

Sumter City-County Planning Commission

October 28, 2026

RZ-26-11, 1210 N. Lafayette Dr. (City)

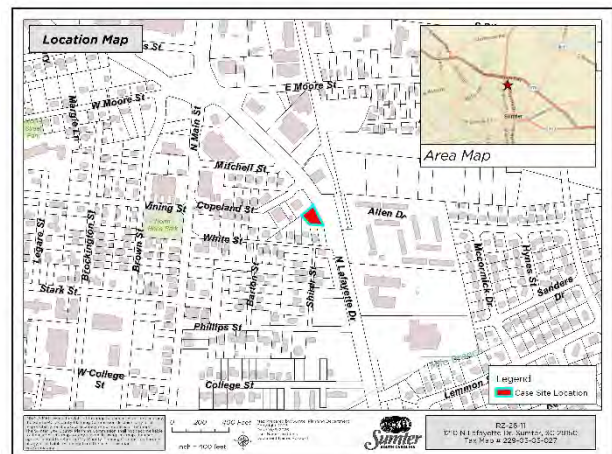
I. THE REQUEST

Applicant:	Cynthia B. Davis
Status of the Applicant:	Property Owner
Request:	A request to rezone +/- 0.26 acres of land from General Commercial (GC) to General Residential (RD).
City Council Ward	Ward 4
Location:	1210 N. Lafayette Dr.
Size of Property:	+/- 0.26-acres
Present Use/Zoning:	Undeveloped / GC
Proposed Use of Property:	Residential
Tax Map Reference:	229-05-05-027
Adjacent Property Land Use and Zoning:	North – Commercial / GC South – Residential / R-6 East – Residential / RMF West – Commercial & Residential /GC & R-6

II. BACKGROUND

This is a request is to rezone +/- 0.26 acres of land located at 1210 N. Lafayette Dr. (herein referred to as the property) from General Commercial (GC) to General Residential (GR).

As shown by the location map to the right, the property is located on the west side of N. Lafayette Dr, between Copeland St. and White St. The applicant is requesting the GR district in order to place a manufactured home on the



subject property. Manufactured homes are not permitted in the GC zoning district but are allowed “by right” in the GR zoning district.



Above: 2026 Aerial Imagery

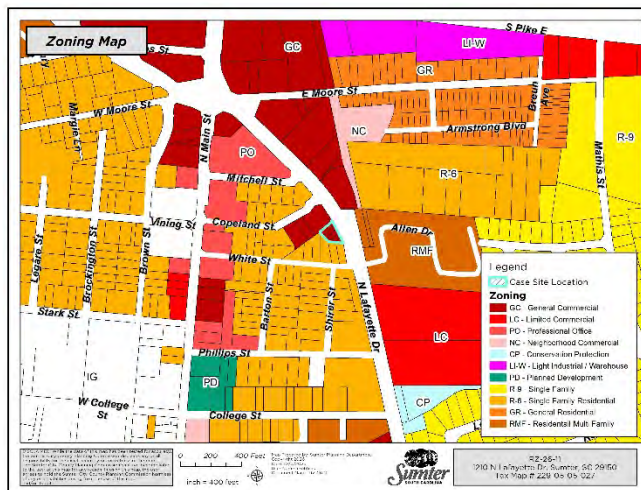


Above: Site Picture – From N. Lafayette facing west (Google Streetview 2025)

Zoning

The property is currently within the GC zoning district and is adjacent to R-6 zoning to the south and west, GC zoning to the north and west, and RMF zoning to the east.

The purpose of the GC district is to support a diverse mix of office, medical, retail, service, and compatible commercial uses that serve both the residents and visitors of Sumter. This district is intended to facilitate the development of businesses such as retail stores, restaurants, and service providers that meet community needs. Further, the uses permitted within the GC district are intended to promote employment opportunities and economic vitality while minimizing land use conflicts, particularly between commercial and residential areas.



The purpose of the requested 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.

Permitted and Conditional Uses:

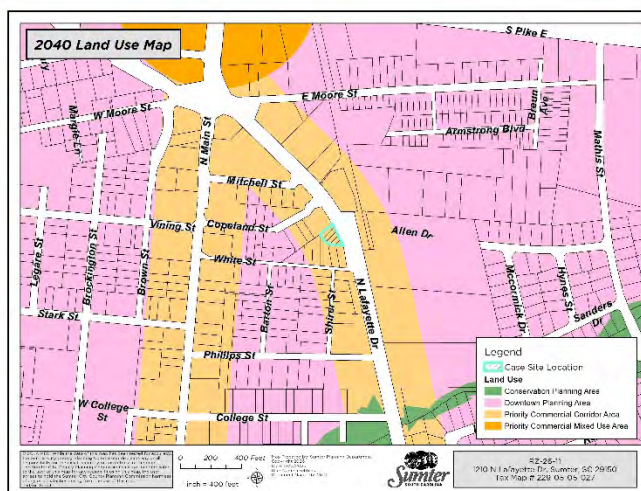
Approval of this request does not bind the applicant to establish any future use identified as part of the rezoning process. Rather, the applicant could establish uses allowed in the requested zoning district, as indicated by the use table found at *Chapter B.8, Table B.8.1* of the City of Sumter Unified Development Ordinance (UDO), in accordance with the use review process indicated and all applicable UDO requirements.

Environmental

The property is not located within a special flood hazard area (SFHA), nor does it appear to contain areas of wetland.

III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows that the property is influenced by the Priority Commercial Corridor Priority Investment Planning Area and the Downtown Planning Area.



Areas designated as Priority Commercial Corridor Planning Areas focus on existing corridors through the city. These corridors have been host to a diversity of uses from large, destination retail uses to more base industrial outdoor storage uses. Many formerly prosperous commercial corridors have struggled in recent years. Many corridors are trending toward higher levels of vacancy, or marginalization of retail uses. As a matter of policy, the 2040 plan is supportive of neighborhood retail and other small scale commercial opportunities within Priority Commercial areas. Additionally, larger destination retail, employment and other commercial uses should be directed to major intersections and arterials corridors such as Lafayette Dr.

The Downtown Planning Area represents the historic core of the City. 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. New commercial development and/or redevelopment is supported in these areas.

Staff find that the application of the GR district to the subject property is inconsistent with the goal of identified in the 2040 Plan.

IV. TRAFFIC REVIEW

The property has direct frontage on N. Lafayette Dr., a four-lane paved road with center turn lane that is functionally classified as a major arterial roadway. N. Lafayette Dr. is owned and maintained by SCDOT.

There were 13,600 annual average daily trips (AADT) on N. Lafayette Dr. near the subject property, per the latest trip generation data collected from SCDOT Count Station (ID# 43-0015), located on N. Lafayette Dr. between Poinsett Dr. and Croswell Dr.

Any proposed development at the subject property will have its transportation impacts evaluated at time of site plan approval with appropriate mitigation measures required.

V. STAFF RECOMMENDATION

Staff recommends denial of this request. Rezoning the subject property to the GR district is inconsistent with the stated goals and policies established in the Sumter 2040 Comprehensive Plan.

VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend denial of RZ-26-11, rezoning +/- 0.26 acres from General Commercial (GC) to General Residential (GR).
- 2) I move that the Planning Commission recommend approval of RZ-26-11, rezoning +/- 0.26 acres from General Commercial (GC) to General Residential (GR).
- 3) I move an alternate motion.

VII. PLANNING COMMISSION – October 28, 2026

Exhibit 1

TABLE B.8.1 PERMITTED USES																	
Key: <i>P = Permitted Use;</i> <i>C = Conditional Use;</i> <i>S = Special Exception</i>	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				

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Dwelling																	
Urban Multi-Family Dwelling (<i>All Districts - Residential Infill Overlay District Only</i>)	B.9.2 (H)					P			P	P	P	P	P				
Cottage Courts (<i>In Residential Infill Overlay District Only</i>)	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 (<i>College, Junior College, University, Technical</i>)	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

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	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	
	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		

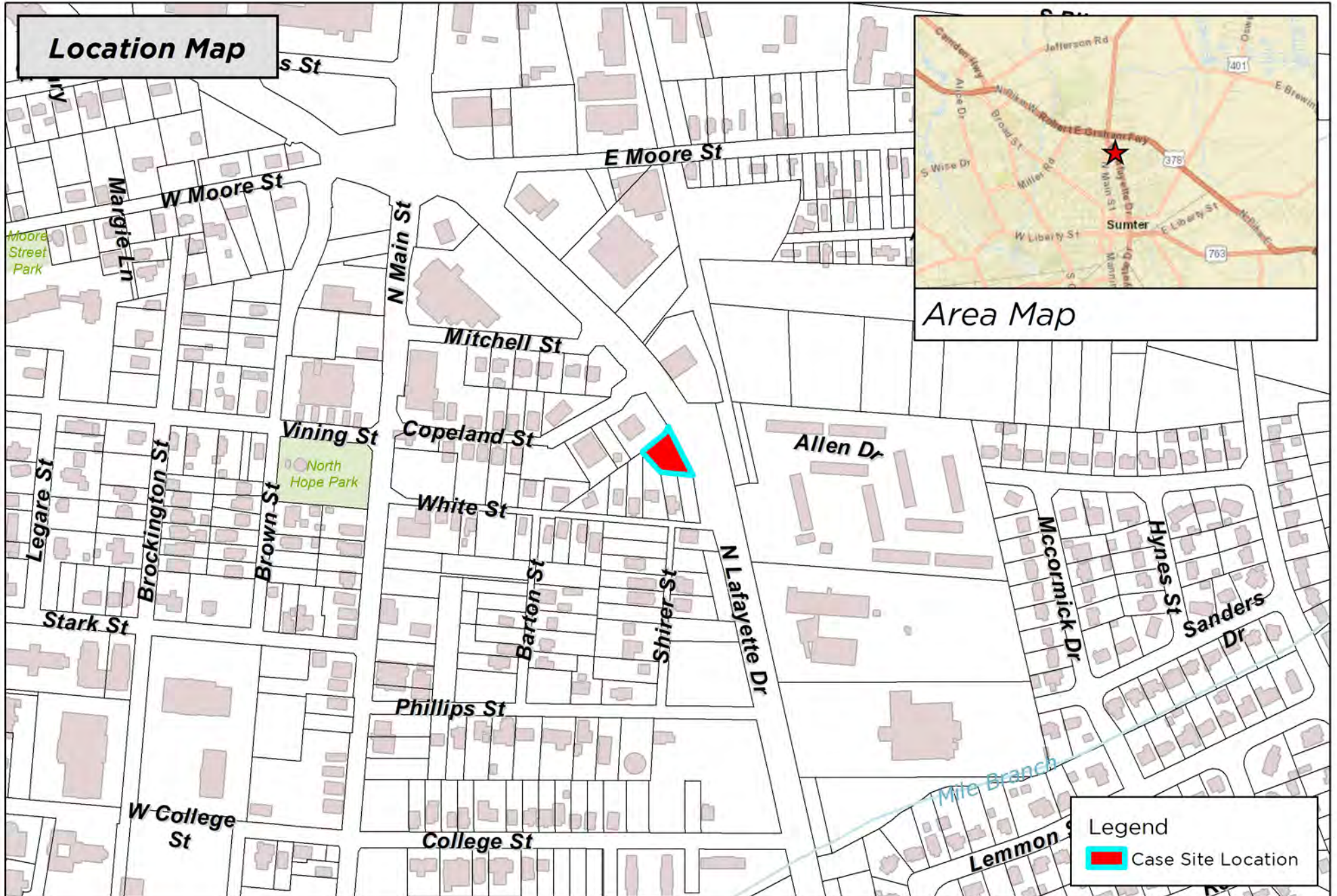
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Outdoor Storage	B.9.4(R)													C	P		
Pawn Shop	B.9.4(S)								C	P		C		C			
Restaurant, Full Service	B.9.4(T)						C	P	P	P	P	P		P			
Restaurant, Fast Casual	B.9.4(U)							C	C	P	P	P		C			
Restaurant, w/Drive Through	B.9.4(V)								C	P		P		C			
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(EF)									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		

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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			

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	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	

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	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	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
	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	
	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																	
<i>P = Permitted use subject to applicable use specific requirements of Chapter B.9.</i>																	
<i>C = Conditional use subject to applicable use specific requirements of Chapter B.9, and the conditional use criteria in Chapter B.9.10.</i>																	
<i>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.</i>																	

Location Map

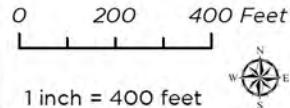


Area Map

Legend

 Case Site Location

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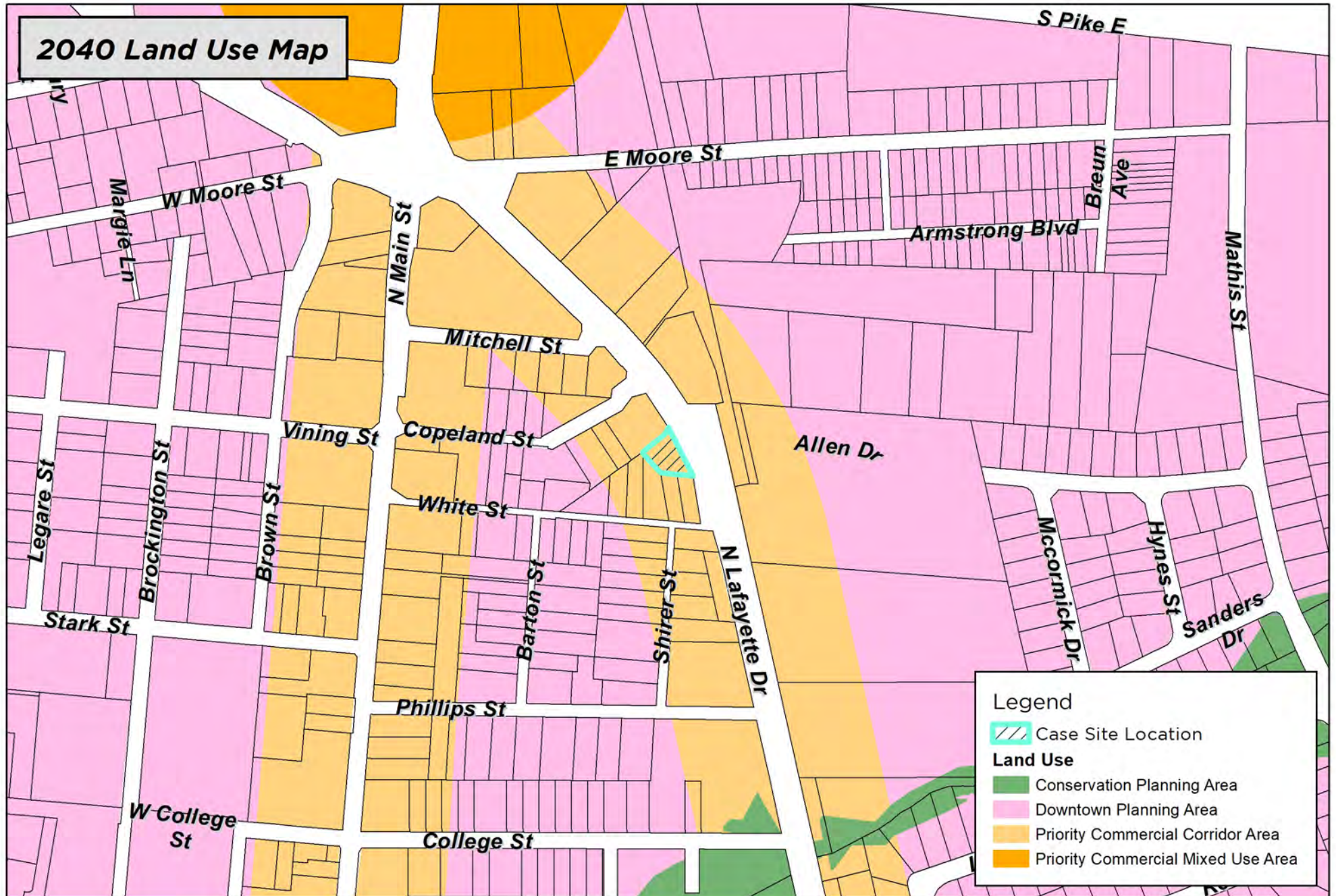


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RZ-26-11
1210 N Lafayette Dr, Sumter, SC 29150
Tax Map # 229-05-05-027

2040 Land Use Map



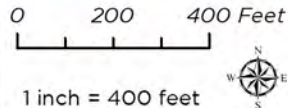
Legend

Case Site Location

Land Use

- Conservation Planning Area
- Downtown Planning Area
- Priority Commercial Corridor Area
- Priority Commercial Mixed Use Area

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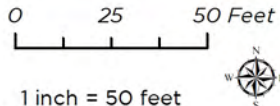
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Tax Map # 229-05-05-027

2026 Aerial Photography Map



Legend
 Case Site Location

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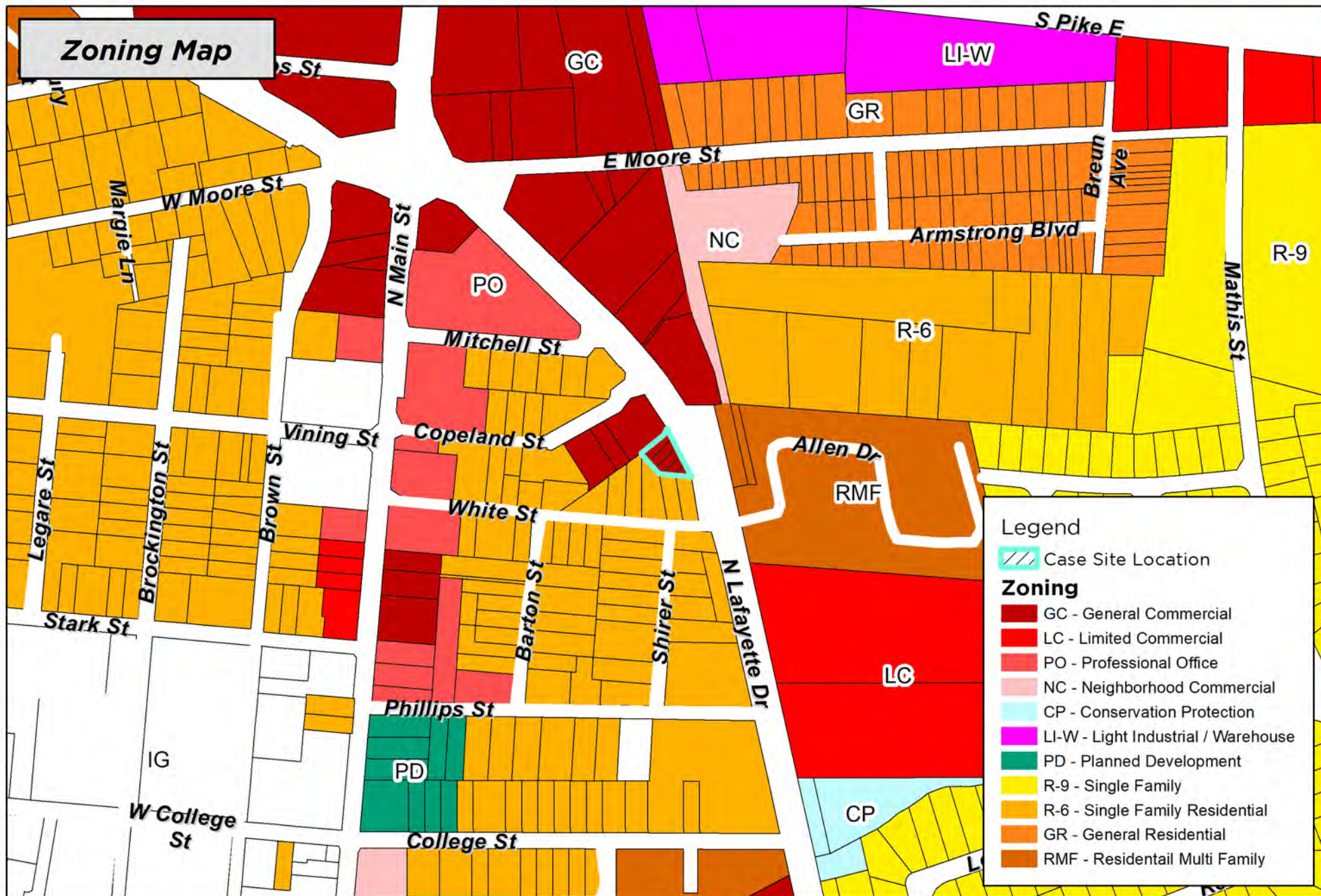


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Zoning Map



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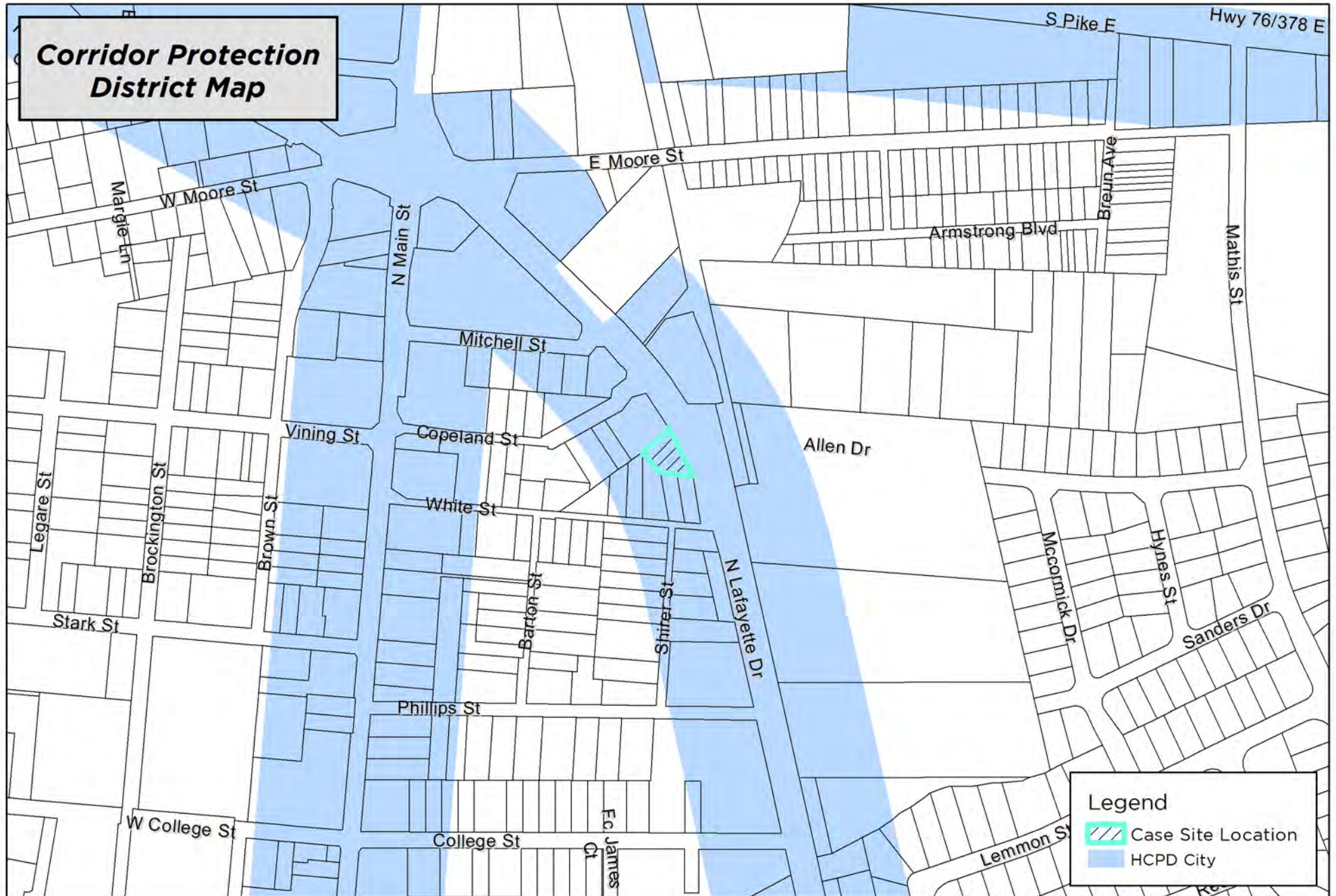
0 200 400 Feet
1 inch = 400 feet

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1210 N Lafayette Dr, Sumter, SC 29150
Tax Map # 229-05-05-027

Corridor Protection District Map



Legend

- Case Site Location
- HCPD City

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