STAFF REPORT

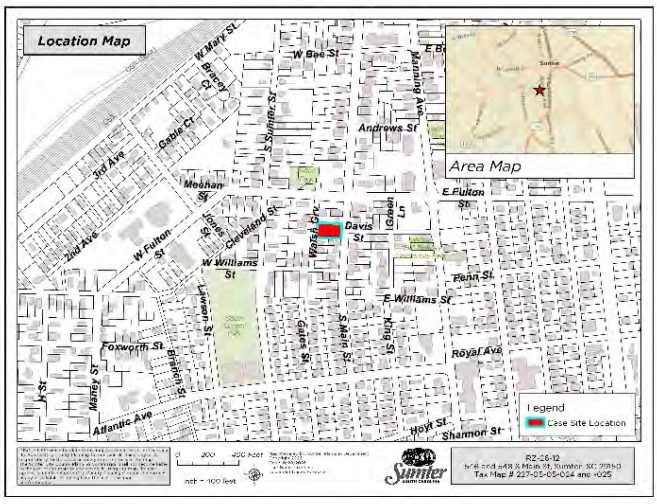
Planning Commission

November 18, 2026

Case Number	RZ-26-12
Request	Re-zone two parcels totaling +/- 0.36 acres from Small-Lot Residential (R-6) to General Residential (GR).
Property Address	546, 548 S. Main St.
Jurisdiction	City of Sumter
Tax Map #	227-05-05-024, 227-05-05-025
Current Zoning	Residential-6
Council District/Ward	3
Applicant	Lakeyda Brunson
Property Owner	Carrie Rosenburg, Clarence Rose, Jo Anne Nathaniel, & Louella Hannibal (Heirs of Addie Mae Rose)

1. BACKGROUND

This is a request to rezone two parcels totaling +/- 0.36 total acres of land located at 548 and 546 S. Main St (TMS# 227-05-05-024, 227-05-05-025) from Small Lot Residential (R-6) to General Residential (GR).



The subject properties are shown in red on the location map to the right, and are located on the west side of S. Main St., a SCDOT-owned and maintained paved roadway.

The zoning of the properties was changed from General Residential (GR) to Residential-6 (R-6) on September 15, 2026 as a result of the newly adopted City Unified Development Ordinance (UDO), which included a city-wide assessment, evaluation, and change of zoning designations impacting certain properties throughout the City. The zoning designation for all properties within the block bounded by W. Fulton St. to the north, Walsh Grv. To the west, S. Main St. to the east, and W. Williams St. to the south was changed from GR to R-6 as part of this process in order to for the residential zoning classification

on the west side of S. Main St. to be uniform and consistent. While some differences in development standards exist between the GR and the R-6 districts, the primary difference is that the GR allows for manufactured homes and the R-6 district does not.

Prior to the effective date of the zoning change, the applicant demonstrated intent to place a manufactured home on the property at 548 S. Main St. by obtaining a demolition permit for the removal of the existing home.

Because steps were taken with the expectation of placing a manufactured home on the 548 S. Main St. property, staff made the determination to issue the manufactured home certification and installation permit <u>for the property at 548 S. Main St. only</u>. The mobile home is currently placed across both parcels, in conflict with issued permits. The owner intends to combine both parcels so that the long dimension of the manufactured home will be parallel with S. Main St. & Walsh Grove.



The manufactured home installation permit issued for 548 S. Main St. does **<u>not</u>** authorize the mobile home's current placement across both properties. To comply with the setback requirements specified in the approved permit, the mobile home must be placed sideways on the lot. The required setbacks are 35 ft. from the front property line, 20 ft. from the rear property line, and 8 ft. from each side property line. The current placement does not comply with the required 8 ft. side setbacks.

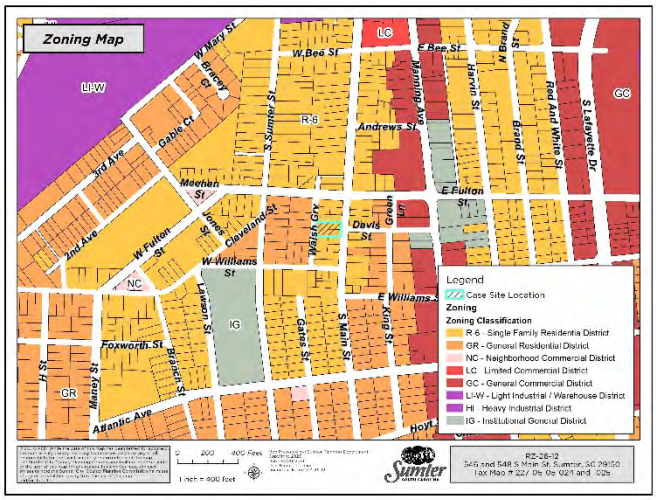
2. SITE PHOTO(S)



Above: Site as viewed S. Main St.

3. ZONING

The property is currently zoned Small Lot Residential (R-6). Properties to the north, south and east are zoned R-6. Properties to the west are zoned GR.



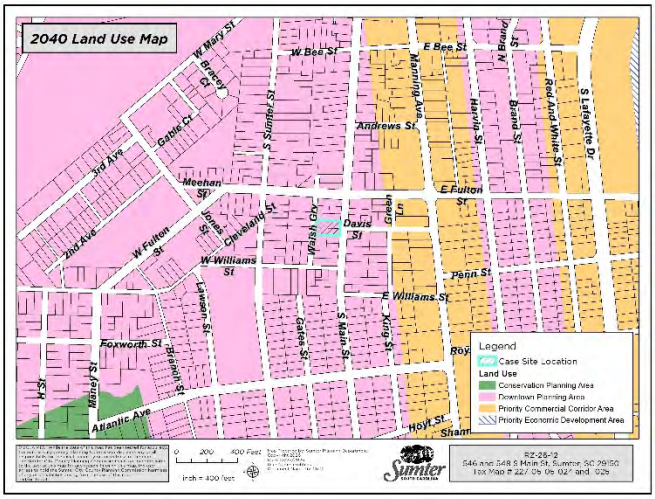
The purpose of the R-6 district is to provide for a variety of housing types on smaller lots and/or support cottage-court lots within a singular development; may also be utilized within certain limited areas of the City where pre-existing lots meet these standards and also support infill residential development.

The purpose of the GR district is to accommodate higher density residential development and a variety of housing types on small lots. This district is primarily intended to support the provision of housing in older, established areas of the City. It is not intended to support new large acreage residential tract development.

The applicant is requesting a rezoning to allow for the placement of a manufactured home on the property. This use is not permitted in the R-6 district (current zoning). This use is permitted in the GR district.

4. COMPREHENSIVE PLAN COMPATIBILITY

The Sumter 2040 Comprehensive Plan shows that the property is within the Downtown Planning Area. This area represents the historic core of the city and includes a separated mix of commercial, industrial, and residential uses that are representative of the city's pre-1950's development. It is the home of the Downtown Core District and also includes surrounding residential neighborhoods and commercial corridors.



The primary goal of the Downtown Planning Area is to achieve a city center which promotes and encourages a design focused flexible urban core that is dominated by retail, office/institutional, and residential uses.

Key policies include supporting infill development and an intentional, integrated mix of uses at urban densities.

5. 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: The proposed rezoning does not change the site's total housing unit entitlement.

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 service provider for the site. There are no significant issues that would prevent the City from providing solid waste service to the site.

6. STAFF RECOMMENDATION

The request conflicts with the intent of recent citywide changes to the zoning map, as the entire block the subject property falls within was changed from GR to R-6 to maintain a consistent residential zoning designation along the west side of S. Main St.

The subject property is located in a mid-block location, where rezoning approval may set precedence for the entire block to revert back to GR zoning overtime.

7. DRAFT MOTIONS

1. I move the Planning Commission recommend **approval** of RZ-26-12, rezoning +/- 0.36-acres (TMS# 227-05-05-024, 227-05-05-025) from Small Lot Residential (R-6) to General Residential (GR).

2. I move the Planning Commission recommend **denial** of MSP-26-12, rezoning +/- 0.36-acres (TMS# 227-05-05-024, 227-05-05-025) from Small Lot Residential (R-6) to General Residential (GR).

3. I move an alternate motion.

8. PLANNING COMMISSION ACTION

Exhibit 1

TABLE B.8.1 PERMITTED USES																	
Key: *P = Permitted Use;* *C = Conditional Use;* *S = Special Exception*	**Section**	**R-15**	**R-9**	**R-6**	**GR**	**RMF**	**PO**	**NC**	**LC**	**GC**	**DTC**	**DTT**	**IG**	**LI-W**	**HI**	**AC**	**CP**
Agricultural Uses																	
Farming – Crop Production	*B.9.1(A)*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial Livestock	*B.9.1(B)*															P	
Personal Use Livestock	*B.9.1(C)*	P	P	P	P	P	P	P	P	P				P	P	P	P
Stockyards, Poultry Houses, Pig/Hog Farming, slaughterhouses, and Animal Auction Houses	*B.9.1(D)*															S	
Forestry and Logging *(Exempt Activities Under S.C. Code 1976 §48-23-205 Only)*	*B.9.1(E)*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nursery, Plant & Landscaping	*B.9.1(F)*								C	P				P		C	
Residential Uses																	
Single Family Detached Dwelling	*B.9.2(A)*	P	P	P	P	C	C				C	C	C			P	S
Single Family Attached Dwelling ** (R-9 District – Residential Infill Overlay District Only)*	*B.9.2(B)*		C*	C	C	C	C				C	C	C				
Suburban Townhomes ** (R-9 District – Residential Infill Overlay District Only)*	*B.9.2(C)*		C*	C	C	C	C	C	C	C			C				
Urban Townhomes *(All Districts – (Residential Infill Overlay District Only)*	*B.9.2(D)*		C	C	C	C	C	C	C	C	C	C	C				
Duplex Dwelling ** R-9 District – (Residential Infill Overlay District Only)*	*B.9.2(E)*		C*	C	C	C	C					C	C				
Triplex and Quadruplex Dwelling ** R-9 District – (Residential Infill Overlay District Only)*	*B.9.2(F)*		C*	C	C	C	C	C	C	C	C	C	C				
Suburban Multi-Family	*B.9.2(G)*					P			P	P			P				

TABLE B.8.1 PERMITTED USES																	
Key: *P = Permitted Use;* *C = Conditional Use;* *S = Special Exception*	**Section**	**R-15**	**R-9**	**R-6**	**GR**	**RMF**	**PO**	**NC**	**LC**	**GC**	**DTC**	**DTT**	**IG**	**LI-W**	**HI**	**AC**	**CP**
Dwelling																	
Urban Multi-Family Dwelling *(All Districts - Residential Infill Overlay District Only)*	*B.9.2 (H)*					P			P	P	P	P	P				
Cottage Courts *(In Residential Infill Overlay District Only)*	*B.9.2(I)*		C	C	C	C						C					
Manufactured Home	*B.9.2(J)*				P											P	
Manufactured Home Park	*B.9.2(K)*				C					C							
Group Home	*B.9.2(L)*	P	P	P	P	P											
Home Occupation	*B.9.2(M)*	P	P	P	P	P	P	P	P	P	P	P	P			P	
Upper story Residential	*B.9.2(N)*									P	P	P					
Group Dwelling	*B.9.2(O)*					C	C	C	C	C	C	C	P				
Fraternity/Sorority Dwellings	*B.9.2(P)*		S	S	S	C	C	C	C	C		C	P				
Public and Institutional Uses																	
Post Office (Mail and Packages)	*B.9.3(A)*					C	P	P	P	P	P	P	P	P	P	P	
Elementary/Primary Schools	*B.9.3(B)*	C	C	C	C	C	C	C	C	C		P	P			C	
Secondary Schools	*B.9.3(C)*	C	C				C	C	C	C		P	P			C	
Higher Education (*College, Junior College, University, Technical)*	*B.9.3(D)*		C	C	C	C		C	C	C	P	P	P			C	
Other Educational Facilities	*B.9.3(E)*						C	C	C	C	P	P	P			C	
Commercial Cemetery	*B.9.3(F)*	C	C	C	C		C		P	P				C	P	P	P
Religious Cemetery	*B.9.3(G)*	C	C	C	C		C		P	P				C	P	P	P
Private Cemetery	*B.9.3(H)*	C	C	C	C		C		P	P				C	P	P	P
Religious Institutions	*B.9.3(I)*	C	C	C	C	C	P	P	P	P	P	P	P	C		C	
Cultural, Library and Museum Facility	*B.9.3(J)*	C	C	C	C		P	P	P	P	P	P	P	C			
Government Offices	*B.9.3(K)*	C	C	C	C	C	P	P	P	P	P	P	P	P	P	C	
Public Safety	*B.9.3(L)*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

TABLE B.8.1 PERMITTED USES																	
Key: *P = Permitted Use;* *C = Conditional Use;* *S = Special Exception*	**Section**	**R-15**	**R-9**	**R-6**	**GR**	**RMF**	**PO**	**NC**	**LC**	**GC**	**DTC**	**DTT**	**IG**	**LI-W**	**HI**	**AC**	**CP**
Correctional Facility	*B.9.3(M)*													S	S	S	
Mobile Classrooms	*B.9.3(N)*	C	C	C	C	C	C	C	C	C		C	C			C	
Charitable, Professional, Fraternal, Veteran & Social Advocacy Organizations	*B.9.3 (O)*		C	C	C		P	P	P	P	P	P	P	P			
Commercial Retail Uses																	
Animal Kennels	*B.9.4(A)*								C	C				C	C	C	
Vehicle Sales and Rental Services	*B.9.4(B)*								C	P		C		C			
General Equipment Rental Services *(No Outside Storage)*	*B.9.4(C)*								P	P		P		P	P		
General Equipment Rental Services *(w/Outside Display Areas)*	*B.9.4(C)*									P				P	P		
Bar/Tavern/Night Club/Private Club	*B.9.4(D)*								S	S	S	S		S			
Bed and Breakfast Inn	*B.9.4(E)*	S	S	S	S		C	C	C	C	C	C					
Broadcast Facility	*B.9.4(F)*				S	S	P	P	P	P	P	P	P	P	P	P	P
Convenience Store w/ Fuel Sales	*B.9.4(G)*								C	C		C		C	C		
Convenience Store w/o Fuel Sales	*B.9.4(H)*							C	P	P	P	P		C	C		
Crematorium	*B.9.4(I)*						C		P	P	C	P		P	P		
Funeral Home	*B.9.4(J)*						C		P	P	C	P		P	P		
Grocery	*B.9.4(K)*							P	P	P	P	P	P	P	C	C	
Hotel/Motel	*B.9.4(L)*							C	C	P	P	P		C			
Extended Stays	*B.9.4(M)*						C	C	C	P	C	P		C			
Liquor Store	*B.9.4(N)*								S	S	S	S		S			
Major Vehicle Service	*B.9.4(O)*									C		C		C	P		
Minor Vehicle Service and New Vehicle Part Sales	*B.9.4(P)*								C	P	C	C		C	P		
Motor Vehicle Fuel Dealers	*B.9.4(Q)*									P				P	P		

TABLE B.8.1 PERMITTED USES																	
Key: *P = Permitted Use;* *C = Conditional Use;* *S = Special Exception*	**Section**	**R-15**	**R-9**	**R-6**	**GR**	**RMF**	**PO**	**NC**	**LC**	**GC**	**DTC**	**DTT**	**IG**	**LI-W**	**HI**	**AC**	**CP**
Outdoor Storage	*B.9.4(R)*													C	P		
Pawn Shop	*B.9.4(S)*								C	P		C		C			
Restaurant, Full Service	*B.9.4(T)*						C	P	P	P	P	P		P			
Restaurant, Fast Casual	*B.9.4(U)*							C	C	P	P	P		C			
Restaurant, w/Drive Through	*B.9.4(V)*								C	P		P		C			
Sexually Oriented Business	*B.9.4(W)*													P	P		
Special Events Facilities	*B.9.4(X)*								S	S	C	S		S			
Towing Service	*B.9.4(Y)*									C				C	C		
Tobacco/Vape Shop	*B.9.4(Z)*								S	S		S		S			
Retail, Neighborhood *(Up to 5,000 sq. ft)*	*B.9.4(AA)*							P	P	P	P	P	P	P			
Retail, General *(5,000 to 20,000 sq. ft)*	*B.9.4(BB)*								P	P	P	P					
Retail, General *(20,000 to 250,000 sq. ft. sq. ft)*	*B.9.4(CC)*								C	P	C	C					
Retail, General *(more than 250,000 sq. ft.)*	*B.9.4(DD)*									S							
Wholesale Trade	*B.9.4(EE)*									C				P	P		
Automatic Merchandising Machine Operators	*B.9.4(FF)*									C				P	P		
Industrial and Manufacturing Uses																	
Artisanal Manufacturing	*B.9.5(A)*								C	C	C	C		P	P		
Brewery	*B.9.5(B)*													S	P		
Brewery, Micro	*B.9.5(C)*									C	C	C		P	P		
Distillery	*B.9.5(D)*													S	P		
Distillery, Micro	*B.9.5(E)*									C	C	C		P	P		
Flex Facility	*B.9.5(F)*										C	C		P	P		
Industrial- Light	*B.9.5(G)*													P	P		
Industrial- Heavy	*B.9.5(H)*														P		
Manufacturing	*B.9.5(I)*													C	P		
Sanitary Land Fills, Inert Dump Sites	*B.9.5(J)*														S		

TABLE B.8.1 PERMITTED USES																	
Key: *P = Permitted Use;* *C = Conditional Use;* *S = Special Exception*	**Section**	**R-15**	**R-9**	**R-6**	**GR**	**RMF**	**PO**	**NC**	**LC**	**GC**	**DTC**	**DTT**	**IG**	**LI-W**	**HI**	**AC**	**CP**
Hazardous Waste, Nuclear Waste Transfer, Storage, and Treatment and/or Disposal Sites	*B.9.5(K)*														S		
Resource Recovery Facilities, Solid Waste Storage and Transfer Facilities, Waste Tire and Treatment Sites, Composting Facilities, Manned Convenience Centers, Incinerators, and Recycling Facilities	*B.9.5(L)*													S	S		
Salvage Yards	*B.9.5(M)*														S		
Self-Storage Facilities	*B.9.5(N)*								C	C				P	P		
Data Center *(10,000 sf of total structure area or less)*	*B.9.5(O)*						C	C	C	C	C	C	C	P	P		
Data Center *(more than 10,000 sf of total structure area)*	*B.9.5(P)*														S		
Solar Farms	*B.9.5(Q)*													S	P		
Warehouse/Distribution	*B.9.5(R)*													P	P		
Mining and Extraction Operations	*B.9.5(S)*														S		
Personal and Professional Services Uses																	
Bank/Financial Institution	*B.9.6(A)*						P	P	P	P	P	P	C	C			
Car Wash	*B.9.6(B)*								C	P		C		P			
In-Home Day Care	*B.9.6(C)*	P	P	P	P	P	P	P	P	P	P	P				P	
Daycare (Adult and Child)	*B.9.6(D)*		C	C	C	C	P	P	P	P	C	P	C			C	
Dry Cleaning/Laundromat	*B.9.6(E)*							P	P	P	P	P		P	P		
Spa, Day/Nail Salon/Hair Salon/Barber Shop	B.9.6(F)						P	P	P	P	P	P		P			
Tattoo Parlor	B.9.6(G)									S				P			

TABLE B.8.1 PERMITTED USES																	
Key: *P = Permitted Use;* *C = Conditional Use;* *S = Special Exception*	**Section**	**R-15**	**R-9**	**R-6**	**GR**	**RMF**	**PO**	**NC**	**LC**	**GC**	**DTC**	**DTT**	**IG**	**LI-W**	**HI**	**AC**	**CP**
Personal Services	B.9.6(H)						P	P	P	P	P	P		C			
Bail Bonding	B.9.6(I)									P		P		P			
Construction and/or Specialty Trade Contractors	B.9.6(J)						C		C	C	C	C		P	P		
Medical and Office Uses																	
Animal Care (includes urgent and veterinary services)	*B.9.7(A)*						C		P	P		P	P	P		P	
Residential Care	*B.9.7(B)*					P	P	P	P	P	P	P					
Nursing Home	*B.9.7(C)*					P	P	P	P	P	P	P					
Hospital	*B.9.7(D)*									P	P	P	P	C			
Medical/Dental Facility	*B.9.7(E)*						P	C	P	P	P	P	P	C			
Professional Office	*B.9.7(F)*			S			P	P	P	P	P	P	P	P	P	C	
Rehabilitative and Mental In-Patient Health Facility	*B.9.7(G)*								C	C				C			
Urgent Care	*B.9.7(H)*							C	P	P	C	C	S	C			
Recreation/Open Space + Entertainment Uses																	
Sports Fields	*B.9.8(A)*	C	C	C	C	P	P			P			P			P	P
Amusement/Theme Parks	*B.9.8(B)*									S	S			S			
Golf Courses	*B.9.8(C)*	C	C	C	C					P			P	P		C	C
Driving Range	*B.9.8(D)*	C	C	C	C					P			P	P		C	C
Motor Vehicle Race or Testing Track	*B.9.8(E)*									S				S	S		
Outdoor Concert Venues	*B.9.8(F)*									S	S	S	C	S	S		
Parks, Public	*B.9.8(G)*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
RV Parks/Recreation Camping Facilities	*B.9.8(H)*								C	C			C			C	C
Shooting Ranges (Indoor Only)	*B.9.8(I)*									S			S	S	S		
Botanical Garden	*B.9.8(J)*	C	C	C	C		P		P	P	P	P	P	C		P	P
Zoo	*B.9.8(K)*									S			S	S		P	

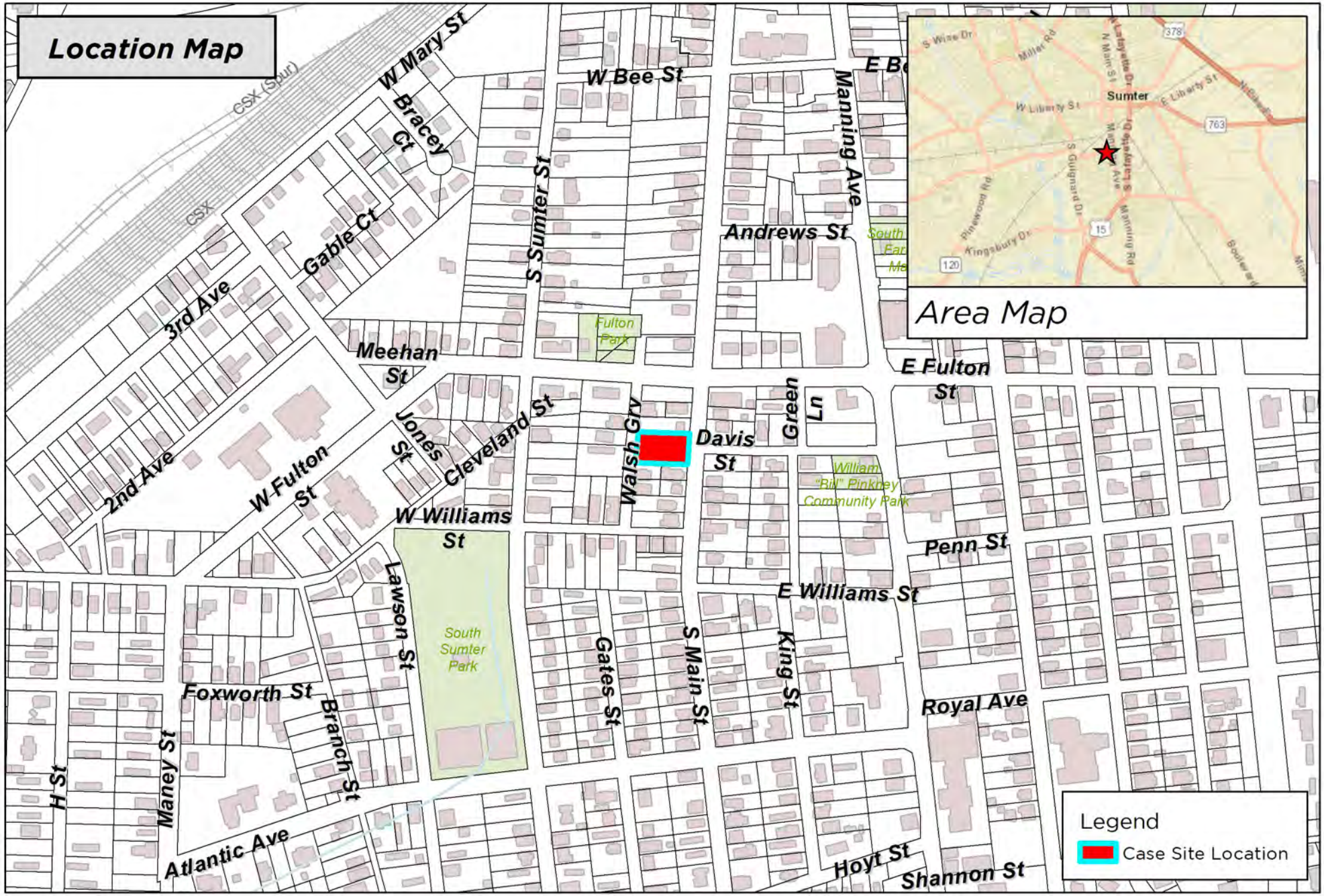
TABLE B.8.1 PERMITTED USES																	
Key: *P = Permitted Use;* *C = Conditional Use;* *S = Special Exception*	**Section**	**R-15**	**R-9**	**R-6**	**GR**	**RMF**	**PO**	**NC**	**LC**	**GC**	**DTC**	**DTT**	**IG**	**LI-W**	**HI**	**AC**	**CP**
Bingo Parlor	*B.9.8(L)*									S				S			
Pool Hall	*B.9.8(M)*									S				S			
Fairgrounds	*B.9.8(N)*								S	S			P	S			
Utilities and Other Uses																	
Airport	*B.9.9(A)*												P		P		
Wireless Communication Towers	*B.9.9(B)*	S	S	S	S	S	C	C	C	C	S	S	C	C	C	C	
Transportation Terminals	*B.9.9(C)*								P	P	P	P	P	P	P		
Utility Facilities, Government *(except Sewer Treatment Plants, & Electrical Substations)*	*B.9.9(D)*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewer Treatment Plants	*B.9.9(E)*						S	S	S	S			S	S	S	S	
Electric Substations	*B.9.9(F)*	S	S	S	S	S	S	S	S	S		S	S	S	S	S	
Parking Lots and Structures	*B.9.9(G)*						P	P	P	P	C	C	P	P	P		
Commercial Truck and Trailer Parking	*B.9.9(H)*									C				C	P		

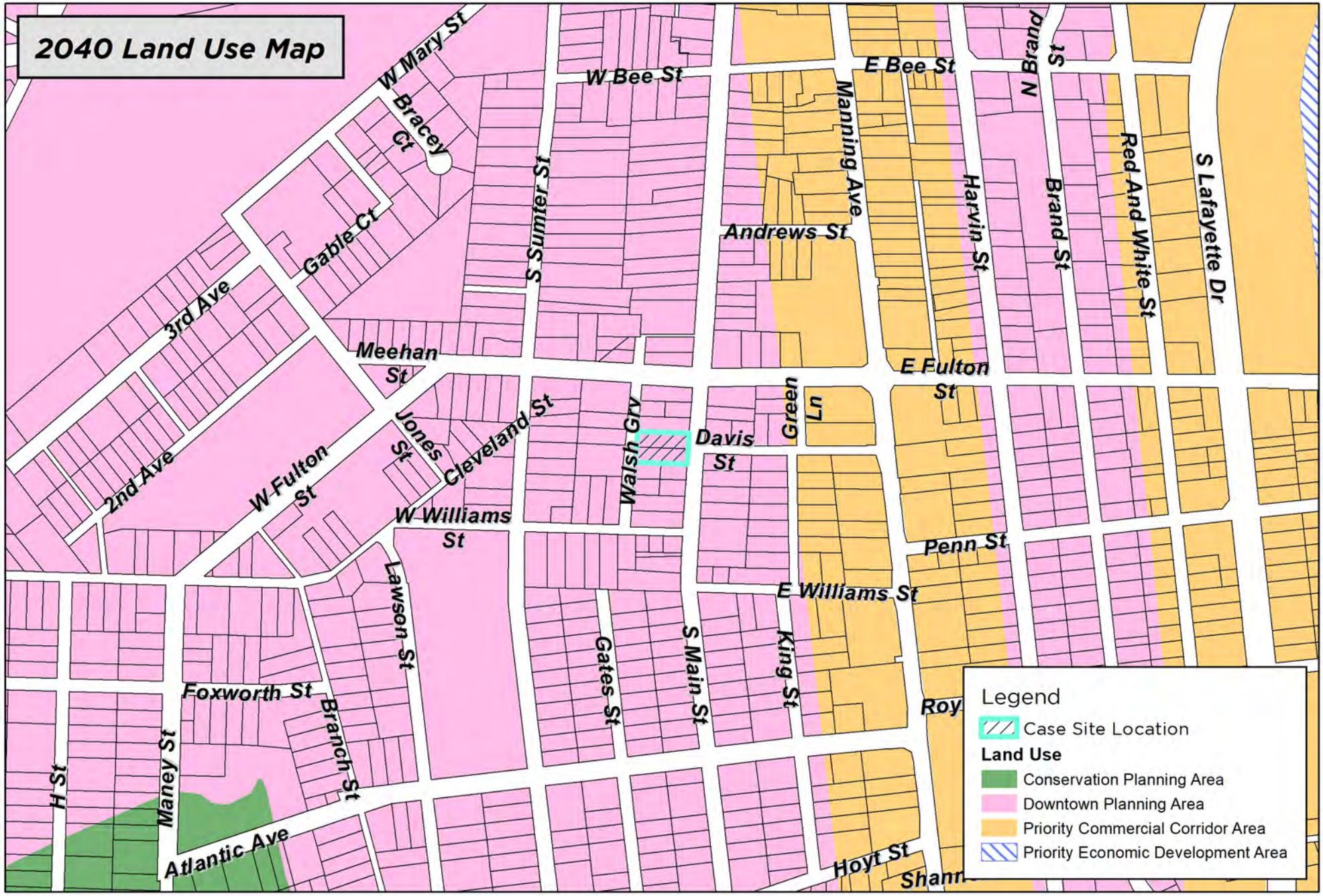
Key

P = Permitted use subject to applicable use specific requirements of Chapter B.9.

C = Conditional use subject to applicable use specific requirements of Chapter B.9, and the conditional use criteria in Chapter B.9.10.

S = Special exception use subject to applicable use specific requirements of Chapter B.9, and BZA review and approval pursuant to Chapter A, as is applicable.


Location Map
CSX (Spur)
CSX
W Mary St
Bracey Ct
Gable Ct
3rd Ave
2nd Ave
W Fulton St
Meehan St
Jones St
Cleveland St
S Sumter St
W Bee St
Manning Ave
Andrews St
Fulton Park
E Fulton St
Walsh Gry
Davis St
Green Ln
William "Bill" Pinkney Community Park
W Williams St
Penn St
E Williams St
Lawson St
South Sumter Park
Gates St
S Main St
King St
Royal Ave
Foxworth St
Branch St
Maney St
H St
Atlantic Ave
Hoyt St
Shannon St
Area Map
Sumter
Legend
Case Site Location
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 = 400 feet
Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 10/28/2026
User Name: crobbins
Document Name: RZ-26-12
Sumter SOUTH CAROLINA
RZ-26-12
546 and 548 S Main St, Sumter, SC 29150
Tax Map # 227-05-05-024 and -025



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.

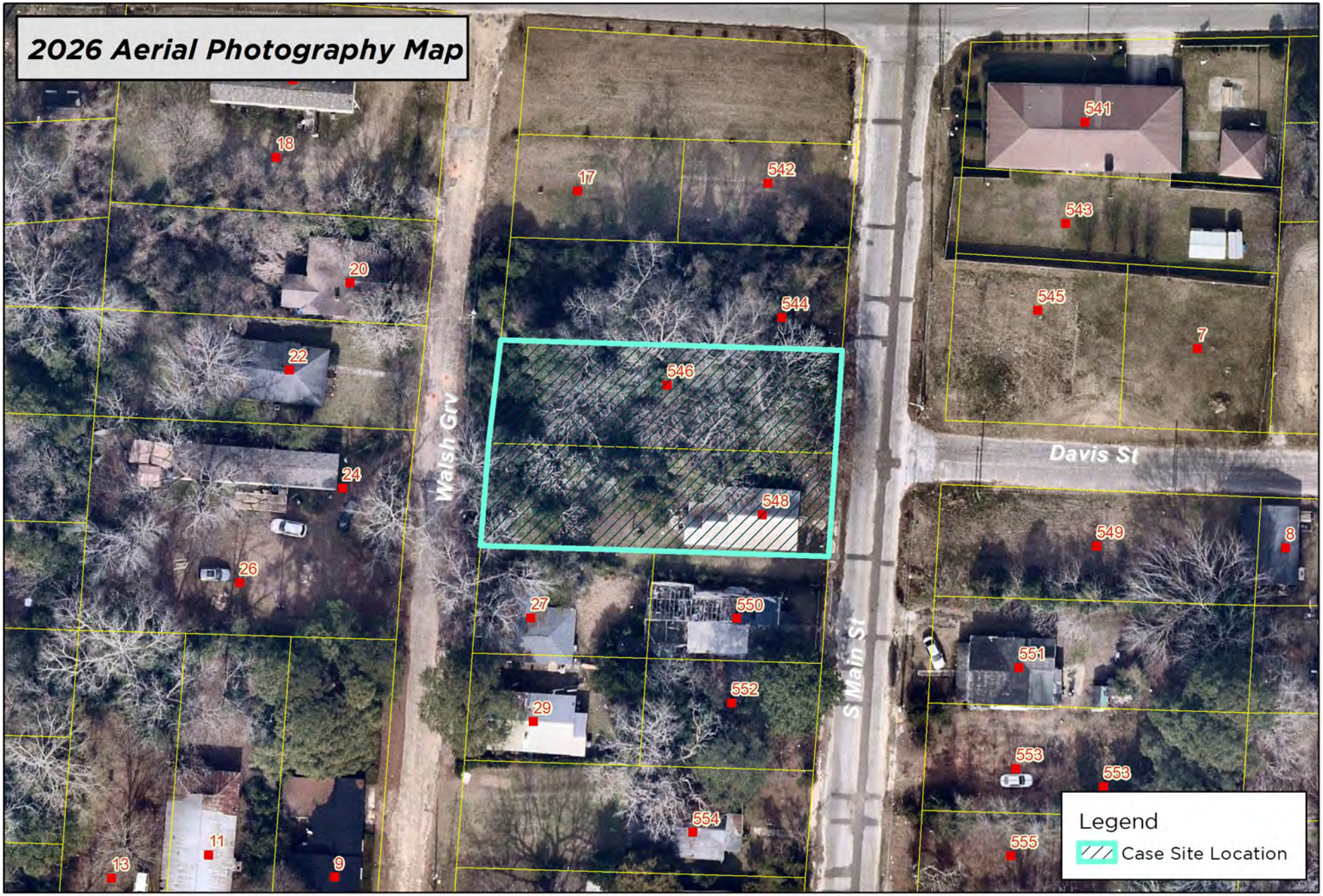
0 200 400 Feet

1 inch = 400 feet

Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 10/28/2026
User Name: crobbins
Document Name: RZ-26-12

Sumter SOUTH CAROLINA

RZ-26-12
546 and 548 S Main St, Sumter, SC 29150
Tax Map # 227-05-05-024 and -025



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 30 60 Feet

1 inch = 60 feet

Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 10/28/2026
User Name: crobbins
Document Name: RZ-26-12

Sumter SOUTH CAROLINA

RZ-26-12
546 and 548 S Main St, Sumter, SC 29150
Tax Map # 227-05-05-024 and -025



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 = 400 feet

Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 10/28/2026
User Name: crobbins
Document Name: RZ-26-12

Sumter SOUTH CAROLINA

RZ-26-12
546 and 548 S Main St, Sumter, SC 29150
Tax Map # 227-05-05-024 and -025