STAFF REPORT

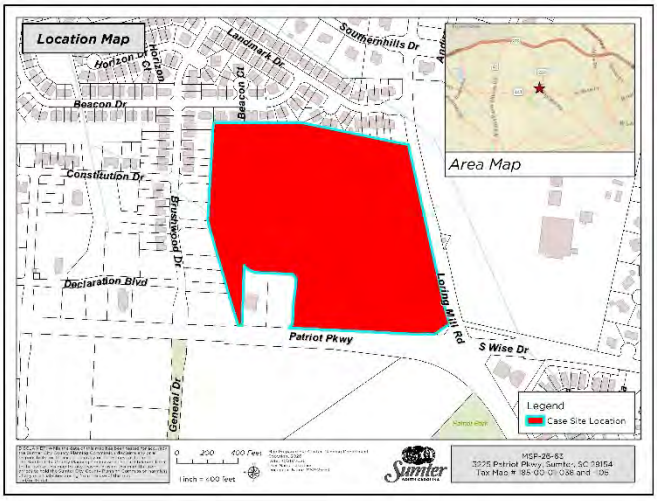
Planning Commission

November 18, 2026

Case Number	MSP-26-63 / HCPD-26-23
Request	Major Site Plan and Corridor Protection Design Review approval for construction of a ±54,948 sq. ft. grocery building and a ±10,150 sq. ft. retail building.
Property Address	3225 Patriot Parkway
Jurisdiction	City of Sumter
Tax Map #	185-00-01-105, 185-00-01-038
Current Zoning	Planned Development (PD)
Council District/Ward	5
Applicant	Patriot Parkway Realty, LLC (George A. Morgan, III)
Property Owner	Legrand of Sumter, LLC

1. BACKGROUND

The applicant is proposing to construct a ±54,948 sq. ft. grocery building and a ±10,150 sq. ft. retail building and associated parking, stormwater, and transportation infrastructure. The proposed development is referred to as "The Shoppes at Patriot Parkway". The submitted site plan represents an initial phase of development for the full commercial area, with site plan approval of 6 separate outparcels to be submitted for review at later dates to be determined.



The property is currently zoned Planned Development (PD). This site plan review was conducted using the Sumter West Planned Development Ordinance (Ordinance #2914) as the base standard. Where Ordinance #2914 references the City of Sumter Unified Development Ordinance (UDO), the UDO regulations are applied.

2. SITE PHOTOS



Above left: Site as viewed from Patriot Parkway



Above right: Site as viewed from Loring Mill Rd.

3. PROPOSED SCOPE OF WORK

A. SITE LAYOUT

The applicant has submitted a civil engineered site plan titled "*Construction Plans for Civil Site Package The Shoppes at Patriot Parkway*" prepared by Ervin Engineering Co., Inc., last revised November 9, 2026, architectural plans titled "*Sumter Shopping Center, Loring Mill Rd. & Patriot Pkwy*" prepared by Cuhaci Peterson, last revised November 9, 2026, and landscaping plan titled "*The Shoppes at Patriot Parkway Proposed Landscape & Irrigation Documents*", prepared by MLD Studio, last revised November 9, 2026.

Copies of the Site Plan (Sheet C2.00), Landscape Plan (Sheet L1.00), Building Line of Sight Views (PCA04 and PCA05), and Colorized Conceptual Renderings for both the grocery and retail buildings have been included in this packet for review as Exhibits 2, 3, 4, 5, 6, & 7 respectively.

Planned Development Zoning District (*Ordinance #2914*)		
Development Standard	**Ordinance-Specified Minimum Requirement**	**Proposed**
Front Setback	35 ft.	**± 300 ft.**
Side Setback	5 ft.	**± 65 ft**
Rear Setback	25 ft.	**± 58 ft**
Max. Impervious Surface*	75%	**69.8%***
Max. Building Height	35 ft.	**30 ft.**

** Impervious Surface calculations are based on an expectation of full build-out of the Shoppes at Patriot Parkway and the 6 surrounding outparcels, all of which are part of a single stormwater plan.*

The site layout represents Part 1 of a 2-part development plan, with six total outparcels reserved along the site's Loring Mill Rd. and Patriot Parkway frontage for future commercial uses that are permitted by Ordinance #2914. The site's driveways, signage,

and stormwater plans are designed to accommodate the total development of the grocery store, retail building, and future out-parcel developments.

The development conforms to the concept plan dated June 30, 2026 as cited in Ordinance #2914.

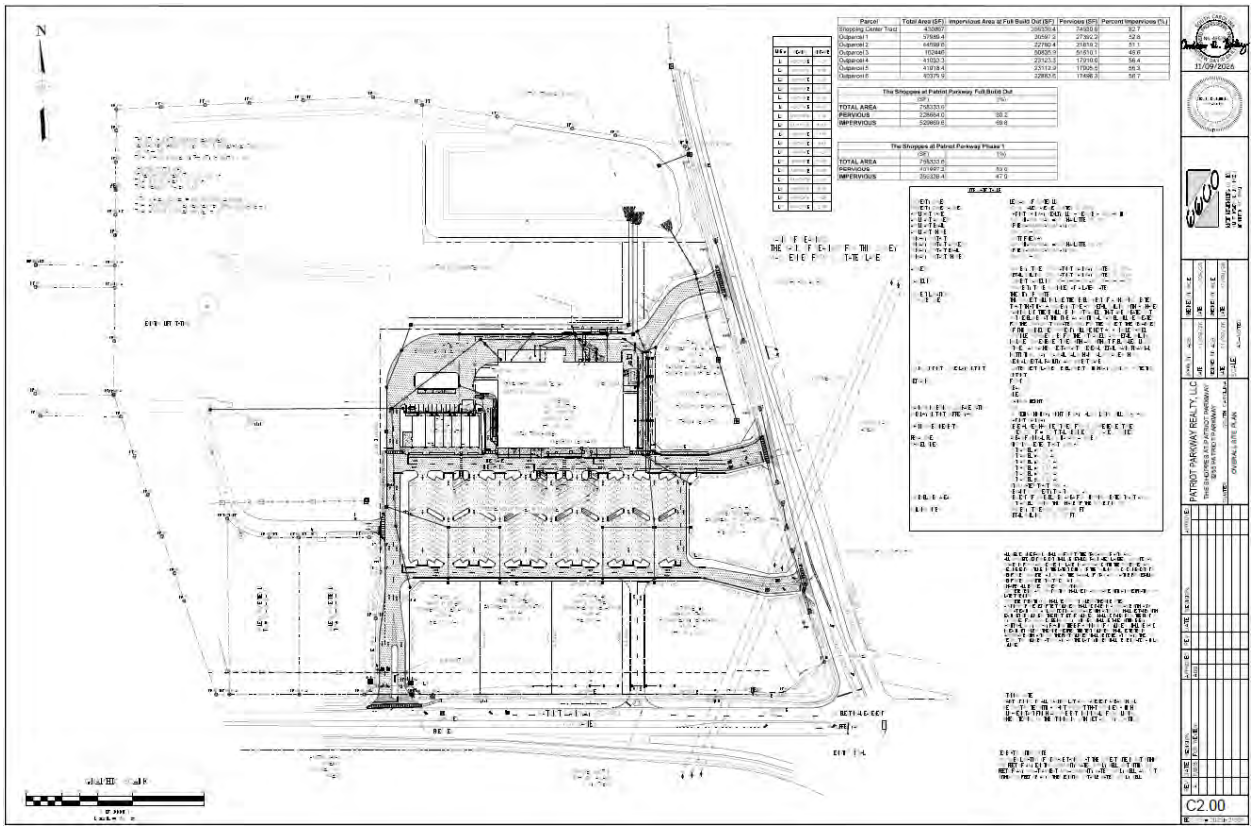


Figure 1 - Proposed Site Plan (Sheet C2.00)

B. BUILDING LAYOUT

The site plan includes two proposed buildings: a ±54,948 sq. ft. grocery building and a ±10,150 sq. ft. retail building. The retail building is designed to contain 7 total tenant spaces. Both buildings will face Patriot Parkway.

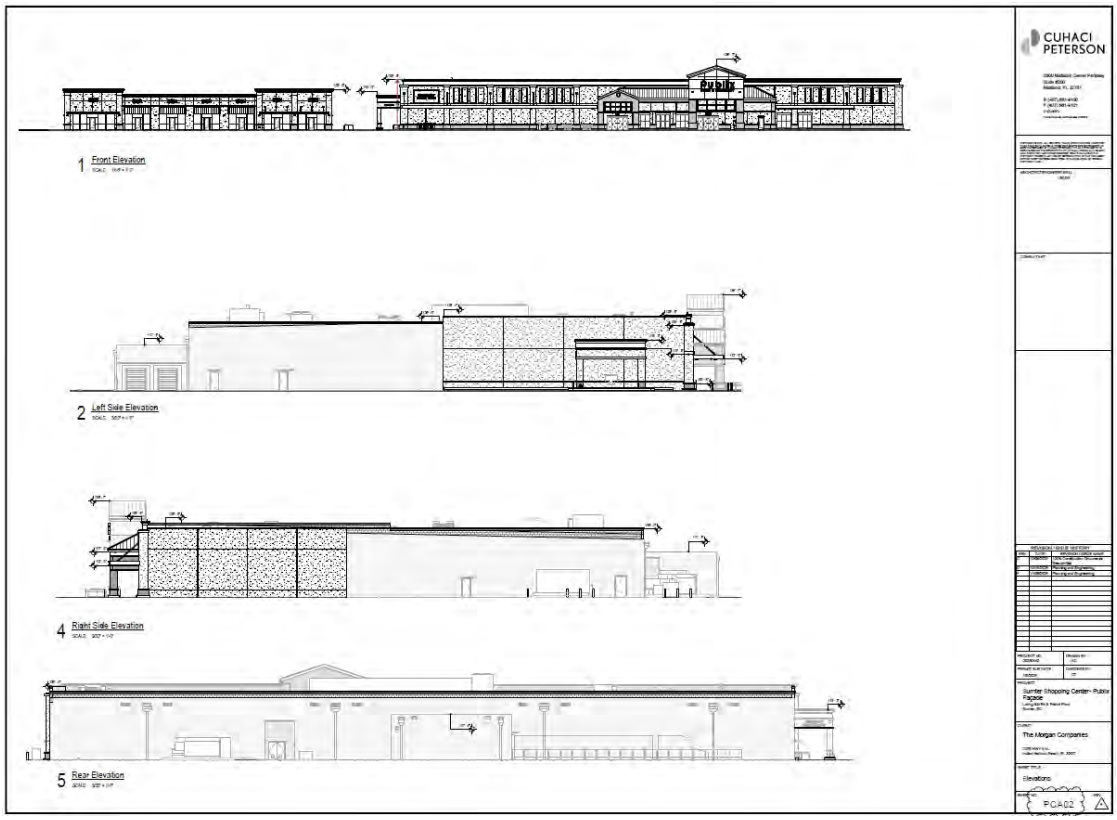


Figure 2 - Proposed Grocery Building Elevations (Sheet PCA02)

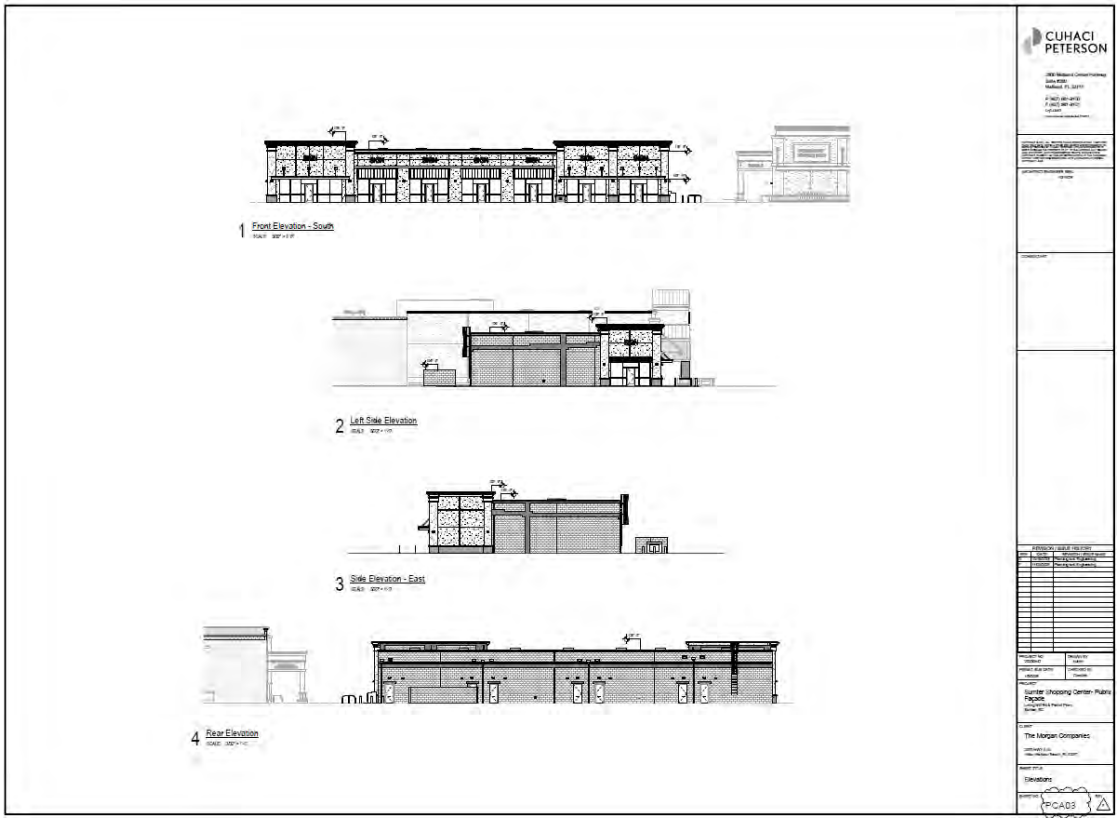


Figure 3 - Retail Building Elevations (Sheet PCA03)

4. DEVELOPMENT STANDARDS REVIEW

A. TRANSPORTATION, ACCESS, AND SITE CIRCULATION

The site has frontage and access to both Patriot Parkway (SC-441) and Loring Mill Rd. (S-204). Both roadways are SCDOT-owned and maintained. In the area of the site, Loring Mill Rd. is a 2-lane road functionally classified as a major collector, and Patriot Parkway is a 3-lane (2 lanes westbound and 1 lane eastbound) road functionally classified as a minor arterial. Patriot Parkway carries 10,500 AADT, while Loring Mill Rd. carries 6,800 AADT.

The applicant's site circulation plan also includes pedestrian connections via sidewalk from the buildings to existing public sidewalks on both Loring Mill Rd. and Patriot Pkwy.

Transportation Impact Analysis/Study Requirements:

- Based on the proposed development scope and scale, a Transportation Impact Study (TIS) was required. A TIS was conducted by Design Resource Group, dated July 2026.

Access, Cross Access, and Circulation:

- The development's access points to the public road system are specified in the Sumter West Planned Development Ordinance. Design conforms to Ordinance requirements.

Consideration of Existing Local and Regional Plans:

- The Sumter 2050 Long Range Transportation Plan contains 3 proposed projects influenced by the site:
    - IO-12 – Intersection Improvement, Patriot Pkwy at Loring Mill Rd./Wise Dr. This project is on the SUATS MPO fiscally constrained project list, and is currently being evaluated for possible implementation. The proposed development plan is not expected to cause any direct impediments to project implementation.
    - O-15 – Operational Improvement for Loring Mill Rd. from Broad St. to Patriot Pkwy. This project is not included on the SUATS MPO fiscally constrained project list.
    - O-19 – Corridor Operational Improvement for Patriot Pkwy from Broad St. to Loring Mill Rd. This project is not included on the SUATS MPO fiscally constrained project list.

B. PARKING

Minimum Parking Required: The use must provide a minimum of 1 parking space per 300 sq. ft. of gross floor area for grocery use, 1:300 for general retail use, and 1:200 for restaurant use.

A 320 space parking lot is proposed as part of this project. Of this total, 12 spaces are designated as ADA-compliant. The combined minimum parking required by the Unified Development Ordinance in *Chapter C.2.3.* for the grocery and retail buildings is 218 spaces. As submitted, the applicant's proposed parking layout is 46.8% above the minimum parking required, which requires mitigating design in accordance with *Chapter C.2.2.C.9* of the *Ordinance*.

The applicant has elected to apply mitigating design feature 2 as outlined in the UDO, which reflects a 10% increase to the required minimum interior parking lot landscaping.

Table C.2.4. of the UDO requires 1 bicycle parking space per each 5 vehicular spaces for Retail and Restaurant uses (maximum of 10). 10 bicycle parking spaces are provided in the submitted plan.

C. SIGNS

Ordinance #2914 limits freestanding signage to three monument style signs, one of which to be placed at the intersection of Patriot Pkwy. and Loring Mill Rd., and the remaining two signs to be placed at developer discretion at the entries to the site. The developer has submitted multi-tenant freestanding sign plans for both the site's driveway on Patriot Pkwy and for the center driveway on Loring Mill Rd.

With a proposed height of 13.75 ft. and total sign square feet of 142.08 sq. ft., the proposed freestanding signs are compliant with *Table C.3.1.* of the UDO.

The existing freestanding sign advertising Willie Sue's Restaurant will be removed and the signage for Willie Sue's incorporated into the Patriot Pkwy. monument sign.

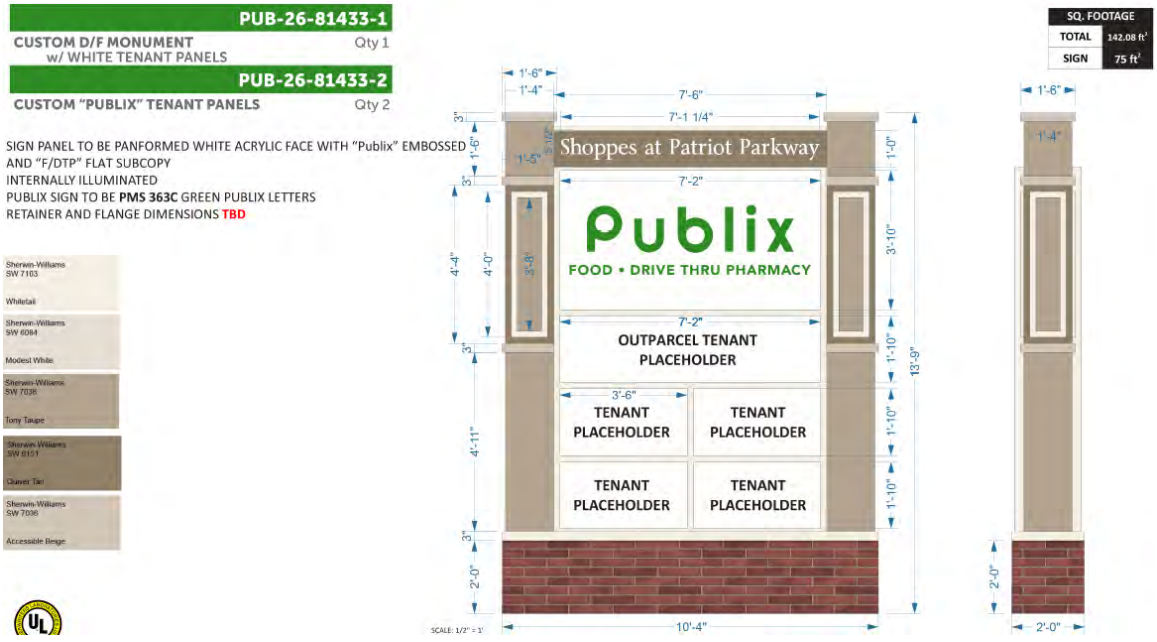


Figure 4 - Proposed Freestanding Monument Signage

D. LIGHTING

The applicant has submitted a site photometric plan as required by *Chapter C.4.7.* of the UDO. The photometric plan measures off-site impacts at grade, reporting minimum, maximum and average footcandles and the average-to-minimum uniformity ratio.

Maximum light at the property line is at or below the 2.0 fc limit for nonresidential uses. Light pole heights are at or below the maximum light pole height of 25 ft.

The submitted lighting plan is consistent with the requirements outlined in the UDO.

E. LANDSCAPE, BUFFER, AND TREE PROTECTION

No Grand Trees, as defined in UDO Table C.5.10, are proposed for removal; no mitigation is required.

The applicant has submitted a landscaping plan compliant with the UDO that includes adequate parking lot landscaping and buffers where required. Parking lot landscaping has been increased by 10% as a mitigating design feature to meet the requirements of *Chapter C.2.2.C.9.* due to the proposed number of parking spaces.

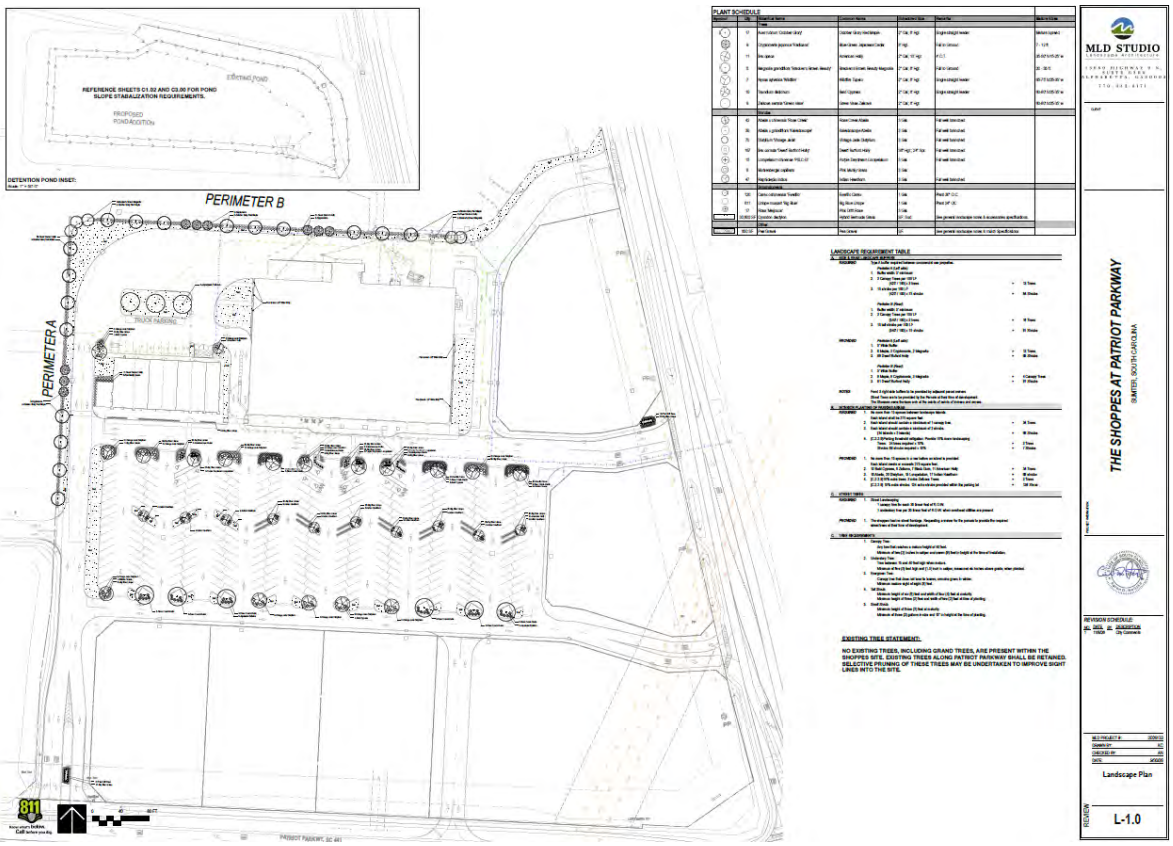


Figure 5 - Proposed Landscaping Plan (Sheet L1.00)

F. FENCING, BERMS, AND WALLS

There are no proposed fences, berms, or walls included as part of this proposed site development plan.

G. PARKS AND OPEN SPACE

A 25% open space requirement is outlined in Ordinance #2914 (§II.M.ii.4). The stormwater pond may be counted toward this requirement. The current and planned stormwater ponds associated with TMS #185-00-01-038 fulfill the 25% open space requirement.

H. WETLANDS AND FLOODPLAINS

The property is located in Zone X, which is not a special flood hazard area (SFHA), as shown on FEMA FIRM Panel: 45085C00283F, with an effective date of October 27, 2022.

National Wetland Inventory (NWI) data suggests that there are no wetlands on the property. No Wetland Impact Certification or Wetlands Notification is required at this time. *Chapter C.8.3.C.* of the UDO requires either an affidavit attesting that no wetlands or wetland buffer areas exist on the site, or a professional delineation. Staff proposes that submission of an affidavit attesting to the absence of wetlands or wetland buffer areas be submitted as a condition of land disturbance permit approval.

5. STORMWATER

Stormwater from the site will be collected and piped to an existing detention/infiltration pond located on the north side of the developed area. The existing pond will be increased in size as shown on the site development plans to accommodate stormwater volume demands as referenced in the project's Stormwater Pollution Prevention Plan (SWPPP).

The proposed project requires a City of Sumter stormwater permit. Coverage under the NPDES General Permit for Stormwater Discharges from Large and Small Construction Activities is pending with the S.C. Department of Environmental Services.

6. CORRIDOR PROTECTION DISTRICT DESIGN REVIEW

Proposed designs must conform to *Chapter B.11.5.* of the UDO. The purpose of the Corridor Protection District is to promote development that is compatible with the function, capacity, and design of major roadways, while remaining sensitive to the relationship of the roads to abutting residential, commercial, and industrial development.

Chapter B.11.5.F.2(3) - Required Design Elements. The following design elements, which promote a high-quality development or redevelopment, are required for all buildings:

a. Consistent architectural style, detail and trim;
b. Facades which break down large elements of mass and scale where appropriate;

c. Architectural details and articulation;
d. Material changes reflective of function and appropriately placed;
e. Canopies, porches, stoops, roof overhangs or other pedestrian friendly features;
f. Shade and weather protection for ground floor entrances;
g. Design elements such as cornice lines, columns, arches; and various fenestration and transparency elements.



Figure 6 - Grocery Conceptual Elevations with Material and Color Specifications



Figure 7 - Retail Building Conceptual Elevations with Material and Color Specifications

Staff Review: The proposed building complies with the required design elements of the Corridor Protection Overlay District, based on the submitted conceptual elevation and color details contained in Figure 6.

7. ADEQUACY OF PUBLIC FACILITIES

Water Service: The City of Sumter is the designated water service provider for the site. There are no significant issues that would prevent the City from providing water service to the project.

Wastewater Service: The City of Sumter is the designated wastewater service provider for the site. There are no significant issues that would prevent the City from providing wastewater service to the project.

Schools: N/A

Fire Protection: No facility concerns have been identified by the Sumter Fire Department.

Police Service: No facility concerns have been identified by the Sumter Police Department.

Solid Waste: The grocery store's solid waste will be disposed via an on-site compactor and private solid waste disposal service. The 7-unit outparcel building will be served by City of Sumter Sanitation via two proposed 6-cubic-yard dumpsters contained in an enclosure behind the building. There are no facility concerns identified by City of Sumter Sanitation.

8. STAFF RECOMMENDATION

Staff has reviewed the site plan application and recommends approval of this request subject to the Conditions of Approval outlined in Exhibit 1.

9. DRAFT MOTIONS

1. I move the Planning Commission **approve** MSP-26-63/HCPD-26-23, based on:
   - *Site plans titled "Construction Plans for Civil Site Package The Shoppes at Patriot Parkway" prepared by Ervin Engineering Co., Inc., last revised November 9, 2026;*
   - *Landscaping Plans titled "The Shoppes at Patriot Parkway Proposed Landscape & Irrigation Documents, prepared by MLD Studio, last revised November 9, 2026;*
   - *Architectural Plans titled "Sumter Shopping Center, Loring Mill Rd. & Patriot Pkwy." prepared by Cuhaci Peterson, last revised November 9, 2026; and*
   - *Subject to the conditions of approval outlined in Exhibit 1.*

2. I move the Planning Commission **deny** MSP-26-63/HCPD-26-23, based on:
   - *Planning Commissioner making motion must indicate justification for denial.*

3. I move the Planning Commission **defer** MSP-26-63/HCPD-26-23, based on:
   - *Planning Commissioner making motion must indicate justification for deferral of*

action.

4. I move an alternate motion.

10. PLANNING COMMISSION ACTION

Exhibit 1:

MSP-26-63: 3225 Patriot Parkway
The Shoppes at Patriot Parkway (City)

PROPOSED CONDITIONS OF APPROVAL

The project shall be developed in substantial conformance with:

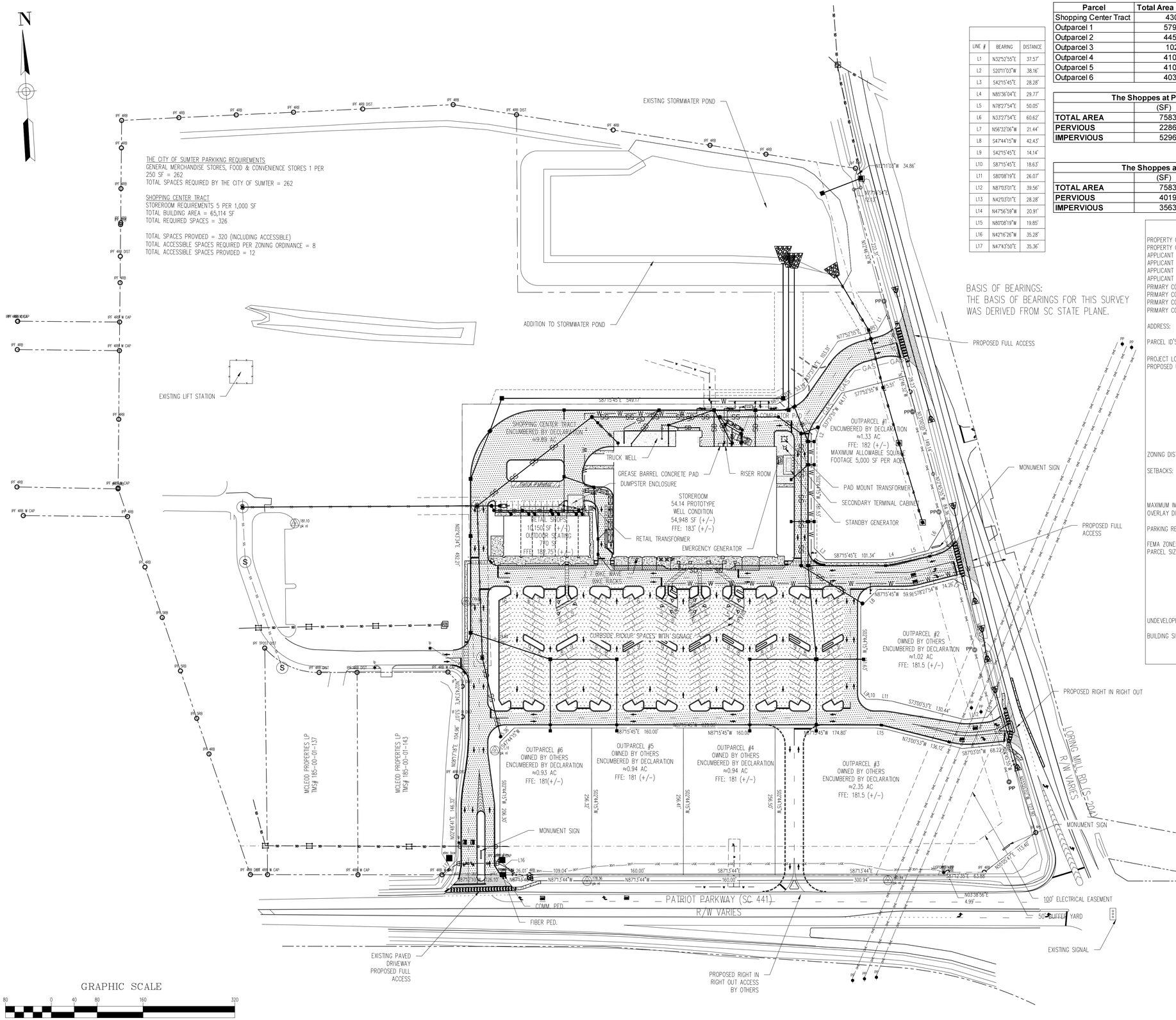
A. Site Plans titled "Construction Plans for Civil Site Package The Shoppes at Patriot Parkway" prepared by Ervin Engineering Co., Inc., dated *November 9, 2026 and* as revised based on all Planning Commission-specified conditions of approval;
B. Landscaping Plans titled "The Shoppes at Patriot Parkway Proposed Landscape & Irrigation Documents, prepared by MLD Studio, dated *November 9, 2026* as revised based on all Planning Commission-specified conditions of approval;
C. Architectural Plans titled , "Sumter Shopping Center, Loring Mill Rd. & Patriot Pkwy." prepared by Cuhaci Peterson, dated November 9, 2026; as revised based on all Planning Commission-specified conditions of approval.

1. **Conditions Required Prior to Issuance of Land Disturbance Permit and Building Permit(s)**
   - Submission of full final civil engineered plans. Plans shall show the latest revision date reflecting revisions made based on all conditions of Planning Commission approval.
   - City of Sumter Stormwater permit approval and SCDES NPDES coverage letter must be submitted to the Sumter City-County Planning Department.
   - Submission of an affidavit attesting to the absence of wetlands and/or wetland buffer areas from the site.
   - Submission of temporary ROW encroachment permit(s) issued by SCDOT.

2. **Conditions Required Prior to Final Inspection and/or Issuance of Certificate of Occupancy (C.O.)**
   - Completion of all site developments as depicted on final approved civil engineered plans. No certificate of occupancy may be issued until the landscaping, sidewalks and buffer are installed per UDO *C.5.15* and PD Ordinance #2914 conditions.
   - Completion of all roadway improvements as required by SCDOT encroachment permit(s).

3. **Other Conditions**
   - Separate sign permits are required for all exterior signage. All signage must be in full compliance with *Chapter C.3. Sign Regulations* of the *City of Sumter Unified Development Ordinance* prior to permit approval, issuance, and installation.

Exhibit 2



LINE #	BEARING	DISTANCE
L1	N32°52'55"E	37.57'
L2	S20°11'03"W	38.16'
L3	S42°15'45"E	28.28'
L4	N85°36'04"E	29.77'
L5	N78°27'54"E	50.05'
L6	N33°27'54"E	60.62'
L7	N56°32'06"W	21.44'
L8	S47°44'15"W	42.43'
L9	S42°15'45"E	14.14'
L10	S87°15'45"E	18.63'
L11	S80°08'19"E	26.07'
L12	N87°03'01"E	39.56'
L13	N42°03'01"E	28.28'
L14	N47°56'59"W	20.91'
L15	N80°08'19"W	19.85'
L16	N42°16'26"W	35.28'
L17	N47°43'50"E	35.36'

Parcel	Total Area (SF)	Impervious Area at Full Build Out (SF)	Pervious (SF)	Percent Impervious (%)
Shopping Center Tract	430867	356336.4	74530.6	82.7
Outparcel 1	57989.4	30597.2	27392.2	52.8
Outparcel 2	44599.6	22780.4	21819.2	51.1
Outparcel 3	102446	50835.9	51610.1	49.6
Outparcel 4	41033.3	23123.3	17910.0	56.4
Outparcel 5	41018.4	23112.9	17905.5	56.3
Outparcel 6	40379.9	22883.6	17496.3	56.7

The Shoppes at Patriot Parkway Full Build Out		
	(SF)	(%)
TOTAL AREA	758333.6	
PERVIOUS	228664.0	30.2
IMPERVIOUS	529669.6	69.8

The Shoppes at Patriot Parkway Phase 1		
	(SF)	(%)
TOTAL AREA	758333.6	
PERVIOUS	401997.2	53.0
IMPERVIOUS	356336.4	47.0

SITE DATE TABLE

PROPERTY OWNER:	LEGRAND OF SUMTER,LLC
PROPERTY OWNER ADDRESS:	415 N. SALEM AVENUE, SUMTER, SC 29150
APPLICANT NAME:	PATRIOT PARKWAY REALTY, LLC – GEORGE A. MORGAN III
APPLICANT ADDRESS:	4521 SHARON ROAD, #275 CHARLOTTE, NC 28211
APPLICANT EMAIL:	SFRIEDMAN@MORGANCOMPANY.COM
APPLICANT PHONE:	(954) 637-2023
PRIMARY CONTACT:	SCOTT FRIEDMAN
PRIMARY CONTACT ADDRESS:	4521 SHARON ROAD, #275 CHARLOTTE, NC 28211
PRIMARY CONTACT EMAIL:	SFRIEDMAN@MORGANCOMPANY.COM
PRIMARY CONTACT PHONE:	(954) 637-2023
ADDRESS:	GROCERY STORE: 3255 PATRIOT PARKWAY SUMTER, SC 29154 RETAIL BUILDING: 3265 PATRIOT PARKWAY SUMTER, SC 29154
PARCEL ID'S:	CURRENT PARCEL ID'S 185–00–01–105 AND 185–00–01–038 (PROPERTY TO BE SUBDIVIDED AT A LATER DATE)
PROJECT LOCATION:	THE CITY OF SUMTER
PROPOSED USE:	THIS PROJECT WILL INCLUDE THE DEVELOPMENT OF A SHOPPING CENTER TRACT THAT HAS A GROCERY STORE AND RETAIL BUILDING WITH A SHARED PARKING LOT. THERE WILL BE SIX OUTPARCELS THAT ARE CREATED BUT NOT DEVELOPED AT THIS TIME. AN ADDITIONAL PARCEL WILL BE CREATED FOR THE COMMON STORMWATER POND FOR THE PROJECT. THE REMAINDER OF THE UNDEVELOPED PROPERTY WILL BE KEPT AS A SINGLE PARCEL. POSSIBLE PROPOSED USES FOR THE OUTPARCELS AND RETAIL BUILDING INCLUDE: CONVENIENCE STORES WITH AND WITHOUT FUEL SALES, LIQUOR STORE, CAR WASHES, RESTAURANTS, GENERAL RETAIL, BANK/FINANCIAL INSTITUTIONS, DAY SPA/NAIL SALON/HAIR SALON/BARBER SHOPS, MEDICAL/DENTAL FACILITY, AND URGENT CARE.
ZONING DISTRICT / OVERLAY DISTRICT:	SUMTER WEST PLANNED DEVELOPMENT / HIGHWAY CORRIDOR PROTECTION DISTRICT
SETBACKS:	FRONT: 35' REAR: 25' SIDES: 5' MAXIMUM HEIGHT: 35'
MAXIMUM IMPERVIOUS SURFACE RATIO:	75%
OVERLAY DISTRICT BUFFER YARD:	50' BEHIND HIGHWAY RIGHT OF WAY ALONG LORING MILL ROAD AND PATRIOT PARKWAY
PARKING REQUIREMENTS:	GENERAL MERCHANDISE STORES, FOOD & CONVENIENCE STORES 1 PER 250 SF = 262 TOTAL REQUIRED 320 SPACES PROVIDED
FEMA ZONE:	AREA OF MINIMAL FLOOD HAZARD – ZONE X
PARCEL SIZES:	SHOPPING CENTER TRACT: 9.89 AC. OUTPARCEL #1:1.33 AC. OUTPARCEL #2:1.02 AC. OUTPARCEL #3: 2.35 AC. OUTPARCEL #4: 0.94 AC. OUTPARCEL #5: 0.94 AC. OUTPARCEL #6: 0.93 AC. STORMWATER TRACT: 3.66 AC. REMAINING PROPERTY TRACT: 17.37 AC.
UNDEVELOPED AREA:	PERCENT OF UNDEVELOPED AREA FOR SHOPPING CENTER TRACT AND 6 OUTPARCELS DURING THIS PHASE OF THE PROJECT IS 53%
BUILDING SIZE:	GROCERY STOREROOM: 54,948 SQ. FT. RETAIL BUILDING: 10,150 SQ. FT.

1. ALL WELDED WIRE FABRIC SHALL CONFORM TO THE STANDARDS OF ASTM A185.
2. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318 AND THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315.
3. CHAMFER ALL EXPOSED CORNERS 3/4" MINIMUM.
4. CONCRETE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI SPECIFICATION 318 LATEST REVISION.
5. CONCRETE STRENGTH (f'_c) SHALL BE 4000 PSI UNLESS OTHERWISE NOTED.
6. A MINIMUM OF ONE SET OF TEST CYLINDERS SHALL BE TAKEN IN ACCORDANCE WITH ASTM C172 AT EACH POUR. A SLUMP TEST IN ACCORDANCE WITH ASTM C143 SHALL BE TAKEN WITH EACH SET OF CYLINDERS. THE FIRST SET OF CYLINDERS SHALL BE TAKEN FROM THE FIRST 25 CY POURED. FOR POURS EXCEEDING 25 CY, CYLINDERS SHALL BE TAKEN WITHIN EVERY ADDITIONAL 50 CY OR ANY FRACTION THEREOF. A MINIMUM OF 4 CYLINDERS SHALL BE MADE IN EACH SET UNLESS OTHERWISE SPECIFIED. THE TEST CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C39. THE FIRST CYLINDER SHALL BE TESTED AT 7 DAYS, THE SECOND TWO CYLINDERS AT 28 DAYS AND THE LAST CYLINDER SHALL BE DESIGNATED A HOLD CYLINDER.

STRIPING NOTE:
PAINT STRIPING IN ALL PARKING LOT AND PAVEMENT AREAS SHOULD BE CONSTRUCTED WITH A PAINT PRODUCT THAT PROVIDES A HIGH SLIP–RESISTANT FINISH AND PREVENTS INDIVIDUALS FROM SLIPPING WHEN STEPPING ON THE STRIPING IN BOTH WET AND DRY CONDITIONS.

GENERATOR SITING NOTE:
PROPOSED LOCATION OF STORAGE TANK(S) AT THE SUBJECT SITE IS NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON–TRANSIENT, NON–COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 43679 ANDREW DAVID BAILEY
11/09/2026

SOUTH CAROLINA ERVIN ENGINEERING COMPANY, INC. NO. C00053 CERTIFICATE OF AUTHORIZATION

ERVIN ENGINEERING CO., INC.
341 W. EVANS ST., P.O. BOX 3
FLORENCE, S.C. 29501

DRAWN BY:	ADB	CHECKED BY:	WCE
DATE:	11/09/26	DATE:	11/09/26
DESIGNED BY:	ADB	CHECKED BY:	WCE
DATE:	11/09/26	DATE:	11/09/26
SCALE:	AS–NOTED		

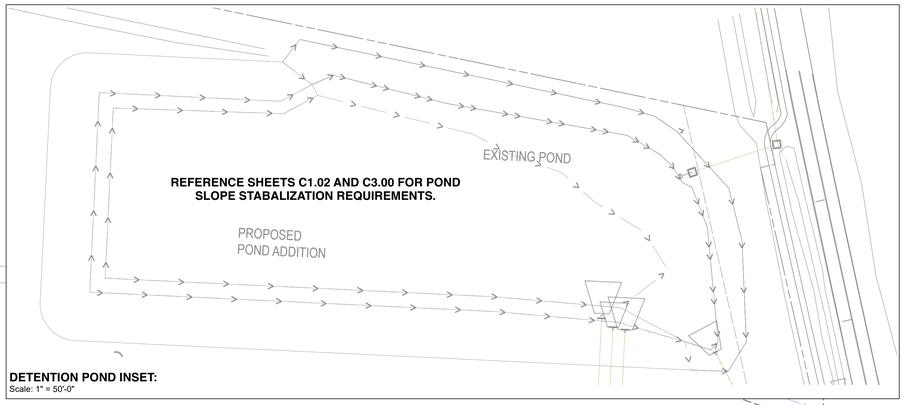
PATRIOT PARKWAY REALTY, LLC
THE SHOPPES AT PATRIOT PARKWAY
3255 PATRIOT PARKWAY
SUMTER SOUTH CAROLINA
OVERALL SITE PLAN

REV	DATE	REVISION	APPROVED
A	11/09/26	FOR REVIEW	ADB

C2.00

EECO JOB #: 2025m21001

Exhibit 3



DETENTION POND INSET:
Scale: 1" = 50'-0"



PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks	Mature Sizes
		Trees				
	17	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal; 8' Hgt	Single straight leader	Mature Spread
	9	Cryptomeria japonica 'Radicans'	Blue-Green Japanese Cedar	8' Hgt.	Full to Ground	7 - 12 ft.
	11	Ilex opaca	American Holly	2" Cal; 10' Hgt	4' C.T.	35-50' h/15-25' w
	5	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia	2" Cal; 8' Hgt	Full to Ground	20 - 35 ft.
	7	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2" Cal; 8' Hgt	Single straight leader	65-75' h/25-35' w
	10	Taxodium distichum	Bald Cypress	2" Cal; 8' Hgt	Single straight leader	60-80' h/25-35' w
	9	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal; 8' Hgt		60-80' h/25-35' w
		Shrubs				
	42	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal.	Full well branched	
	30	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	3 Gal.	Full well branched	
	70	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	Full well branched	
	167	Ilex cornuta 'Dwarf Burford Holly'	Dwarf Burford Holly	36" Hgt.; 24" Spr.	Full well branched	
	15	Loropetalum chinense 'PIILC-III'	Purple Daydream Loropetalum	3 Gal.	Full well branched	
	6	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.		
	47	Raphiolepis indica	Indian Hawthorn	3 Gal.	Full well branched	
		Groundcovers				
	120	Carex oshimensis 'Everillo'	Everillo Carex	1 Gal.	Plant 30" O.C.	
	611	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal	Plant 24" OC	
	17	Rosa 'Meijocos'	Pink Drift Rose	3 Gal.		
	30,600 SF	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	See general landscape notes & accessories specifications.	
		Other				
	650 SF	Pea Gravel	Pea Gravel	SF.	See general landscape notes & mulch Specifications	

LANDSCAPE REQUIREMENT TABLE

A. SIDE & REAR LANDCAPE BUFFERS

REQUIRED Type A buffer required between commercial use propeties.

Perimter A (Left side):
1. Buffer width: 5' minimum
2. 3 Canopy Trees per 100 LF
   (425' / 100) x 3 trees = 13 Trees
3. 15 shrubs per 100 LF
   (425' / 100) x 15 shrubs = 64 Shrubs

Perimter B (Rear):
1. Buffer width: 5' minimum
2. 3 Canopy Trees per 100 LF
   (540' / 100) x 3 trees = 16 Trees
3. 15 tall shrubs per 100 LF
   (540' / 100) x 15 shrubs = 81 Shrubs

PROVIDED

Perimter A (Left side):
1. 5' Wide Buffer
2. 8 Maple, 3 Cryptomeria, 2 Magnolia = 13 Trees
3. 69 Dwarf Buford Holly = 69 Shrubs

Perimter B (Rear):
1. 5' Wide Buffer
2. 9 Maple, 6 Cryptomeria, 3 Magnolia = 4 Canopy Trees
3. 81 Dwarf Burford Holly = 81 Shrubs

NOTES
Front & right side buffers to be provided by adjacent parcel owners
Street Trees are to be provided by the Parcels at their time of development.
The Shoppes owns frontage only at the points of points of ingress and egress.

B. INTERIOR PLANTING OF PARKING AREAS

REQUIRED
1. No more than 15 spaces between landscape islands.
   Each island shall be 275 square feet
2. Each island should contain a mimimum of 1 canopy tree. = 34 Trees
3. Each island should contain a mimimum of 2 shrubs.
   (34 islands x 2 islands) = 68 Shrubs
4. (C.2.2.9)Parking threshold mitigation: Provide 10% more landscaping
   Trees: 34 trees required x 10% = 3 Trees
   Shrubs: 68 shrubs required x 10% = 7 Shrubs

PROVIDED
1. No more than 15 spaces in a row before an island is provided.
   Each island meets or exceeds 275 square feet.
2. 10 Bald Cypress, 6 Zelkova, 7 Black Gum, 11 American Holly = 34 Trees
3. 16 Abelia, 20 Distylium, 15 Loropetalum, 17 Indian Hawthorn = 68 shrubs
4. (C.2.2.9)10% extra trees: 3 extra Zelkova Trees = 3 Trees
   (C.2.2.9) 10% extra shrubs: 124 extra shrubs provided within the parking lot = 136 Shrus

C. STREET TREES

REQUIRED
1. Street Landscaping
   1 canopy tree for each 30 linear feet of R.O.W.
   1 understory tree per 20 linear feet of R.O.W. when overhead utilities are present.

PROVIDED
1. The shoppes had no street frontage. Requesting a waiver for the parcels to provide the required street trees at their time of development.

C. TREE REQUIREMENTS

1. Canopy Tree:
   Any tree that reaches a mature height of 40 feet.
   Minimum of two (2) inches in caliper and seven (8) feet in height at the time of installation.
2. Understory Tree:
   Tree between 15 and 40 feet high when mature.
   Minimum of five (5) feet high and (1.5) inch in caliper, measured six inches above grade, when planted.
3. Evergreen Tree:
   Canopy tree that does not lose its leaves, remains green in winter.
   Minimum mature eight of eight (8) feet.
4. Tall Shrub:
   Minimum height of six (6) feet and width of four (4) feet at maturity.
   Minimum height of three (3) feet and width of two (2) feet at time of planting.
5. Small Shrub
   Minimum height of three (3) feet at maturity.
   Minimum of three (3) gallons in size and 15" in height at the time of planting.

EXISTING TREE STATEMENT:

NO EXISTING TREES, INCLUDING GRAND TREES, ARE PRESENT WITHIN THE SHOPPES SITE. EXISTING TREES ALONG PATRIOT PARKWAY SHALL BE RETAINED. SELECTIVE PRUNING OF THESE TREES MAY BE UNDERTAKEN TO IMPROVE SIGHT LINES INTO THE SITE.

MLD STUDIO
Landscape Architecture
13680 HIGHWAY 9 N.
SUITE G300
ALPHARETTA, GA 30004
770.442.8171

CLIENT:

THE SHOPPES AT PATRIOT PARKWAY

SUMTER, SOUTH CAROLINA

PROJECT INFORMATION:



REVISION SCHEDULE:

NO.	DATE	BY	DESCRIPTION
1	11/9/26		City Comments

MLD PROJECT # :	2026133
DRAWN BY:	KC
CHECKED BY:	AN
DATE:	9/30/26

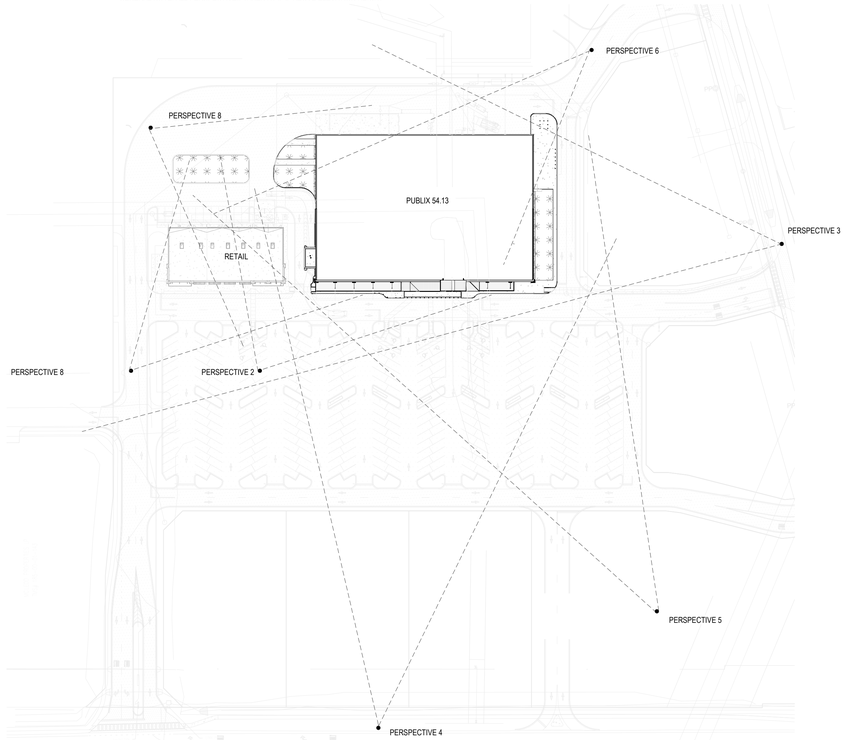
Landscape Plan

REVIEW

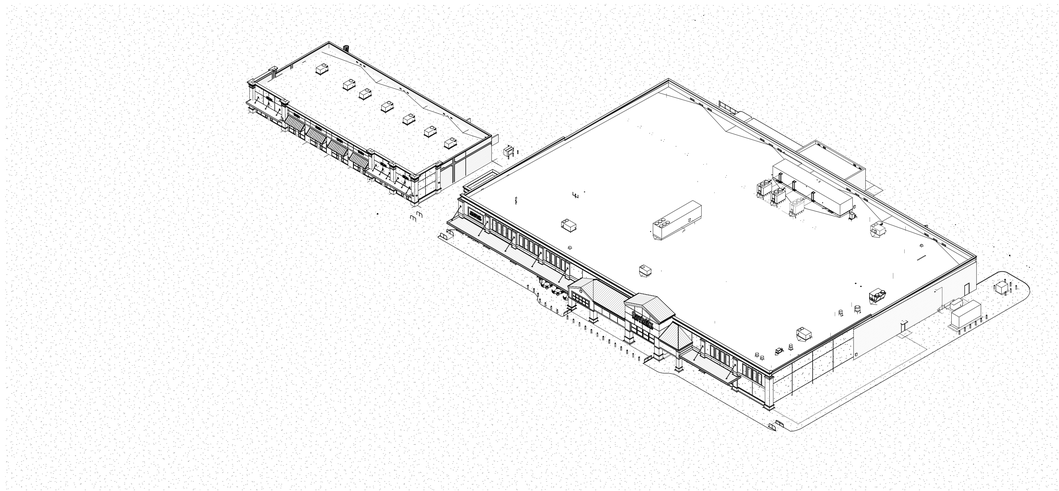
L-1.0

Exhibit 4

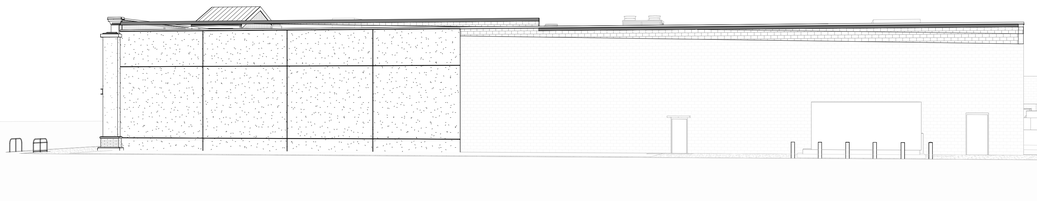
GENERAL NOTE: ALL PERSPECTIVES TAKEN AT 5'-6" ABOVE ELEVATION HEIGHT



Perspective Keyplan



Birdseye View



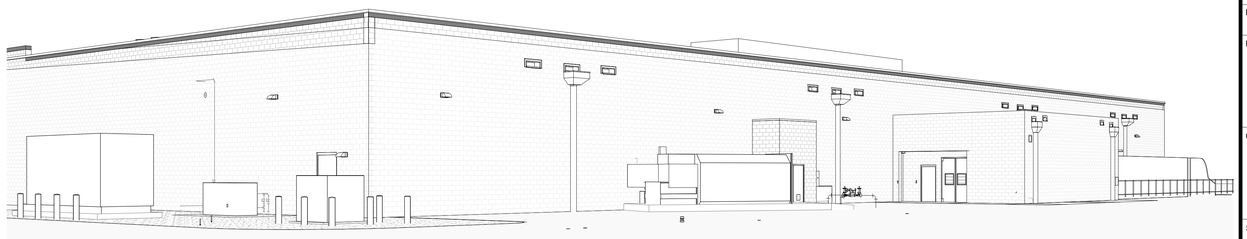
3 Perspective #3
SCALE:



4 Perspective #4
SCALE:



5 Perspective #5
SCALE:



7 Perspective #7
SCALE:

CUHACI PETERSON

2600 Maitland Center Parkway
Suite #200
Maitland, FL 32751

P (407) 661-9100
F (407) 661-9101
c-p.com
Florida Corporate Certificate #AA C000526

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ARCHITECT/ENGINEER SEAL
01/15/15

CONSULTANT

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME
D	10/16/2026	Planning and Engineering
F	11/09/2026	Planning and Engineering

PROJECT NO 20250442	DRAWN BY AC
PERMIT SUB DATE 1/5/2026	CHECKED BY CT

PROJECT
Sumter Shopping Center- Publix Façade
Loring Mill Rd & Patriot Pkwy
Sumter, SC

CLIENT
The Morgan Companies
2075 HWY A1A,
Indian Harbour Beach, FL 32937

SHEET TITLE
Line of Sight Study

SHEET NO
PCA04

REV
F

Exhibit 5



Perspective #2



Perspective #8



Perspective #9

CUHACI PETERSON

2600 Maitland Center Parkway
Suite #200
Maitland, FL 32751

P (407) 661-9100
F (407) 661-9101
c-p.com
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Loring Mill Rd & Patriot Pkwy
Sumter, SC

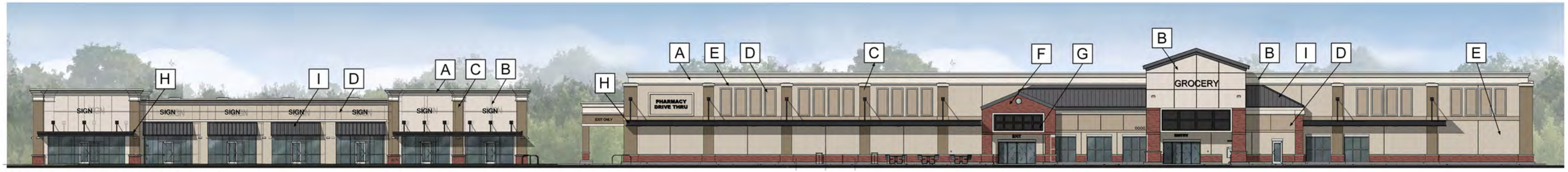
CLIENT
The Morgan Companies
2075 HWY A1A,
Indian Harbour Beach, FL 32937

SHEET TITLE
Line of Sight Study

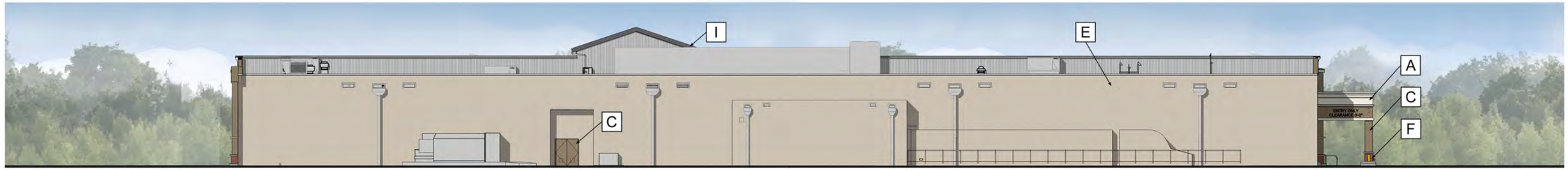
SHEET NO
PCA05

REV
D

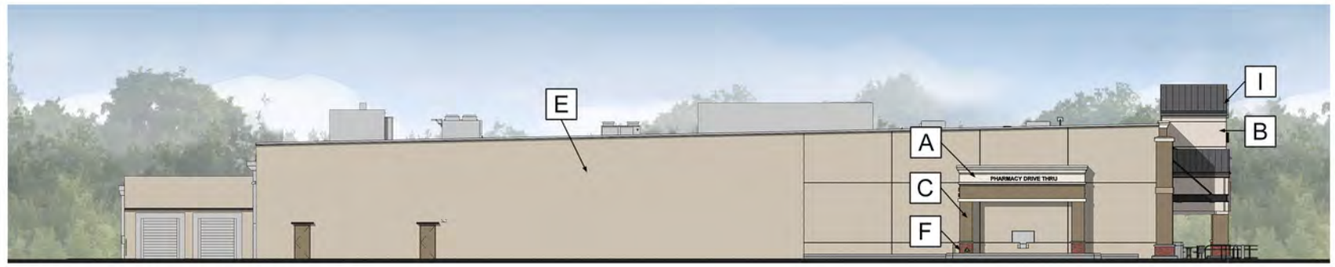
Exhibit 6



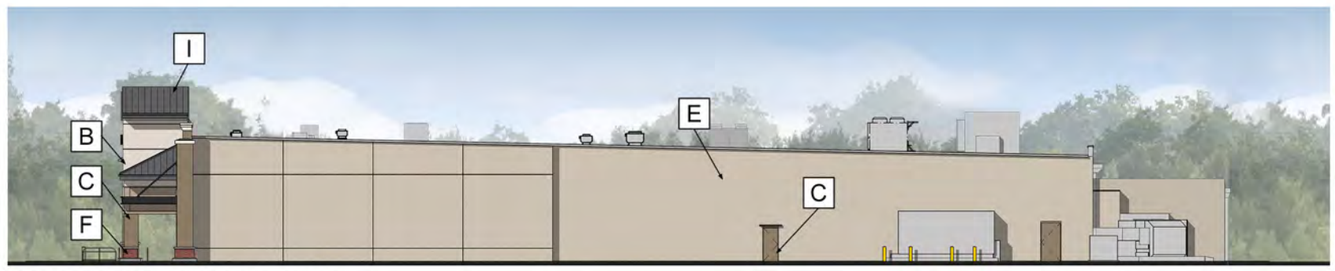
PROPOSED SOUTHEAST ELEVATION



PROPOSED NORTHWEST ELEVATION



PROPOSED SOUTHWEST ELEVATION



PROPOSED NORTHEAST ELEVATION

Sherwin-Williams SW 7103 Whitetail A	Sherwin-Williams SW 6084 Modest White B	Sherwin-Williams SW 6151 Quiver Tan C
Sherwin-Williams SW 7038 Tony Taupe D	Sherwin-Williams SW 7036 Accessible Beige E	Concrete Products Group Spec-Brik Philadelphia Blend F
Sherwin-Williams SW 6258 Tricorn Black G	PAC-CLAD (or similar) Flat Awning Black H	PAC-CLAD Standing Seam Roof Charcoal I

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GROCERY & RETAIL AT SUMTER, SC | GROCERY CONCEPTUAL ELEVATIONS

Loring Mill Road & Patriot Parkway - Sumter, SC 29150

Project #20250442 • Date: 10/22/2026

Exhibit 7



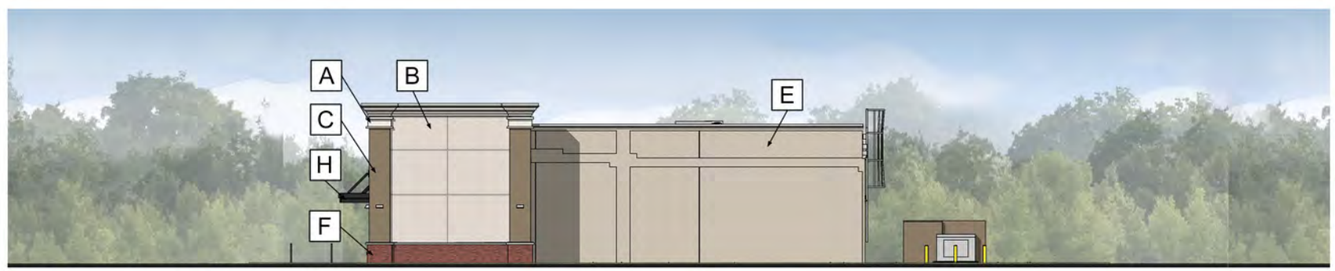
PROPOSED SOUTHEAST ELEVATION



PROPOSED NORTHWEST ELEVATION



PROPOSED SOUTHWEST ELEVATION



PROPOSED NORTHEAST ELEVATION

Sherwin-Williams SW 7103 Whitetail A	Sherwin-Williams SW 6084 Modest White B	Sherwin-Williams SW 6151 Quiver Tan C
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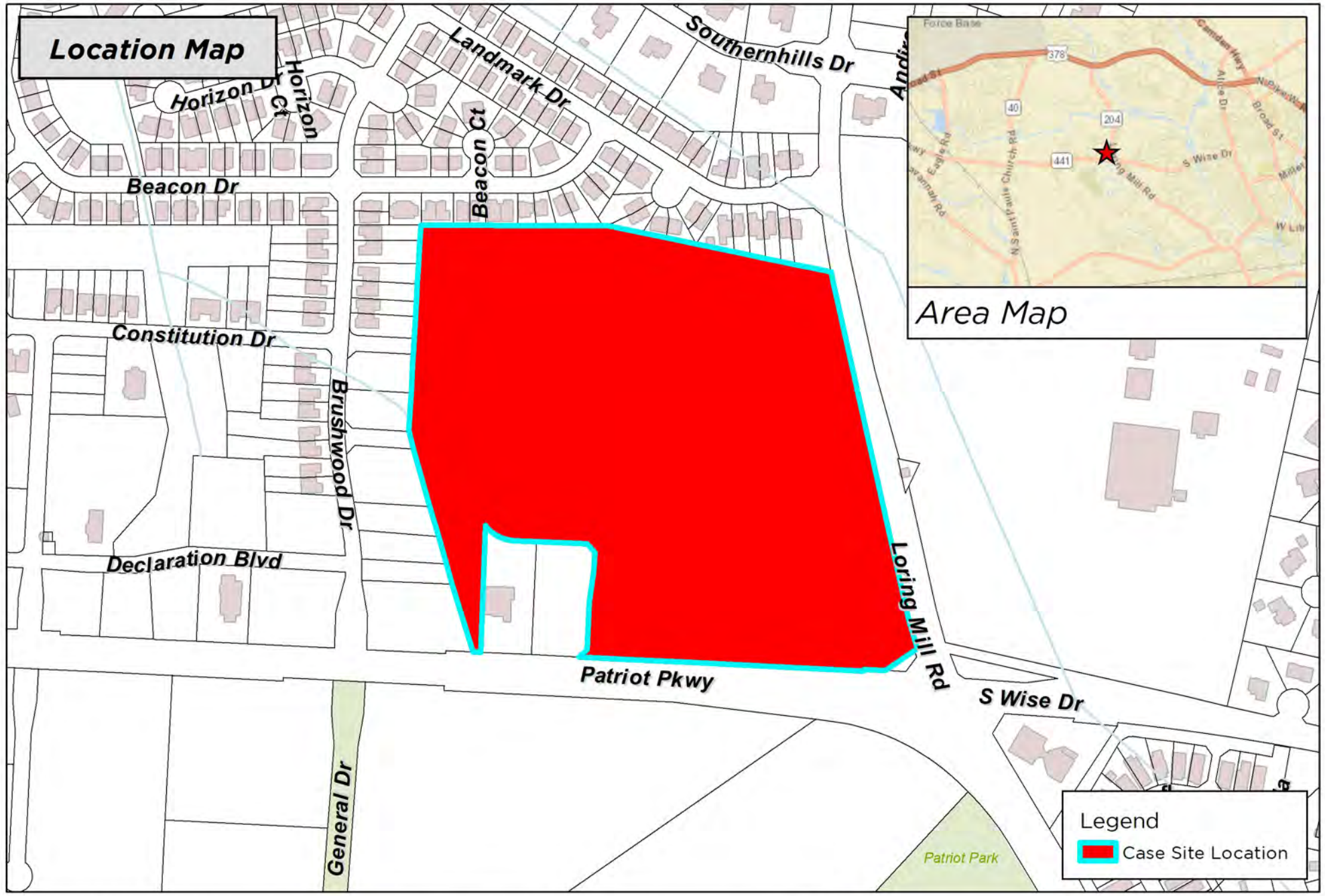
GROCERY & RETAIL AT SUMTER, SC | RETAIL CONCEPTUAL ELEVATIONS

Loring Mill Road & Patriot Parkway - Sumter, SC 29150

Project #20250442 • Date: 10/23/2026



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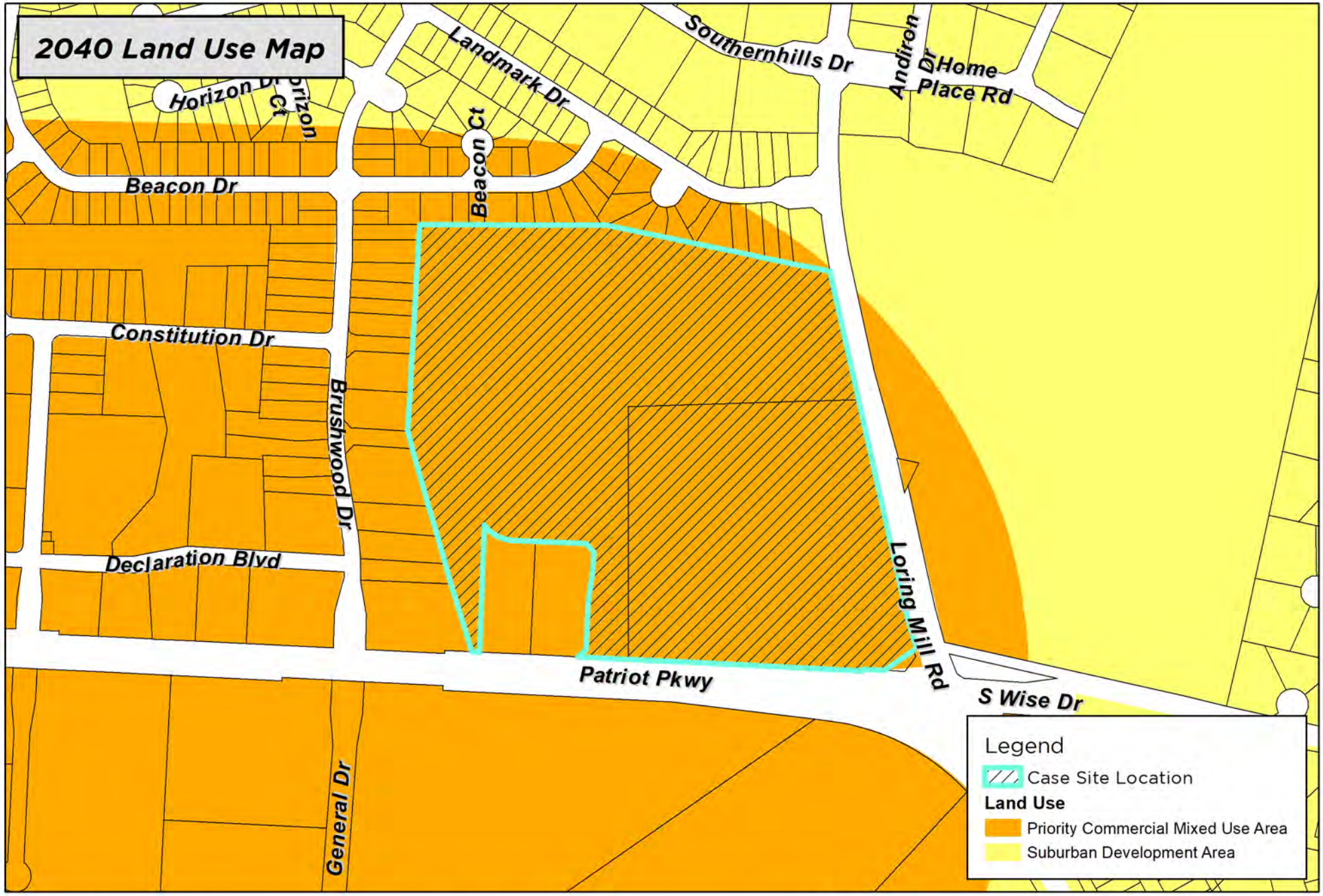

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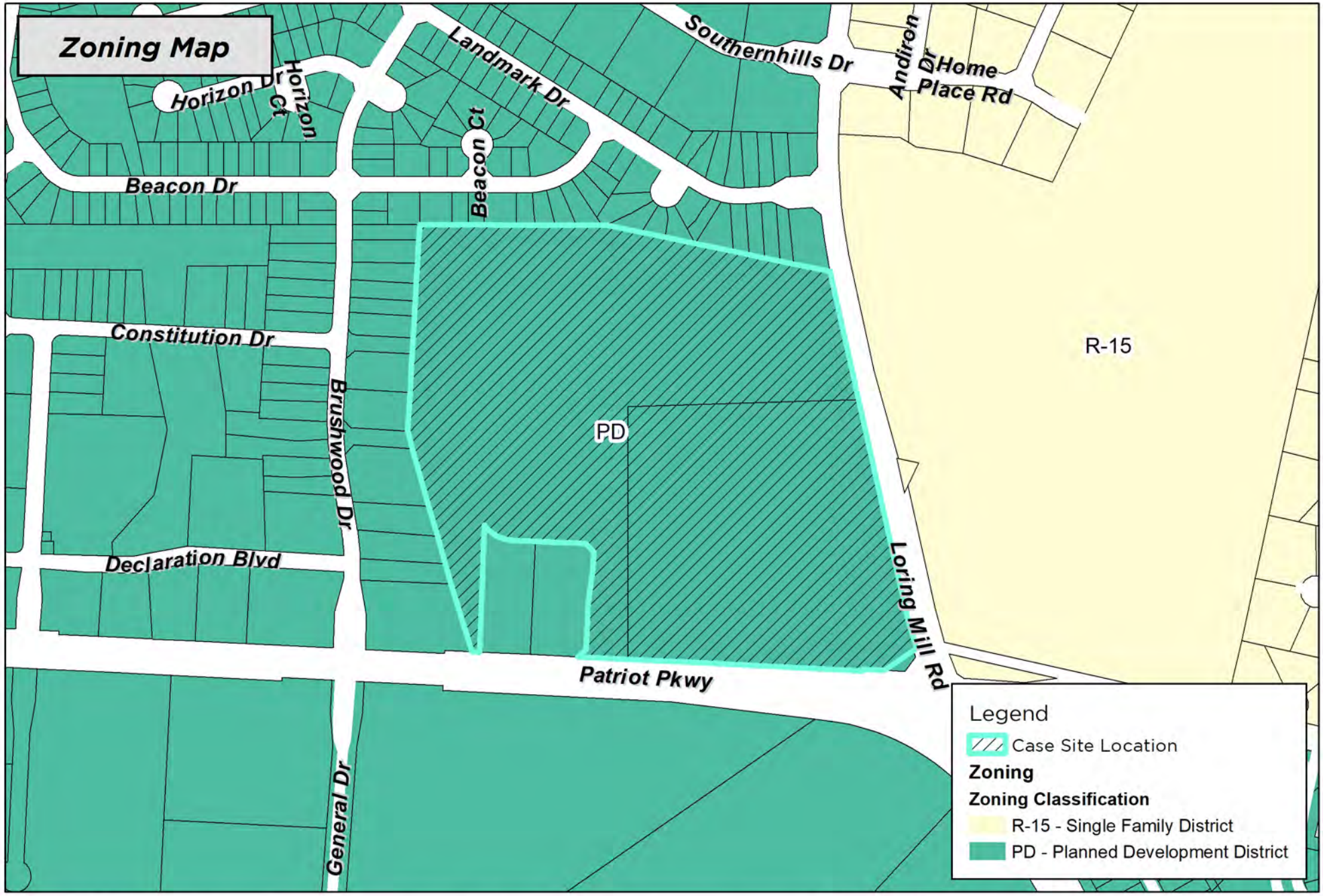

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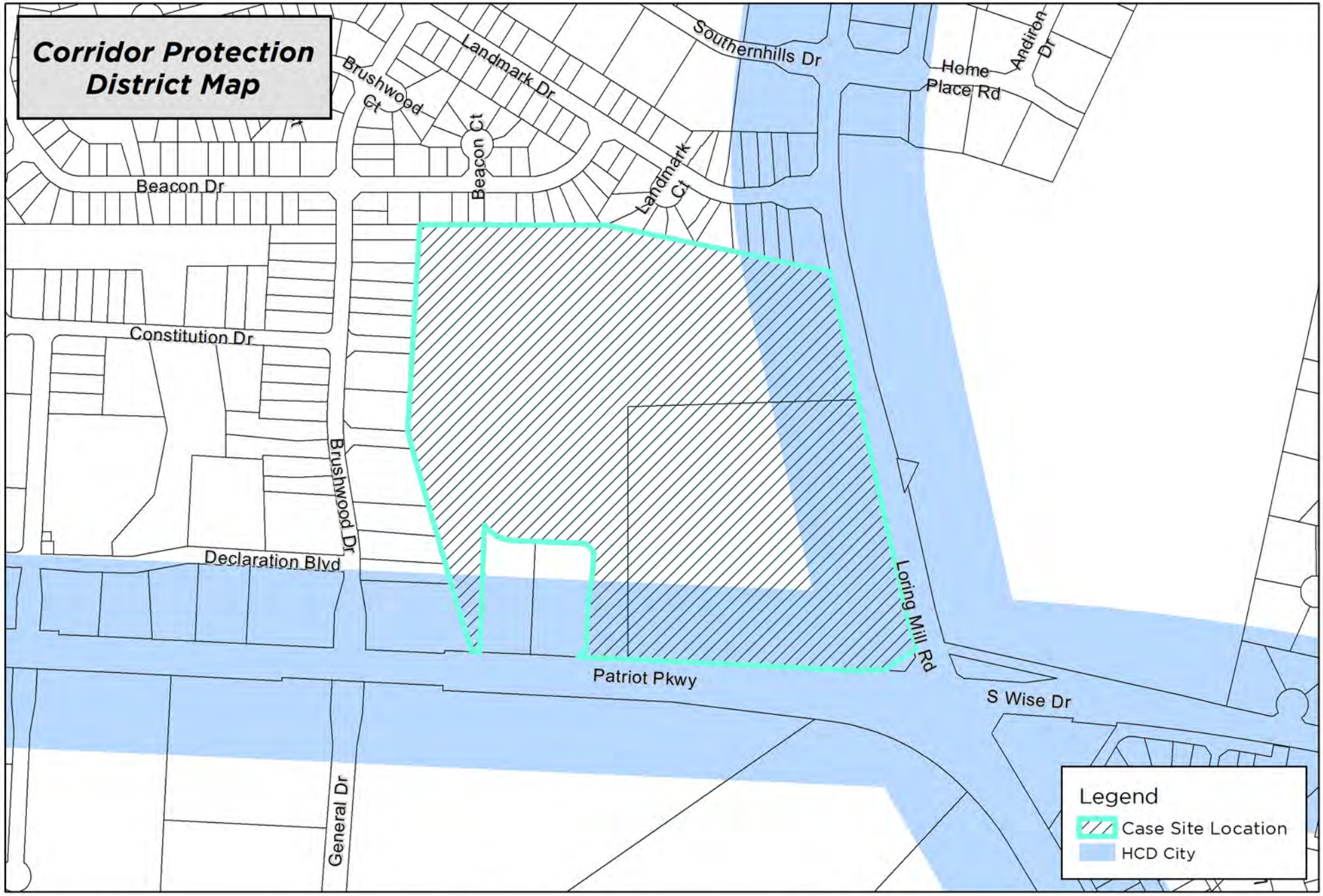
Corridor Protection District Map



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