SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes
September 23, 2026

ATTENDANCE	Sumter City – County Planning Commission meeting was held on Wednesday, September 23, 2026, in the City Council Chambers located on the First Floor James E. Clyburn Intermodal Transportation Center Santee Wateree Regional Transit Authority (RTA) Building Meeting Room, 129 South Harvin St., Sumter, South Carolina. Six board members: Mr. James Munford, Mr. Jim Price, Mr. Gary Brown, Ms. Kim Harvin, Mr. Jim Crawley and Mr. Keith Ivey – were present. Mr. Chris Sumpter, Mr. Michael Walker, and Mr. John T. Rivers IV were absent. Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Jeff Derwort, Ms. Carmen Lowery, Mr. Keith Dubose and Ms. Kellie Chapman. The meeting was called to order at 3:00 p.m. by Mr. James Munford.
MINUTES	Mr. Jim Crawley made a motion to approve the meeting minutes of August 26, 2026, as written. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.
NEW BUSINESS	**PD-00-08 (Revision 28), 280 General Dr. – Patriot Park (City)** was presented by Mr. Kyle Kelly. The Board reviewed the request to add additional development master plan details for Patriot Park, including an amphitheater and supporting infrastructure (restrooms, concessions, parking), as well as a secondary entrance driveway to the park via Loring Mill Rd. Mr. Kelly stated the applicant is requesting an amendment to the Sumter West Planned Development (PD) to add additional development master plan details for Patriot Park. Mr. Kelly added the development revolves around core commercial areas on both sides of Patriot Parkway, bordered by residential subdivisions, with Patriot Park serving as a southern anchor. Mr. Kelly mentioned the PD has been revised 27 times since original adoption by City Council in January 2001. Mr. Kelly stated all portions of the development plan will be reviewed as major or minor site plans in accordance with the site plan submission and review requirements of the City Unified Development Ordinance at the time of site plan submission.

Mr. Kelly mentioned general conditions applicable to all development in the Sumer West PD (Section 11.A) and specific conditions Patriot Park (Section 11.L.) will apply to development of the site.

Mr. Kelly added the proposed amendment changes are:

Add: Patriot Park master site plan layout and development standards to reflect the new proposed site plan layout and development standards related to the amphitheater area.

Update: Ordinance references to City of Sumter Unified Development Ordinance in the document, with an additional note that any successor development ordinance in the future will be applied where referenced.

Add: Sports Fields and Outdoor Concert Venues to the permitted use table, within the Patriot Park area only.

Complete: general document formatting and reference updates to ensure consistency across Section II.

After some discussion, Mr. Jim Price made a motion to recommend approval add additional development master plan details for Patriot Park, including an amphitheater and supporting infrastructure (restrooms, concessions, parking), as well as a secondary entrance driveway to the park via Loring Mill Rd. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

MSP-26-56, 1436 Airport Rd. (County) was presented by Mr. Jeff Derwort. The Board reviewed the approval for Major Site Plan approval for two industrial flex space buildings.

Mr. Derwort stated 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.

Mr. Derwort added industrial flex space typically accommodates a mix of end users including storage, distribution, light manufacturing, office, contractor operations, and similar uses. Each building will contain multiple tenant spaces.

Mr. Derwort stated that staff recommends approval of the request based on the following proposed conditions of approval in Exhibit 1:

1. The project shall be developed in substantial conformance with the landscaping and site plans titled, "B&E Investment 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 requirement 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:

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 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.

Mr. Buddy Ward and Mr. Todd Champion were present to speak on behalf of the request.

After some discussion, Mr. Gary Brown made a motion to 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, and outstanding Technical Review items in Exhibit 2. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

Mr. Jim Price recused himself from MSP-26-56.

MSP-26-59, 1865 Hwy. 15 S. (County) was presented by Mr. Jeff Derwort. The Board reviewed the approval for alternate parking lot surface material for

	a special event facility. Mr. Derwort mentioned the site contains approximately 11,400 sq. ft. commercial building constructed in 1970, according to county property records. It was formally occupied by the Gamecock Shrine Club, an eleemosynary organization. Mr. Derwort added the property is non-conforming with current parking design requirements. Establishing a special event facility on the site triggers Article 8.i.2.b., since the use creates a need for additional parking exceeding 10% of the existing spaces. Based on this article, current parking requirements apply to the proposed change in use. Special event facilities require 1.2 sparking spaces per 100 sq. ft. of rentable area. The applicant indicates the building contains 10,950 sq. ft. of rentable space, requiring 132 compliant parking spaces. The site never had a paved parking lot, only a looped concrete driveway. Grass areas historically served as parking for the prior use, including larger events held or sponsored by the Gamecock Shrine Club. The applicant installed an unpermitted/unapproved recycled asphalt parking lot around 2025. The applicant now proposes retaining this recycled asphalt area, which provides 61 of the required 132 spaces, and using the open grass area on the south side of the building for the remaining required parking. Required concrete ADA-accessible spaces will be installed south of the building, along with a concrete walkway connecting those spaces to the building entrances. Mr. Michael Levinerl was present to speak on behalf of the request. After some discussion, Mr. Jim Crawley made a motion to approve MSP-26-59 for the proposed alternate parking lot surface material. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote. **RZ-26-08, 3930 McCray's Mill Rd. (County)** was presented by Ms. Carmen Lowery. The Board reviewed the request to rezone four +/- 10.38-acres of land from General Residential (GR) to General Commercial (GC). Ms. Lowery stated the site has 3 commercial/warehouse buildings located on it. Ms. Lowery mentioned the previous use of the property was a machine shop. The nonconforming use of the property was discontinued in 2023. Ms. Lowery added the applicant is requesting GC District to market the property for future commercial use. Ms. Lowery added the current GR zoning designation does not permit the types of uses contemplated for this site.

	After some discussion, Mr. Jim Crawley made a motion to recommend approval of the request to rezone +/- 10.38-acres from General Residential (GR) to Agricultural Conservation (AC). The motion was seconded by Mr. Gary Brown and carried a unanimous vote.
OLD BUSINESS	**NONE**
OTHER BUSINESS	**NONE**
DIRECTOR'S REPORT	Ms. Helen Roodman introduced Mr. Keith Dubose the new Zoning Enforcement Officer. The UDO was adopted by City Council on Tuesday, September 15, 2026. Data Center received 1st Reading approval. The Second Reading did not occur on Tuesday, October 22, 2026, due to an error with the Item publication. In December our meetings will return to the Opera House after the completion of renovations.
ADJOURNMENT	With no further business, the meeting was adjourned at approximately 3:41 p.m. by acclamation. The next meeting scheduled is October 28, 2026.
	Respectfully submitted, *Kellie Chapman* Kellie Chapman, Board Secretary