

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes May 27, 2026

### REVISED

<b>ATTENDANCE</b>	<p>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. Seven board members: Mr. Chris Sumpter, Mr. Keith Ivey, Mr. James Munford, Mr. Jim Crawley, Mr. Jim Price, Mr. Gary Brown, Mr. John T. Rivers IV and Ms. Kim Harvin – were present. Mr. Michael Walker was absent.</p> <p>Staff members present were Mr. Kyle Kelly, Mr. Jeff Derwort, 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>
<b>MINUTES</b>	<p>Mr. Keith Ivey made a motion to approve the meeting minutes of April 22, 2025, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p> <p>Mr. Keith Ivey made a motion to approve the meeting minutes of May 8, 2026, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>RZ-26-03, 1420 Pinewood Rd. (County)</u></b> 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).</p> <p>Mr. Derwort stated the property is significantly impacted by the Cane Savannah Creek tributary, with approximately 77% of the parcel area being within a Zone AE special flood hazard area (SFHA). The remaining portion of the property, outside of the SFHA, has direct frontage on Pinewood Rd. This area of the property is generally characterized as residential, with single family detached homes being the prominent existing development type.</p> <p>Mr. Derwort added the applicant is requesting this rezoning in order to establish a specialty contractor business on the portion of land outside of the SFHA. The applicant has taken steps to develop the property in the absence of required approvals, including the establishment of a metal storage building. The applicant’s plans for the property were determined via meetings held to</p>

address a notice of zoning violation issued to the applicant concerning this property.

Mr. Derwort mentioned the purpose of the R-15 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.

The purpose of the proposed AC district is to protect areas of the county which are presently rural or agricultural in character and use, and are uniquely suited to agricultural use. Where urban development is permitted with the district, strict quality standards should be required.

Mr. Derwort added the Sumter 2040 Comprehensive Plan shows that the property is primarily influenced by the Conservation Planning Area and the Suburban Development Planning Area.

The Conservation Planning Area is intended to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial, and commercial encroachment.

The primary goal of the Suburban Development Planning Area is 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.

After some discussion, Mr. Jim Price 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 Crawley and carried three (Price, Crawley, Ivey) in favor and four (Harvin, Brown, Sumpter, Rivers) in opposition. The motion failed.

Since the failed motion was not a motion to deny, and since there were unanswered questions due to the applicant's absence at the meeting, Mr. Gary Brown made a motion to defer the request until the next Planning Commission meeting on Wednesday, June 24, 2026. The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.

**SV-26-01, 3170 Camden Hwy. (County)** was presented by Mr. Kyle Kelly. The Board reviewed the request for subdivision width-to-depth variance to allow the depth of 5 proposed lots at 3170 Camden Hwy. to exceed the current Ordinance maximum depth requirement (2.5 times lot width).

Mr. Kelly added the property located between Camden Hwy. and Thomas Sumter Hwy. in unincorporated Sumter County.

Mr. Kelly mentioned the property is a large vacant zoned R-9 that is surrounded by a combination of large undeveloped tracts and scattered large residential lots that are also zoned R-9.

	<p>Mr. Kelly stated the tract is 47.79-acres and is +/- 1,000 ft. wide at the street front, +/- 1,500 ft. wide at the rear, and +/- 2,000 ft. deep.</p> <p>The proposed division would create 2 “flag lots” and 3 roughly rectangular lots.</p> <p>Each proposed lot requires relief from width-to-depth ratio requirements found in the Ordinance.</p> <p>Mr. Kevin Ard was present to speak on behalf of the request.</p> <p>After some more discussion, Mr. James Price made a motion for subdivision width-to-depth variance to allow the depth of 5 proposed lots at 3170 Camden Hwy. to exceed the current Ordinance maximum depth requirements (2.5 times lot width). The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.</p>
<p><b>OLD BUSINESS</b></p>	<p><b><u>SD-26-01, Cannery Road – Cannery Acres (County)</u></b> was presented by Mr. Kerlyn Mondesir. The Board reviewed the request for preliminary major subdivision approval with direct frontage along Cannery Rd.</p> <p>Mr. Mondesir stated that the request was deferred at the April 22, 2026 meeting in order for the applicant to address the following questions/items:</p> <ol style="list-style-type: none"> <li>1. What impact will the development have on aquifers currently being used by farmers?</li> <li>2. What feedback has been received by farmers and residents in the vicinity of the project?</li> <li>3. How will the development impact the cypress bay to the southwest of the project site?</li> <li>4. Provide additional tree survey details, including impacts to any significant/historic trees and the proposed mitigation for those impacts.</li> </ol> <p>Mr. Paul Jones and Mr. Ryan Goff were present to speak on behalf of the request and to address the items above.</p> <p>After additional discussion, Mr. Chris Sumpter made the motion to approve SD-26-01 as proposed via the preliminary plat submission titled, “<i>Cannery Acres Subdivision</i>”, prepared by J&amp;VP Civil Engineers, March 19, 2026 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. The motion carried with 4 in favor (Ivey, Price, Sumpter, Brown) and 2 opposed (Harvin, Rivers). The motion carried.</p>
<p><b>OTHER BUSINESS</b></p>	<p>Mr. Jeff Derwort presented a status update on the City’s Unified Development Ordinance (UDO) project. Mr. Derwort stated the city is entering the adoption phase of the project. Mr. Derwort stated that the new UDO includes changes</p>

	<p>to the zoning map and that mailed notices to affected property owners have been sent out. Mr. Derwort stated that a web-based zoning map comparison tool has been developed to highlight proposed zoning changes.</p> <p>Mr. Kyle Kelly provided a demonstration of the web-based zoning map comparison tool, highlighting key features. Mr. Kelly explained how to access the tool and other important UDO documents on the City’s website.</p> <p>Mr. Derwort stated that a PC work session for in-depth discussion UDO draft Chapter C has been scheduled for June 12, 2026.</p>
<b>DIRECTOR’S REPORT</b>	<b>NONE</b>
<b>ADJOURNMENT</b>	<p>With no further business, the meeting was adjourned at approximately 3:54 p.m. by acclamation.</p> <p>The next meeting scheduled is May 27, 2026.</p>
	<p>Respectfully submitted,  <i>Kellie Chapman</i>  Kellie Chapman, Board Secretary</p>