

Sumter City-County Planning Commission

September 23, 2026

MSP-26-56 (Major) 1436 Airport Rd. (County)

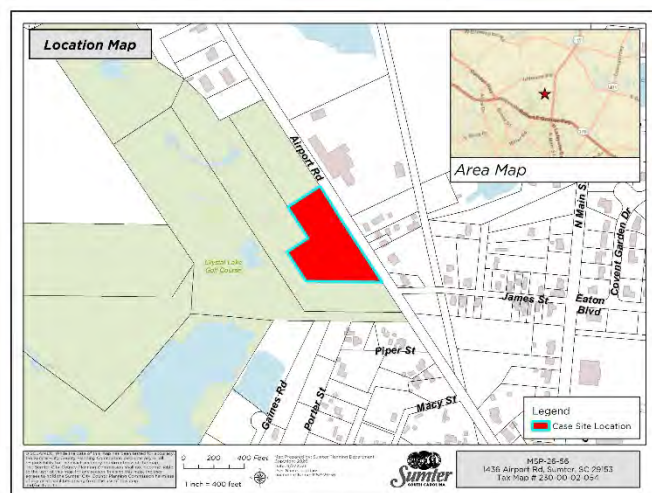
I. THE REQUEST

Applicant:	Buddy Ward
Status of the Applicant:	Property Owner
Request:	Request for Major Site Plan Review approval for two industrial flex space buildings.
County Council District	District 5
Location:	1436 Airport Rd.
Size of Development:	+/- 4.9-acres
Present Use/Zoning:	Undeveloped / Heavy Industrial (HI)
Proposed Use of Property:	Industrial flex space buildings
Tax Map Reference:	230-00-02-054

II. BACKGROUND

The applicant proposes construction of an industrial flex space development consisting of two buildings totaling approximately 13,250 square feet on a 1.42-acre portion of a larger 10.29-acre tract.

Industrial flex space typically accommodates a mix of end uses including storage, distribution, light manufacturing, office, contractor operations, and similar uses. Each building will contain multiple tenant spaces. Major site plan review is required based on the proposed number of buildings.



The subject site has road frontage on Airport Rd, is zoned Heavy Industrial (HI), and is currently undeveloped.



Figure 1: Site Location

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a site plan set titled, “*B&E Investments of SC, LLC*” prepared by Michael J. Steward, PE, dated August 17, 2026.

Copies of the Site Plan and Landscaping Plan have been included in this packet for review as Exhibit 2 and Exhibit 3, respectively.

Site development must comply with all Heavy Industrial (HI) zoning district standards of the *Sumter County Zoning and Development Standards Ordinance* (the “Zoning Ordinance”). The project meets the following minimum standards:

Development Standard	Minimum Ordinance Requirement	Proposed
Front Setback	35 ft.	35 ft.
Side Setback	15 ft.	15 ft.
Rear Setback	25 ft.	25 ft.
Maximum Impervious Surface	80%	57%
Maximum Building Height	120 ft.	< 35 ft.



Figure 3: NWI Wetlands Map

Landscape & Tree Protection Plan:

Aerial imagery data shows the site was wooded in early 2025 and cleared later that year. No land disturbance permit is on file, indicating clearing may have occurred without proper authorization unless tree removal was part of Bonafide tree harvesting activities. Any either case, due to the timing of development plans tree protection requirements are being considered.

Available google street map imagery indicates that the site included a mixture of smaller to medium sized hardwoods and pines. It is likely some trees removed from the site would qualify as significant.

The applicant is proposing to install all proposed canopy trees at a 3-inch caliper and 8-ft height – exceeding minimum standards - as a mitigation for the tree removal. Additionally, the applicant is proposing to install 5 additional understory trees.

Street Landscaping - The applicant is proposing 6 canopy trees and 42 shrubs for the street buffer along Airport Rd. Zoning Ordinance standards require 3 canopy trees and 2 understory trees per 100 linear feet of frontage. The site has a total of +/- 225 linear feet of qualified street frontage, once the linear footage of the driveway access area is subtracted. Revisions to the street landscaping plan are required. This is an outstanding technical review item.

Type A Landscaping – Type A landscaping buffers require the installation of 2 canopy trees, 1 understory tree, and 10 shrubs per 100 linear feet with a 5ft buffer along the site boundary. The

applicant is proposing a compliant Type A buffer, with the inclusion of 5 additional understory trees. These additional trees are considered required mitigation for tree removal as referenced above.

Parking Lot Landscaping – Parking rows may not exceed 20 spaces without a landscape island. The proposed plan has 22 parking spaces in a single row without a parking landscape island. This is an outstanding technical review item.

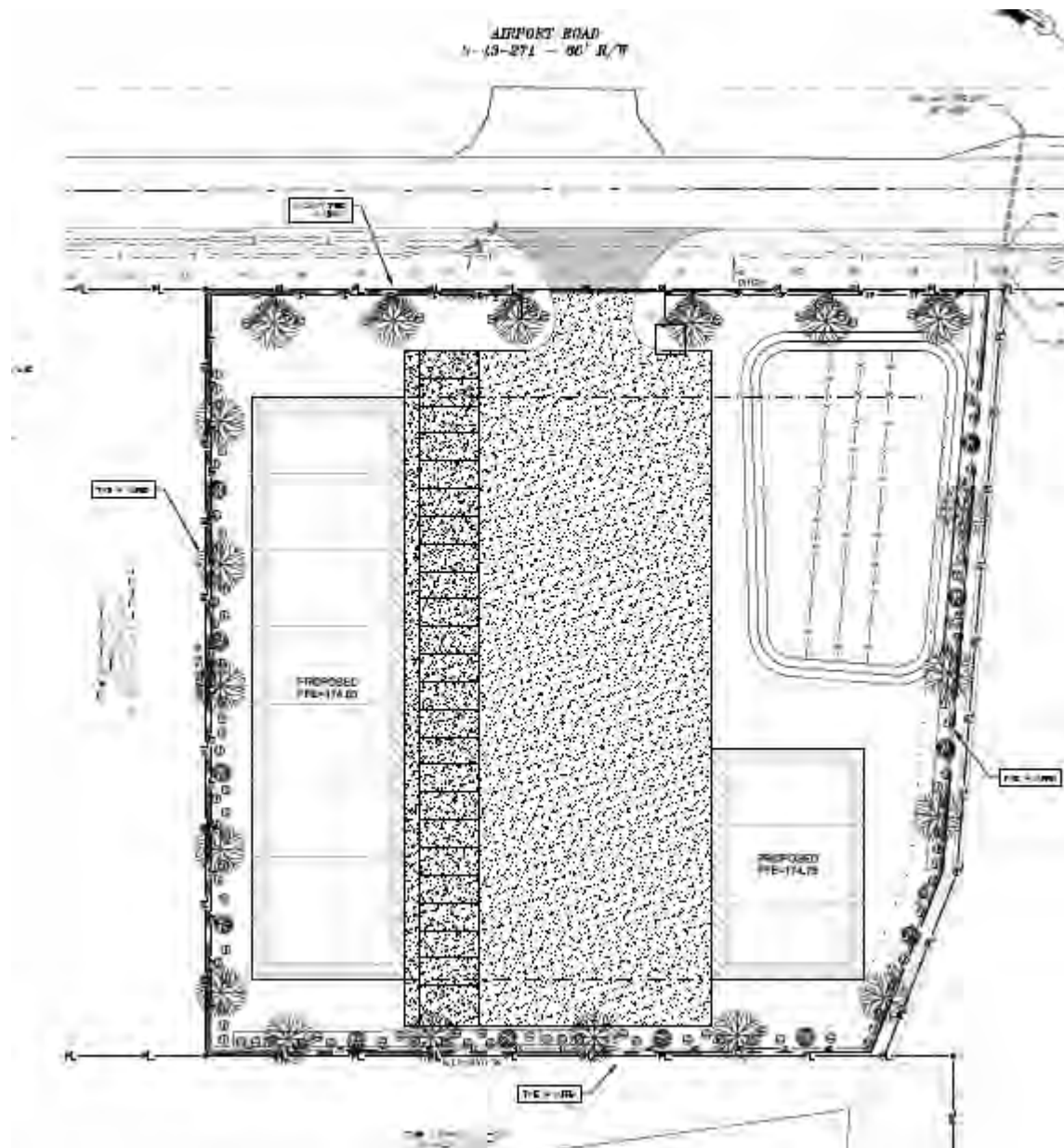


Figure 4: Landscape Plan

Transportation Review:

The site has frontage on Airport Rd., a paved 2-lane SCDOT owned/maintained roadway. AADT along Airport Rd. near the subject property is 250 according to station ID #43-0451.

Multimodal Transportation Factors

- *Bicycle and Pedestrian*: No sidewalks are present near the site along Airport Rd.
- *Rail*: The proposed project would not result in any utilization of or impact to rail lines.
- *Transit*: There is no transit service serving the area of the project.

Analysis of Applicable Zoning & Development Standards Ordinance Transportation Provisions

- *Traffic Impact Study Requirements*: Based on the proposed development scope and scale, a TIS is not required.
- *Circulation System Design*: The circulation system conforms to Ordinance requirements.
- *Consideration of Existing Local and Regional Plans*: Not applicable
- *Visual Clearance at Intersections*: The proposed visual clearance at intersections conforms to Ordinance requirements.

SCDOT encroachment permit approval is required if the work extends into the SCDOT right of way.

Stormwater Management:

Storm water runoff from the site will be directed to a proposed detention pond located on the southeast corner of the site.

A Sumter County stormwater permit is required. NPDES coverage will be required since the area of land disturbance will be more than 1.0 acre in size.

Utilities:

Fire: A fire hydrant will need to be installed to serve the project.

Sewer & Water: No water/sewer utility plans were submitted as part of this request.

Solid Waste: No commercial dumpster locations are shown on plans. If commercial dumpsters are placed on the site having a combined capacity of more 6 cubic yards or more, they must be sited in accordance with the dumpster screening requirements in *Article 4.k.1* of the Zoning Ordinance.

IV. TECHNICAL REVIEW

Outstanding technical review items are identified in Exhibit 2.

V. STAFF RECOMMENDATION

Staff has reviewed the major site plan application, shared the proposed plans with the technical review committee, and recommends **approval** of this request subject to the staff recommended Conditions of Approval in Exhibit 1.

VI. DRAFT MOTION

1. I move the Planning Commission **approve** MSP-26-56 subject to the conditions of approval outlined in Exhibit 1, and the site plan set titled “B&E Investments of SC, LLC” prepared by Michael J. Steward, PE, dated August 17, 2026.
2. I move the Planning Commission **deny** MSP-26-56.

3. I move an alternate motion.

VII. PLANNING COMMISSION – September 23, 2026

Exhibit 1:
MSP-26-56/1436 Airport Rd. (County)

Site Plan Approval Conditions

1. The project shall be developed in substantial conformance with the landscaping and site plans titled, “B&E Investments of SC, LLC” prepared by Michael J. Steward, PE, dated August 17, 2026.
2. The following items are required prior to issuance of a land disturbance permit:
 - a. Resolution of all outstanding technical review items identified in Exhibit 2.
 - b. Approved Sumter County Stormwater Permit and NPDES concurrence letter from SCDES.
3. The following items are required prior to zoning final inspection approval:
 - a. Approved SCDOT encroachment.
4. Dumpster(s), unless having a combined capacity of less than 6 cubic yards, must be sited in accordance with the dumpster screening requirements in *Article 4.k.1* of the Zoning Ordinance.
5. Separate sign permits are required *if needed* for all exterior signage. All signage must be in full compliance with *Article 8.i:* of the *Sumter County Zoning & Development Standards Ordinance* prior to permit approval, issuance, and installation.

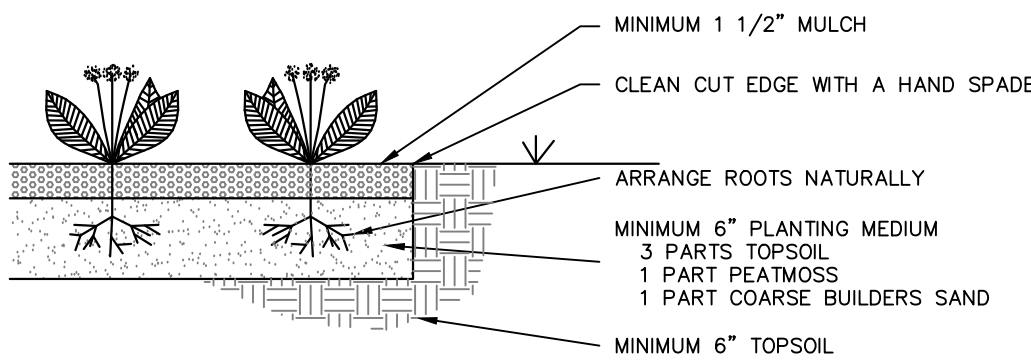
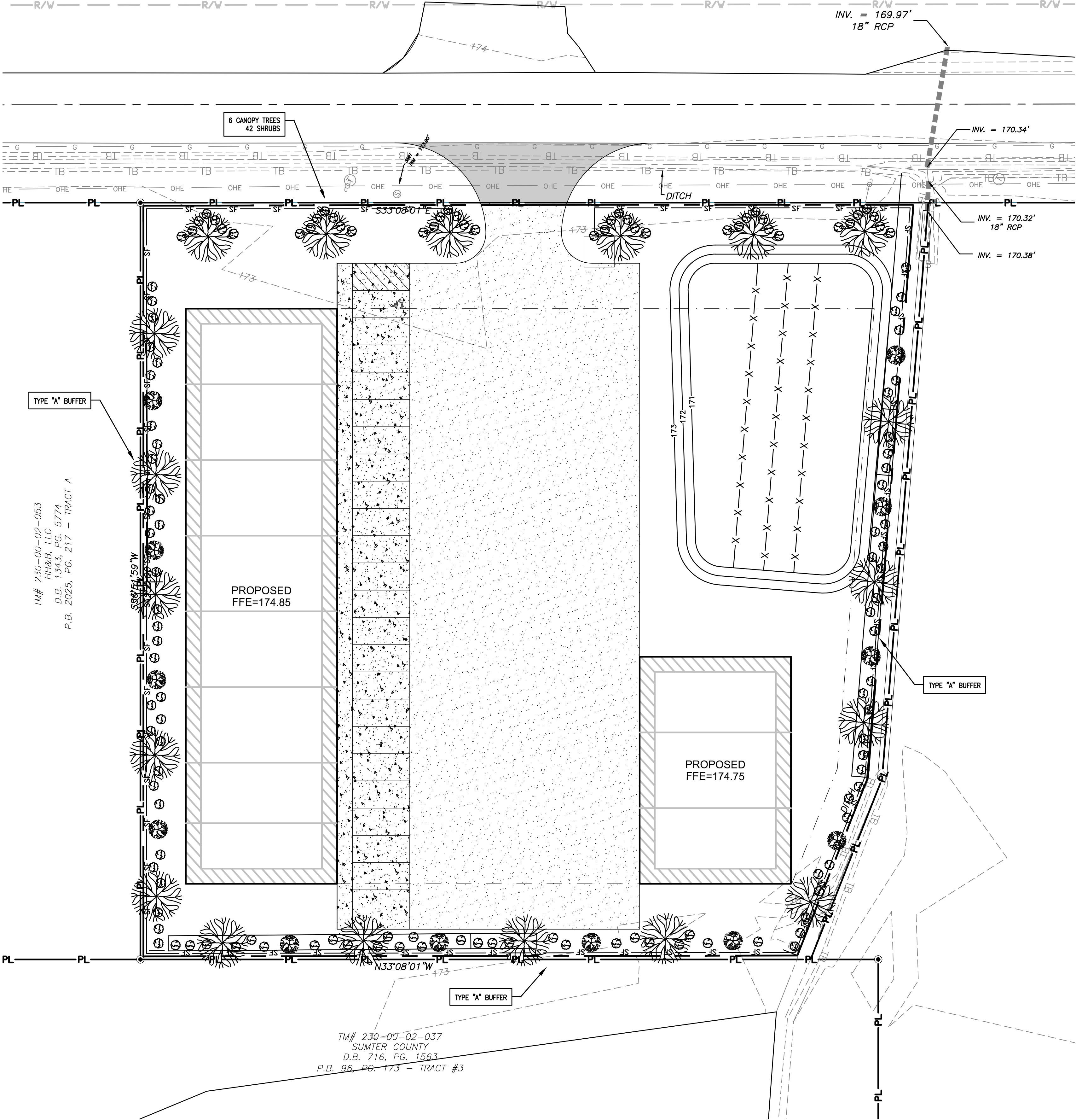
Exhibit 2:
MSP-26-56/1436 Airport Rd. (County)

Outstanding Technical Review Items

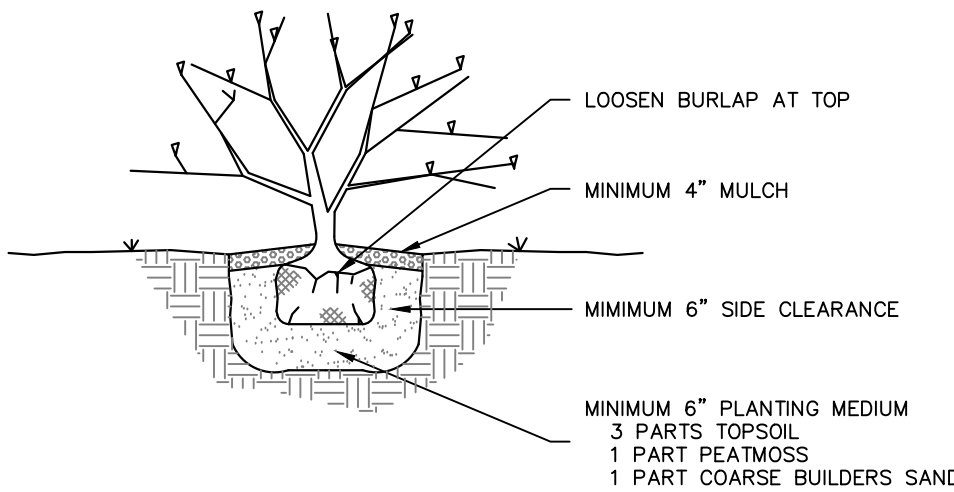
1. Submit revised landscaping plan showing street landscaping in compliance with *Article 8.d: Landscaping Standards* of the Zoning Ordinance.
2. Submit revised landscaping plan showing the installation of a parking island as required, or submit a formal waiver with justification to the Zoning Administrator for consideration, as is allowed by *Article 8.9.19: Waivers* of the Zoning Ordinance.
3. Submit revised parking plans showing an ADA accessible space for the smaller building.
4. Submit a wetlands delineation for the project area.
5. Submit water/sewer utility plans. Plans shall include location of new fire hydrant assembly, as required by the Fire Department.

Exhibit 4

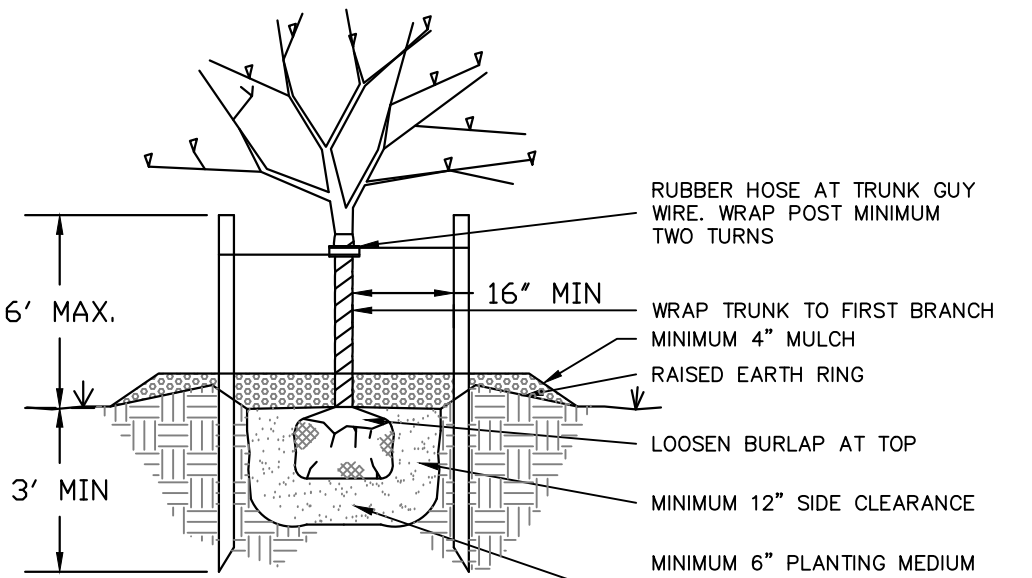
AIRPORT ROAD
S-43-271 - 66' R/W



GROUND COVER PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.



TREE PLANTING
N.T.S.

KEY	SYMBOL	VARIETY	BOTANICAL NAME	SIZE AT PLANTING
		CANOPY TREE FROM ARTICLE NINE- SECTION E RECOMMENDED PLANT LIST		3" CAL. & 8' HGT
		UNDERSTORY TREE FROM ARTICLE NINE- SECTION E RECOMMENDED PLANT LIST		2" CAL. & 7' HGT
		SHRUB FROM ARTICLE NINE- SECTION E RECOMMENDED PLANT LIST		3 GAL.

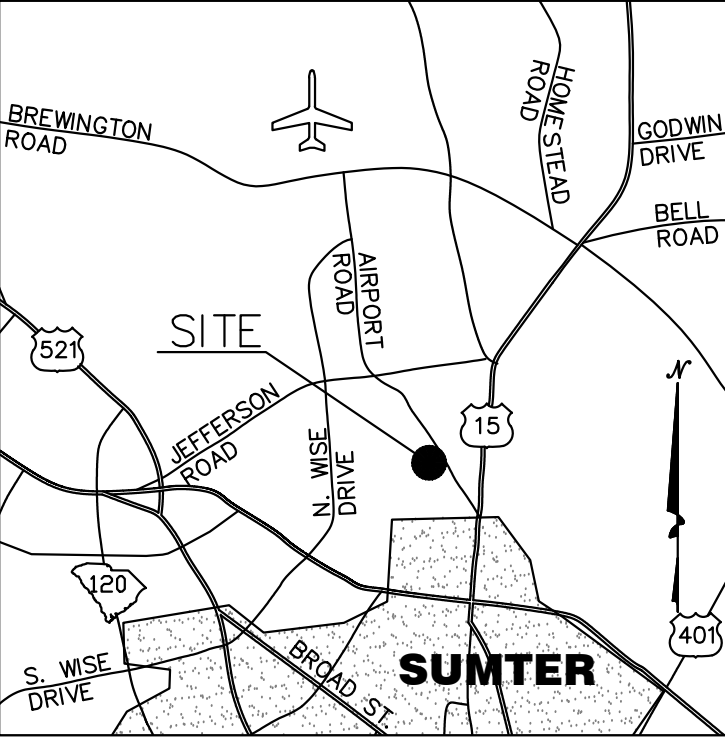
0 10 20 40 60
SCALE: 1" = 20'

The Palmetto Utility Protection Service, Inc.
810 Dutch Square Blvd, Suite 320 Columbia, South Carolina 29210 (803) 939-1117

South Carolina 811
Call 811 Before you Dig

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

CAUTION
ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO, OR INTERRUPTION OF, UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



MICHAEL J. STEWARD, PE
Sole Proprietor

2756 Pawtucket Way
Chapin, SC 29036
Phone: (925) 247-4270

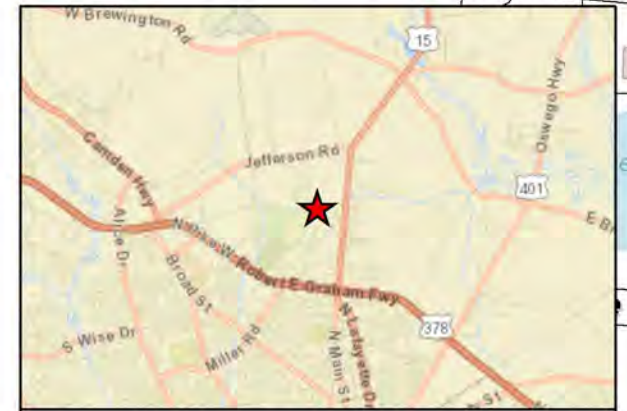
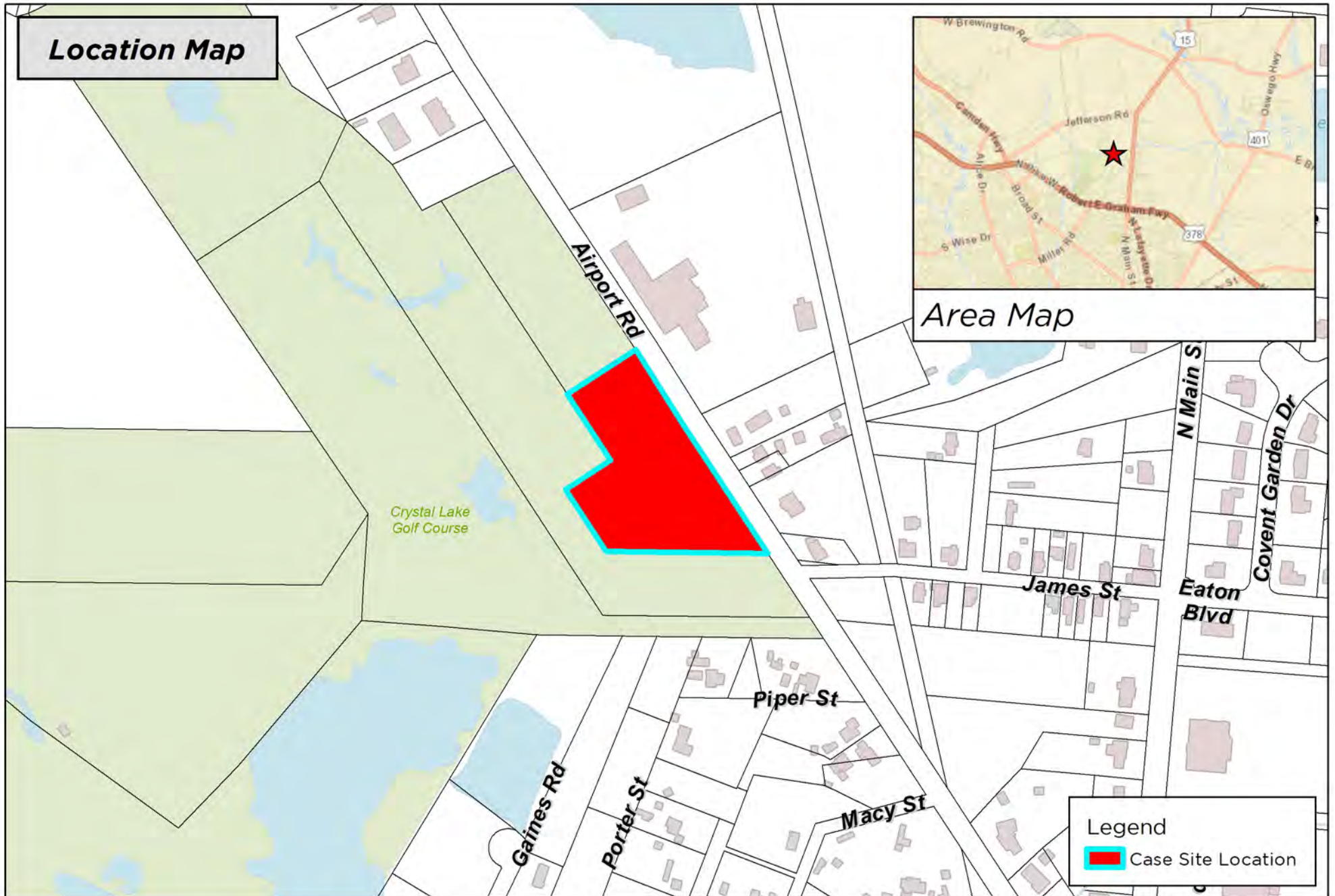
PROJECT TITLE:
B & E INVESTMENTS OF SC, LLC
AIRPORT ROAD
SUMTER, SC

SEAL

SHEET TITLE:	DATE	BY	REVISION DESCRIPTION
LANDSCAPE PLAN			

PROJECT ENGR. <u>MJS</u>	
DESIGNED BY _____	
DRAWN BY <u>TC</u>	
CHECKED BY _____	
APPROVED BY _____	
DATE <u>08/17/26</u>	
SHEET NO. <u>6</u>	OF <u>10</u>
FILE NO: 26005	

Location Map



Area Map

Legend

 Case Site Location

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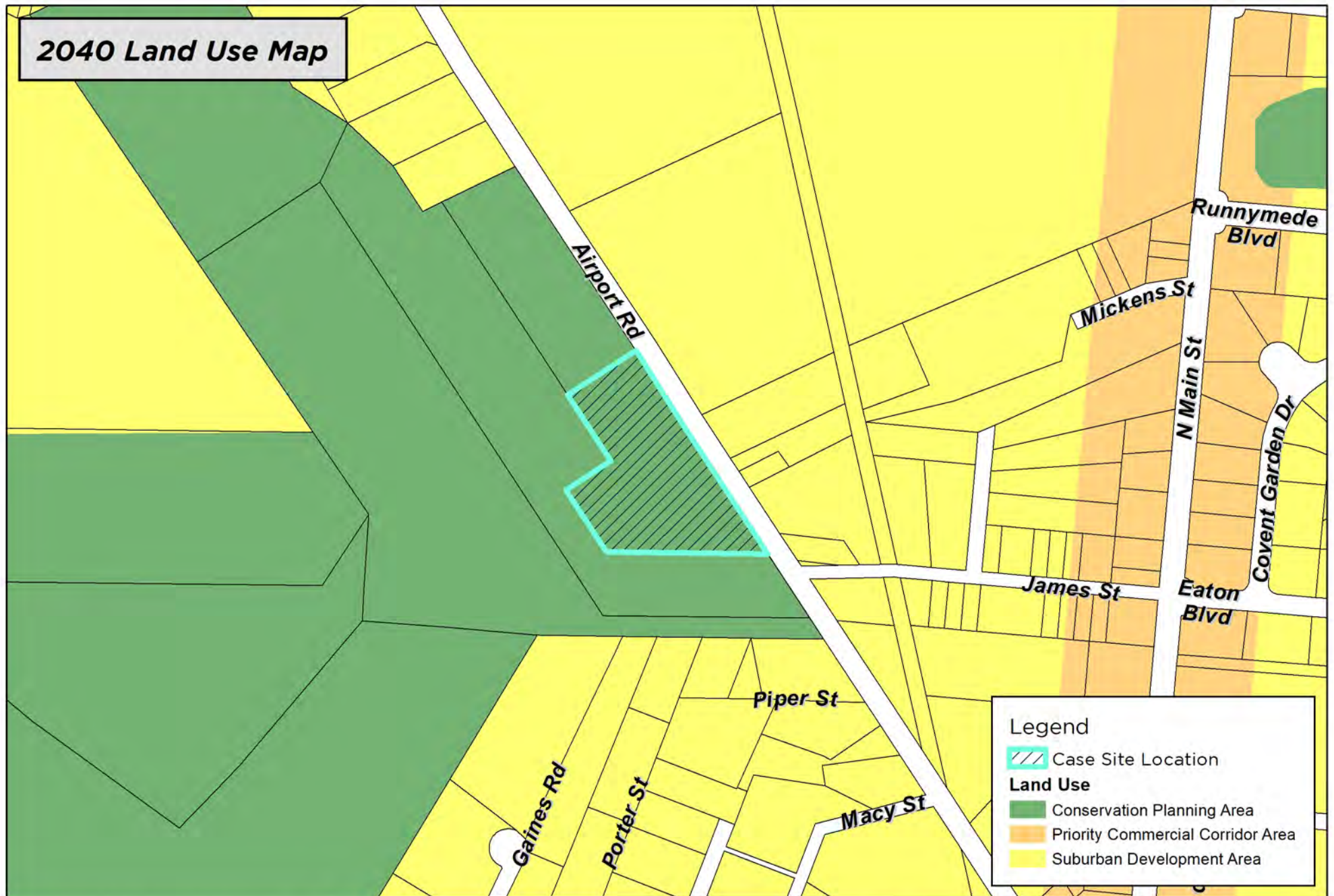


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MSP-26-56
1436 Airport Rd, Sumter, SC 29153
Tax Map # 230-00-02-054

2040 Land Use Map



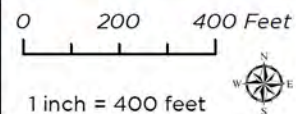
Legend

Case Site Location

Land Use

- Conservation Planning Area
- Priority Commercial Corridor Area
- Suburban Development Area

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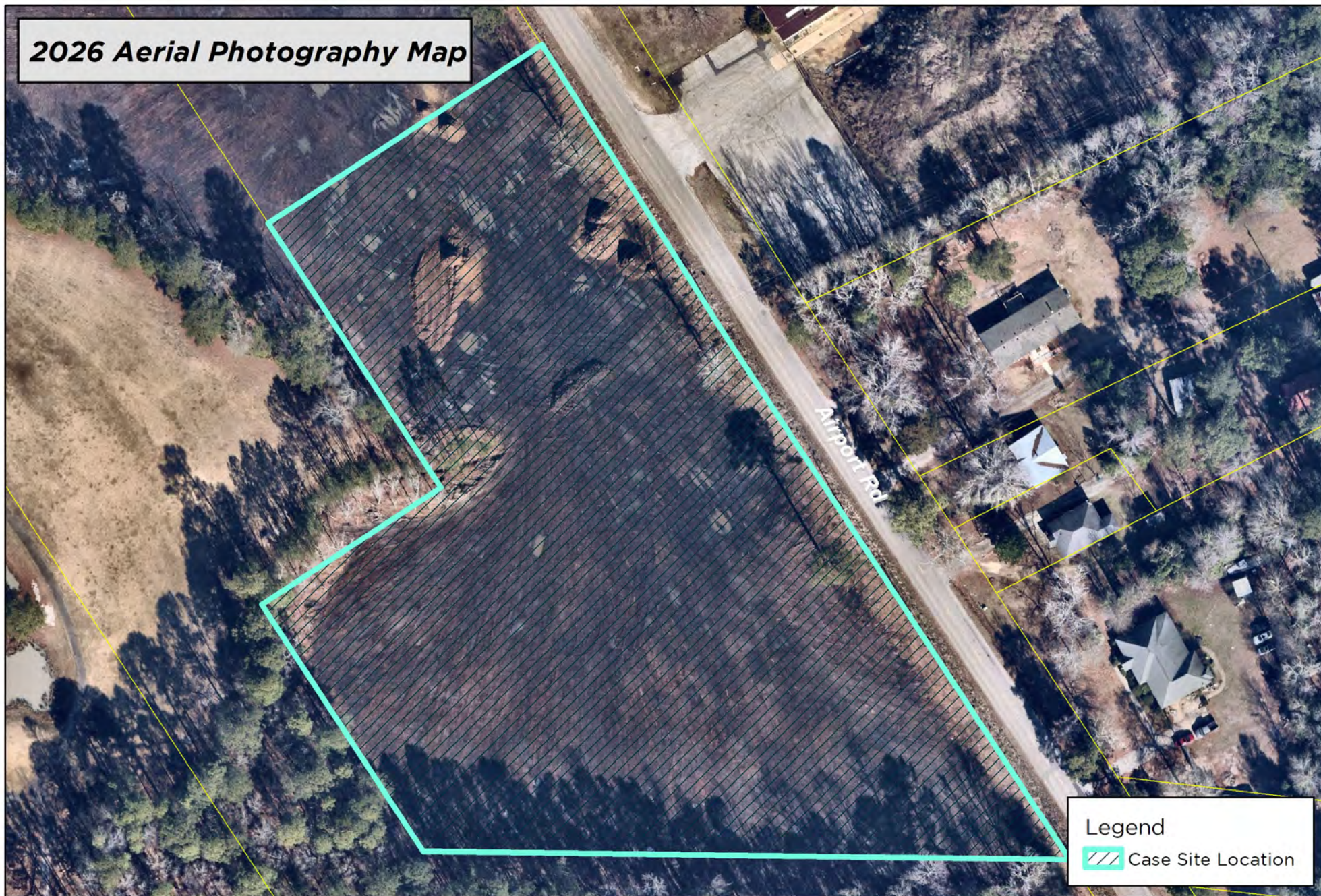


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2026 Aerial Photography Map



Legend

 Case Site Location

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1 inch = 100 feet

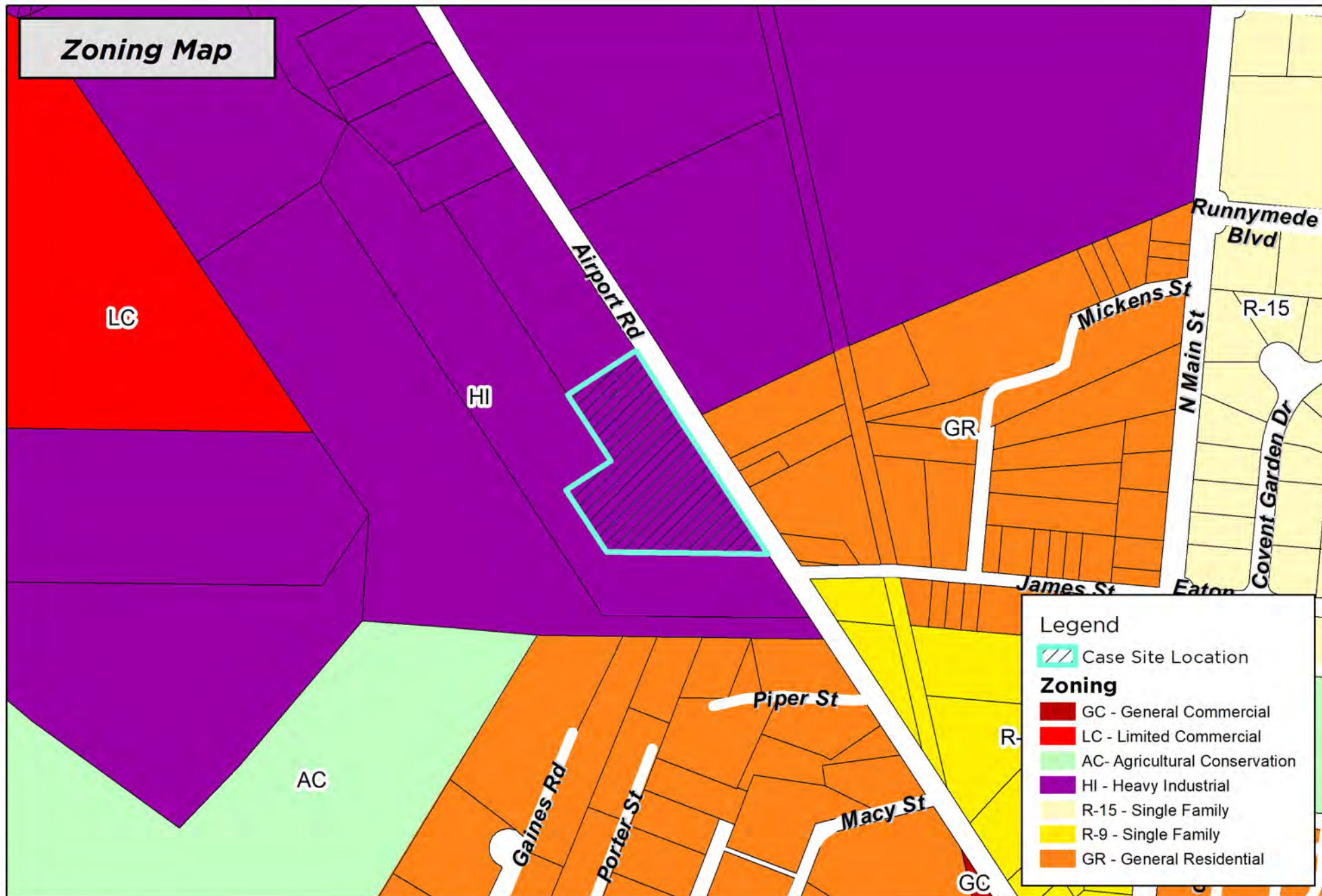


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1436 Airport Rd, Sumter, SC 29153
Tax Map # 230-00-02-054

Zoning Map



Legend

 Case Site Location

Zoning

-  GC - General Commercial
-  LC - Limited Commercial
-  AC - Agricultural Conservation
-  HI - Heavy Industrial
-  R-15 - Single Family
-  R-9 - Single Family
-  GR - General Residential

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