Sumter City-County Planning Commission

May 27, 2026

SV-26-01, 3170 Camden Hwy. (County)

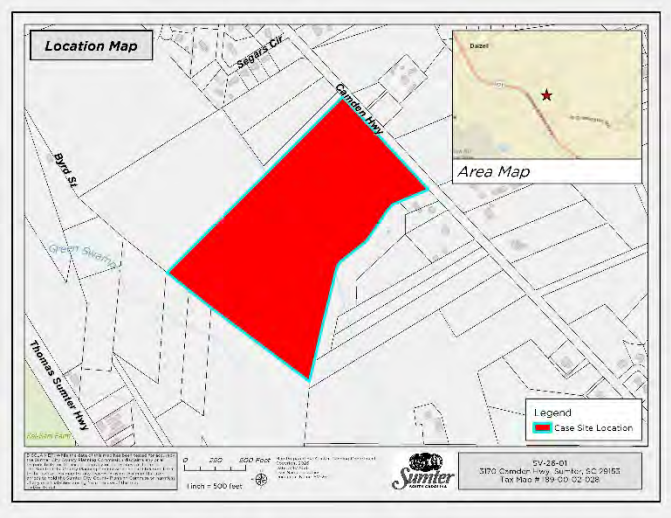
I. THE REQUEST

Applicant:	KAFA Timber Farms, LLC (Kevin Ard)
Status of the Applicant:	Authorized Agent for Property Owner
Request:	A 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).
Location:	3170 Camden Hwy.
County Council District	District 2
Present Use/Zoning:	Undeveloped / R-9
Tax Map Number:	189-00-02-028
Adjacent Property Land Use and Zoning:	North – Undeveloped / Residential-9 (R-9) South – Undeveloped / General Commercial (GC) East – Residential / Residential-9 (R-9) West – Undeveloped / Residential-9 (R-9)

II. BACKGROUND

The applicant is requesting subdivision variance approval in order to enable the subdivision of TMS #189-00-02-028. This property division will result in five new lots with width-to-depth ratios that exceed the maximum allowed by the Ordinance. Deviation from this standard requires Planning Commission approval.

As shown on the map to the right, the property is located between Camden Hwy and Thomas Sumter Hwy in unincorporated Sumter County.



While the property itself is a large vacant tract surrounded by a combination of large undeveloped tracts and scattered large residential lots, the area is zoned R-9 rather than Agricultural Conservation (AC), which differs from other similarly situated areas of the County.

The subject 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. The proposed division, as shown in *Figure 1* below, would create two "Flag lots" in tracts 4 and 7, and three roughly rectangular lots in tracts 5, 6, and 8. Each of the 5 proposed lots require relief from the strict application of width-to-depth ratio requirements found in *Article 8* of the Ordinance.

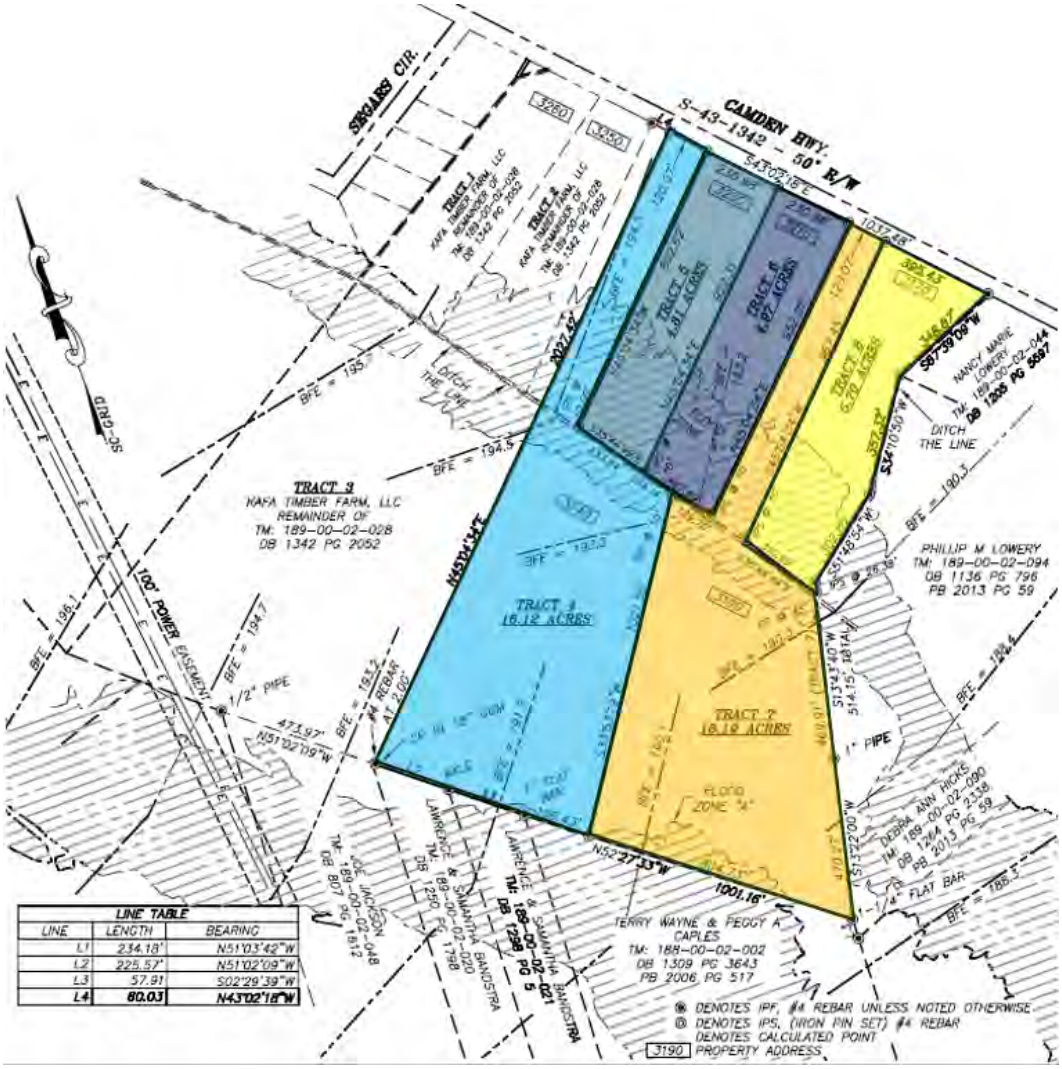


Figure 1 - Proposed Lot Division Sketch

The current Residential-9 (R-9) zoning development standards found in the *Sumter County Zoning and Development Standards Ordinance* can be found in *Article 3.b.5.* of the Ordinance. R-9 standards allow for a minimum lot size of 9,000 sq. ft. (0.21 acres), and minimum lot width of 75 ft.

The proposed subdivision does not conflict with *Article 3.b.5.* minimum development standards for the R-9 district, but the depths of lots would exceed the maximum width-to-depth ratio allowed by the Ordinance as prescribed in *Article 8.e.13.f.* (excerpt below):

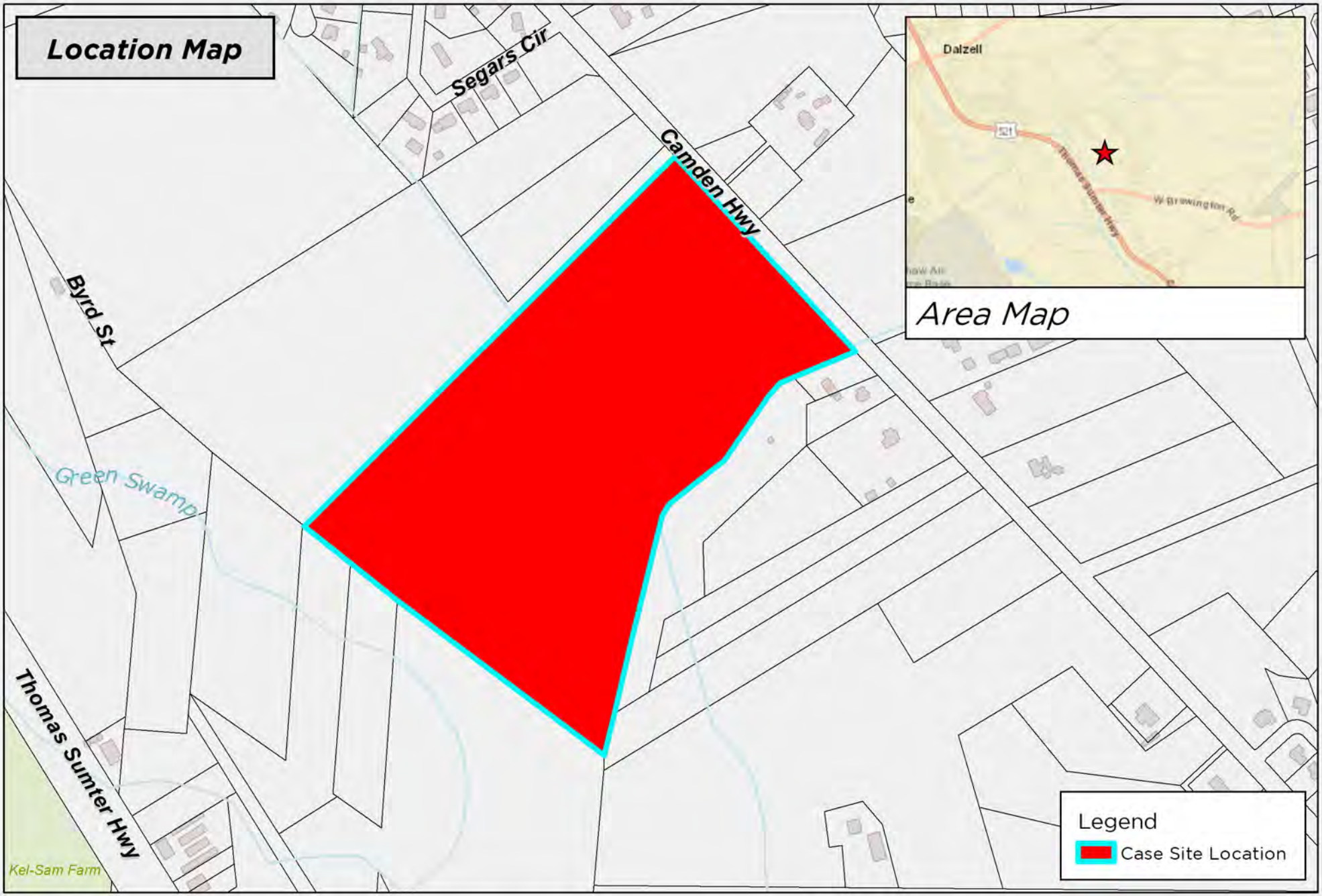
8.e.13. Lots:

f. Except in the Agricultural Conservation (AC) District, the depth of residential lots shall not be less than one nor more than 2.5 times their width; provided however, that the Sumter City-County Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.

III. STAFF RECOMMENDATION

While approval of the proposed division would result in the depths of the lots being inconsistent with the general rule allowed under the Ordinance, a subdivision variance is the only way to divide lots in the subdivision as desired by the property owner.

IV. PLANNING COMMISSION – May 27, 2026



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1 inch = 500 feet

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3170 Camden Hwy, Sumter, SC 29153
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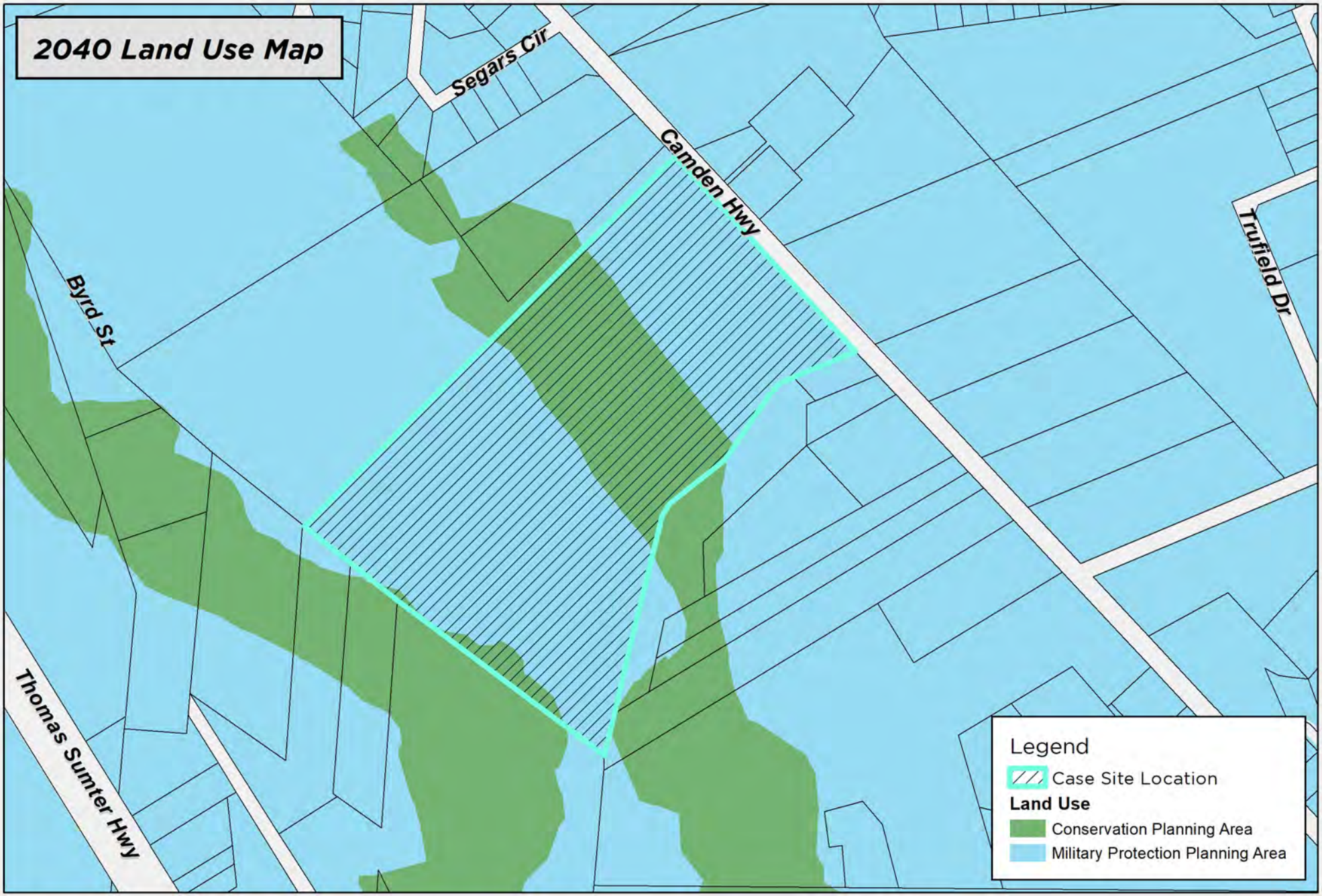

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Sumter SOUTH CAROLINA

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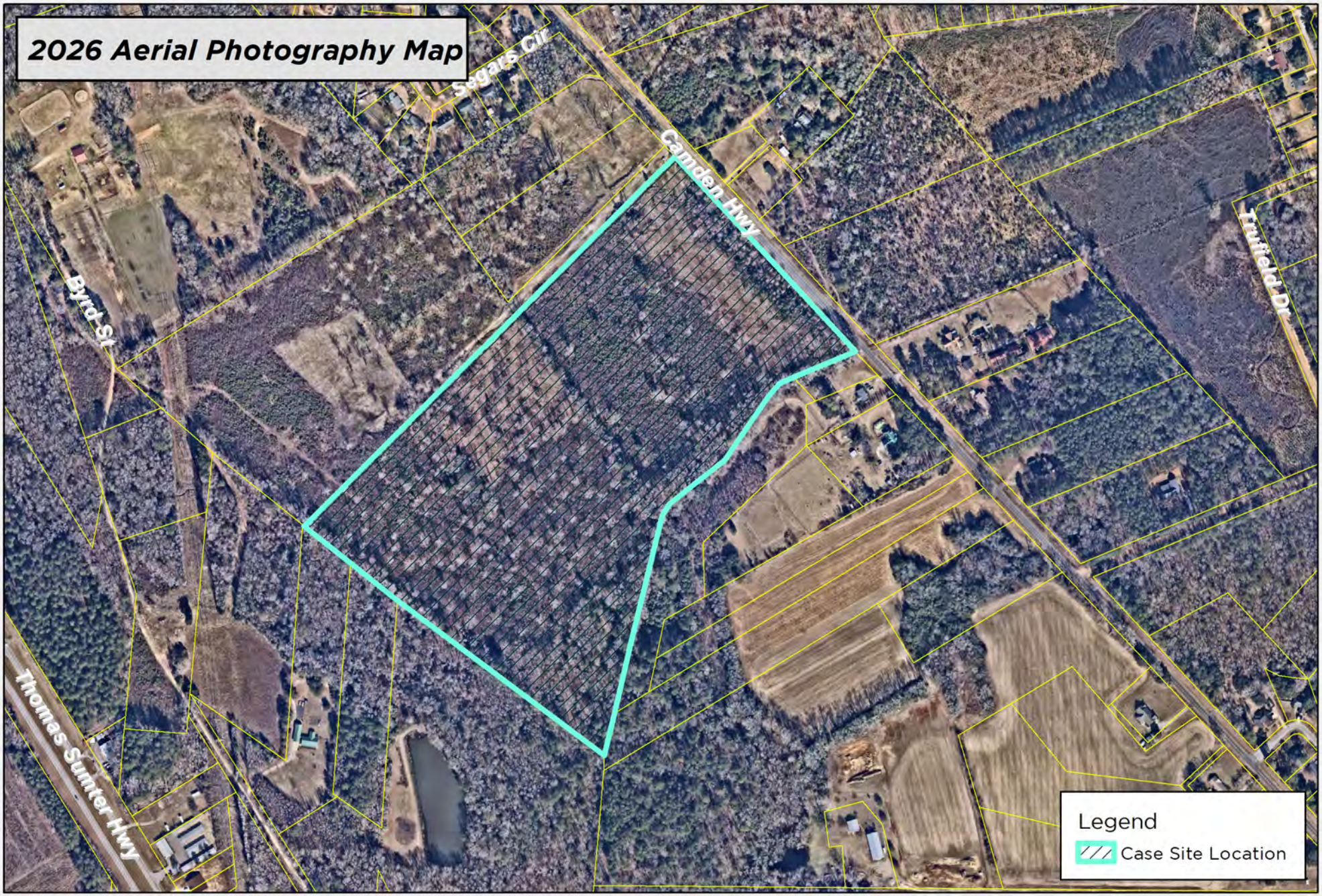

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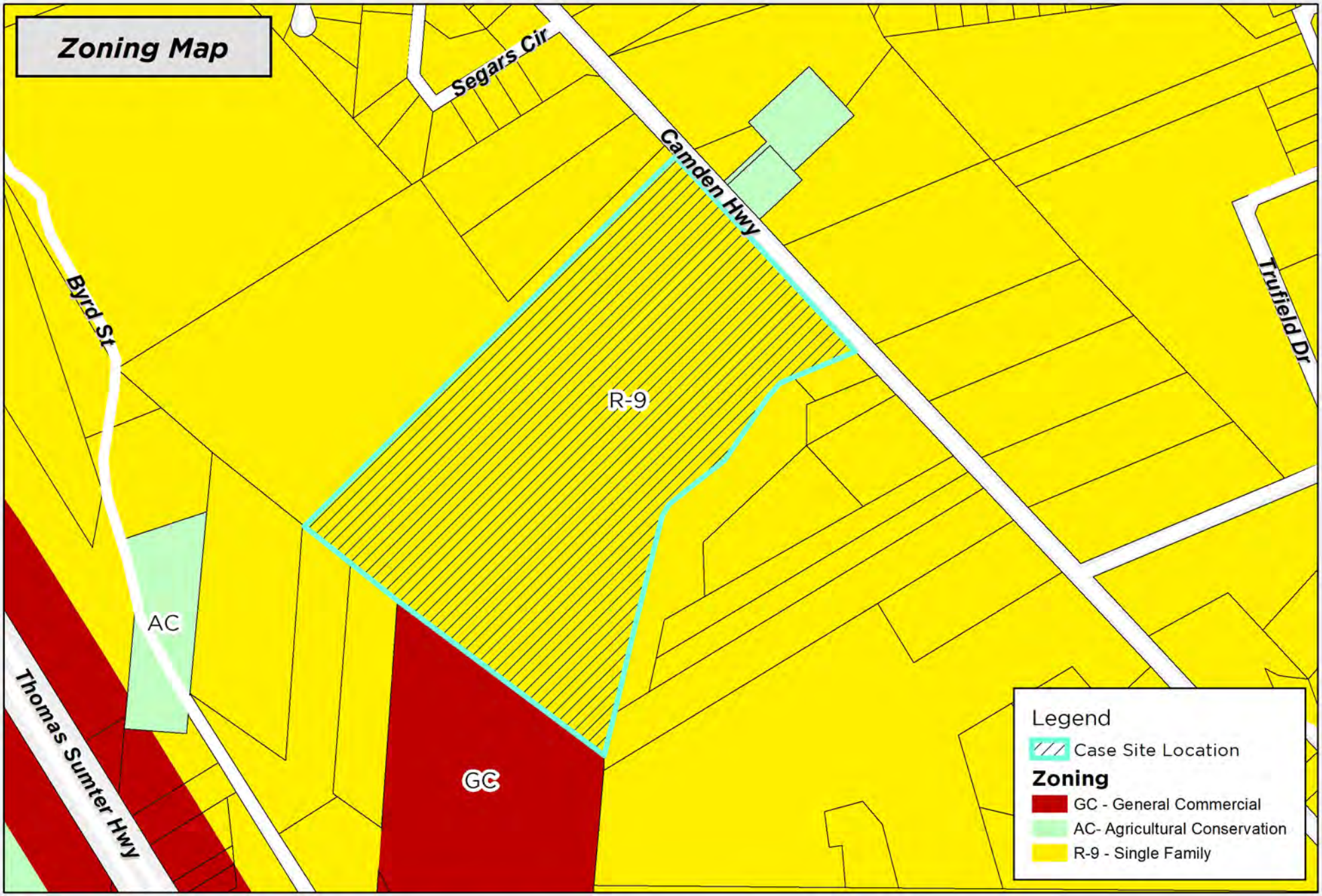

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Flood Zone Map

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