

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes May 8, 2026 (Special Work Session)

ATTENDANCE

Sumter City – County Planning Commission (Special Work Session) meeting was held on May 8, 2026, at the Liberty Center Building (Conference Room #1), Sumter, South Carolina. Six board members - Mr. James Munford, Mr. Jim Crawley, Mr. Michael Walker, Mr. Gary Brown, Mr. James Price, and Mr. John T. Rivers IV– were present. Mr. Chris Sumpter, Mr. Keith Ivey, and Ms. Kim Harvin were absent.

Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, and Mr. Kyle Kelly.

The meeting was called to order at 9:00 a.m.

SSPECIAL WORK SESSION

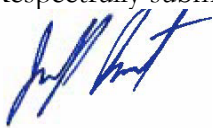
UDO Draft Chapter B

Mr. Derwort provided an overview of the UDO process to date and an overview of the UDO Zoning Comparison Map Tool set for public release later in May. Mr. Derwort explained that the UDO process will involve changes to the Zoning Map and that this tool will allow impacted property owners to view proposed changes. Mr. Derwort briefly highlighted important features of the tool.

Mr. Derwort provided an overview of Draft Chapter B, highlighting critical components and significant changes from the current City Zoning Ordinance.

Mr. Derwort presented the following Chapter B components:

1. Purpose & Authority
2. Zoning Districts
 - a. Residential
 - b. Commercial
 - c. Industrial
 - d. Special Purpose
 - e. Mixed Use
3. Permitted Uses
4. Use Standards
5. Overlay Districts
6. Dimensional Requirements
7. Accessory Uses & Structures
8. Temporary Uses
9. Food Trucks & Mobile Vending
10. Nonconformities

	<p>Mr. Derwort discussed the new zoning districts proposed – Downtown Transitional (DTT), Conservation Preservation (CP), Parks & Institutional General (IG), and Shaw Airforce Base (SAFB).</p> <p>Mr. Derwort discussed proposed new overlay districts – Residential Infill (RI) and Sumter County Airport (AP).</p> <p>Mr. Derwort mentioned that a new name for the Central Business District (CBD) is being proposed – Downtown Core (DTC).</p> <p>Discussion and questions, involving many board members in attendance and other staff in attendance (Roodman & Kelly), occurred throughout the presentation.</p> <p>No actions were taken at this meeting.</p>
	<p>With no further business, the meeting was adjourned at approximately 11:30 a.m. by acclamation.</p>
	<p>Respectfully submitted,</p>  <p>Jeff Derwort, AICP (Planning Manager/Zoning Administrator)</p>