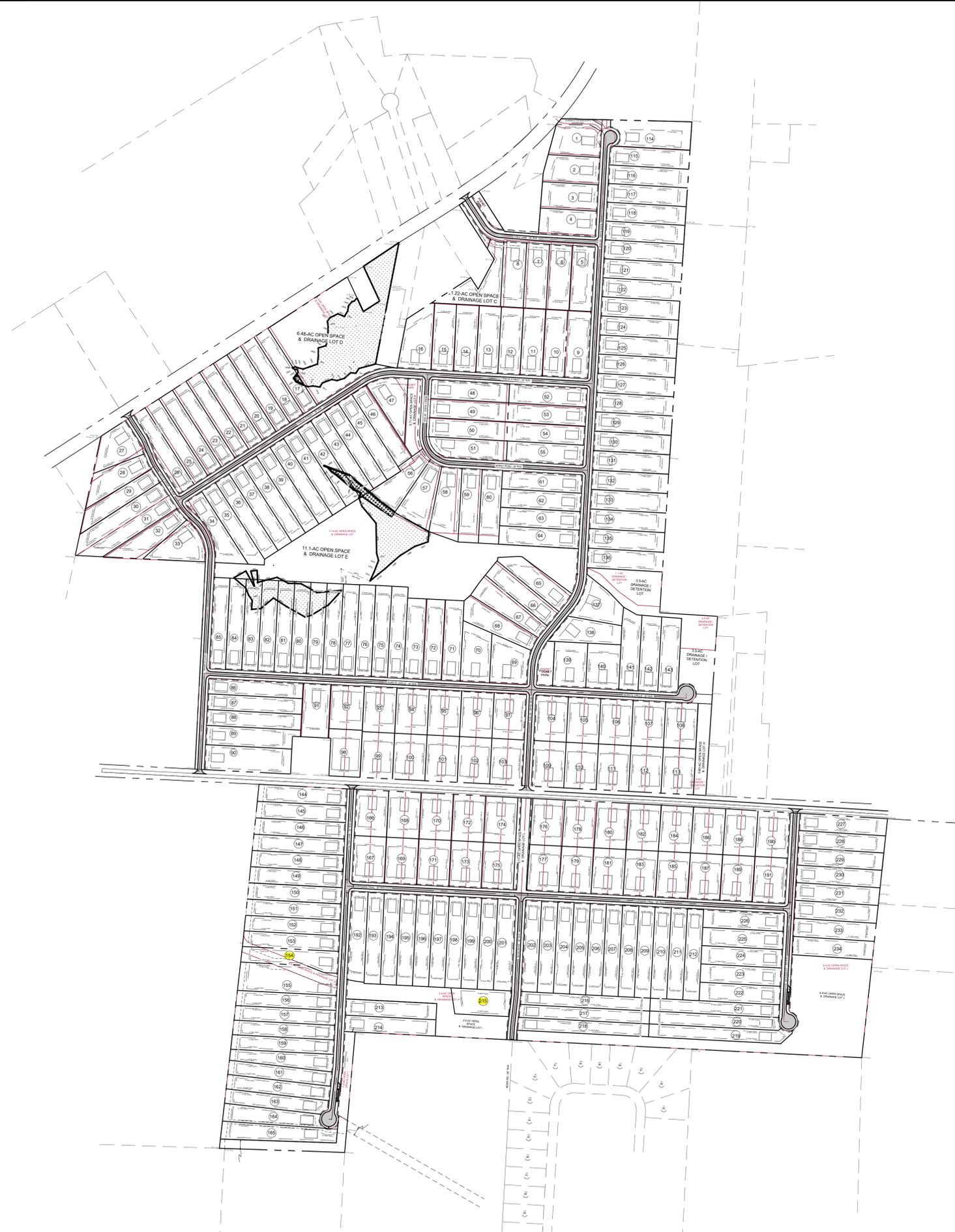
4. Please provide a tree survey verifying presence or absence of ‘significant’ (10-29” DBH) or ‘historic’ (30”+ DBH) trees. If removal of any significant or historic trees is planned, please provide a mitigation plan to offset the removal.
5. Please provide a landscaping plan for property buffers where a less intensive use is in place, as well as entrance landscaping plans in accordance with Article 8.

Transportation

1. The project will require separate submission to the SCDOT District 1 office for encroachment permit approval. Please provide SCDOT encroachment plan sheet detailing all proposed work within existing SCDOT rights-of-way.
2. Please coordinate with SCDOT District 1 Permit Engineer Michael Todd (803-737-0208; ToddJM@scdot.org) concerning this project.

Public Safety (Police/Fire)

1. Please indicate the locations of fire hydrants to the site, as well as planned FDC access.
2. Contact Fire Marshal Tammy Tolbert (803-774-7252; ttolbert@sumtersc.gov) if you have any questions concerning International Fire Code Compliance.



GRAPHIC SCALE
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 1 INCH = 300 FT

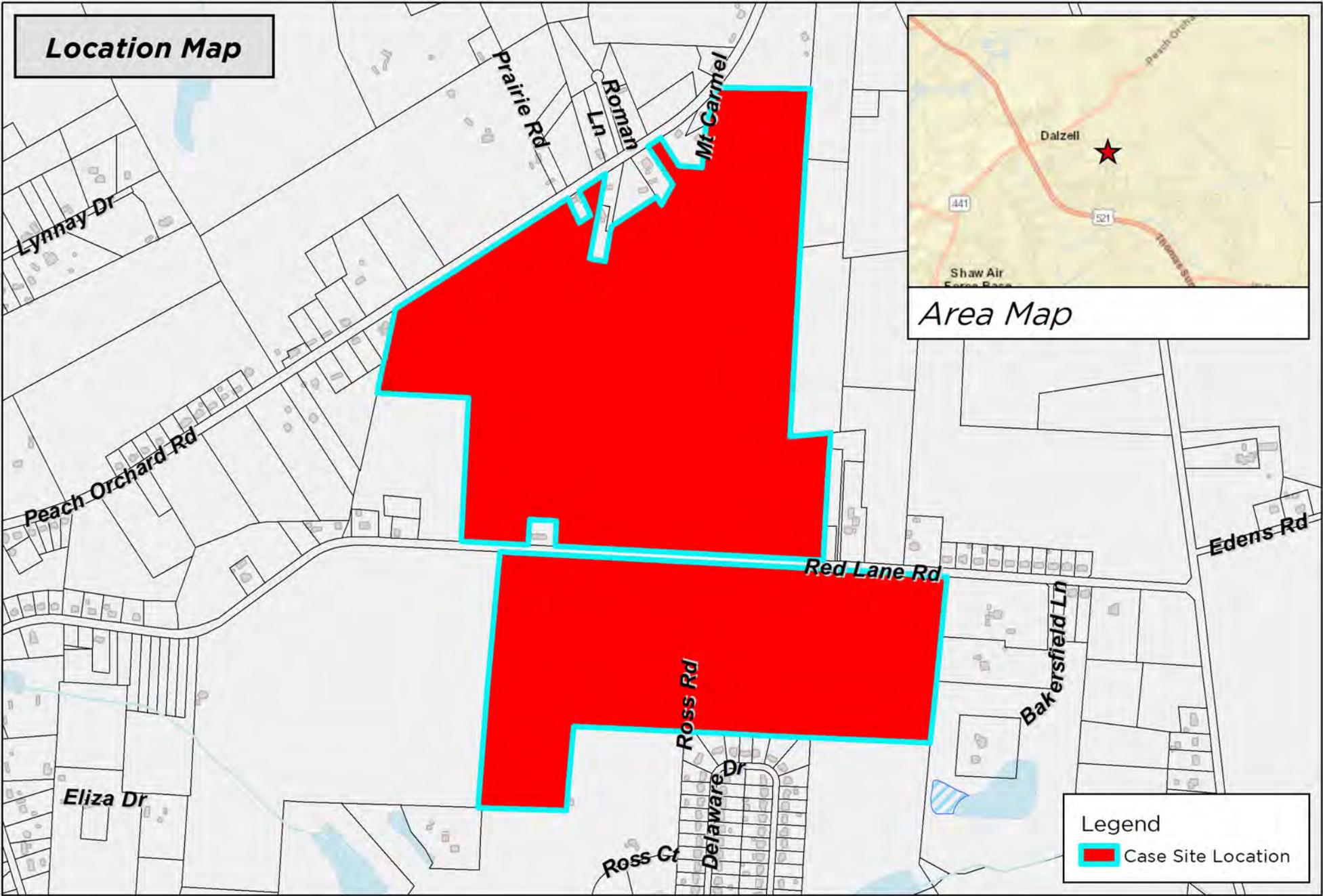
NORTH

LJA Engineering, Inc.
 100 Calhoun Street
 Suite 400
 Charleston, South Carolina 29401
 Phone 843.507.8404
 www.LJA.com
 FRN-C00162

VALLEY RIDGE SUBDIVISION
 RED-BLACK PRELIMINARY PLAT
 OVERLAY EXHIBIT
 EXHIBIT # 1 OF 1

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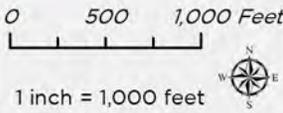
Location Map



Area Map

Legend
 Case Site Location

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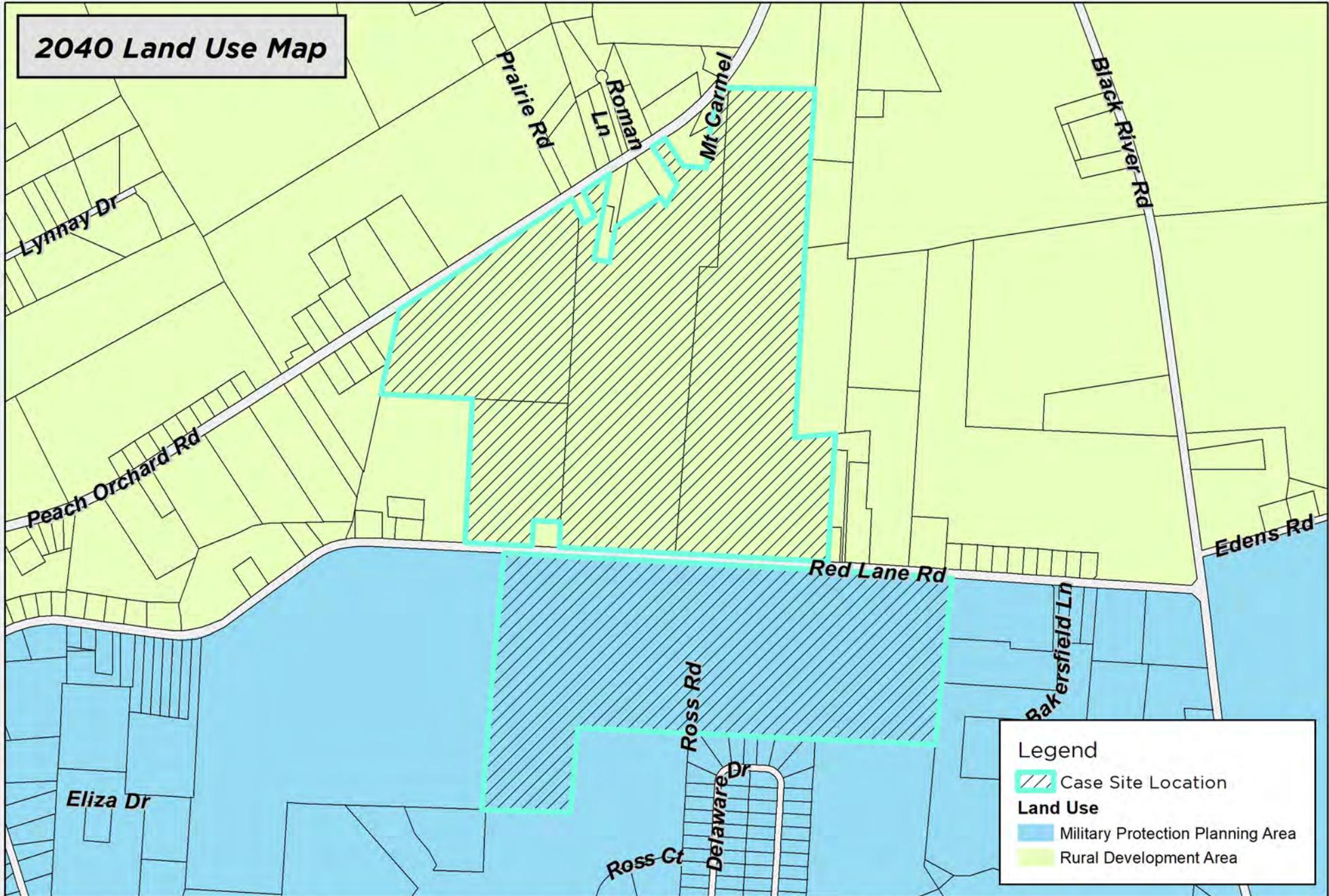


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SAD-25-05 Revision 1
4685 Peach Orchard Rd, Rembert, SC 29128
Tax Map # See application

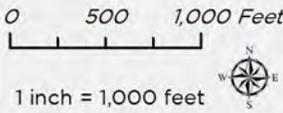
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Military Protection Planning Area
-  Rural Development Area

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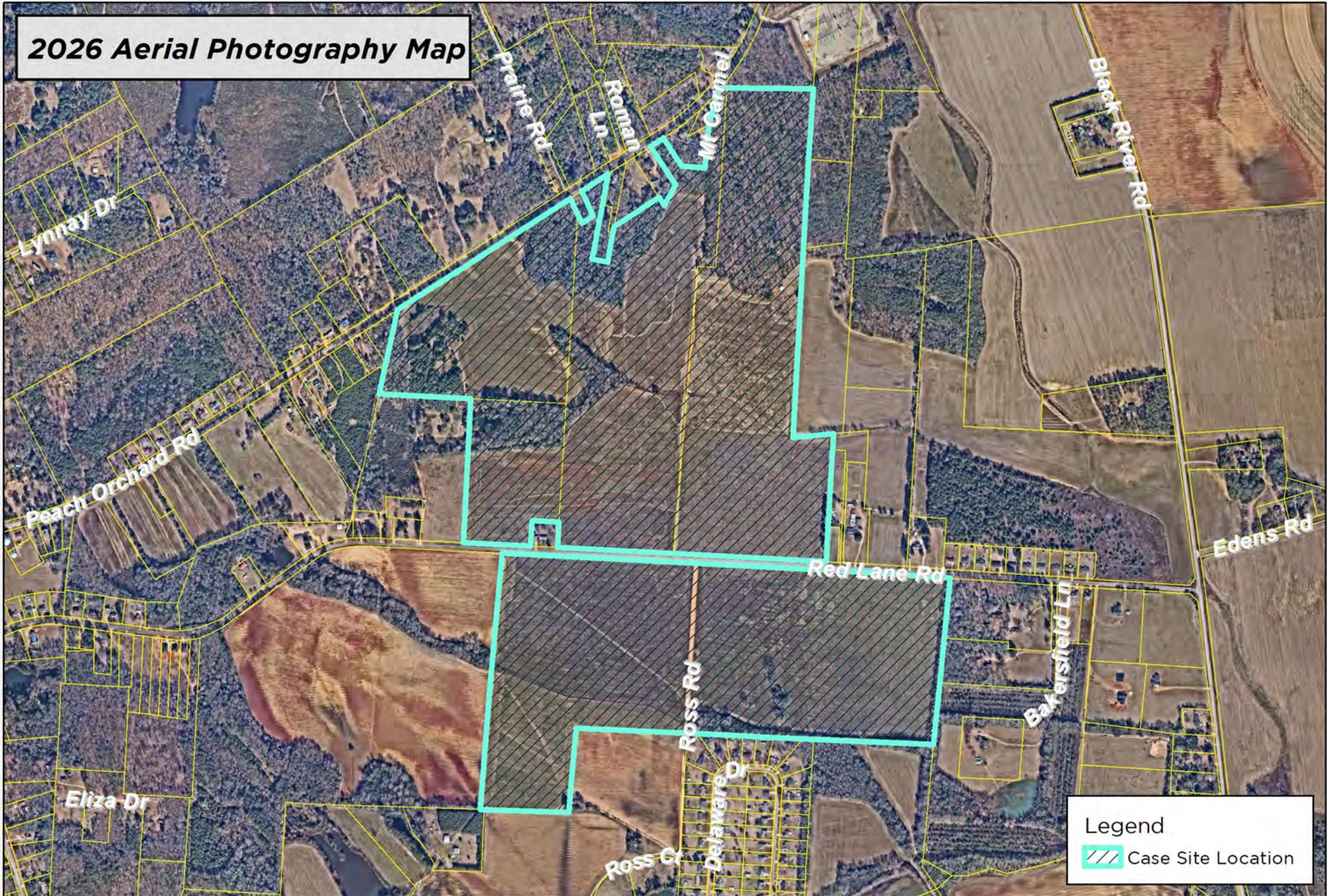


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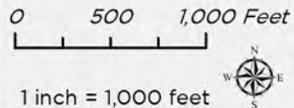


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2026 Aerial Photography Map



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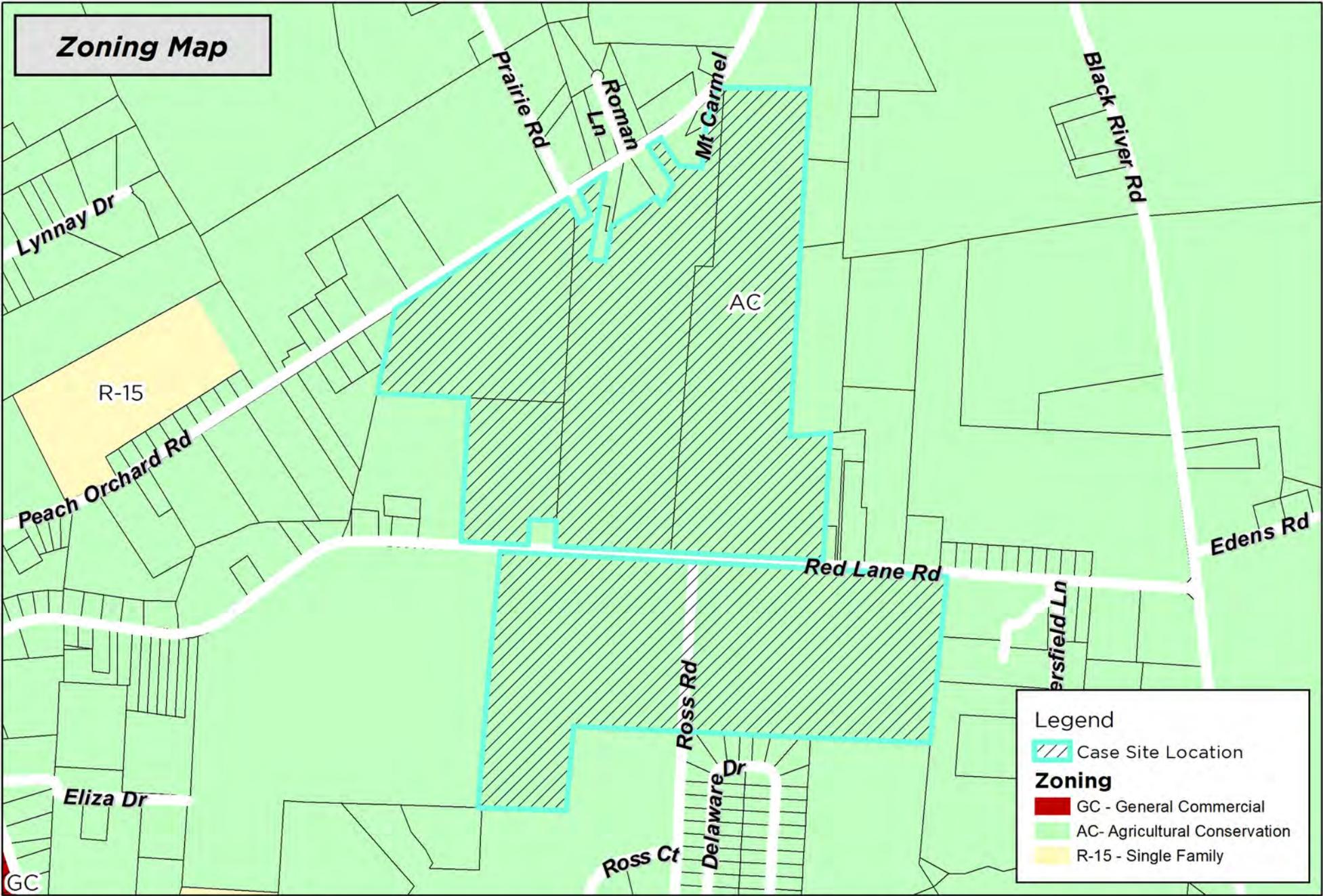


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Zoning Map



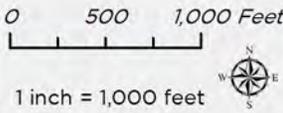
Legend

- Case Site Location

Zoning

- GC - General Commercial
- AC- Agricultural Conservation
- R-15 - Single Family

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