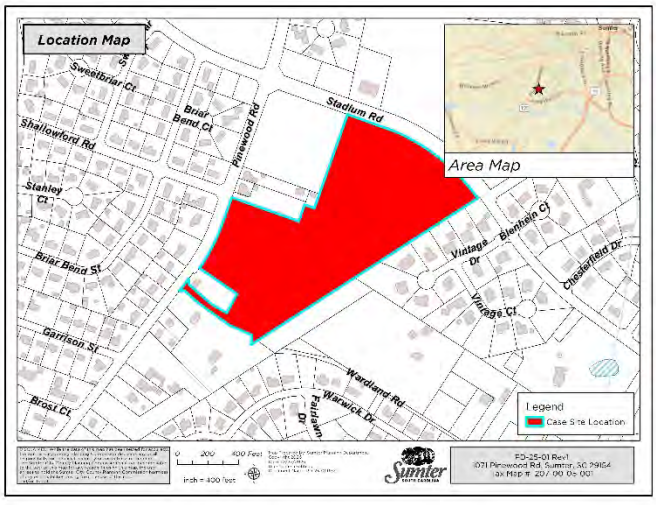
STAFF REPORT

Planning Commission — November 18, 2026

Case Number	PD-25-01 (Rev 1)
Request	Amend the development requirements of Planned Development (PD-25-01), adopted by Ordinance #2877 for +/-34.38 acres, as set forth in Exhibit 1 (PD-25-01, Rev 1)
Property Address	1071 Pinewood Rd. (placeholder address)
Jurisdiction	City of Sumter
Tax Map #	207-00-05-001, 207-00-05-021
Current Zoning	Planned Development (PD)
Council District/Ward	2
Applicant	Box Seat, LLC
Property Owner	Box Seat, LLC

1. BACKGROUND

The applicant is requesting to amend the development requirements of Planned Development PD-25-01, adopted by Ordinance #2877, for +/-34.38 acres at the southeast corner of the Pinewood Road and Stadium Road intersection. The purpose of the amendment is to establish conceptual-level development standards for a 44-lot single-family detached subdivision on the +/-27.75-acre residential development area, and to conform the development standards incorporated by Ordinance #2877 to the City of Sumter Unified Development Ordinance.



The proposed property within the PD targeted for subdivision development is shown in red on the map on the first page of this report. The Planned Development Ordinance was adopted via Ordinance #2877 on June 3, 2025.

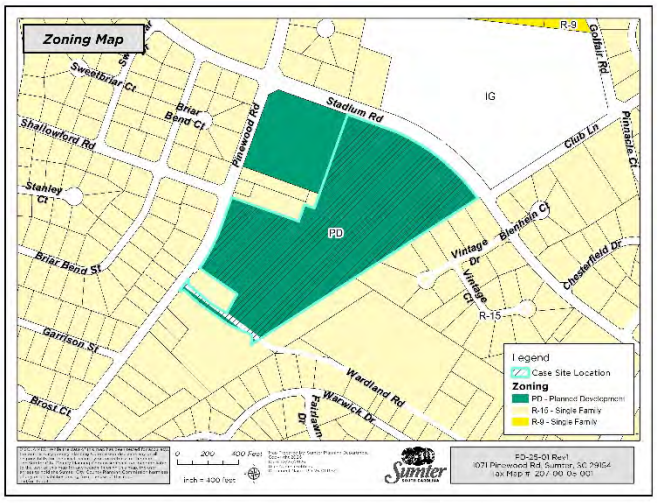
The actual area intended for new lot and supporting street infrastructure development is +/-17.72 acres. The remaining residential acreage is the location of a shared stormwater management facility that will serve the proposed subdivision and the commercial mini-warehouse facility previously approved on TMS# 207-00-05-021.

2. SITE PHOTO(S)



Above: Site as viewed from Stadium Rd. (opposite Stadium Rd. Fire Station)

3. ZONING AND LAND USE



The subject property is located at the intersection of Pinewood Rd. and Stadium Rd., is primarily wooded, and is adjacent to single-family residential uses at R-15 densities and institutional uses (Stadium Road Fire Station and Memorial Stadium).

This area of the city has seen increasing development pressure with the completion of major improvements at the intersection of Pinewood Rd/McCray's Mill Rd, with newer residential developments underway along McCray's Mill Rd., and with the Quixote Club golf course redevelopment. Within this context, the subject property is primed for development interest.

The conceptual plan below illustrates the general land use scheme for this Planned Development.

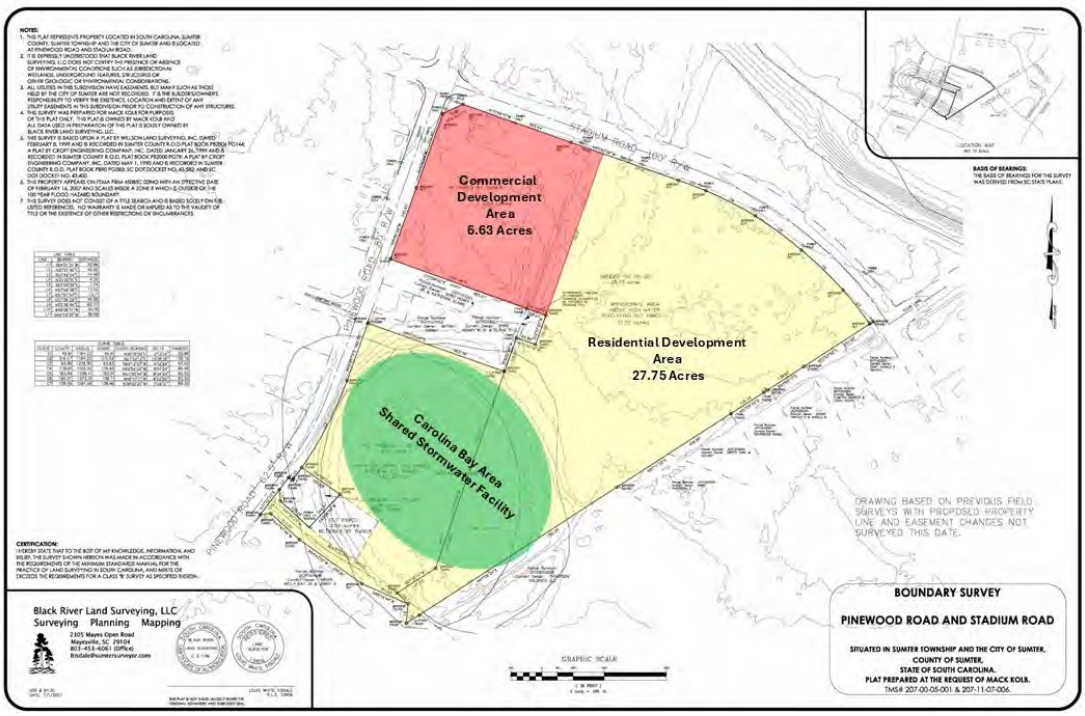


Figure 1 - Conceptual Land Use Plan for PD-25-01

The site plan shown below shows the approved layout for a mini-warehouse facility within the commercial development area of the Planned Development.

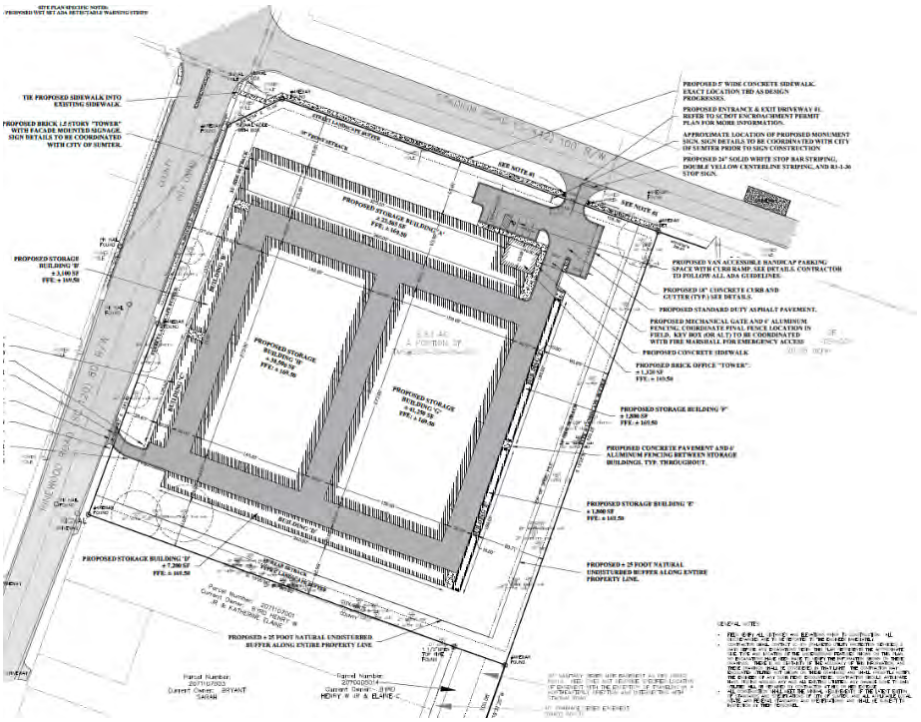
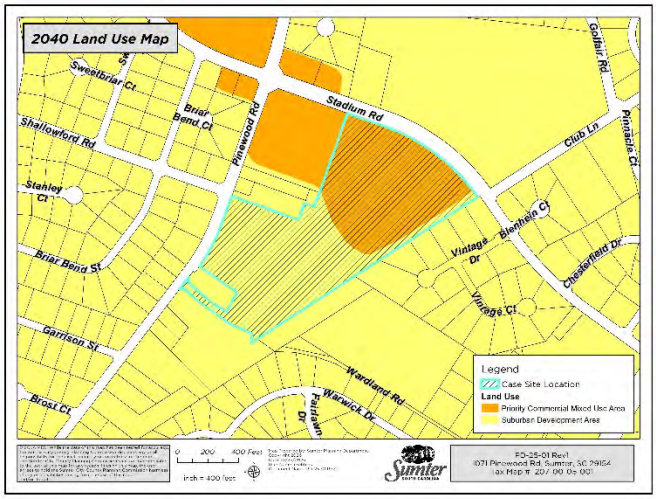


Figure 2 - MSP-26-31 (Approved Site Plan for Commercial Area)

4. COMPREHENSIVE PLAN COMPATIBILITY



The subject property is within the Priority Commercial Mixed-Use Planning Area and the Suburban Development Planning Area.

The Priority Commercial/Mixed Use designation focuses on areas or nodes identified as future locations for high quality commercial and residential mixed-use development. Areas with this designation should be protected against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. Destination retail uses and neighborhood commercial uses are encouraged within this designation, as appropriate. Design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.

The primary goal of the Suburban Development Planning Area is to scrutinize and manage existing development patterns, identify appropriate locations for new commercial and industrial development, focus on improvements to the form and design of new development, and ensure that land is developed in an orderly and efficient manner.

Staff finds the PD proposal is in alignment with applicable Sumter 2040 Comprehensive Plan policies.

5. ENVIRONMENTAL FACTORS

The subject property is within a Zone X area as shown on FEMA FIRM Panel 45085C0294E, with an Effective Date of October 27, 2022.

An Approved Jurisdiction Determination (AJD) letter was issued by the US Army Corps of Engineers on October 23, 2025. The AJD confirms that 1.04 acres of non-jurisdictional wetland and 450 linear feet of non-jurisdictional ditch are present on the property in the location of the shared stormwater area.

The applicant will be required to comply with *Chapter 8 – Wetlands and Floodplains*, of the



Figure 3 – Wetland Areas on Subject Site

UDO, including completion of a Wetlands Impact Certification or Wetlands Notification as appropriate.

6. PROPOSED REVISIONS TO PLANNED DEVELOPMENT ORDINANCE

Ordinance #2877 provided base-level development standards for residential development, and required additional council review of subdivision plans as they were brought forward. The purpose of this amendment is to provide specific conceptual level details for a 44-lot single-family residential subdivision proposed for the designated +/-27.75 acre PD residential development area.

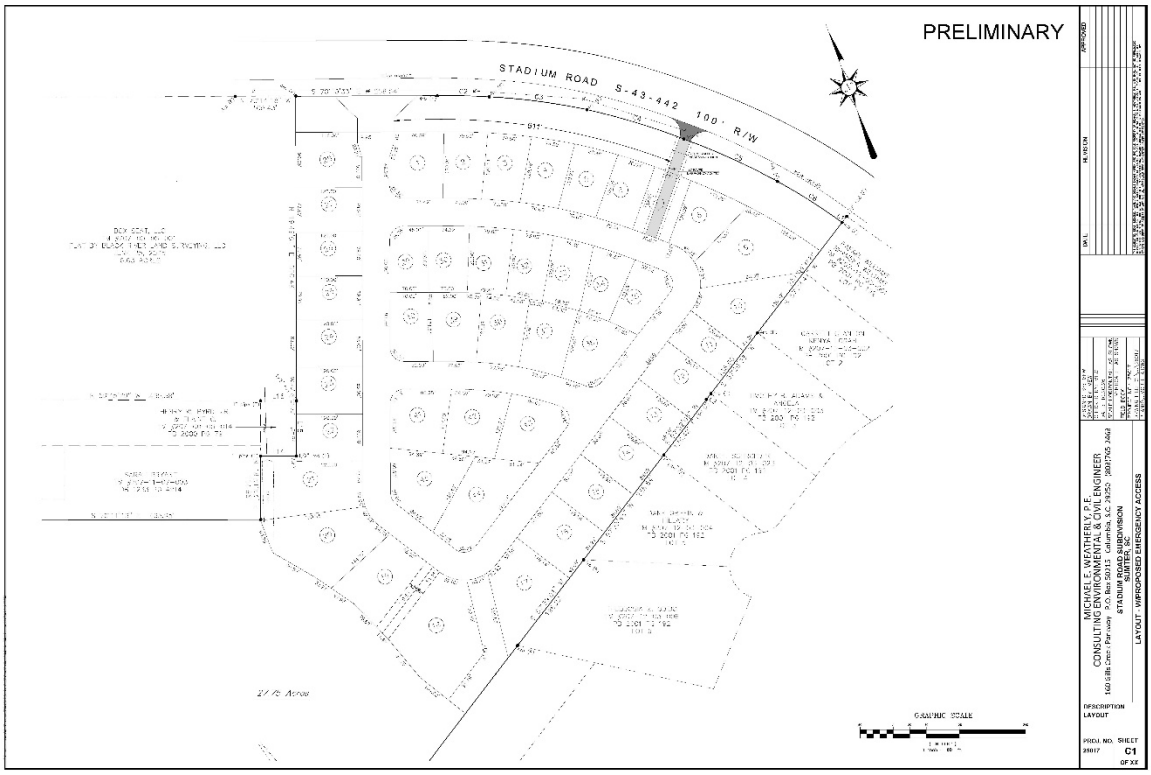


Figure 4 - 44 Lot Single Family Residential Subdivision Conceptual Plan

The proposed plan provides for 44 single-family residential lots with a primary single access point to Stadium Rd. Lots range in size from 0.19 acres to 0.59 acres. An emergency access is also proposed on the eastern side of the development with direct access to Stadium Rd.

The proposal is designed to meet the following minimum development standards:

	Single Family Detached Dwellings[1]
Minimum Lot Area (sq. ft.)	6,000 (per structure)
Minimum Site Area	N/A
Minimum Lot Width	60 ft.
Minimum Setback, Per Structure:	

Front	35 ft.
Side[2]	8 ft.
Rear	20 ft.
Maximum Impervious Surface %	45%
Maximum Density (units per gross acre)	7.2
Maximum Height of Buildings[3]	35 ft.

Other notable requirements pertaining to the residential development area of this Planned Development are as follows:

- Limited to single-family detached only, with customary accessory uses permitted.
  PD amendment removes other housing types allowed under the current PD Ordinance (#2877).

- At least 8.6-acres (25% of total PD area) shall be used for open space. – Active open space areas intended around stormwater management facility. Additional review required during major subdivision review stage.
  No change from current PD Ordinance.

- Stormwater facilities shall be designed in accordance with all local, state, and federal requirements.
  No change from current PD Ordinance.

- Sidewalks shall be installed in accordance with City Unified Development Ordinance (UDO). – Previous PD Ordinance required sidewalk on both sides of the street.
  City UDO requires a 6 ft. wide sidewalk on one side of the street only. Sidewalk is also required on the south side of Stadium Rd. to the existing sidewalk on the east side of Pinewood Rd.

- The need for a TIA/TIS shall be evaluated at time of formal plan submission in accordance with the City UDO.
  New UDO requirements are applicable. Table C.1.1 makes a Transportation Impact Study (TIS) mandatory for any residential subdivision containing 30 or more lots independent of trip generation rates.

- Full review and approval of a complete major subdivision by the Planning Commission is required. Current PD Ordinance requires full engineered plans to be approved by City Council.
  The applicant is proposing a conceptual plan for City Council approval with full engineered plans to be reviewed under the new City UDO major subdivision review process.

- Minimum parking, utility infrastructure design and engineering, street design and engineering, wetlands, residential accessory structures, and landscaping/buffering/tree protection, must comply with City UDO.
  Under the Current PD Ordinance, these items revert to the previous City Zoning and Development Standards Ordinance.

While no substantive changes are proposed to the commercial area, this proposed PD amendment references the approved site plan for the mini-storage facility in the amended ordinance text and changes underlying development standards requirements from the previous City Zoning and Development Standards Ordinance to the City UDO.

The following exhibits are an integral component of this request:

Exhibit #	Description
1	PD Ordinance – PD-25-01 Rev 1 – Clean Version
2	PD Ordinance – PD-25-01 Rev 1 – Strike-Thru Version
3	SD Conceptual Plan
4	Example Lot Layout Drawings
5	House Elevation & Floorplan Drawings (9 different housing plans)

7. ADEQUACY OF PUBLIC FACILITIES

Water Service: The City of Sumter is the designated water service provider for the site. Available GIS data indicates that water mains are located along both Pinewood Rd. and Stadium Rd. City Public Services must make the final determination on the City's ability to provide services and/or the scope of the improvements required to provide service to the property.

Wastewater Service: The City of Sumter is the designated wastewater service provider for the site. Available GIS data indicates that sewer mains are located along Stadium Rd. only. City Public Services must make the final determination on the City's ability to provide services and/or the scope of the improvements required to provide service to the property.

Schools: The proposed amendment reduces the site's total housing unit entitlement by removing all housing types other than single-family residences.

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 City of Sumter is the designated solid waste service provider for the site. City Public Services must make the final determination on the City's ability to provide services.

Transportation: The property has direct frontage onto Stadium Rd. This section of Stadium Rd. is a 2-lane roadway with a common middle lane for traffic turning movements in either direction. It is functionally classified as a major collector roadway and is owned and maintained by SCDOT. Per SCDOT traffic count data from the Station ID# 43-0715, the annual average number of daily trips on Stadium Rd. near the subject property is 3,600.

8. STAFF RECOMMENDATION

The applicant is proposing a single-family residential 44-lot subdivision to be located in the residential area of the previously approved Planned Development. The purpose of this PD amendment is to provide additional specificity on the proposed subdivision layout. It is noted that the applicant must comply with all applicable City UDO requirements, specifically those related to street and utility design and engineering.

The application of a true mixed-use PD on the subject property is in alignment with the Sumter 2040 Comprehensive Plan.

9. DRAFT MOTIONS

1. I move the Planning Commission **recommend approval** of PD-25-01 Rev 1, amending development standards for +/- 34.38 acres (TMS# 207-00-05-001, 207-00-05-021) via PD-25-01 Rev 1, as set forth in the Exhibit 1 draft ordinance.

2. I move the Planning Commission **recommend denial** of PD-25-01 Rev 1, amending development standards for +/- 34.38 acres (TMS# 207-00-05-001, 207-00-05-021) via PD-25-01 Rev 1, as set forth in the Exhibit 1 draft ordinance.

3. I move an alternate motion.

10. PLANNING COMMISSION ACTION

Exhibit 1

ORDINANCE NO.
PD-25-01 (REVISON 1)

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF SUMTER, SOUTH CAROLINA BY REZONING +/- 34.38 ACRES LOCATED AT THE INTERSECTION OF PINEWOOD RD. & STADIUM RD., FURTHER REPRESENTED AS (SUMTER COUNTY TMS# 207-00-05-001 & 207-00-05-021 OWNED BY BOX SEAT, LLC FROM PLANNED DEVELOPMENT (PD-25-01)TO PLANNED DEVELOPMENT (PD-25-01 Revision 1)

WHEREAS, the request by Box Seat, LLC to amend the Zoning Map of the City of Sumter, South Carolina by rezoning +/- 34.38 acres located at the intersection of Pinewood Rd. and Stadium Rd., further represented as Sumter County TMS# 207-00-05-001 from Planned Development (PD-25-01)to Planned Development (PD-25-01 Revision 1), has been duly considered by the Planning Commission and all applicable requirements of of the CITY OF SUMTER UNIFIED DEVELOPMENT ORDINANCEHAVE BEEN COMPLIED WITH; AND

WHEREAS, the request has been forwarded to City Council with a recommendation for approval from the Planning Commission; and

WHEREAS, City Council concurs with the Planning Commission's recommendation for approval.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED BY THE AUTHORITY THEREOF, THAT:

A. The property consisting of +/- 34.8 acres located at the intersection of Pinewood Rd. & Stadium Rd., owned by Box Seat, LLC, is hereby rezoned from Residential-15 (R-15) to Planned Development (PD). The subject property is identified by the attached location map dated March 5, 2025 (Attachment 1) and by the attached site survey prepared by Black River Land Surveying, dated July 1, 2021 (Attachment 2), as modified to reflect commercial development & residential development areas. The subject property includes the following Sumter County TMS#'s:

   - 207-00-05-001
   - 207-00-05-021

B. The Planned Development rezoning is hereby subject to the following conditions:

   1. **Commercial Development Area (6.63-acres)** (TMS# 207-00-05-021)

a. **Mini-Warehouse Facility –** This use is expressly permitted in the commercial development area and shall be constructed in substantial conformance with the site plan set titled "MSS Stadium Road", prepared by Martin Engineering and Consulting, LLC, date of last revision June 11, 2026; building layout plans titled *"Sumter Storage-Sumter, SC"*, prepared by Rapid Design-Building, date of last revision July 30, 2025; and all approval conditions adopted by the Planning Commission under Case #: MSP-26-31, 2090 Stadium Rd. Mini-warehouse facilities shall meet the following conditions:

1. Maximum site development area shall not exceed 6.63-acres.

2. The total combined area of the footprint of all structures shall not exceed 50% of the area of the total 6.63-acre lot.

3. Site access shall be limited to those approved under above referenced plans.

4. All gated access points shall be equipped with emergency Knox-Box entry gates.

5. No business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on the premises.

6. A security fence at least 6 ft. tall in height with controlled gate access is required.

7. Outdoor storage areas are expressly prohibited, except the storage of automobiles, boats, and non-commercial trailers within the fences area is permitted.

8. Any significant changes to approved plans shall require Planned Development (PD) amendment approval.

b. **Other Land Uses** – Other uses allowed to establish in the identified commercial development area shall include the <u>non-residential</u> permitted, conditional, and special exception uses for the Neighborhood Commercial (NC) zoning district as identified in *Chapter B.8, Table B.8.1* of the City of Sumter Unified Development Ordinance (herein after referred to as the "City UDO") . NC zoning district conditional uses and special exception uses shall follow the same processes as outlined in the City UDO or any successor land development ordinance thereof.".

1. Residential uses are expressly <u>prohibited</u> in the identified commercial area.

c. **Development Standards for Other Land Uses**

1. **Building Setbacks –** Required building setbacks for all allowed uses are as follows**:**

   Front (Stadium Rd. or Pinewood Rd.) – 35 ft.
   Side Exterior (Stadium Rd. or Pinewood Rd.) – 35 ft.
   Side Interior – 30 ft.
   Rear – 25 ft.

2. **Maximum Building Height** – 35 ft.

3. **Maximum Impervious Surface Area** – 75%

4. **Minimum Off-Street Parking Requirements** – All new development shall comply with the minimum off-street parking requirements of the City UDO or any successor land development ordinance thereof.

5. **Parking Area Design Requirements** – All new development shall comply with the minimum parking area design requirements of the City UDO or any successor land development ordinance thereof.

6. **Landscaping, Buffering, & Tree Protection** – All new development shall comply with the requirements of the City UDO or any successor land development ordinance thereof.

7. **Exterior Signs** –All new exterior signs shall comply with the requirements of the City UDO or any successor land development ordinance thereof.

8. **Commercial Accessory Structures/Dumpster Enclosures/Fences -** Shall be established in compliance with all applicable requirements the requirements of the City UDO or any successor land development ordinance thereof.

9. **Traffic Impact Analysis/Study (TIA/TIS)** – The need for a TIA/TIS shall be evaluated at time of formal site plan submission in accordance with all applicable requirements of the City UDO or any successor land development ordinance thereof.

10. **Corridor Protection District (CPD)** – All development must comply with Corridor Protection District requirements of the City UDO or any successor land development ordinance thereof.

11. **Sidewalks** – Sidewalks shall be installed on the southside of Stadium Rd. from the edge of the identified residential development area to

existing sidewalk on the eastside of Pinewood Rd., tying into said existing sidewalk.

12. **Stormwater** – Use of a shared off-site stormwater facility is expressly permitted for all uses in the identified commercial area, in accordance with all applicable city, state, and federal requirements.

13. **Development Approval –** Any new development within the identified commercial development area shall be reviewed and approved by the Planning Commission in accordance with the major site plan approval process outlined in the City UDO or any successor land development ordinance thereof.

2. Residential Development Area – 27.75 Total Acres (Including Stormwater Management Area)

a. **Land Use** – Uses allowed to establish in the identified residential development area shall include the following, and no others:

1. Single-Family Detached Dwellings (<u>44 total individual residential lots</u>) in substantial conformance with the conceptual plan titled *"Preliminary – Stadium Road Subdivision prepared by michael E. Weatherly, PE.*
2. Residential Accessory Uses
3. No more than 1 sales/leasing office within model residential dwelling unit.
4. Associated Site Infrastructure (stormwater facilities, common open space areas, recreational amenities, internal roads, etc.)

b. **Minimum Development Standards for Primary Residential Uses –** Permitted residential uses shall mee the following minimum standards

	Single Family Detached Dwellings[1]
Minimum Lot Area (sq. ft.)	6,000 (per structure)
Minimum Site Area	N/A
Minimum Lot Width	60 ft.
Minimum Setback, Per Structure:	
Front	35 ft.
Side[2]	8 ft.
Rear	20 ft.
Maximum Impervious Surface %	45%
Maximum Density (units per gross acre)	7.2
Maximum Height of Buildings[3]	35 ft.

Table Notes:

1. Referenced dwelling type shall conform to the respective definition in the City UDO or any successor land development ordinance thereof.
2. Exterior side setbacks for corner lots shall be 17.5 ft.
3. Height to be measured in accordance with the City UDO or any successor land development ordinance thereof.

d. **Landscaping, Buffering, & Tree Protection** – Shall be in accordance with the City UDO or any successor land development ordinance thereof, and:

1. At minimum, a canopy tree that is at least 7ft. in height and 2 inches in caliper shall be installed for each individual lot single family detached lot.

2. Sodding must be used for ground cover for all pervious areas to the front and sides of all dwelling unit structures, except for planted landscape bed areas.

3. Tree protection/mitigation must be completed in accordance with the requirements of the City UDO or any successor land development ordinance thereof.

e. Open Space – At least 8.6-acres (25% of total PD area) shall be used for open space in compliance with.

f. **Residential Accessory Structures** – Shall be established in compliance with the City UDO or any successor land development ordinance thereof.

g. **Minimum Off-Street Parking Requirements –** Each individual dwelling unit shall be provided off-street parking in compliance with the City UDO or any successor land development ordinance thereof.

h. **Stormwater** – Stormwater facilities shall be designed in accordance with all local, state, and federal requirements and shall include active open space features (ex: walking trails) that are accessible to residents within the development.

i. **Engineering** – All components of the project shall comply with the requirements of the City UDO or any successor land development ordinance thereof.

j. **Streets** – New streets shall comply with the requirements of the City UDO or any successor land development ordinance thereof.

k. **Sidewalks** – Sidewalks shall be installed in accordance with the requirements of the City UDO or any successor land development ordinance thereof.

l. **Wetlands –** Proposed development must comply with the wetland requirements of the City UDO or any successor land development ordinance.

m. **Traffic Impact Analysis (TIA)** – The need for a TIA shall be evaluated at time of formal major site plan submission in accordance with all applicable requirements of the City UDO or any successor land development ordinance thereof.

n. **Development Approval –** Major subdivision review and approval of a complete application submission by the Sumter City-County Planning Commission is required. Complete plans must comply with all applicable zoning, land development, and engineering requirements of the City UDO or any successor land development ordinance, unless otherwise expressly permitted under this Planned Development Ordinance.

ADOPTED IN COUNCIL, ASSEMBLED THIS _____ DAY OF _____. TO TAKE EFFECT IMMEDIATELY.

CITY OF SUMTER, SOUTH CAROLINA

_____
Mayor David P. Merchant

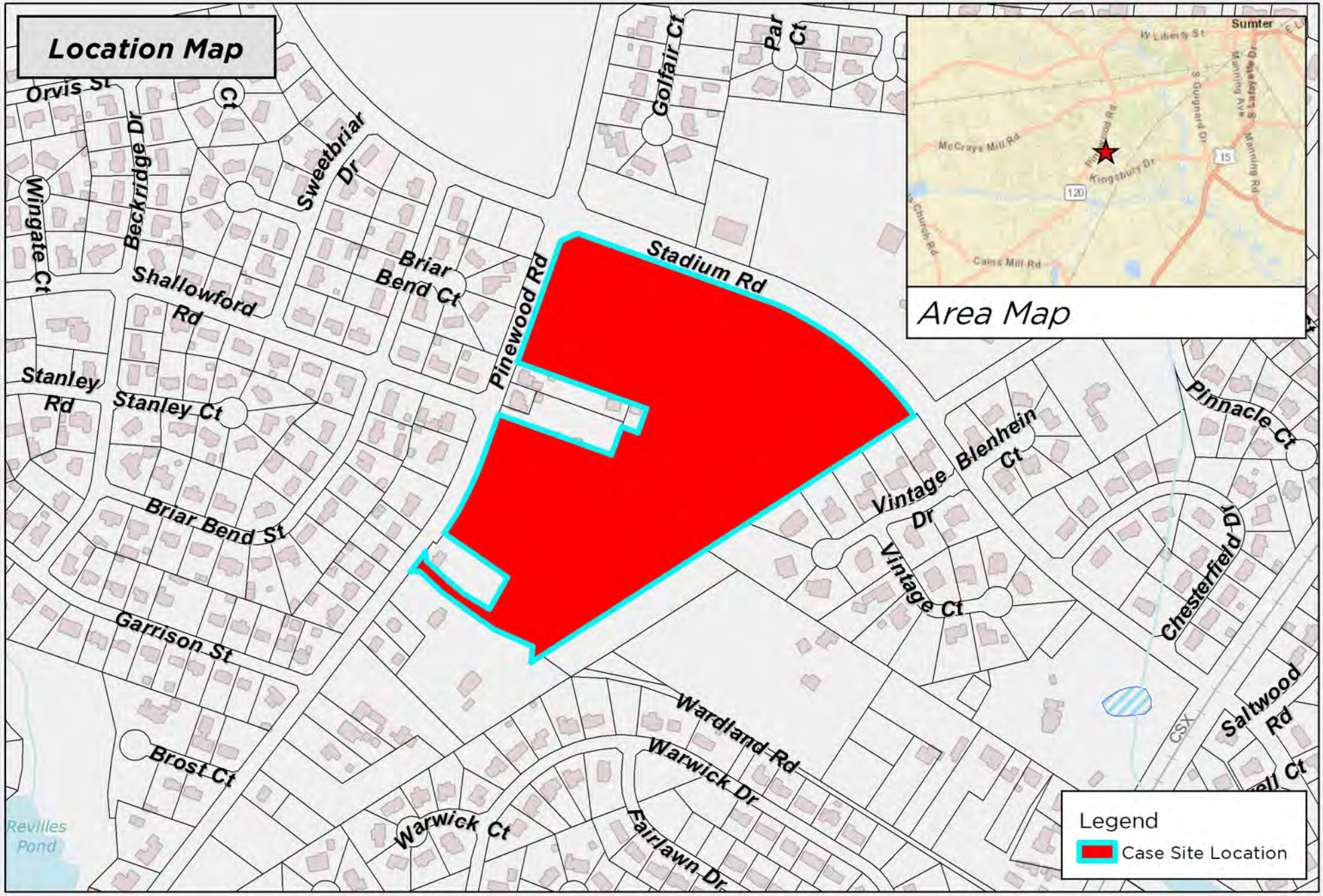
_____ _____
Mayor Pro Tem.

_____ _____

_____ _____

ATTEST:

_____
CC Newman, City Clerk



DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

0 200 400 Feet

1 inch = 500 feet

Map Prepared by: Sumter Planning Department
Copyright 2025
Date: 5/1/2025
User Name: crobbins
Document Name: PD-25-01

PD-25-01
1071 Pinewood Rd, Sumter, SC 29154
Tax Map # 207-00-05-001 and 207-10-07-010

NOTES:

1. THIS PLAT REPRESENTS PROPERTY LOCATED IN SOUTH CAROLINA, SUMTER COUNTY, SUMTER TOWNSHIP AND THE CITY OF SUMTER AND IS LOCATED AT PINEWOOD ROAD AND STADIUM ROAD.
2. IT IS EXPRESSLY UNDERSTOOD THAT BLACK RIVER LAND SURVEYING, LLC DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONDITIONS SUCH AS JURISDICTIONAL WETLANDS, UNDERGROUND FEATURES, STRUCTURES OR OTHER GEOLOGIC OR ENVIRONMENTAL CONSIDERATIONS.
3. ALL UTILITIES IN THIS SUBDIVISION HAVE EASEMENTS, BUT MANY SUCH AS THOSE HELD BY THE CITY OF SUMTER ARE NOT RECORDED. IT IS THE BUILDER'S/OWNER'S RESPONSIBILITY TO VERIFY THE EXISTENCE, LOCATION AND EXTENT OF ANY UTILITY EASEMENTS IN THIS SUBDIVISION PRIOR TO CONSTRUCTION OF ANY STRUCTURES.
4. THIS SURVEY WAS PREPARED FOR MACK KOLB FOR PURPOSES OF THIS PLAT ONLY. THIS PLAT IS OWNED BY MACK KOLB AND ALL DATA USED IN PREPARATION OF THIS PLAT IS SOLELY OWNED BY BLACK RIVER LAND SURVEYING, LLC.
5. THIS SURVEY IS BASED UPON A PLAT BY WILLSON LAND SURVEYING, INC. DATED FEBRUARY 8, 1999 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2000 PG144; A PLAT BY CROFT ENGINEERING COMPANY, INC. DATED JANUARY 26, 1999 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2000 PG79; A PLAT BY CROFT ENGINEERING COMPANY INC. DATED MAY 1, 1990 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB90 PG583; SC DOT DOCKET NO. 43.382 AND SC DOT DOCKET NO. 43.400.
6. THIS PROPERTY APPEARS ON FEMA FIRM 45085C 0290D WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007 AND SCALES INSIDE A ZONE X WHICH IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY.
7. THIS SURVEY DOES NOT CONSIST OF A TITLE SEARCH AND IS BASED SOLELY ON THE LISTED REFERENCES. NO WARRANTY IS MADE OR IMPLIED AS TO THE VALIDITY OF TITLE OR THE EXISTENCE OF OTHER RESTRICTIONS OR ENCUMBRANCES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°51'34"W	33.00
L2	N37°21'49"E	49.87
L3	S32°47'26"E	14.98
L4	N58°30'33"E	4.08
L5	S65°56'38"E	7.10
L6	N37°28'38"E	3.53
L7	S37°37'47"W	3.79
L8	N57°28'28"E	49.88
L9	N82°28'42"E	61.17
L10	N65°36'11"W	58.10
L11	S64°38'32"E	38.99

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C1	48.99	1184.33	48.99	N38°58'08"E	2°12'16"	24.99
C2	249.31	1184.33	248.83	N32°43'21"E	12°03'58"	125.10
C3	53.99	1276.20	53.99	N66°53'21"W	2°25'26"	27.00
C4	1793.84	1595.90	1696.43	N61°34'35"W	64°24'29"	989.60
C5	183.08	1728.46	183.01	N53°28'46"W	6°04'04"	91.61
C6	186.27	1273.36	186.10	N46°56'01"W	8°22'36"	93.29
C7	134.98	1061.06	134.89	N38°52'21"W	7°17'01"	67.59

CERTIFICATION:

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

Black River Land Surveying, LLC
Surveying Planning Mapping
2305 Mayes Open Road
Mayesville, SC 29104
803-453-6061 (office)
ttsdale@sumtersurveyor.com

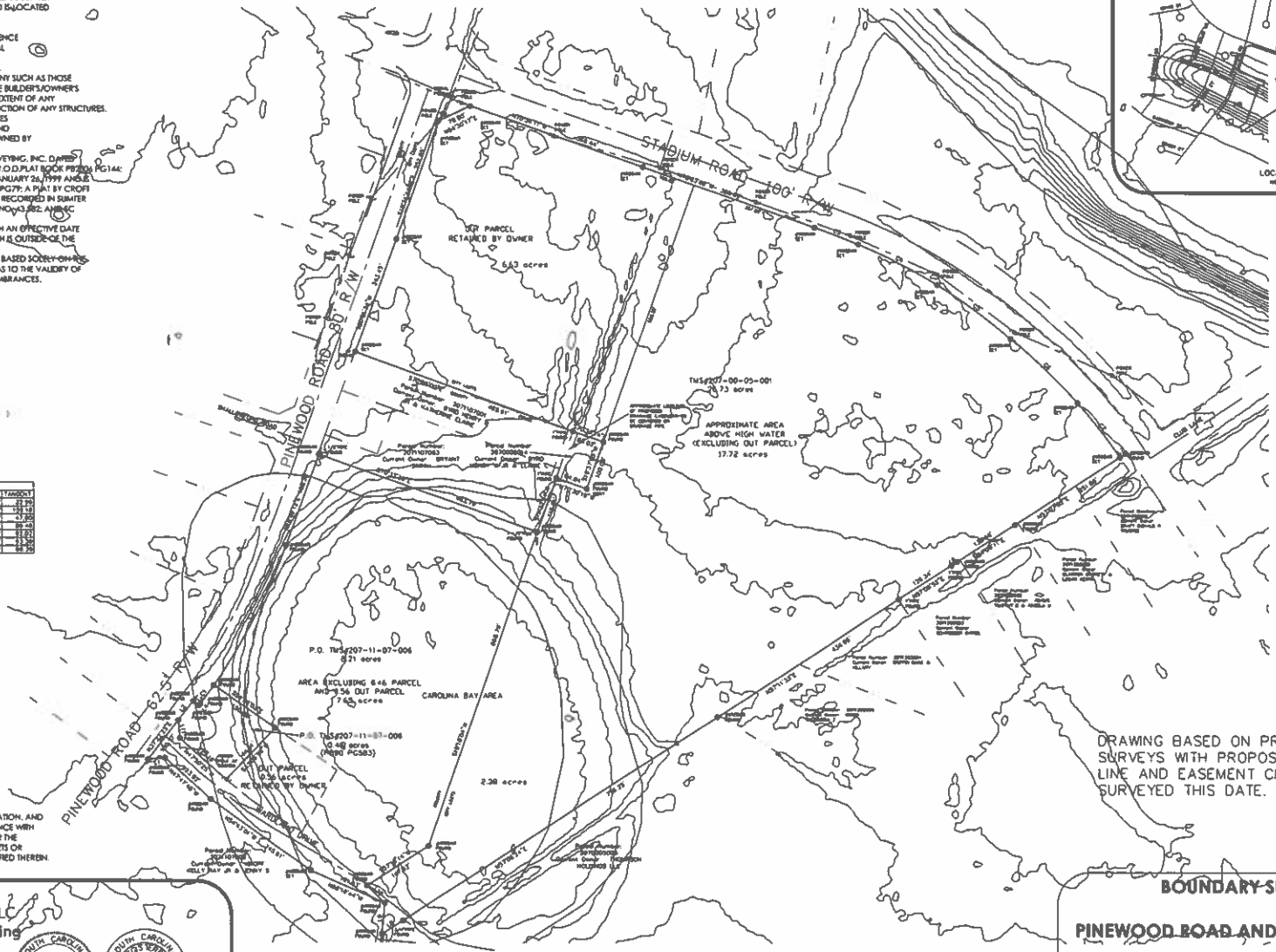
SOUTH CAROLINA BLACK RIVER LAND SURVEYING CERTIFICATE OF AUTHORIZATION C.O. 1135

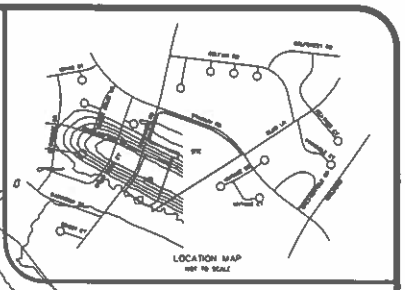
SOUTH CAROLINA REGISTERED LAND SURVEYOR 13858 LOUIS WHITE TISDALE

JOB # 21135
DATE: 7/1/2021

LOUIS WHITE TISDALE
R.L.S. 13858

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL.





BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM SC STATE PLANE.



DRAWING BASED ON PREVIOUS FIELD SURVEYS WITH PROPOSED PROPERTY LINE AND EASEMENT CHANGES NOT SURVEYED THIS DATE.

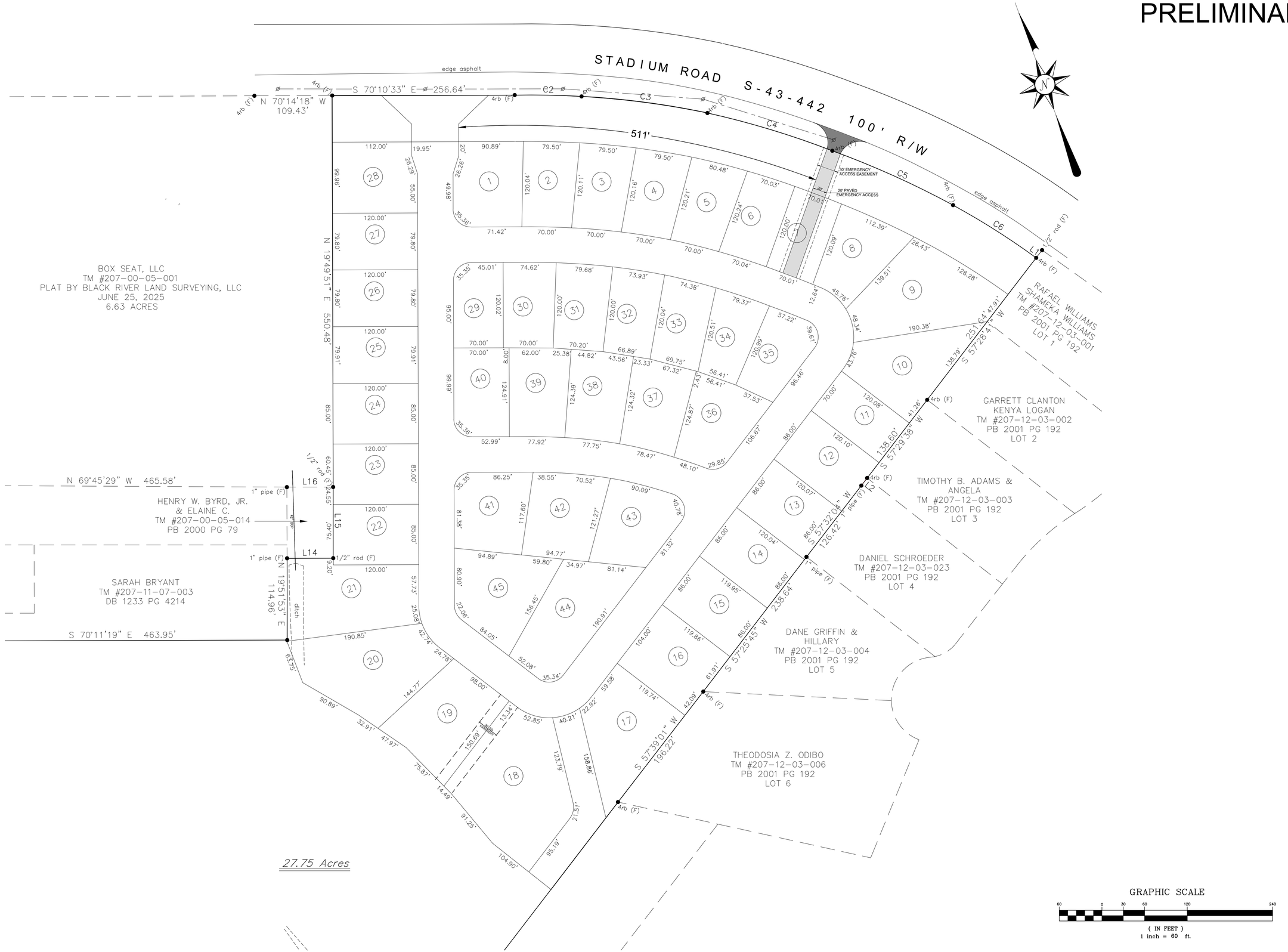
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

BOUNDARY SURVEY

PINEWOOD ROAD AND STADIUM ROAD

SITUATED IN SUMTER TOWNSHIP AND THE CITY OF SUMTER,
COUNTY OF SUMTER,
STATE OF SOUTH CAROLINA.
PLAT PREPARED AT THE REQUEST OF MACK KOLB.
TMS# 207-00-05-001 & 207-11-07-006.

PRELIMINARY



APPROVED

REVISION

DATE

MICHAEL E. WEATHERLY, P.E.
CONSULTING ENVIRONMENTAL & CIVIL ENGINEER
160 Gills Creek Parkway - P.O. Box 50215 - Columbia, S.C. 29250 - (803)765-2463

STADIUM ROAD SUBDIVISION
SUMTER, SC

LAYOUT - W/PROPOSED EMERGENCY ACCESS

DESIGNED BY: MEW
DRAWN BY: MEW
CHECKED BY: MEW
DATE: 10.20.26
SCALE: HORIZONTAL: AS SHOWN
VERTICAL: AS SHOWN
FIELD BOOK:
PROJECT NO.: 25017
DRWING FILE: C:\...\25017 PLANS\...MODEL A.DWG

DESCRIPTION
LAYOUT

PROJ. NO. 25017

SHEET C1 OF XX

Exhibit 2

ORDINANCE NO. ~~____~~
PD-25-01 (REVISON 1)

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF SUMTER, SOUTH CAROLINA BY REZONING +/- 34.38 ACRES LOCATED AT THE INTERSECTION OF PINEWOOD RD. & STADIUM RD., FURTHER REPRESENTED AS (SUMTER COUNTY TMS# 207-00-05-001 & 207-00-05-021 ~~207-11-07-006 (PART)~~ OWNED BY BOX SEAT, LLC FROM PLANNED DEVELOPMENT (PD-25-01)~~RESIDENTIAL-15~~ TO PLANNED DEVELOPMENT (PD-25-01 Revision 1)

WHEREAS, the request by Box Seat, LLC ~~& Adams Property Group~~ to amend the Zoning Map of the City of Sumter, South Carolina by rezoning +/- 34.38 acres located at the intersection of Pinewood Rd. and Stadium Rd., further represented as Sumter County TMS# 207-00-05-001 from Planned Development (PD-25-01)~~Residential-15 (R-15)~~ to Planned Development (PD-25-01 Revision 1), has been duly considered by the Planning Commission and all applicable requirements of ~~*Article 1.u (Amendment Authorization and Procedure)* and all other applicable sections~~ of the CITY OF SUMTER UNIFIED DEVELOPMENT ORDINANCE~~CITY ZONING AND DEVELOPMENT STANDARDS ORDINANCE NO. 1722~~ HAVE BEEN COMPLIED WITH; AND

WHEREAS, the request has been forwarded to City Council with a recommendation for approval from the Planning Commission; and

WHEREAS, City Council concurs with the Planning Commission's recommendation for approval.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED BY THE AUTHORITY THEREOF, THAT:

A. The property consisting of +/- 34.8 acres located at the intersection of Pinewood Rd. & Stadium Rd., owned by Box Seat, LLC, is hereby rezoned from Residential-15 (R-15) to Planned Development (PD). The subject property is identified by the attached location map dated March 5, 2025 (Attachment 1) and by the attached site survey prepared by Black River Land Surveying, dated July 1, 2021 (Attachment 2), as modified to reflect commercial development & residential development areas. The subject property includes the following Sumter County TMS#'s:

- 207-00-05-001
- 207-00-05-021
- ~~207-11-07-006 (part)~~

B. The Planned Development rezoning is hereby subject to the following conditions:

1. **Commercial Development Area (6.63-acres)** (~~6.63-acres of Sumter County~~ TMS# 207-00-05-02~~0~~1)

   a. **Mini-Warehouse Facility** – This use is expressly permitted in the commercial development area and shall be constructed in substantial conformance with the site plan set titled "MSS Stadium Road", prepared by Martin Engineering and Consulting, LLC, date of last revision June 11, 2026; building layout plans titled *"Sumter Storage-Sumter, SC"*, prepared by Rapid Design-Building, date of last revision July 30, 2025; and all approval conditions adopted by the Planning Commission under Case #: MSP-26-31, 2090 Stadium Rd. Mini-warehouse facilities shall meet the following conditions:

      1. Maximum site development area shall not exceed 6.63-acres.

      2. The total combined area of the footprint of all structures shall not exceed 50% of the area of the total 6.63-acre lot.

      3. Site access shall be limited to those approved under above referenced plans.

      4. All gated access points shall be equipped with emergency Knox-Box entry gates.

      5. No business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on the premises.

      6. A security fence at least 6 ft. tall in height with controlled gate access is required.

      7. Outdoor storage areas are expressly prohibited, except the storage of automobiles, boats, and non-commercial trailers within the fences area is permitted.

      8. Any significant changes to approved plans shall require Planned Development (PD) amendment approval.

   ~~a.~~b. **Other Land Uses** – Other ~~U~~uses allowed to establish in the identified commercial development area shall include ~~Mini-Warehouse Facilities (NAICS 53113) and the~~ the non-residential permitted, conditional, and special exception uses for the Neighborhood Commercial (NC) zoning district as identified in *Chapter B.8, Table B.8.1 ~~Article 3, Exhibit 3-5~~* of the City of Sumter Unified Development Ordinance (herein after referred to as the "City UDO") ~~City Zoning & Development Standards Ordinance and~~. NC zoning district conditional uses and special exception uses shall follow

the same processes as outlined in the –City UDO or any successor land development ordinance thereof.~~City Zoning & Development Standards Ordinance (herein after referred to as the "City Zoning Ordinance~~".

1. Residential uses are expressly prohibited in the identified commercial area.

c. **Development Standards for Other Land Uses**

1. **Building Setbacks –** Required building setbacks for all allowed uses are as follows**:**
2. ~~**Building Setbacks** – Required building setback for all allowed uses are as follows:~~

   Front (Stadium Rd. or Pinewood Rd.) – 35 ft.

   Side Exterior (Stadium Rd. or Pinewood Rd.) – 35 ft.

   Side Interior – 30 ft.

   Rear – 25 ft.

2. **Maximum Building Height** – 35 ft. ~~(height determined accordance with *Article 4.d.1* of the City Zoning Ordinance)~~

~~1.~~

3. **Maximum Impervious Surface Area** – 75%

4. **Minimum Off-Street Parking Requirements** – All new development shall comply with the minimum off-street parking requirements of the City UDO or any successor land development ordinance thereof.

5. **Parking Area Design Requirements** – All new development shall comply with the minimum parking area design requirements of the City UDO or any successor land development ordinance thereof.

6. **Landscaping, Buffering, & Tree Protection** – All new development shall comply with the requirements of the City UDO or any successor land development ordinance thereof.

7. **Exterior Signs** –All new exterior signs shall comply with the requirements of the City UDO or any successor land development ordinance thereof.

8. **Commercial Accessory Structures/Dumpster Enclosures/Fences -** Shall be established in compliance with all applicable requirements the

requirements of the City UDO or any successor land development ordinance thereof.

9. **Traffic Impact Analysis/Study (TIA/TIS)** – The need for a TIA/TIS shall be evaluated at time of formal site plan submission in accordance with all applicable requirements of the City UDO or any successor land development ordinance thereof.

10. **Corridor Protection District (CPD)** – All development must comply with Corridor Protection District requirements of the City UDO or any successor land development ordinance thereof.

11. **Sidewalks** – Sidewalks shall be installed on the southside of Stadium Rd. from the edge of the identified residential development area to existing sidewalk on the eastside of Pinewood Rd., tying into said existing sidewalk.

12. **Stormwater** – Use of a shared off-site stormwater facility is expressly permitted for all uses in the identified commercial area, in accordance with all applicable city, state, and federal requirements.

13. **Development Approval –** Any new development within the identified commercial development area shall be reviewed and approved by the Planning Commission in accordance with the major site plan approval process outlined in the City UDO or any successor land development ordinance thereof.

~~**Minimum Off-Street Parking Requirements** – All new development shall comply with the minimum off-street parking requirements in *Article 8.i* and *Article 8, Exhibit 8-13* of the City Zoning Ordinance.~~

~~**Parking Area Design Requirements** – All new development shall comply with the minimum parking area design requirements in with *Article 8.i* of the City Zoning Ordinance.~~

~~**Landscaping, Buffering, & Tree Protection** – All new development shall comply with *Article 9* of the City Zoning Ordinance.~~

~~**Exterior Signs** – All new exterior signs shall comply with *Article 8.h* of the City Zoning Ordinance, and with specific NC zoning district sign requirements found in *Article 8, Exhibit 8-8 & Exhibit 8-9* of the City Zoning Ordinance.~~

~~**Commercial Accessory Structures/Dumpster Enclosures/Fences** – Shall be established in compliance with all applicable requirements in *Article 4* of the City Zoning Ordinance.~~

~~**Traffic Impact Analysis (TIA)** – The need for a TIA shall be evaluated at time of formal site plan submission in accordance with *Article 7.d.10* of the City Zoning Ordinance.~~

Highway Corridor Protection District (HCPD) – All development must comply with HCPD design overlay requirements in *Article 3.t* of the City Zoning Ordinance.

Sidewalks – Sidewalks shall be installed on the southside of Stadium Rd. from the edge of the identified residential development area to existing sidewalk on the eastside of Pinewood Rd., tying into said existing sidewalk.

Stormwater – Use of a shared off-site stormwater facility is expressly permitted for all uses in the identified commercial area, in accordance with all applicable city, state, and federal requirements.

b. **Mini-Warehouse Facility (NAICS 53114) Supplemental Development Requirements** – Mini-Warehouse Facilities shall be subject to the following additional requirements:

1. Maximum site development area shall not exceed 6.63 acres.

2. The total combined area of the footprint of all structures shall not exceed 50% of the area of the total 6.63-acre lot.

3. Site access shall be limited to 1 ingress/egress access point on Stadium Rd. and 1 access point on Pinewood Rd. designed for customer exit only. All gated access points shall be equipped with emergency Knox-Box entry access.

4. No business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on the premises.

5. Outdoor storage areas are expressly prohibited.

6. A security fence at least 6 ft. tall in height with controlled gated access is required.

Development Approval – Any new development within the identified commercial development area shall be reviewed and approved by the Planning Commission in accordance with the major site plan approval process and procedural requirements outlined in *Article 1* & *Article 7* of the City of Sumter Zoning & Development Standards Ordinance and the major HCPD approval process outlined *Article 3.t.5* of the City Zoning Ordinance.

2. **Residential Development Area – 27.75 Total Acres (Including Stormwater Management Area)** (20.1 acres of Sumter County TMS# 207-00-05-001 & 7.65 acres of TMS# 207-11-07-006)

3.2.

a. **Land Use** – Uses allowed to establish in the identified residential development area shall include the following, and no others:

~~1.~~ Single-Family Detached Dwellings (44 total individual residential lots) in substantial conformance with the conceptual plan titled *"Preliminary – Stadium Road Subdivision prepared by michael E. Weatherly, PE.*

~~2. Single-Family Attached Dwellings~~

~~3. Patio Home Dwellings~~

~~4.~~1. ~~Suburban Townhome Dwellings~~

~~5.~~2. Residential Accessory Uses

~~6.~~3. No more than 1 sales/leasing office within model residential dwelling unit.

~~7.~~4. Associated Site Infrastructure (stormwater facilities, common open space areas, recreational amenities, internal roads, etc.)

b. **Minimum Development Standards for Primary Residential Uses –** Permitted residential uses shall mee the following minimum standards~~:~~

	Single Family Detached Dwellings[1]
Minimum Lot Area (sq. ft.)	6,000 (per structure)
Minimum Site Area	N/A
Minimum Lot Width	60 ft.
Minimum Setback, Per Structure:	
Front	35 ft. ~~local/collector 45 ft. arterial~~
Side~~[23]~~	~~8~~8 ft.
Rear	2~~2~~0 ft.
~~**Minimum Distance Between Buildings**~~	~~N/A~~
Maximum Impervious Surface %	45%
Maximum Density (units per gross acre)	7.2
Maximum Height of Buildings~~[37]~~	35 ft.

Table Notes:

1. Referenced dwelling type shall conform to the respective definition in the City UDO or any successor land development ordinance thereof.
2. Exterior side setbacks for corner lots shall be 17.5 ft.
3. Height to be measured in accordance with the City UDO or any successor land development ordinance thereof.

~~Table Notes:~~

~~1. Referenced dwelling type shall conform to the respective definitions in *Article 10* of the City Zoning Ordinance.~~
~~2. The front setback for suburban townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of townhome units.~~
~~3. Exterior side setbacks for corner lots shall be ½ of the required front setback.~~
~~Zero setback between units, eight (8) ft. setback between end of structure and side property line.~~
~~Minimum eight (8) ft. setback required on one side only.~~
~~0 ft. setback between units, 7.5 ft. setback between end of structure and side property line.~~
~~Height to be measured in accordance with *Article 4.d.1* of the City Zoning Ordinance.~~

~~c. **Suburban Townhome Dwelling Supplemental Development Requirements** – Suburban Townhome Dwellings shall be subject to the following additional requirements:~~

~~1. Individual drive access to suburban townhome dwellings must be from a street or road that is not owned and/or maintained by the South Carolina Department of Transportation (SCDOT).~~

~~2. Auxiliary parking at the rate of 1 space per 4 units must be provided. Auxiliary parking must be located off-street.~~

~~3. Any common parking areas provided shall meet the interior parking area landscaping requirements outlined in *Article 9.c.3.* of the City Zoning Ordinance.~~

d. **Landscaping, Buffering, & Tree Protection** – Shall be in accordance with the City UDO or any successor land development ordinance thereof~~*Article 9* of the City Zoning Ordinance~~, and:

~~1.~~ At minimum, a canopy tree that is at least 7ft. in height and 2 inches in caliper shall be installed for each individual lot ~~for~~ single family detached lot.~~, single family attached, and patio home dwelling types.~~

~~2.~~1.

~~3. A common landscaping plan identifying the location, species, caliper (trees), gallon size (shrubs), and height at time of planting for all plantings to be installed at the front and sides of all suburban townhome structures is required.~~

2. Sodding must be used for ground cover for all pervious areas to the front and sides of all dwelling unit structures, except for planted landscape bed areas.

~~4.~~3. Tree protection/mitigation must be completed in accordance with the requirements of the City UDO or any successor land development ordinance thereof.

e. Open Space – At least 8.6-acres (25% of total PD area) shall be used for open space in compliance with ~~*Article 8.c* of the City Zoning Ordinance~~.

f. **Residential Accessory Structures** – Shall be established in compliance with~~—~~ the City UDO or any successor land development ordinance thereof~~*Article 4.g.2.* of the City Zoning Ordinance~~.

g. **Minimum Off-Street Parking Requirements –** Each individual dwelling unit shall be provided off-street parking in compliance with the City UDO or any successor land development ordinance thereof. ~~*Article 8.i.3.n.* of the City Zoning Ordinance.~~

h. **Stormwater** – Stormwater facilities shall be designed in accordance with all local, state, and federal requirements and shall include active open space features (ex: walking trails) that are accessible to residents within the development.

~~h.~~i. **Engineering** – All components of the project shall comply with the requirements of the City UDO or any successor land development ordinance thereof.

~~i.~~ **Streets** – New streets shall comply with the requirements of the City UDO or any successor land development ordinance thereof. ~~*Article 8.d.1.* of the City Zoning Ordinance.~~

j.

~~j.~~k. **Sidewalks** – Sidewalks shall be installed in accordance with the requirements of the City UDO or any successor land development ordinance thereof. ~~along both sides of new streets within the residential development area, extend to Stadium Rd. and/or Pinewood Rd. right-of-way with connections made to any existing sidewalk. Sidewalk along Stadium Rd. to the edge of the identified commercial development area is required. All sidewalks shall be installed in accordance with *Article 8.d.5.* of the City Zoning Ordinance.~~

~~k.~~l. **Wetlands –** Proposed development must comply with the wetland requirements of the City UDO or any successor land development ordinance. ~~**Delineation** – A wetlands delineation shall be required if~~

~~disturbance is proposed in the identified Carolina Bay area as shown on the site survey prepared by Black River Land Surveying, dated July 1, 2021.~~

m. **Traffic Impact Analysis (TIA)** – The need for a TIA shall be evaluated at time of formal major site plan ~~plan~~ submission in accordance with all applicable requirements of the City UDO or any successor land development ordinance thereof.~~*Article 7.d.10* of the City Zoning Ordinance.~~

n. **Development Approval –** Major subdivision review and approval of a complete application submission by the Sumter City-County Planning Commission is required. Complete plans must comply with all applicable zoning, land development, and engineering requirements of the City UDO or any successor land development ordinance, unless otherwise expressly permitted under this Planned Development Ordinance. ~~Preliminary plat approval for major subdivisions (as defined by the City Zoning Ordinance) shall be approved by City Council via an amendment to this Ordinance. In addition to typical site and engineering plans required, building elevation renderings of typical residential dwellings proposed maybe required for review.~~

ADOPTED IN COUNCIL, ASSEMBLED THIS _____ DAY OF _____. TO TAKE EFFECT IMMEDIATELY.

CITY OF SUMTER, SOUTH CAROLINA

_____
Mayor David P. Merchant

_____ _____
Mayor Pro Tem.

_____ _____

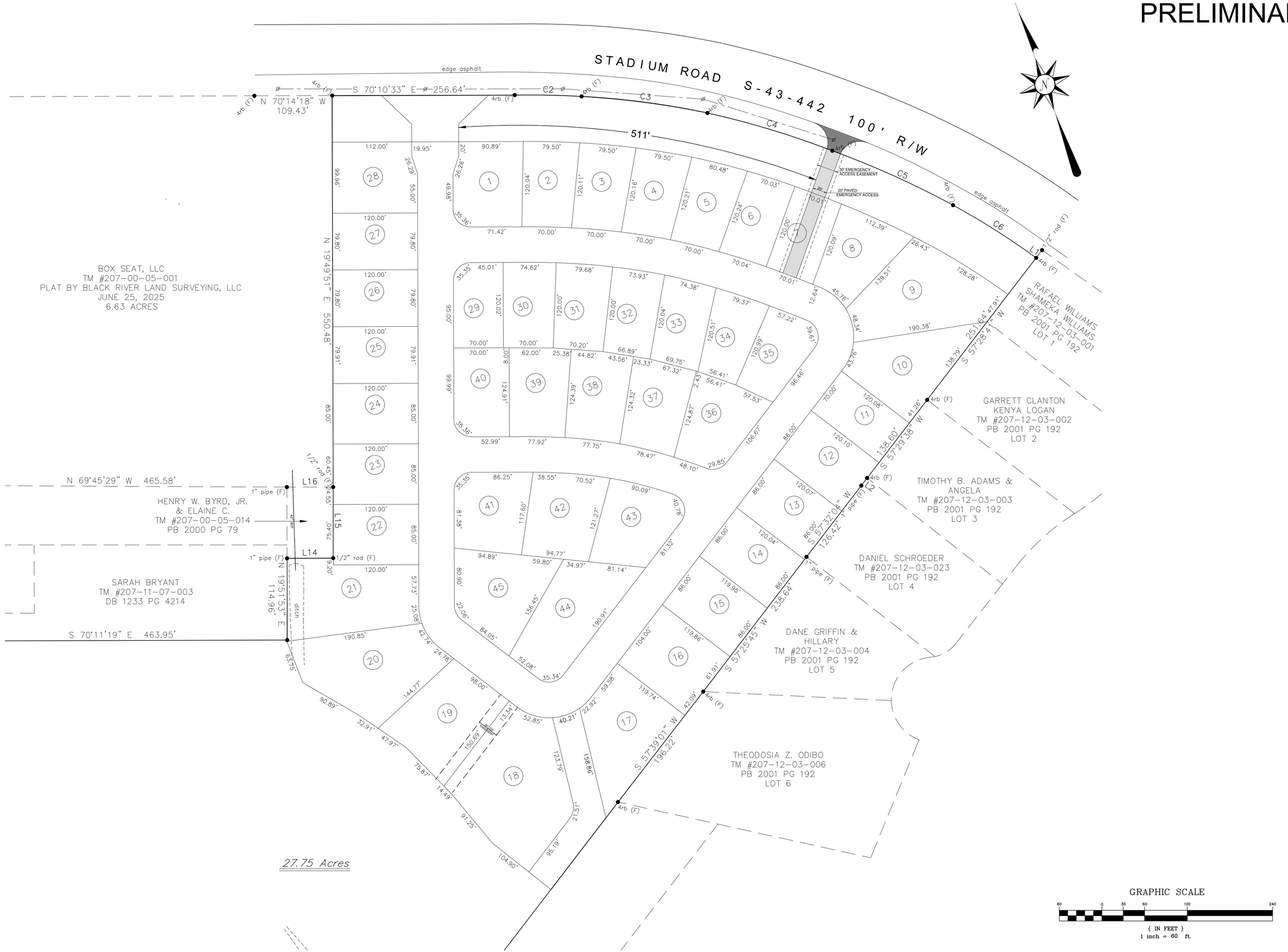
_____ _____

ATTEST:

_____
CC Newman~~ Linda D. Hammett~~, City Clerk~~k~~

Exhibit 3

PRELIMINARY



APPROVED

REVISION

DATE

THE CONCEPTS, IDEAS, DESIGNS, PLANS AND DETAILS SHOWN HEREIN ARE THE SOLE PROPERTY OF MICHAEL E. WEATHERLY, P.E., AND SHALL NOT BE REPRODUCED REVISED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF MICHAEL E. WEATHERLY, P.E. IN NO EVENT SHALL MICHAEL E. WEATHERLY, P.E. BE LIABLE OR RESPONSIBLE FOR SPECIAL, CONSEQUENTIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE USE OF THESE DRAWINGS BY OTHERS AND PRIOR TO RECEIPT OF ANY AND ALL APPROVALS FROM AUTHORITIES HAVING JURISDICTION.

DESIGNED BY: MEW
DRAWN BY: MEW
CHECKED BY: MEW
DATE: 10.20.26
SCALE: HORIZONTAL: AS SHOWN
VERTICAL: AS SHOWN
FIELD BOOK:
PROJECT NO.: 25017
DRWING FILE: C:\...\25017
PLANS\...MODEL A.DWG

MICHAEL E. WEATHERLY, P.E.
CONSULTING ENVIRONMENTAL & CIVIL ENGINEER
160 Gills Creek Parkway - P.O. Box 50215 - Columbia, S.C. 29250 - (803)765-2463

STADIUM ROAD SUBDIVISION
SUMTER, SC

LAYOUT - W/PROPOSED EMERGENCY ACCESS

DESCRIPTION
LAYOUT

PROJ. NO. 25017

SHEET C1 OF XX

Exhibit 4

SARAH BRYANT
TM #207-11-07-003
DB 1233 PG 4214

18

64.84'

11.42'

9.20'

13.93'

8' setback

79.92'

120.00'

116.27'

20' setback

deck

20.70'

'Fairfield Plan'
2 car garage

15.12'

25.00'

23.12'

51.34'

6' sidewalk

18.44'

35' setback

57.73'

3.5'

4'

RESPITE CIRCLE

31.79'

8' setback

191.52'

25.08'

'Plot Plan'

17

0.42 Acres
'Old Ford Landing'

SOUTH CAROLINA	SUMTER COUNTY	CITY OF SUMTER

REQUESTED BY:

MACK KOLB

PLOT PLAN OF LOT 17 TO SHOW PROPOSED RESIDENCE & PARKING AVAILABILITY

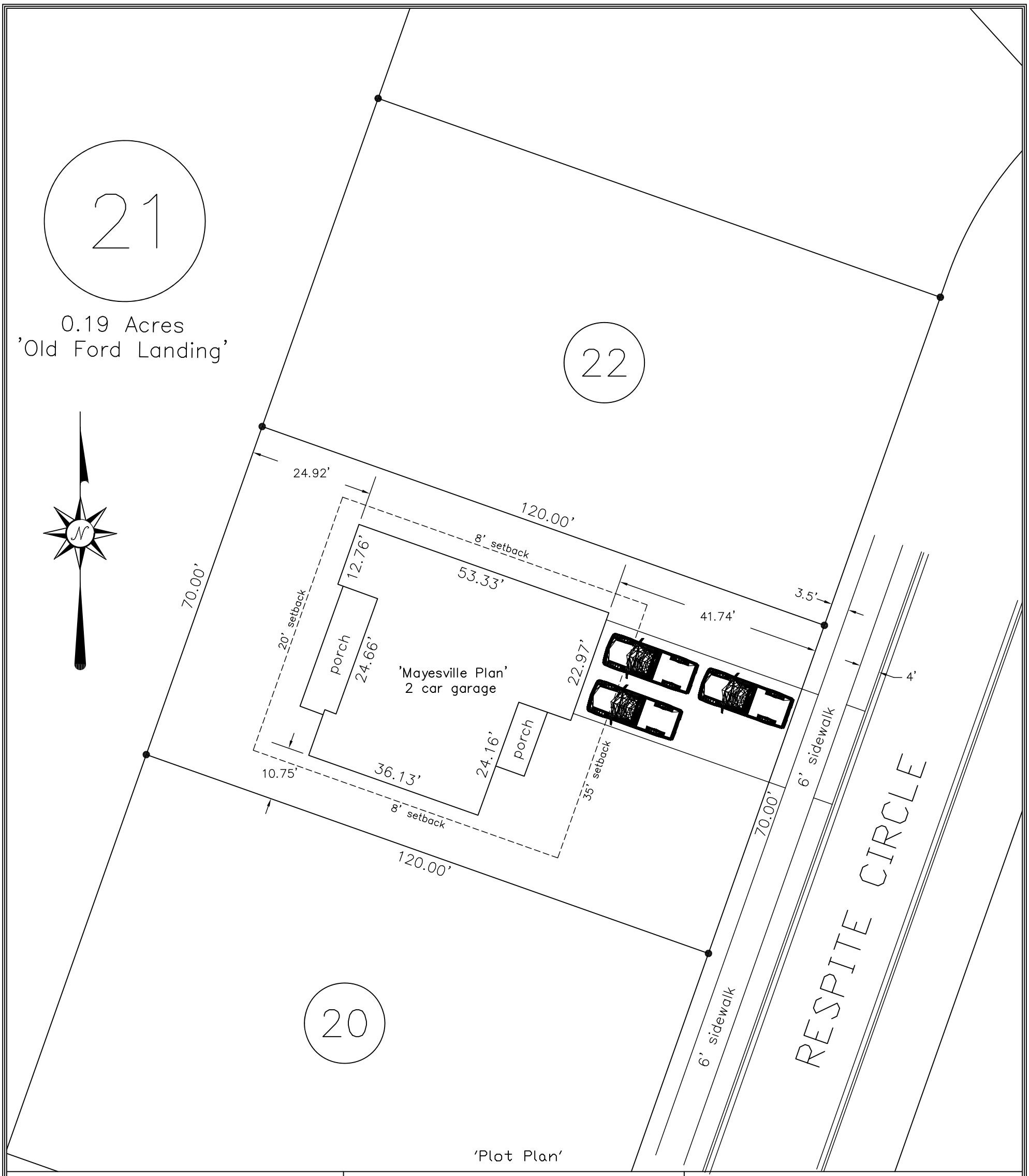
ANDERSEN LAND SURVEYING, LLC
P.O. BOX 489, TURBEVILLE, S.C. 29162
OFFICE (843) 659-5081 EMAIL: ANDERSENSURVEY@GMAIL.COM

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 27440 ZACHARIAH T. ANDERSEN

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA?
FIRM MAP NUMBER:

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ANDERSEN LAND SURVEYING, LLC NO. 4124



'Plot Plan'

SOUTH CAROLINA	*SUMTER COUNTY*	*CITY OF SUMTER*

REQUESTED BY:

MACK KOLB

PLOT PLAN OF LOT 21 TO SHOW PROPOSED RESIDENCE & PARKING AVAILABILITY

ANDERSEN LAND SURVEYING, LLC

P.O. BOX 489, TURBEVILLE, S.C. 29162

OFFICE (843) 659-5081 EMAIL: ANDERSENSURVEY@GMAIL.COM

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 27440 ZACHARIAH T. ANDERSEN

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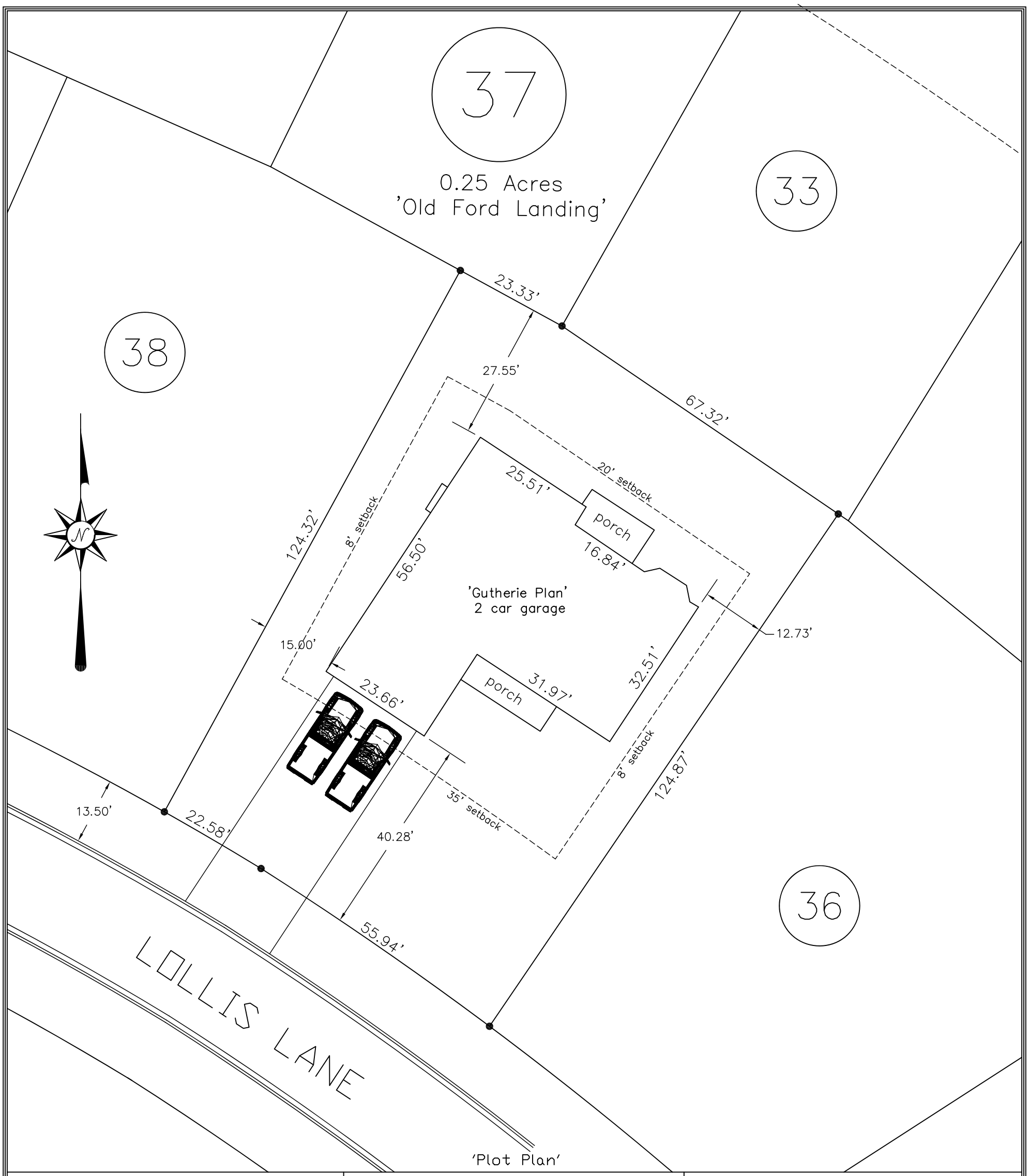
IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA?
FIRM MAP NUMBER:

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ANDERSEN LAND SURVEYING, LLC NO. 4124



SOUTH CAROLINA	*SUMTER COUNTY*	*CITY OF SUMTER*

REQUESTED BY:

MACK KOLB

PLOT PLAN OF LOT 37 TO SHOW PROPOSED RESIDENCE & PARKING AVAILABILITY

ANDERSEN LAND SURVEYING, LLC

P.O. BOX 489, TURBEVILLE, S.C. 29162

OFFICE (843) 659-5081 EMAIL: ANDERSENSURVEY@GMAIL.COM

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 27440 ZACHARIAH T. ANDERSEN

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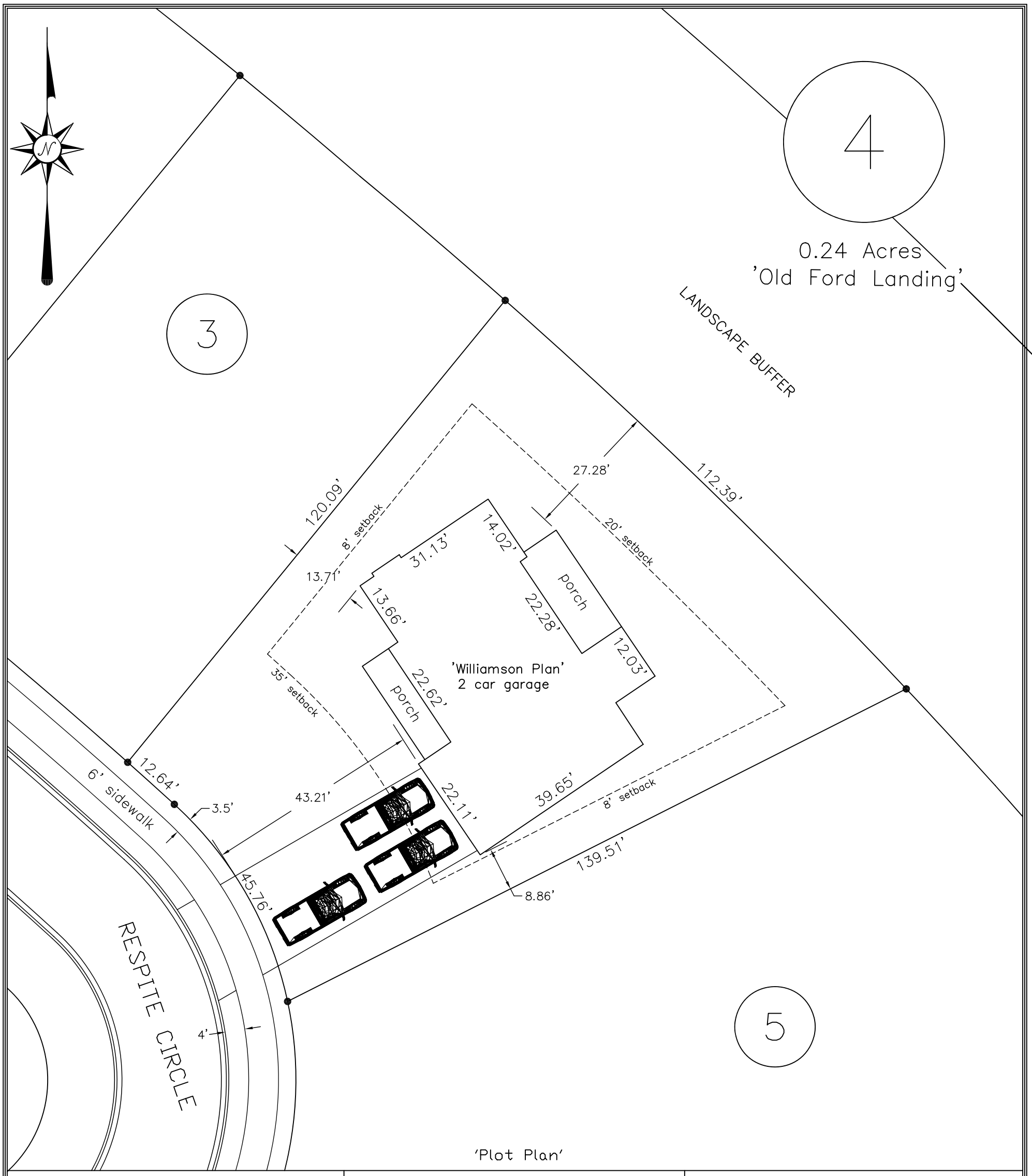
IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA?
FIRM MAP NUMBER:

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ANDERSEN LAND SURVEYING, LLC NO. 4124



'Plot Plan'

SOUTH CAROLINA	SUMTER COUNTY	CITY OF SUMTER

REQUESTED BY:

MACK KOLB

PLOT PLAN OF LOT 4 TO SHOW PROPOSED RESIDENCE & PARKING AVAILABILITY

ANDERSEN LAND SURVEYING, LLC

P.O. BOX 489, TURBEVILLE, S.C. 29162

OFFICE (843) 659-5081 EMAIL: ANDERSENSURVEY@GMAIL.COM

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 27440 ZACHARIAH T. ANDERSEN

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS " " SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA?
FIRM MAP NUMBER:

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ANDERSEN LAND SURVEYING, LLC NO. 4124

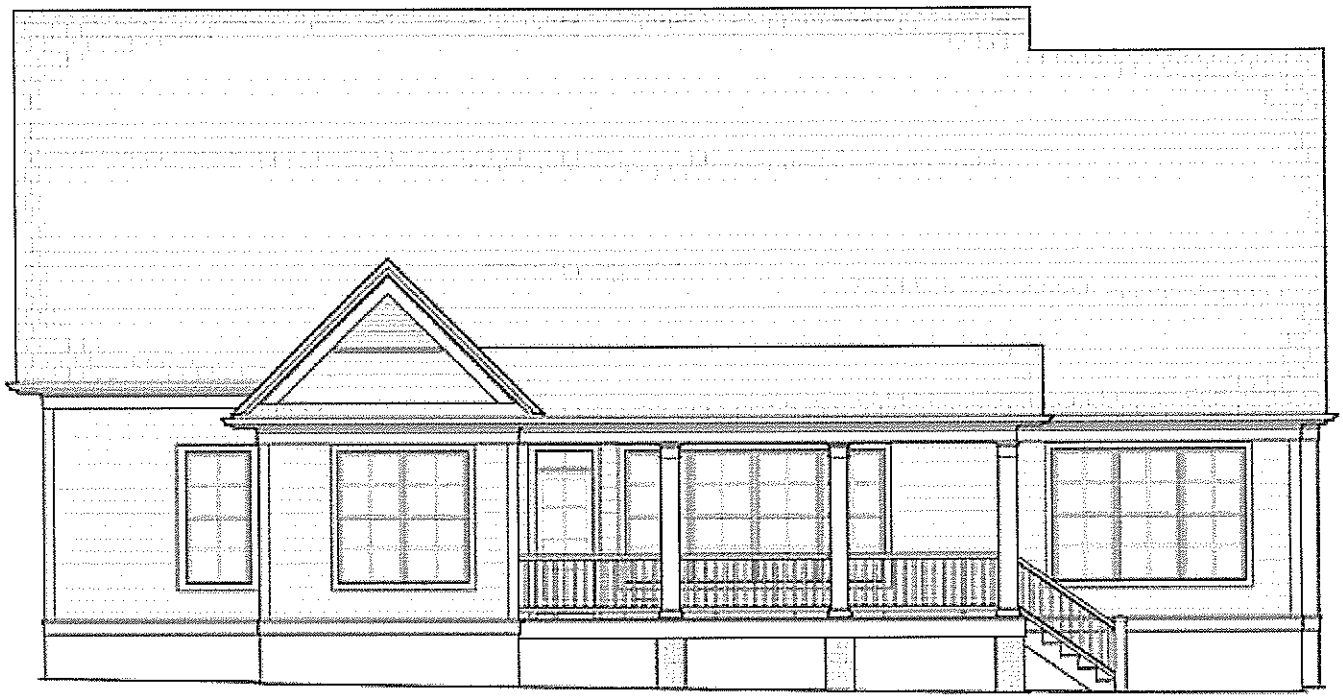
Exhibit 5



FRONT ELEVATION

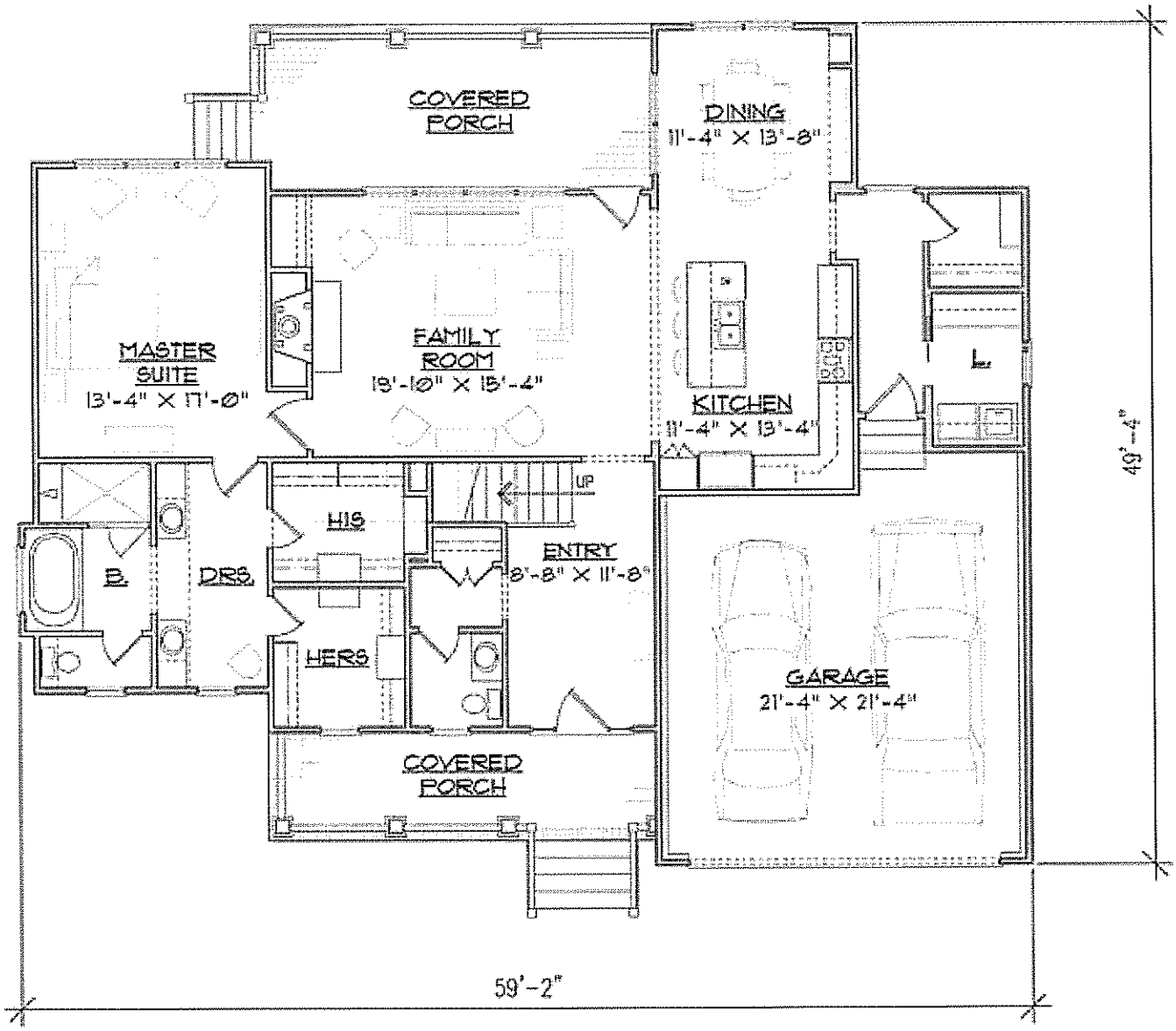
Williamson - total 2427 sq ft

Southern Classic Design



REAR ELEVATION

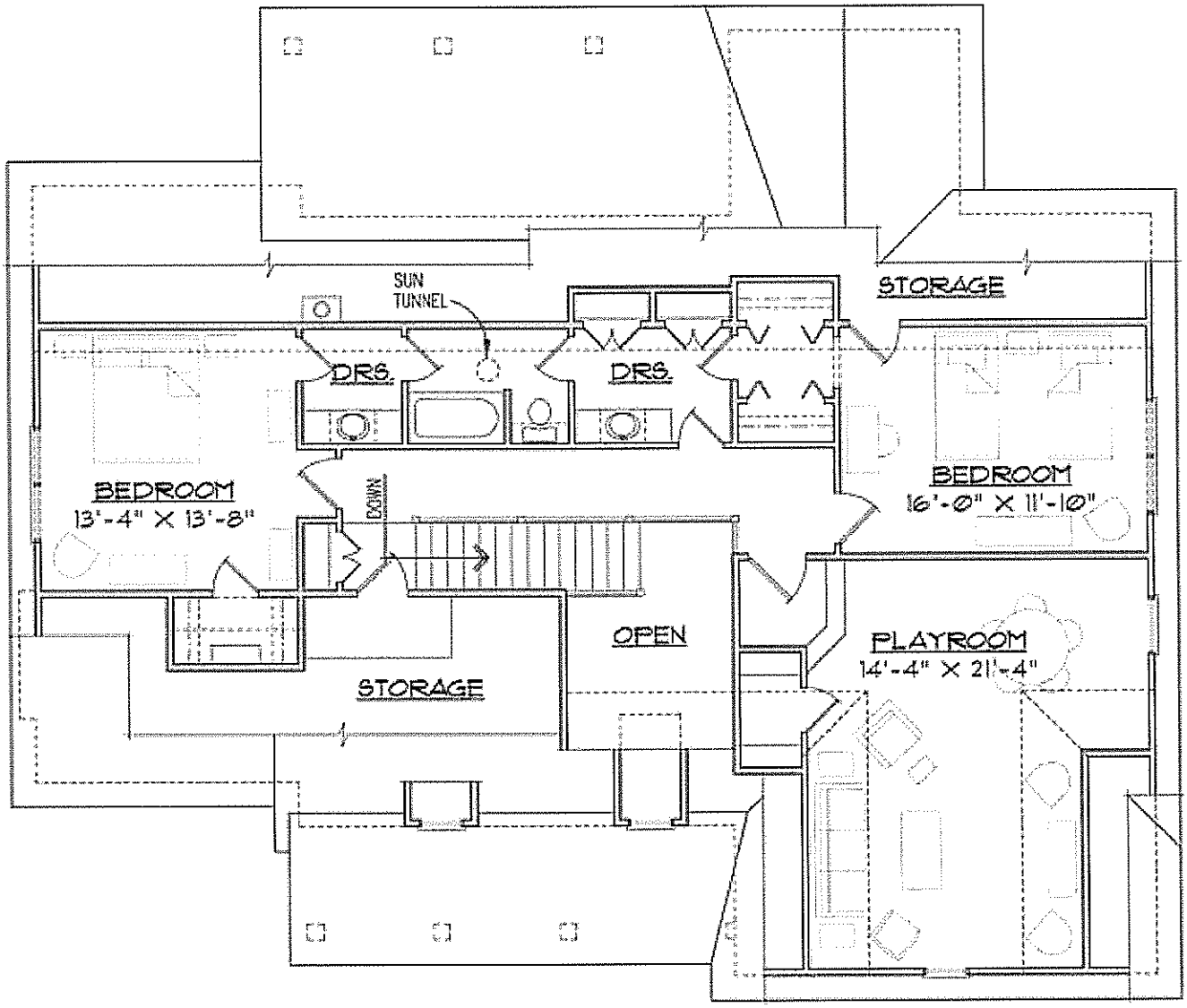
Williamson
Southern Classic Design



FIRST FLOOR PLAN

9' CEILING HEIGHT

Williamson- 1st floor 1638 sqft
Southern Classic Design



SECOND FLOOR PLAN

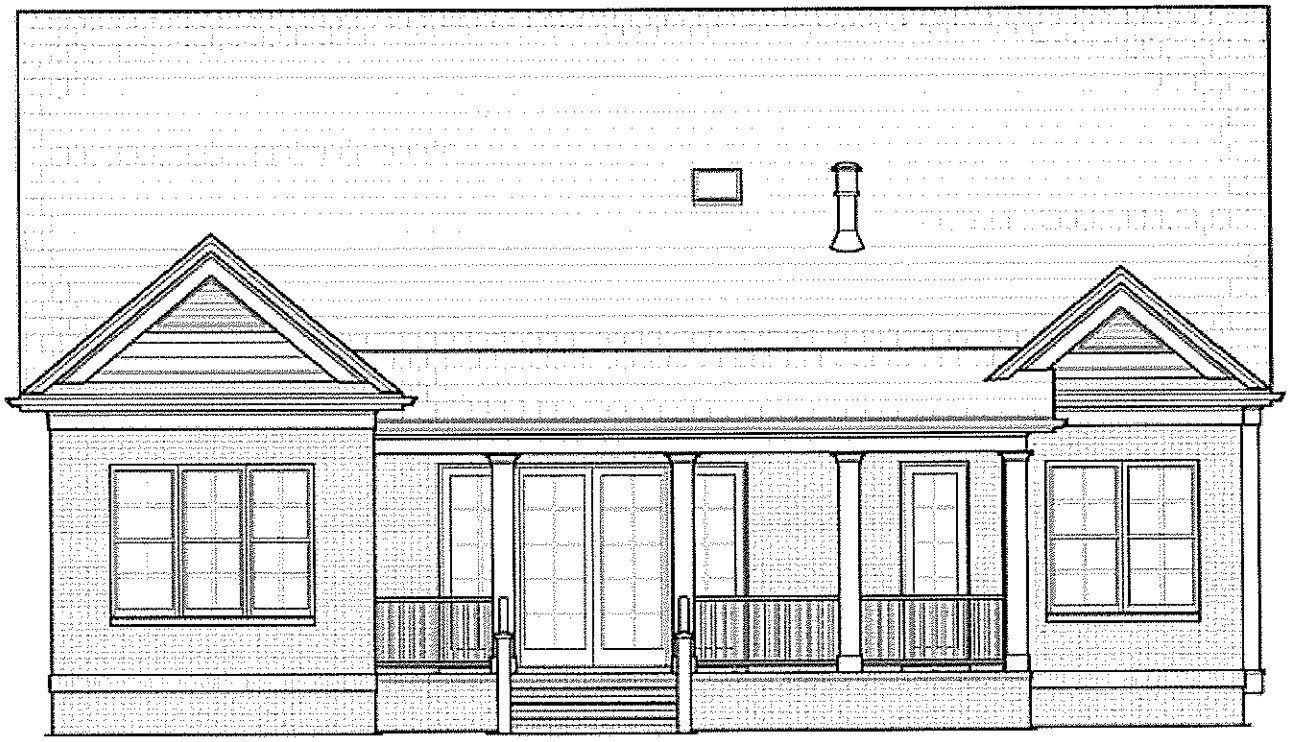
8' CEILING HEIGHT

Williamson- 2nd floor 789 sqft
Southern Classic Design



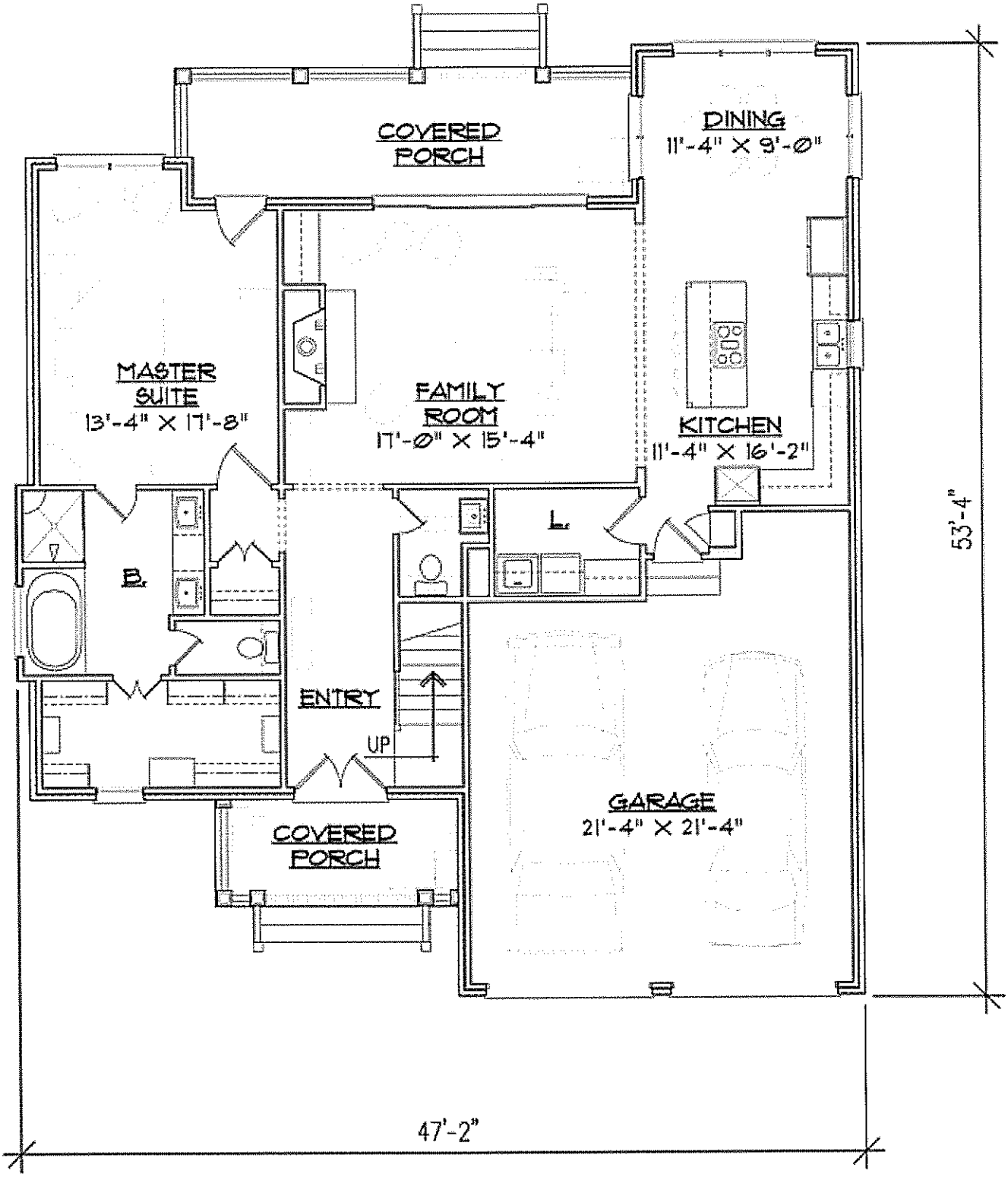
FRONT ELEVATION

Maysville- 1969 sq ft
Southern Classic Design



REAR ELEVATION

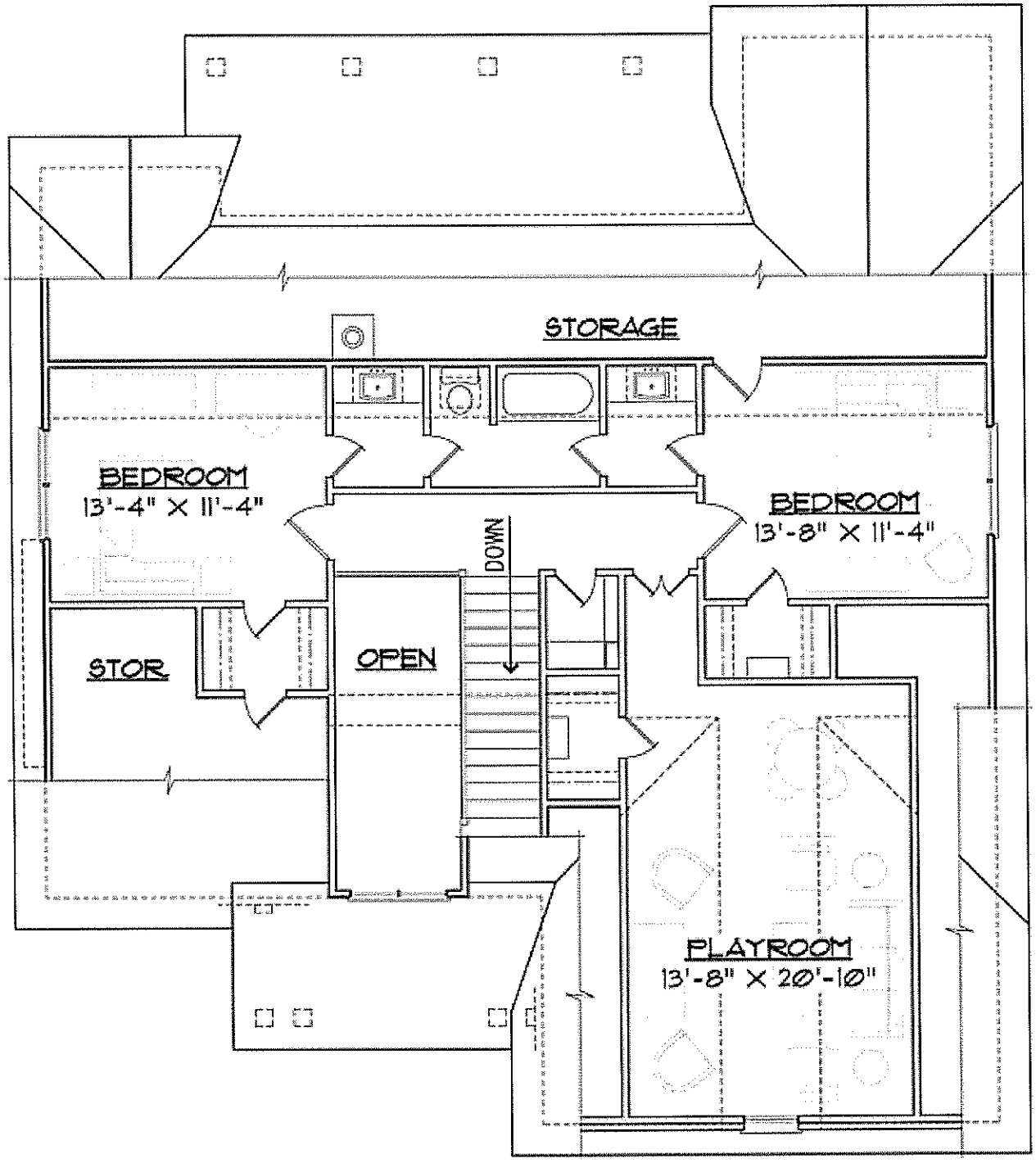
Maylesville
Southern Classic Design



FIRST FLOOR PLAN

9' CEILING HEIGHT

Mayesville - 1st floor 1371 sq ft
Southern Classic Design



SECOND FLOOR PLAN

9' CEILING HEIGHT

Mayesville - 2nd Floor 598 sq ft
Southern Classic Design



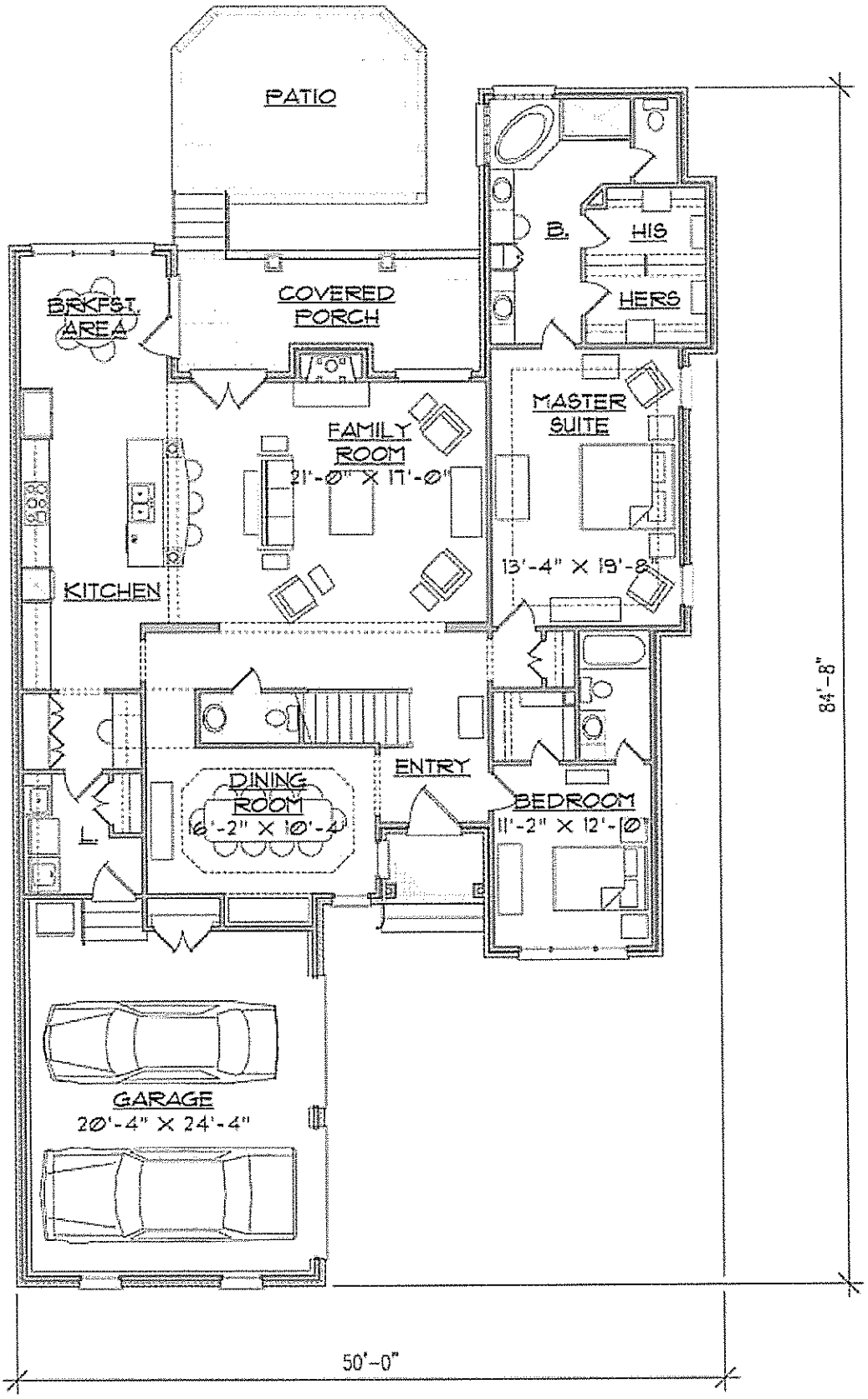
FRONT ELEVATION

MaGill - total sq ft 2081
Southern Classic Design



REAR ELEVATION

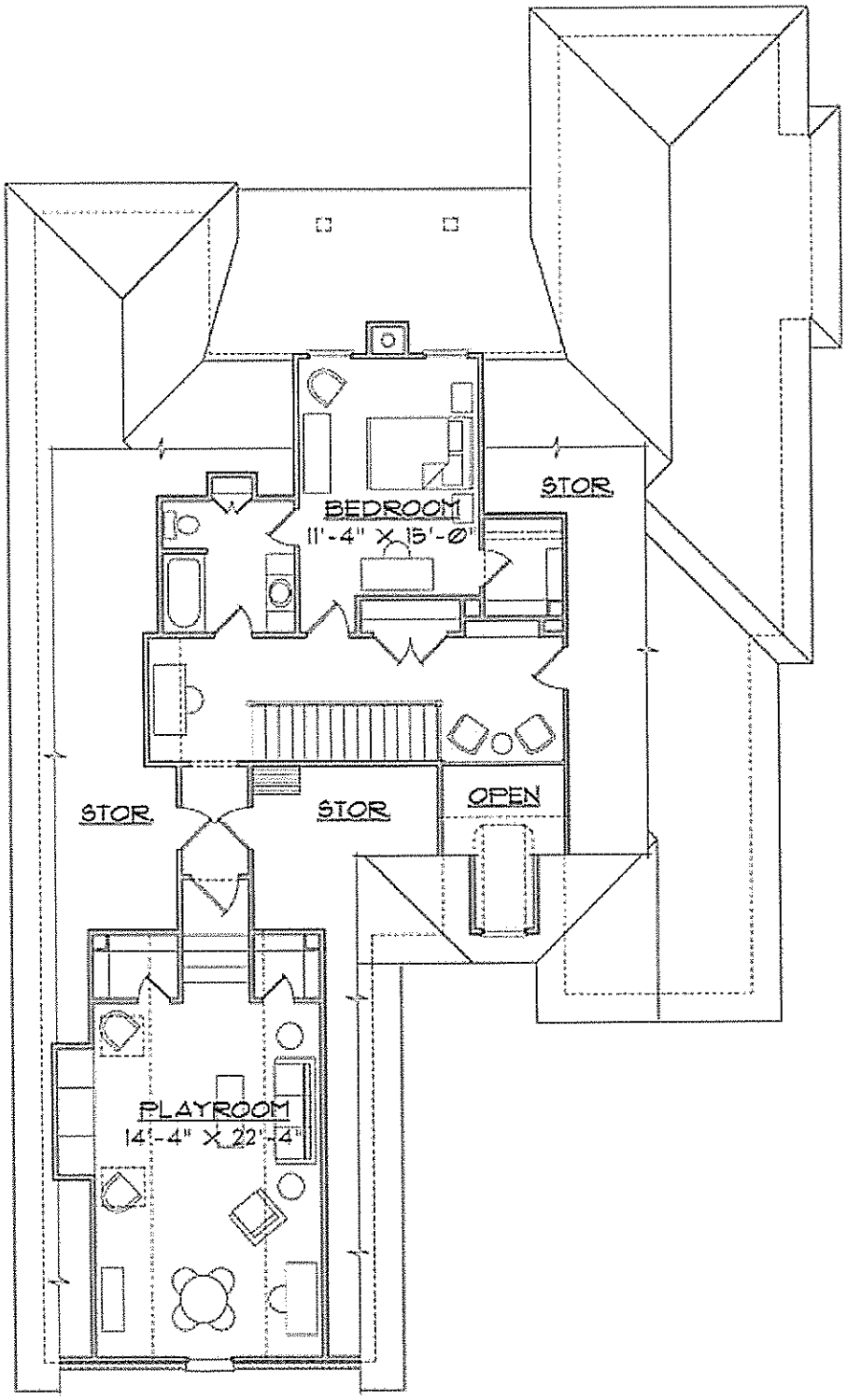
MaGill
Southern Classic Design



FIRST FLOOR PLAN

10' CEILING HEIGHT

MaGill - 1st floor 2132 sq ft
Southern Classic Design

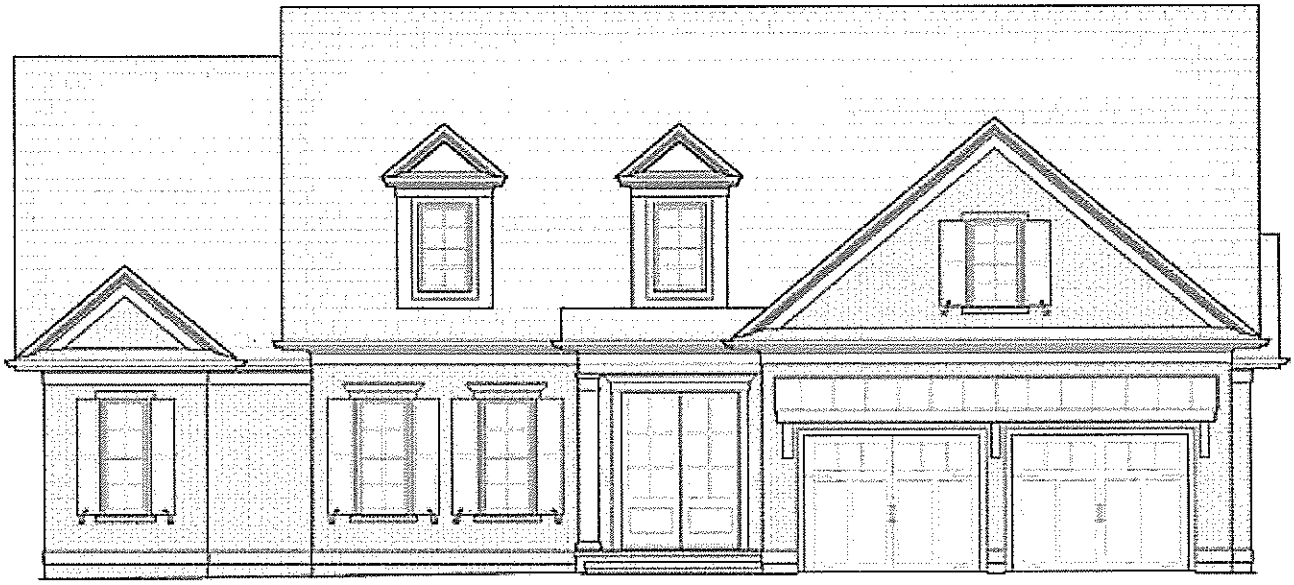


SECOND FLOOR PLAN

9' CEILING HEIGHT

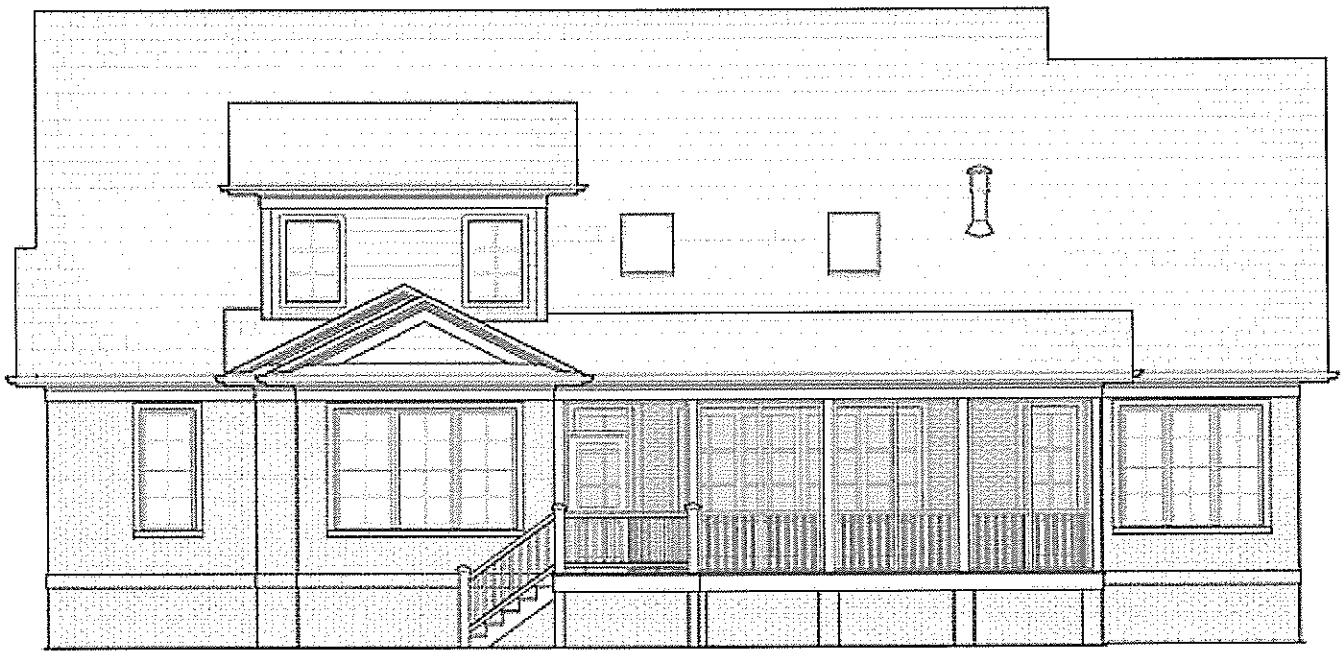
Magill - 2nd floor 549 sq ft

Southern Classic design



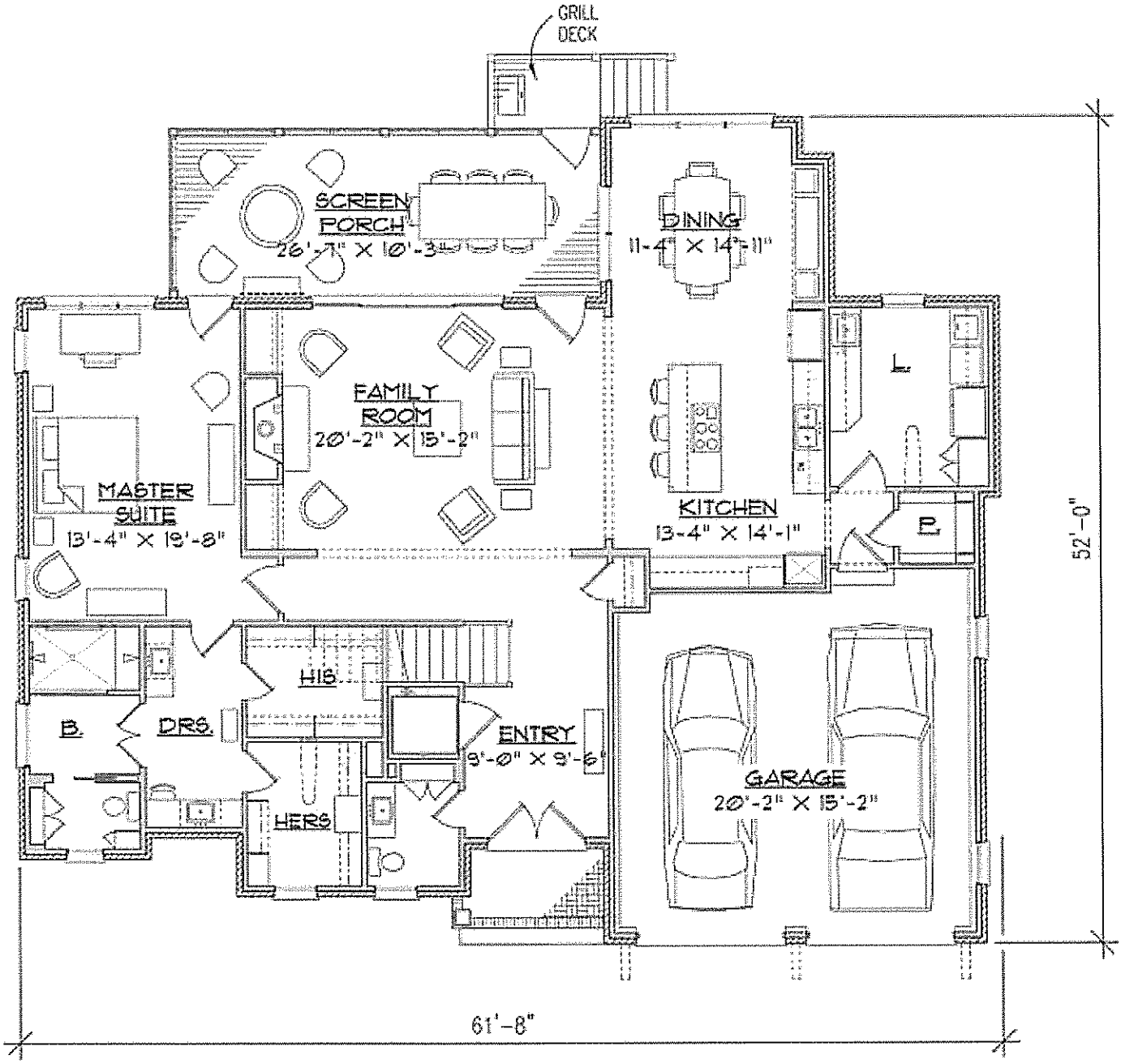
FRONT ELEVATION

Hanover – 2794 sq ft
Southern Classic Design



REAR ELEVATION

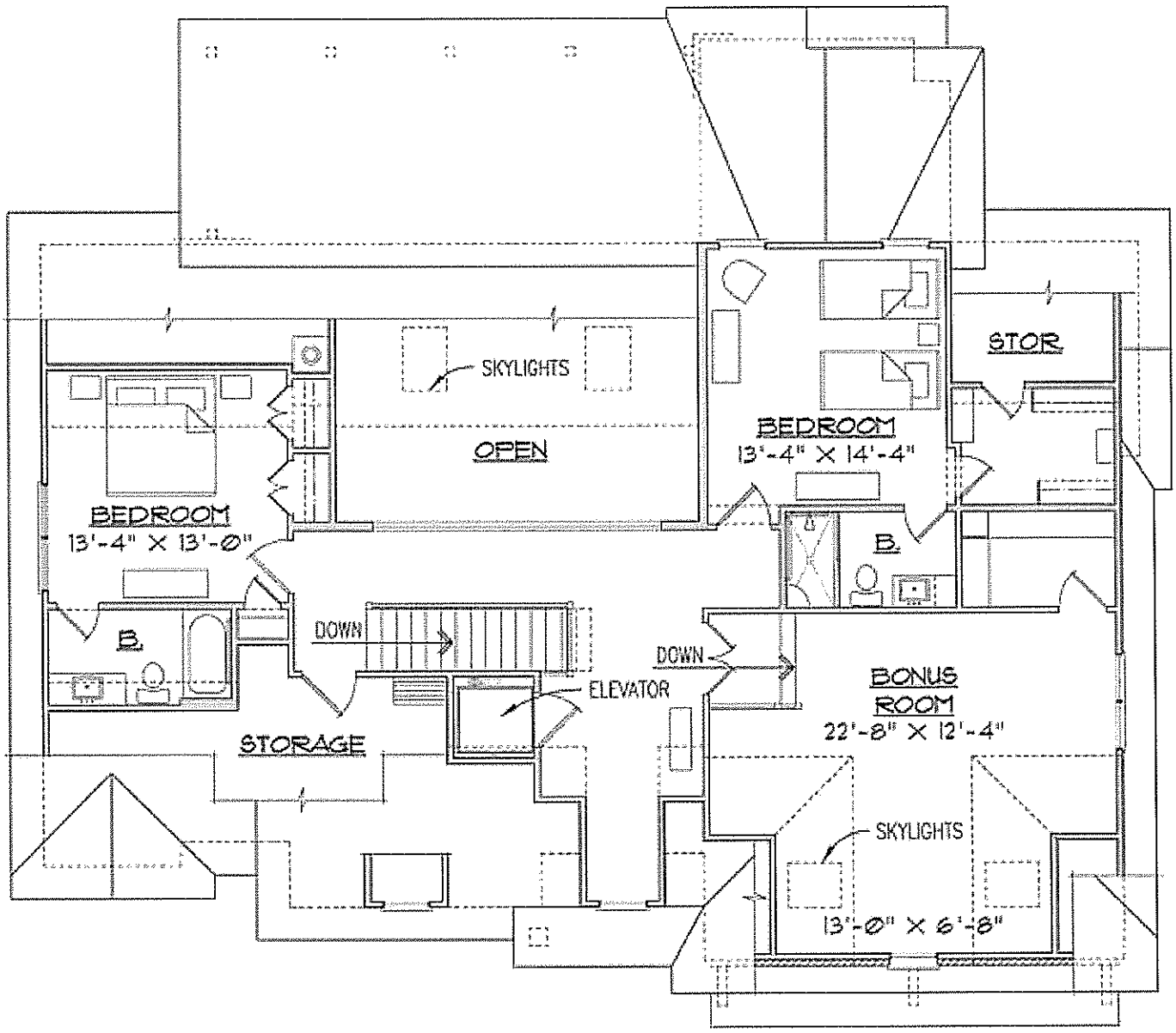
Hanover
Southern Classic Design



FIRST FLOOR PLAN

9' CEILING HEIGHT

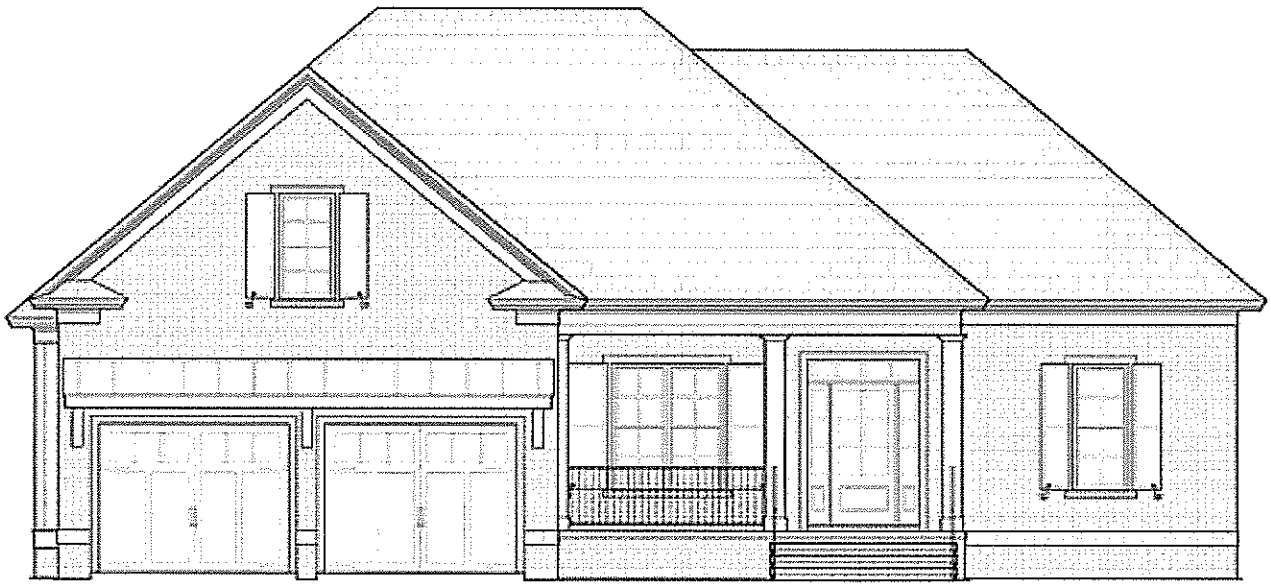
Hanover (1st 1876 sq ft)
Southern Classic Design



SECOND FLOOR PLAN

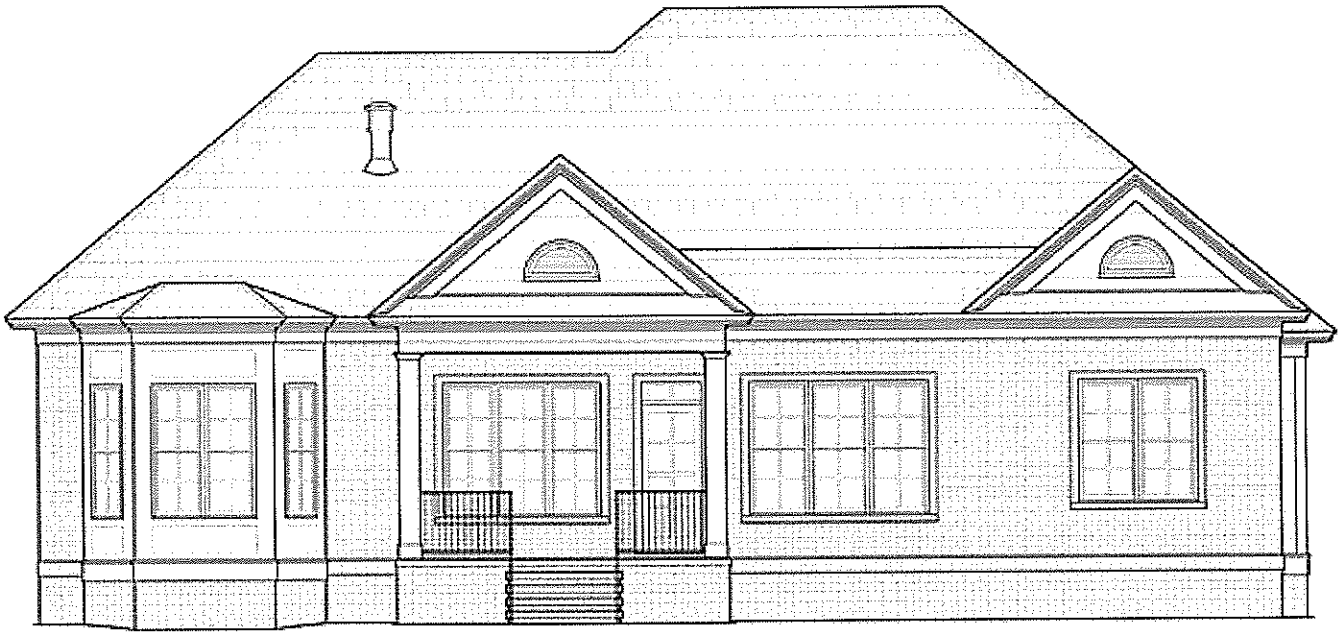
9' CEILING HEIGHT

Hanover (2nd - 918 sq ft)
Southern Classic Design



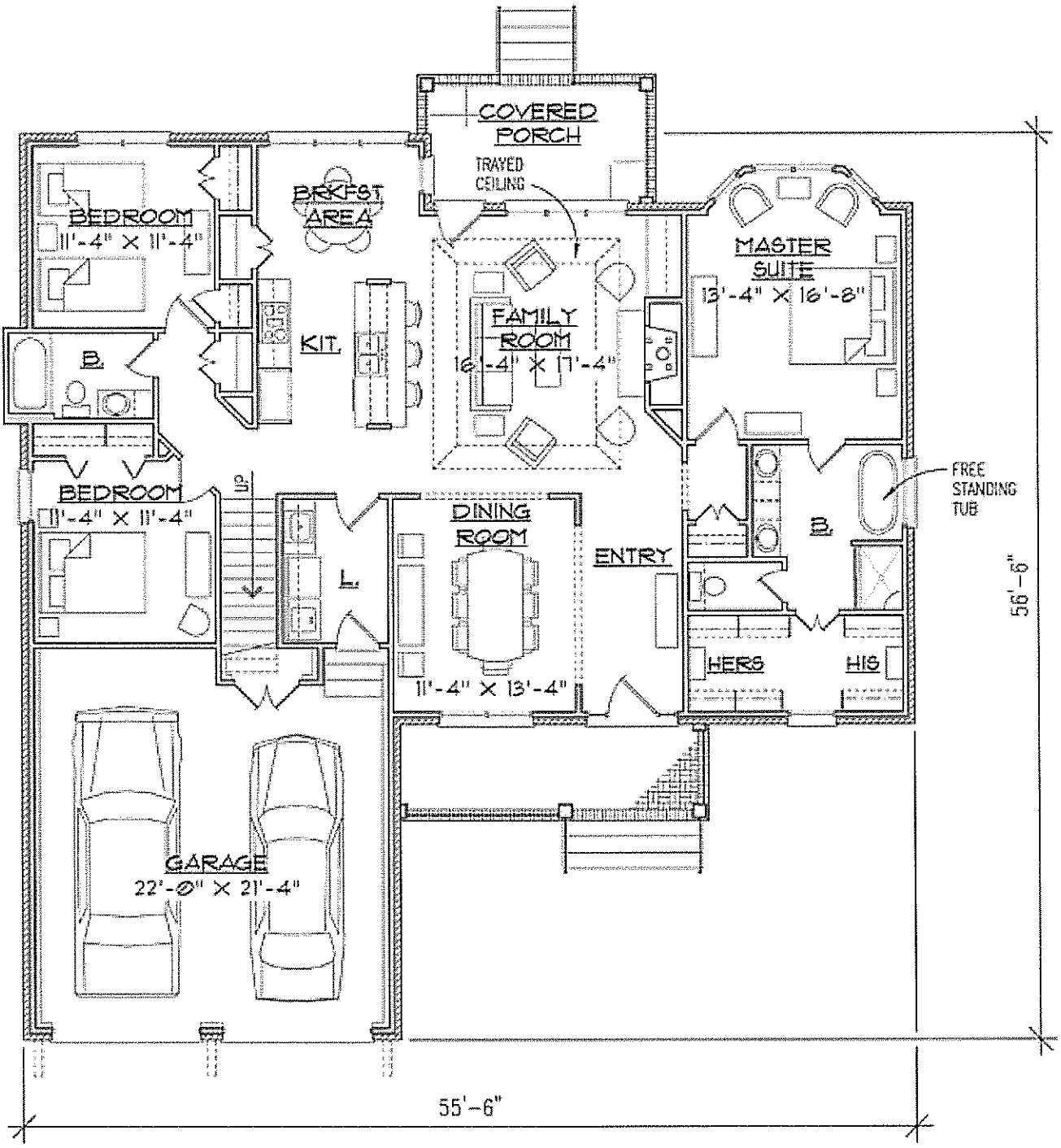
FRONT ELEVATION

Guthrie - 1774 sq ft
Southern Classic Design



REAR ELEVATION

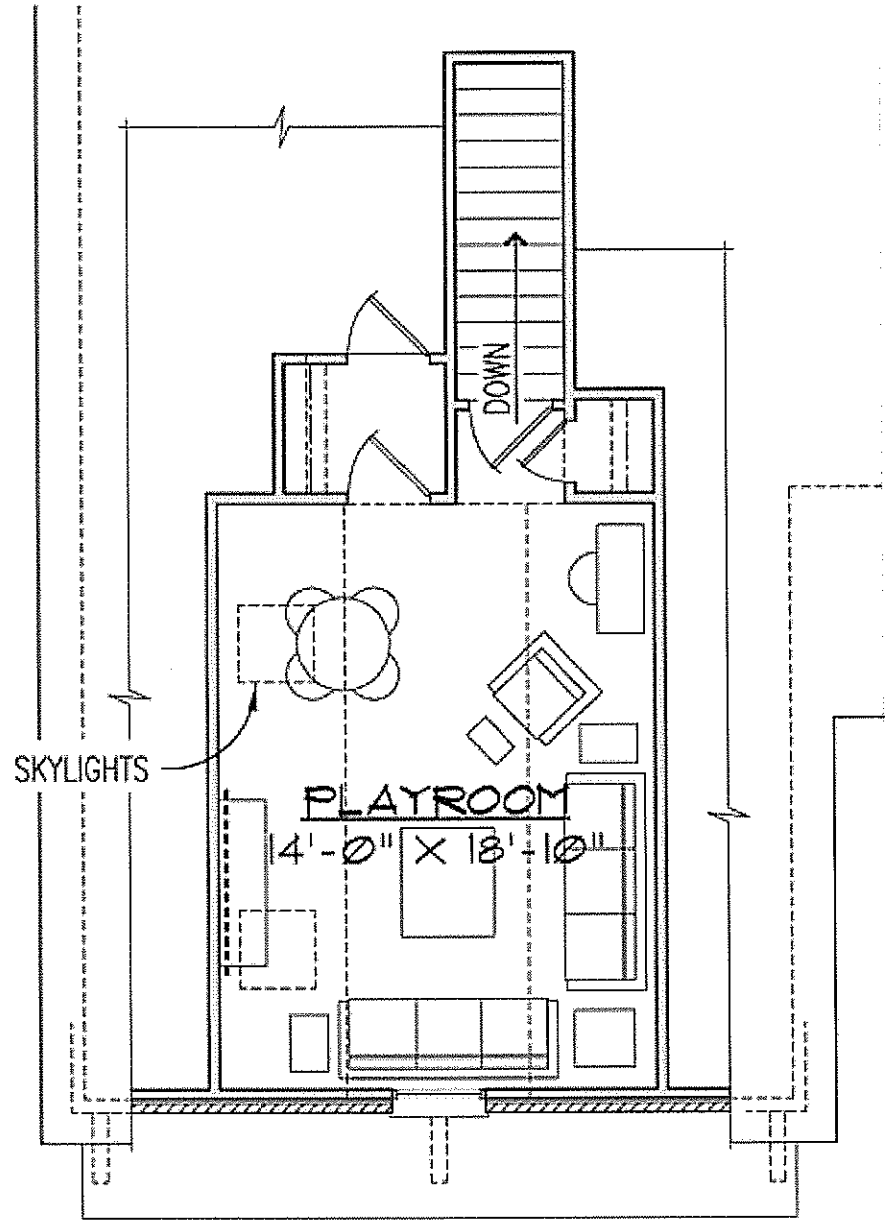
Guthrie
Southern Classic Design



FIRST FLOOR PLAN

9' CEILING HEIGHT

Guthrie - 1774 Sq ft
Southern Classic Design



PLAYROOM

9' CEILING HEIGHT

Guthrie
Southern Classic Design



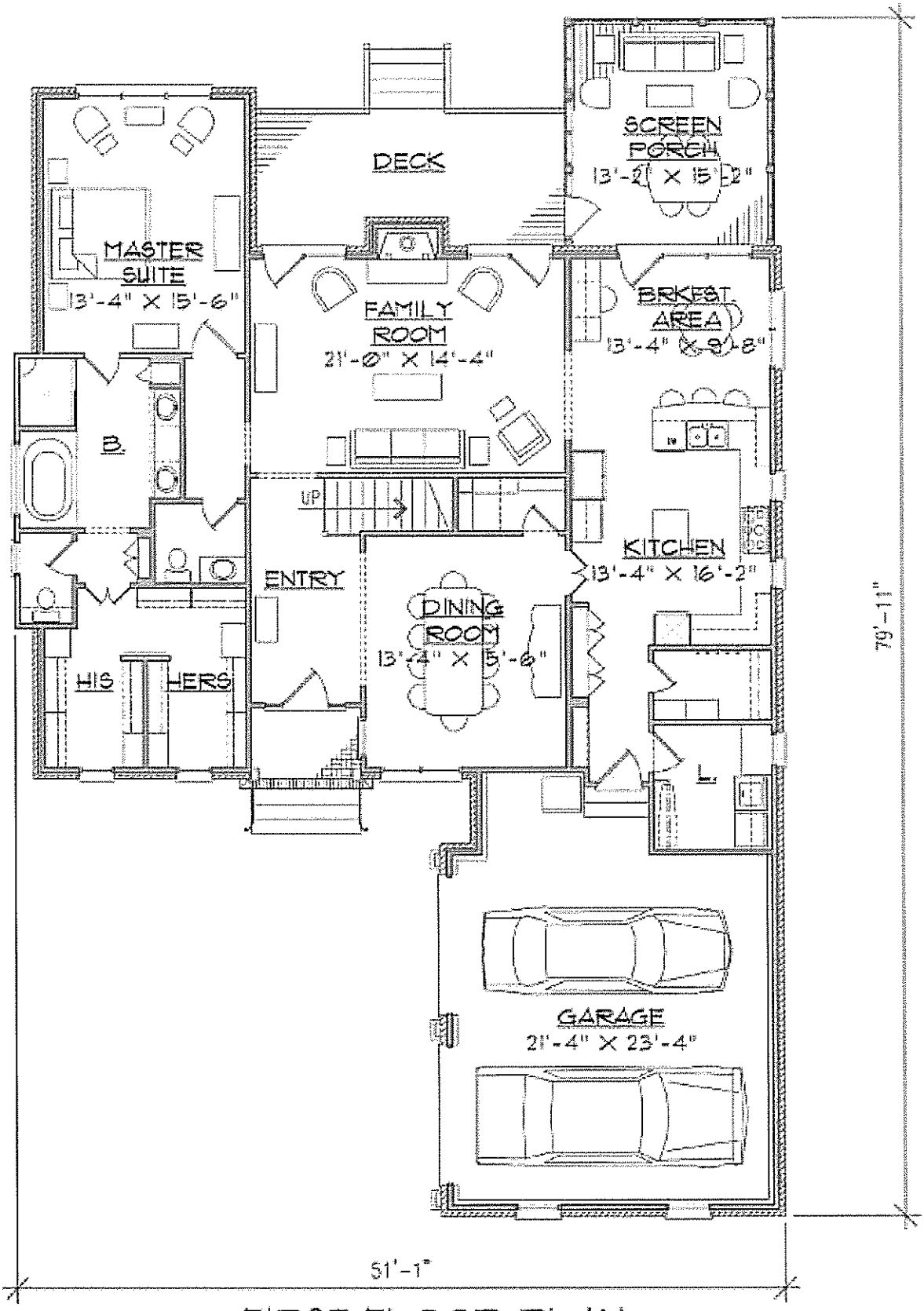
FRONT ELEVATION

Fairfield
Southern Classic Design



REAR ELEVATION

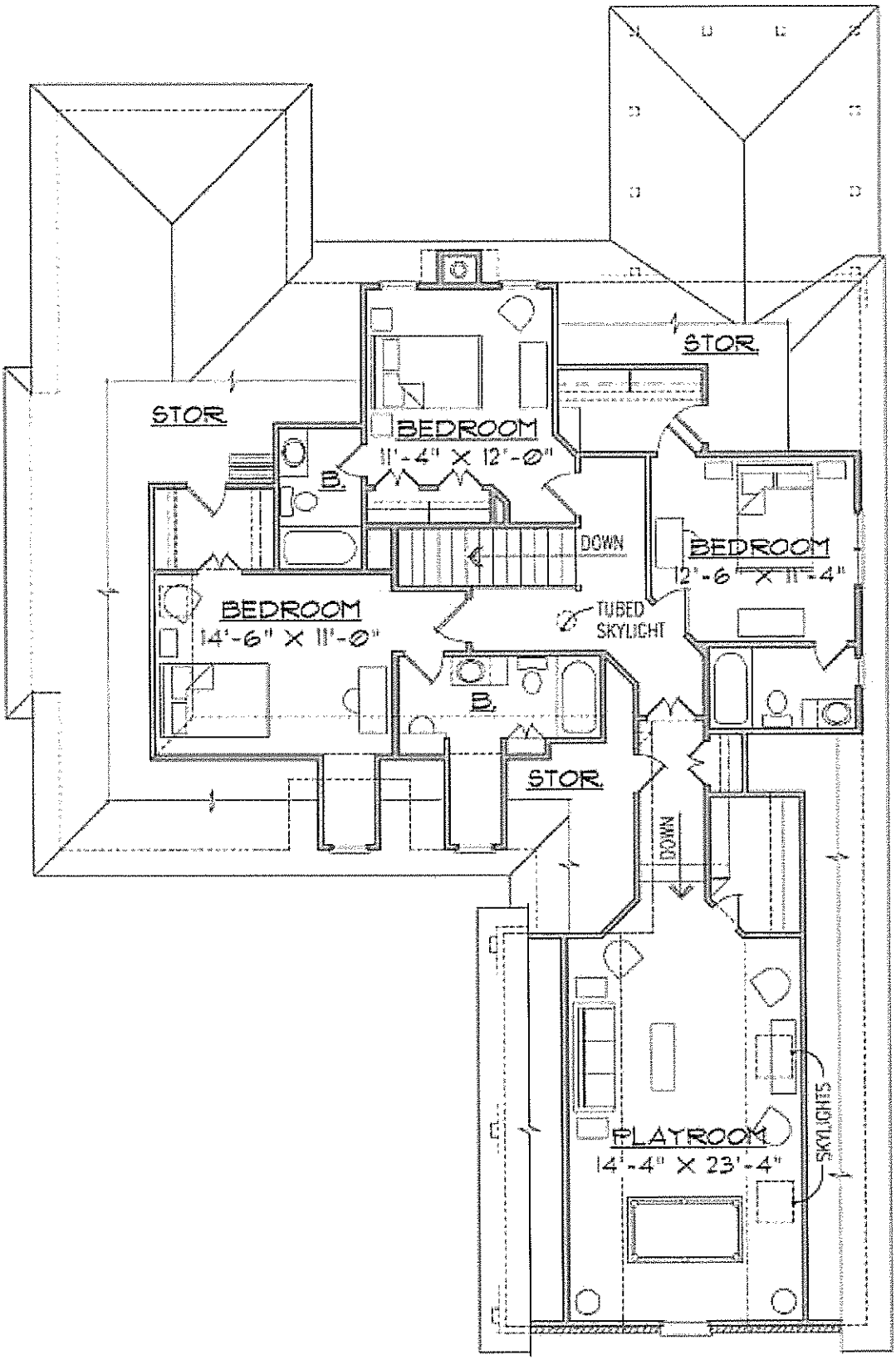
Fairfield
Southern Classic Design



FIRST FLOOR PLAN

9' CEILING HEIGHT

Fairfield
Southern Classic Design



SECOND FLOOR PLAN

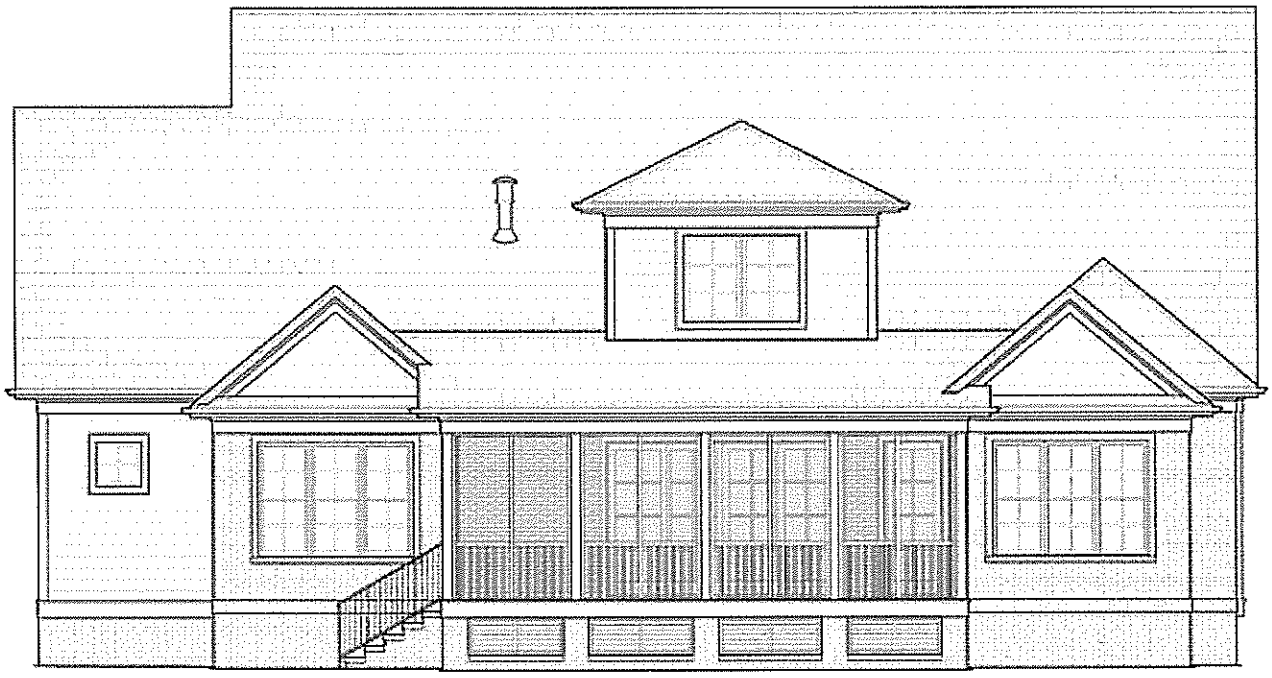
9' CEILING HEIGHT

Fairfield
Southern Classic Design

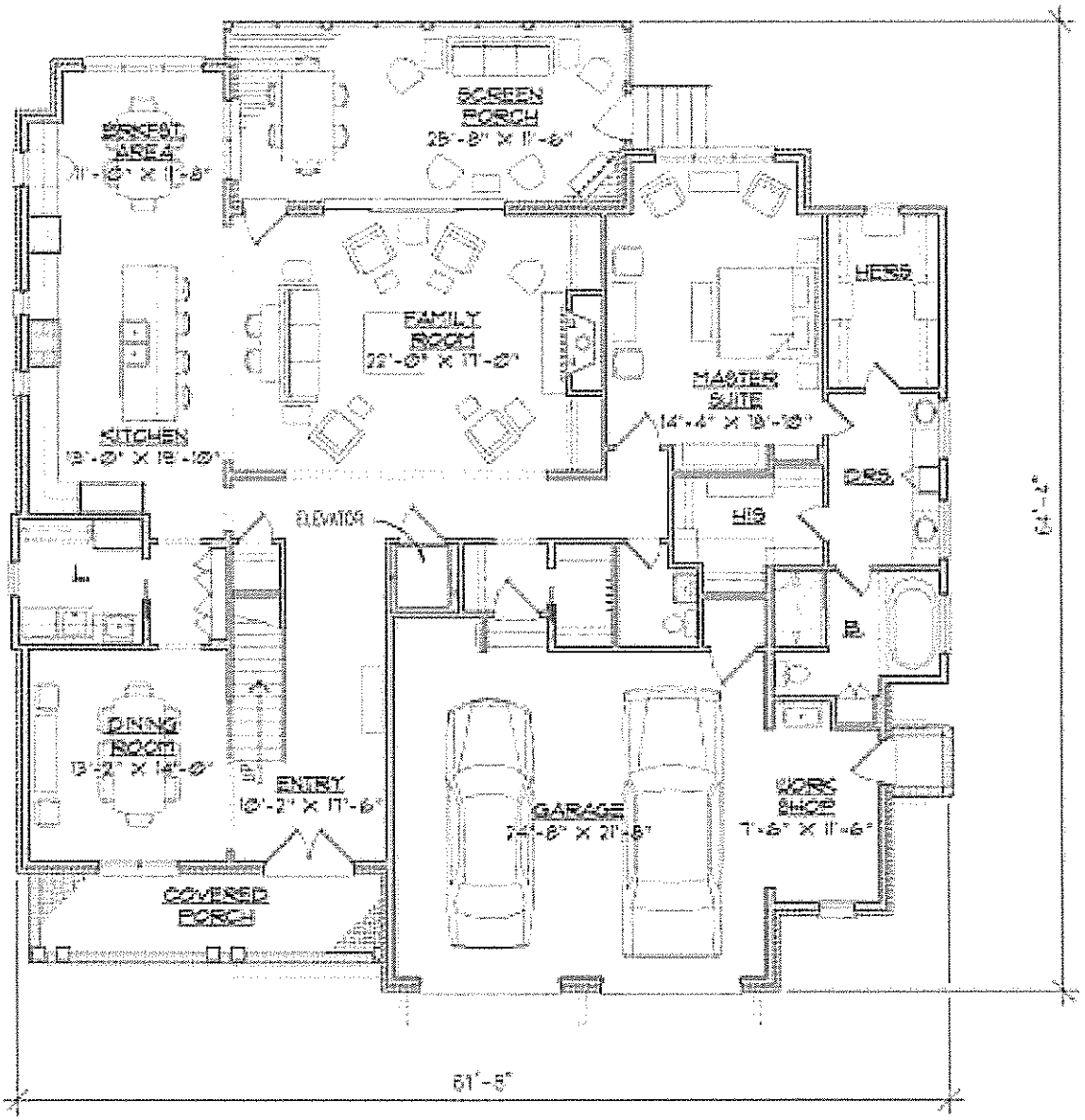


FRONT ELEVATION

Catesby
Southern Classic Design



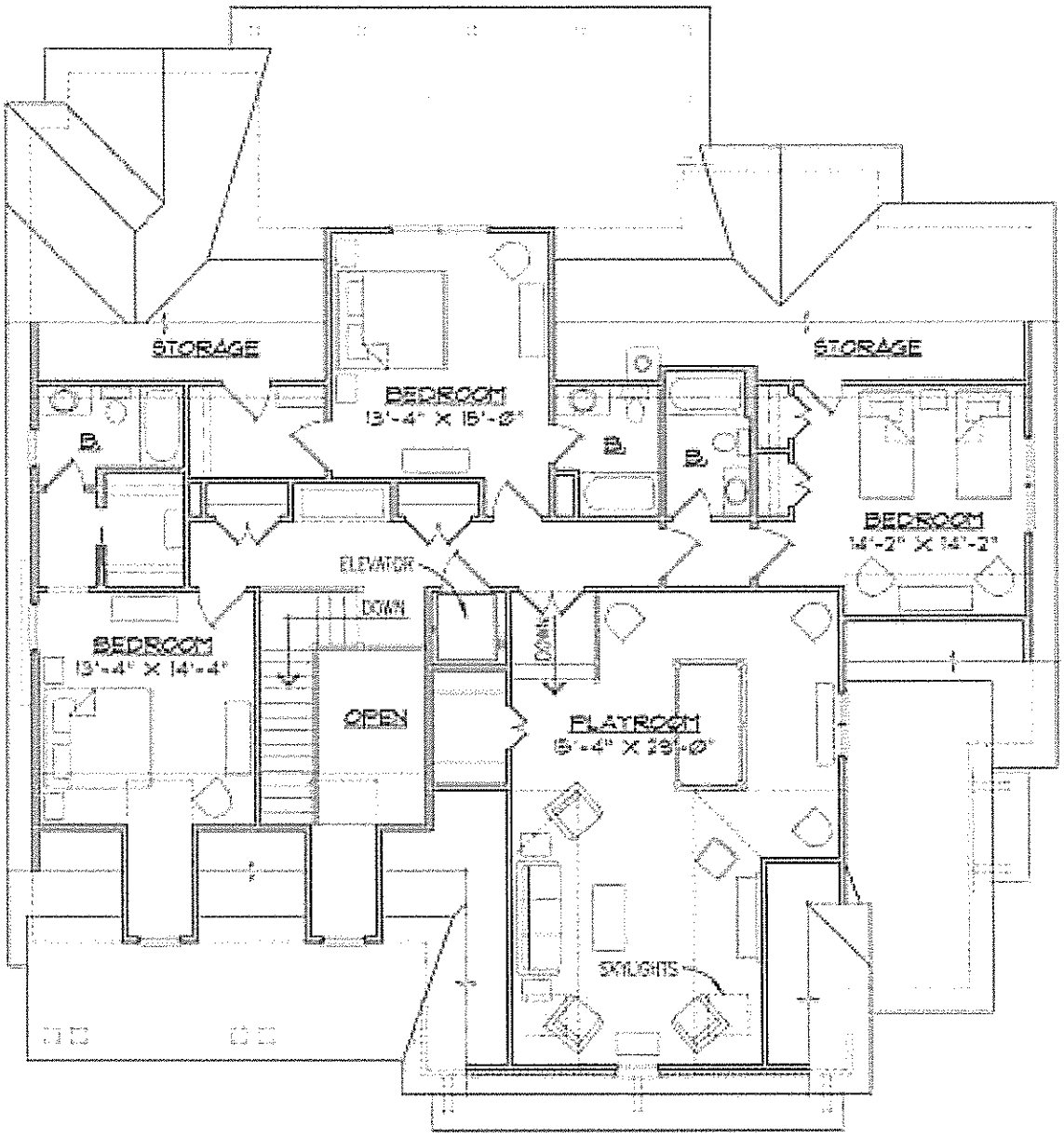
REAR ELEVATION



FIRST FLOOR PLAN

10' CEILING HEIGHT

Catsby
Southern Classic Design



SECOND FLOOR PLAN

9' CEILING HEIGHT

Cattsky
Southern Classic Design



FRONT ELEVATION

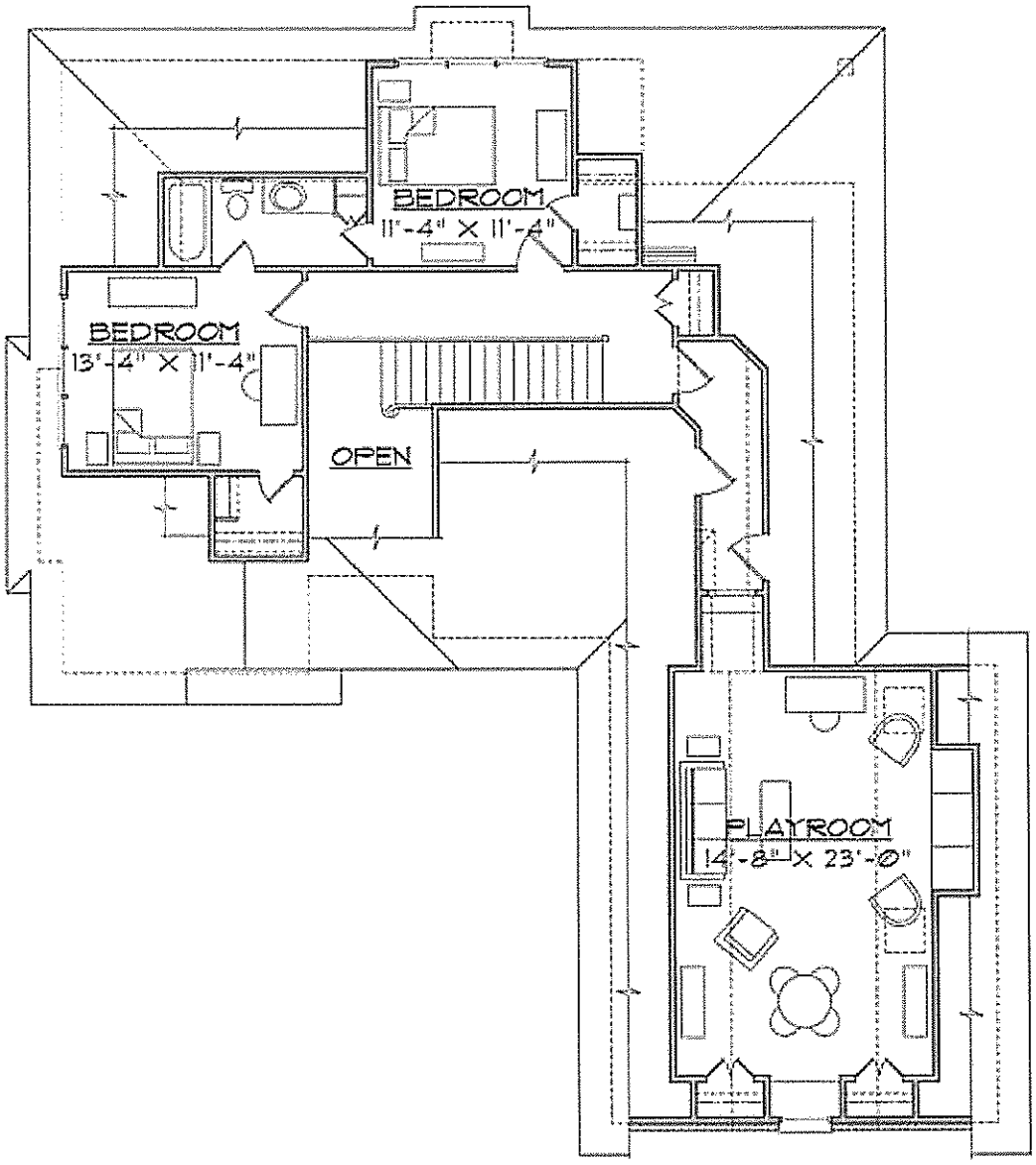
Carson

Southern Classic Design



REAR ELEVATION

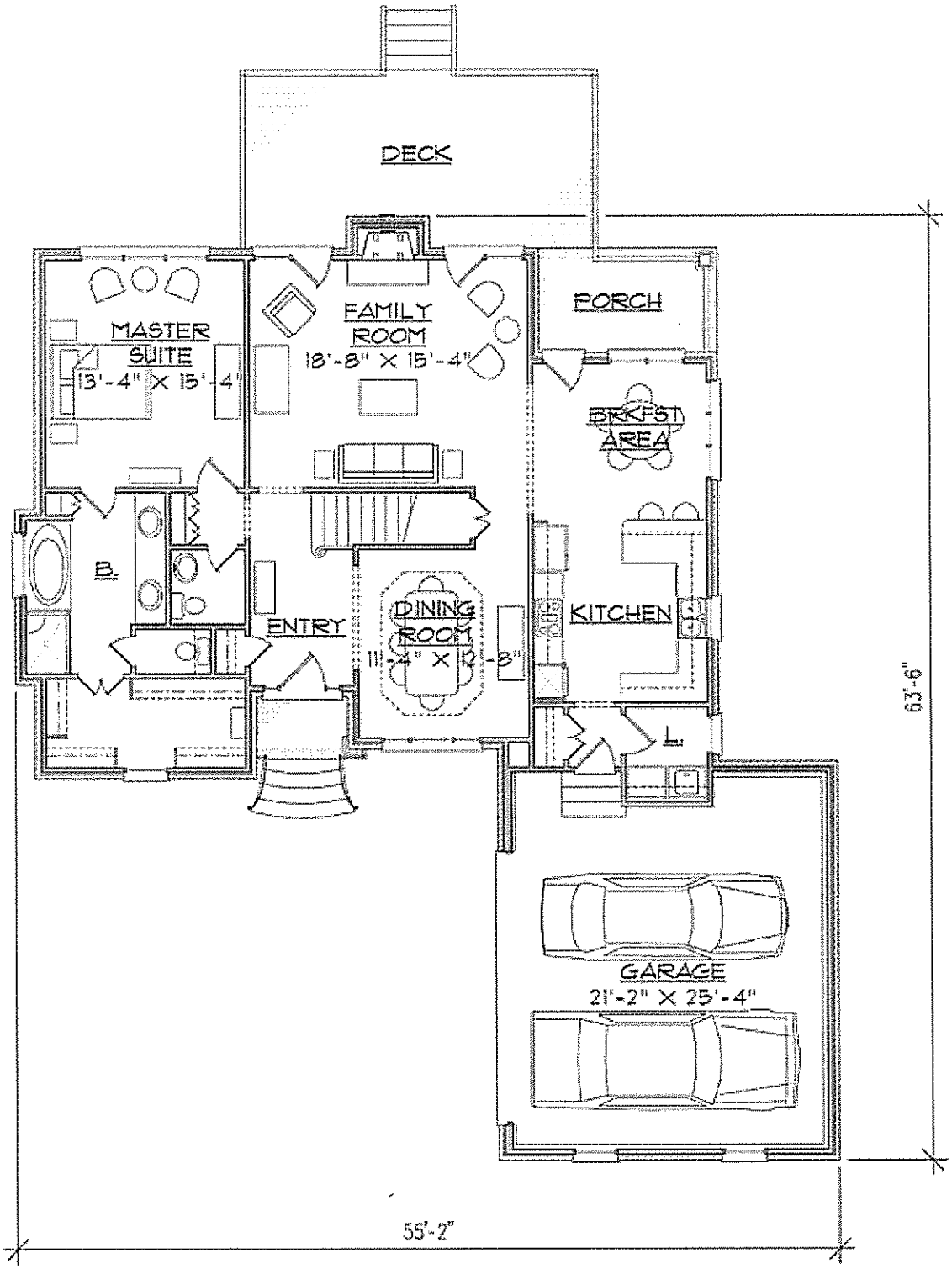
Carson
Southern Classic Design



SECOND FLOOR PLAN

8' CEILING HEIGHT

Carson
Southern Classic Design



FIRST FLOOR PLAN

9' CEILING HEIGHT

Carson
Southern Classic Design



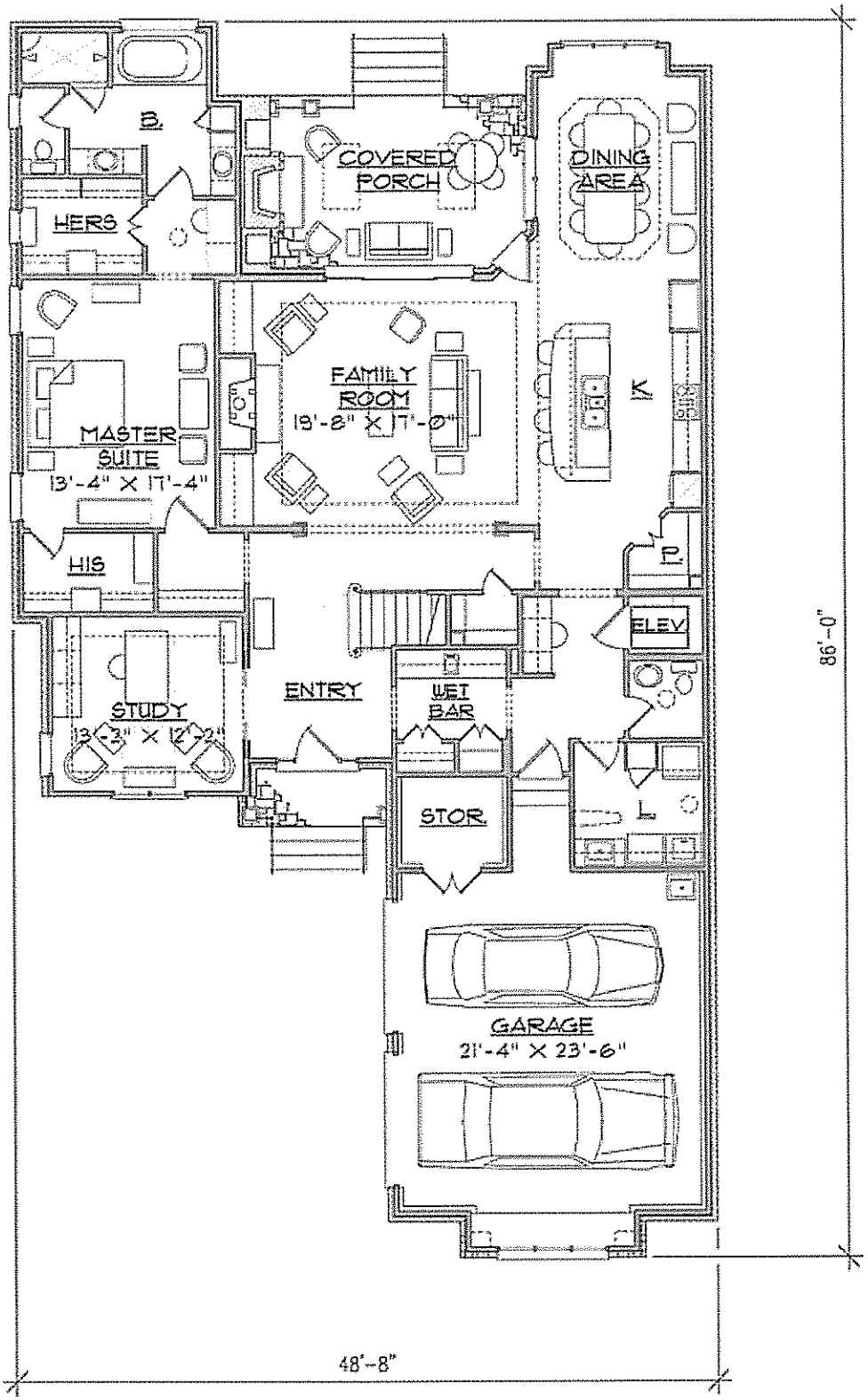
FRONT ELEVATION

Calais
Southern Classic Design



REAR ELEVATION

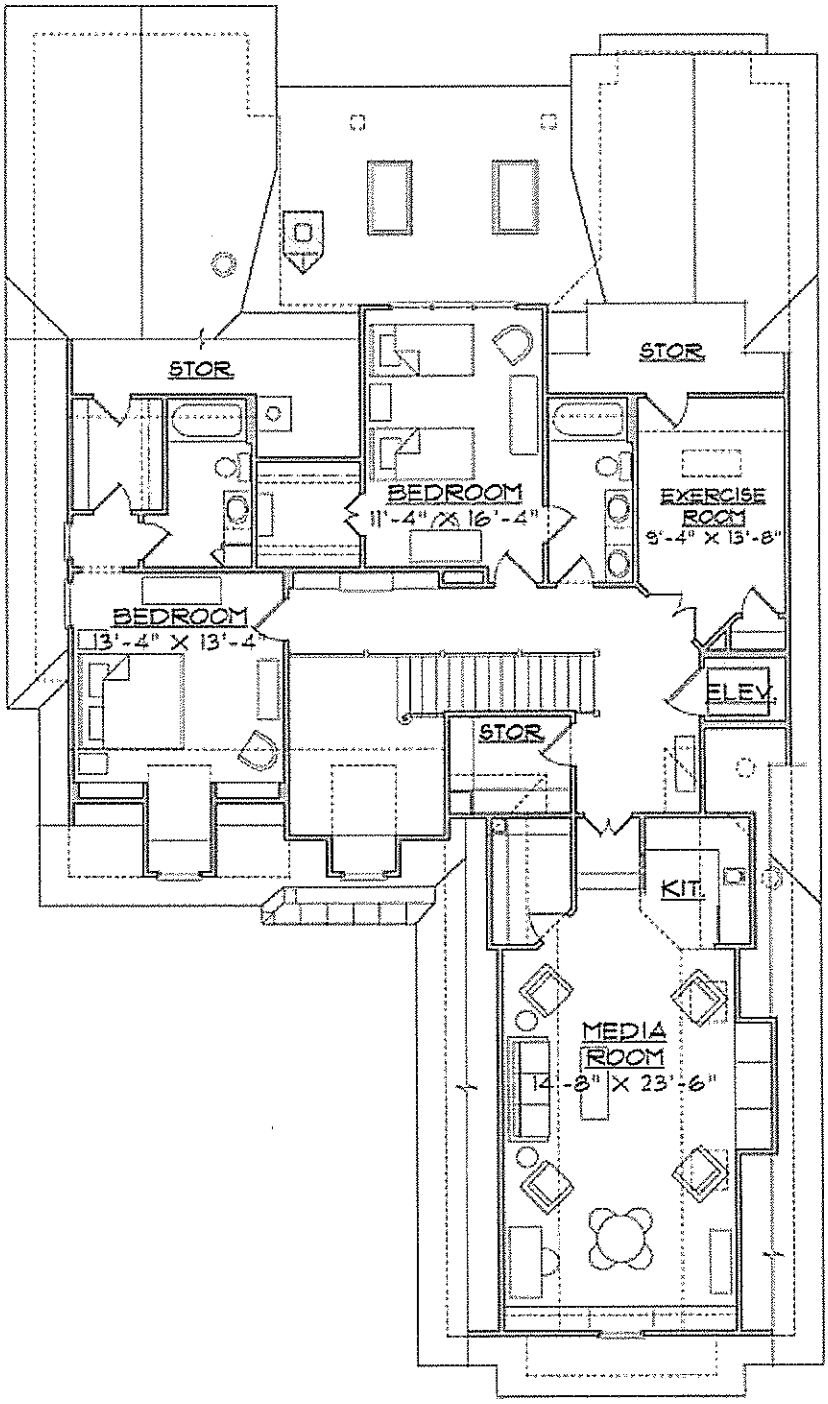
Calais
Southern Classic Design



FIRST FLOOR PLAN

9'-4" CEILING HEIGHT

Calais
Southern Classic Design



SECOND FLOOR PLAN

9' CEILING HEIGHT

Calais
Southern Classic Design

Location Map



Area Map

Sweetbriar Ct
Shallowford Rd
Briar Bend Ct
Pinewood Rd
Stadium Rd
Stanley Ct
Briar Bend St
Garrison St
Brost Ct
Vintage Dr
Blenheim Ct
Chesterfield Dr
Vintage Ct
Wardland Rd
Warwick Dr
Fairlawn Dr

Legend
Case Site Location

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0 200 400 Feet

1 inch = 400 feet

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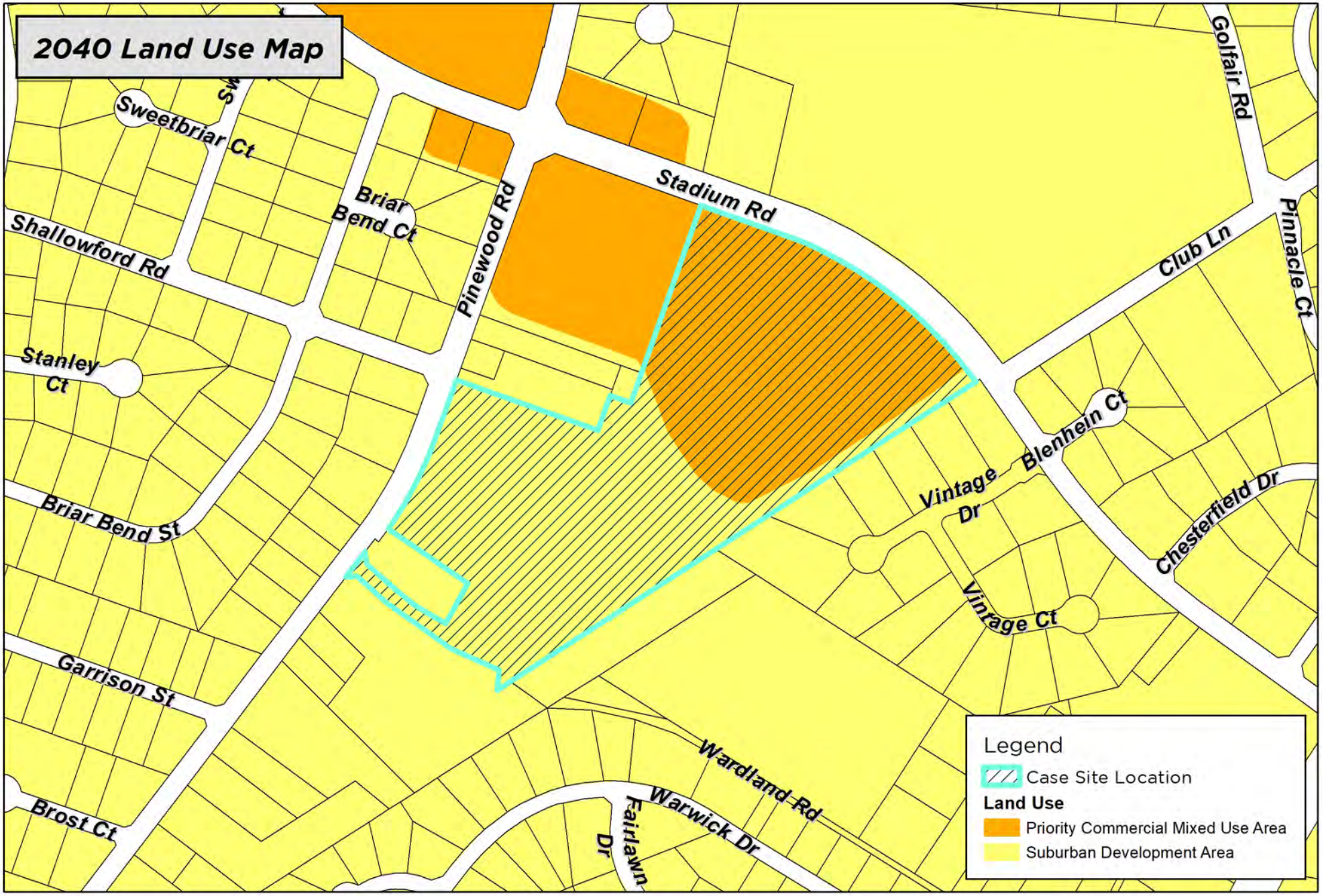
PD-25-01 Rev1
1071 Pinewood Rd, Sumter, SC 29154
Tax Map # 207-00-05-001



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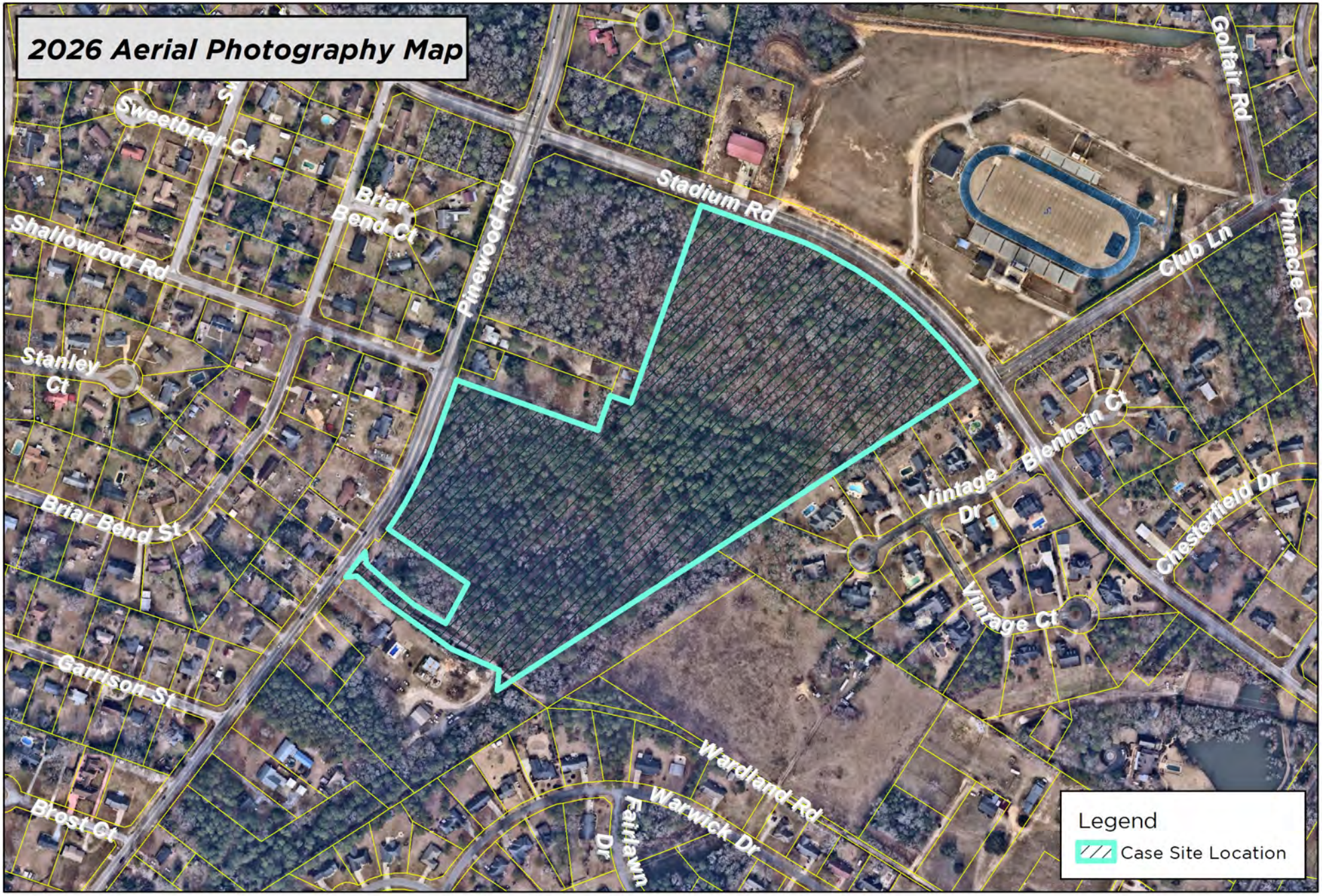

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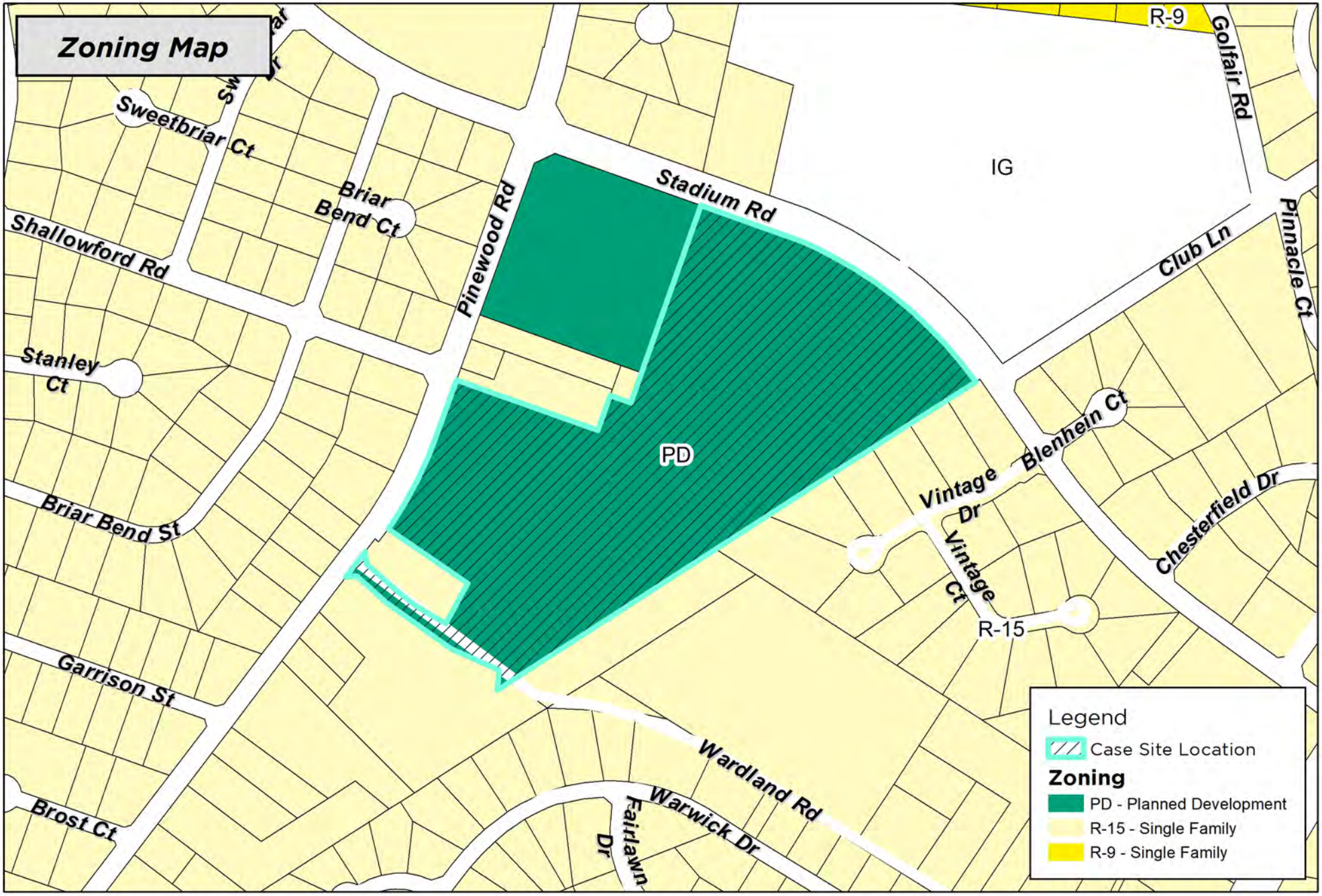

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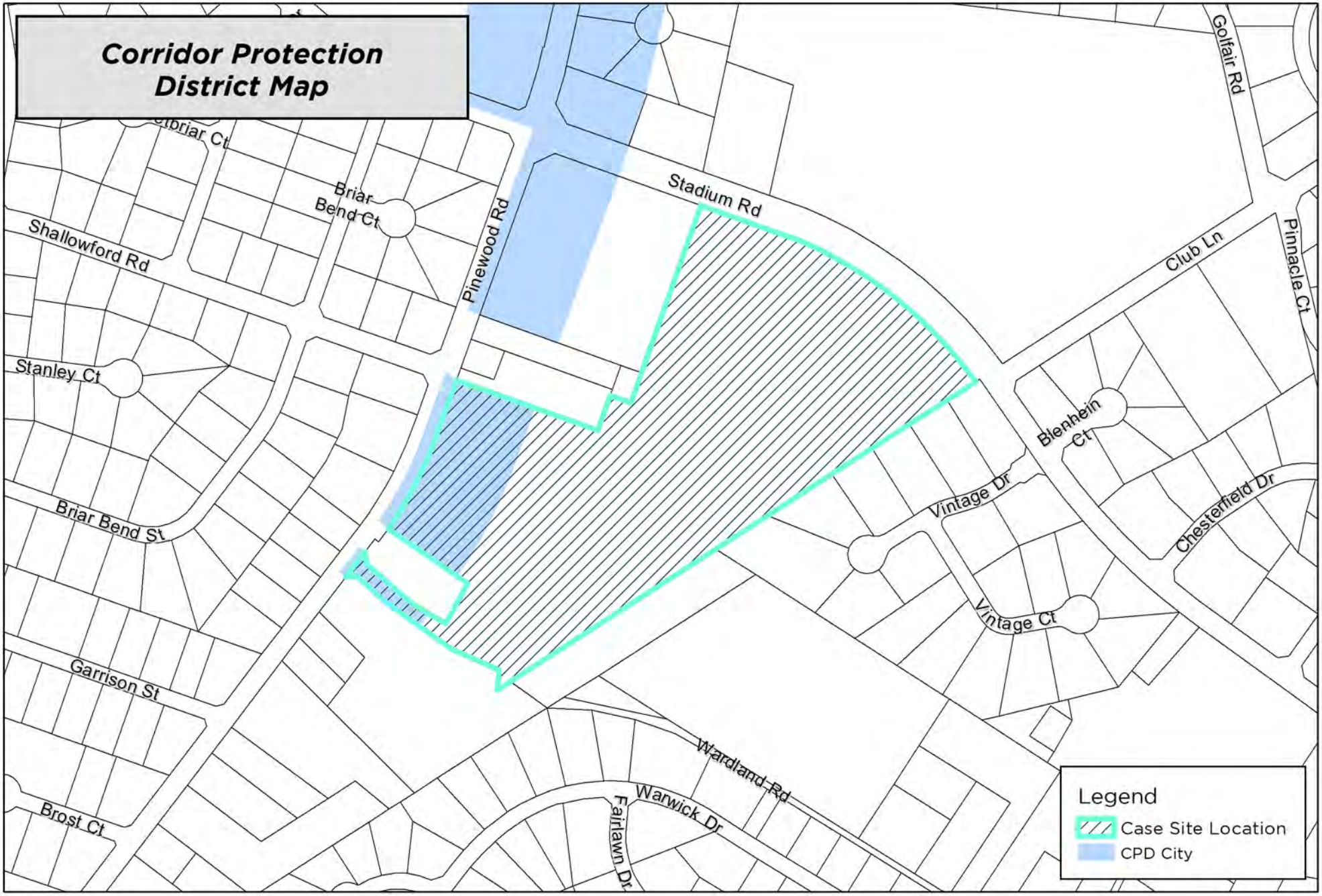
Corridor Protection District Map



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