

Sumter City-County Planning Commission

September 23, 2026

PD-00-08 (Revision 28), 280 General Dr. – Patriot Park (City)

I. THE REQUEST

Applicant:	Sumter County (Bobby Galloway)
Status of the Applicant:	Property Owner
Request:	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.
Location:	280 General Dr.
Present Use/Zoning:	Undeveloped Recreational Area / Planned Development (PD)
Tax Map Number:	185-00-01-023
Adjacent Property Land Use and Zoning:	North – Commercial / Planned Development (PD) South – Residential / Planned Development (PD) East – Residential / Residential-15 (R-15) West – Residential / Residential-15 (R-15)

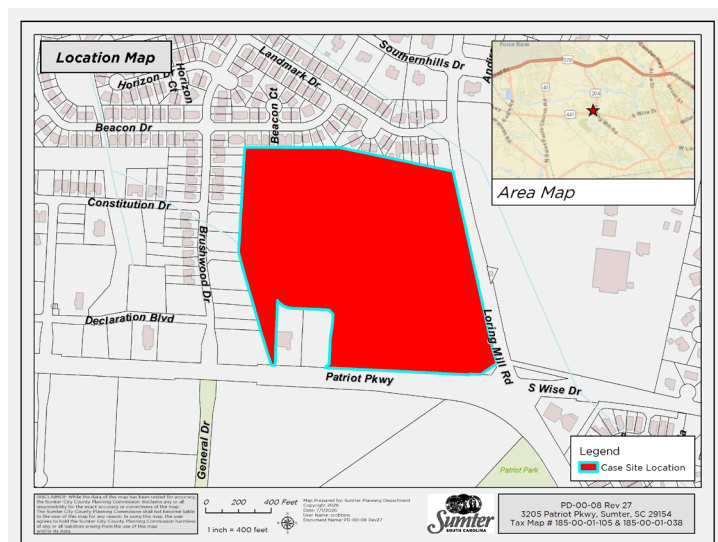
II. BACKGROUND

The applicant is requesting an amendment to the Sumter West Planned Development (PD) to add additional development master plan details for Patriot Park within the Sumter West Planned Development.

The proposed new development plan would add an amphitheater and supporting infrastructure (restrooms, concessions, parking), as well as a secondary entrance driveway to the park via Loring Mill Rd.

Sumter West Planned Development

Sumter West is a mixed-use planned development that encompasses over 700 acres of land on the west side of Loring Mill Rd. The



PD was approved in the early 2000s. The development revolves around core commercial areas north and south of Patriot Parkway, bordered by residential subdivisions.

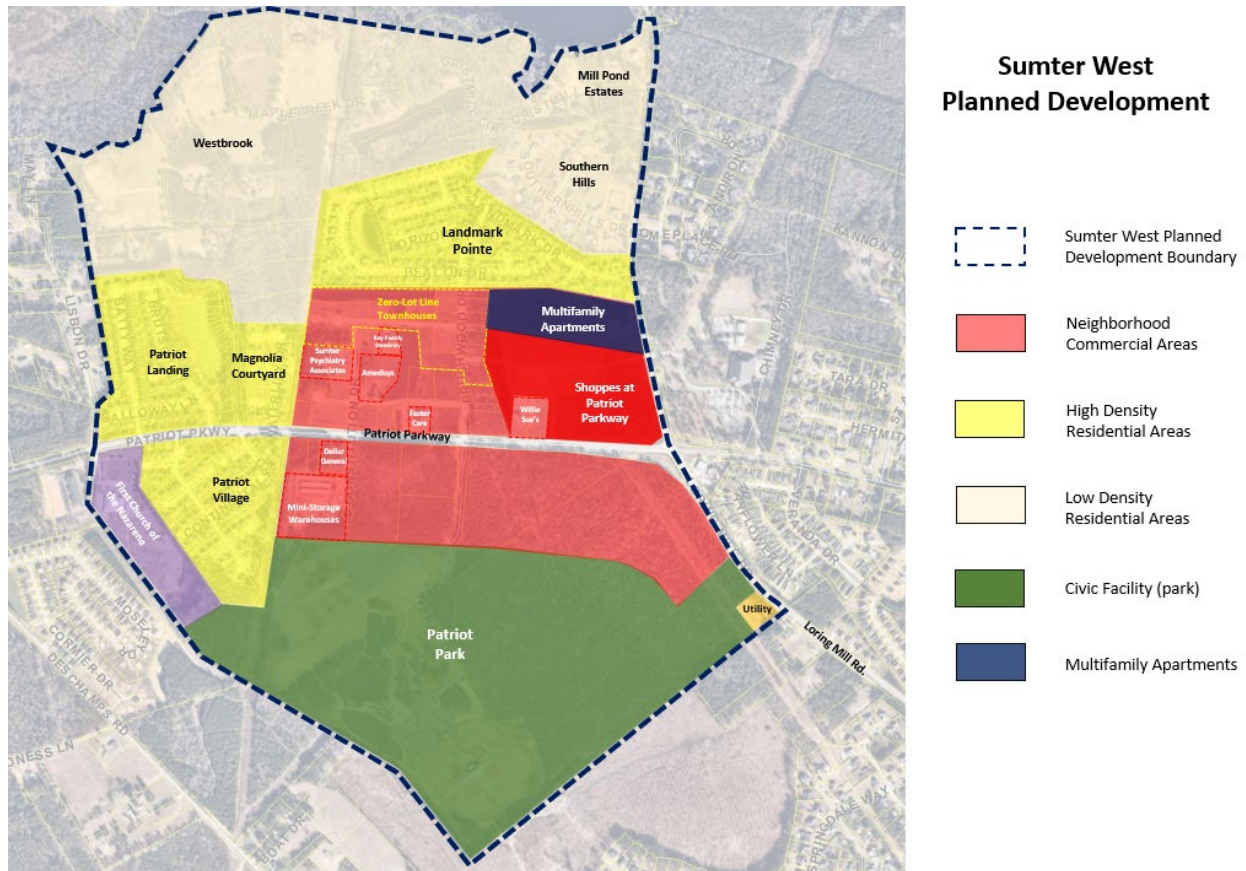


Figure 1 - Sumter West Planned Development General Conceptual Plan

Since the creation of the Sumter West PD, the residential components have developed into Patriot Landing, Patriot Village, Westbrook, Magnolia Courtyard, Landmark Point, and Southern Hills subdivisions, however the designated commercial areas of Sumter West have only seen limited investment and development.

Sumter West Planned Development Revision History

The Sumter West Planned Development Ordinance has been revised 27 times since its original adoption by City Council in January 2001. A summary of revisions is contained in the chart on page 3 of this report.

Revision Number	Purpose of Revision	Date of Revision
Adoption	Original Adoption	1/16/2001
1	Add development standards for residential areas in northeast sector of Planned Development (future Mill Pond Estates, Southern Hills, and Landmark Pointe)	6/5/2001
2	Add 100 acres of additional property to the Planned Development (Westbrook	5/21/2002
3	Revise the subdivision of property known as Westbrook Subdivision	5/6/2003
4	Add 170 acres of additional property to Planned Development, create additional curb cuts on Patriot Parkway and Loring Mill Road, specify street and lot pattern in the commercial area, change a 19.3 acre area designation from R-6 to RMF for development purposes, and allow Staff or Planning Commission to approve commercial site plans located in the vicinity of Patriot Parkway and Loring Mill Road	10/7/2003
5	Include electrical substations as an approved site and allow an additional curb cut located at approximately 1,840 ft. northwest of Springdale Rd. on Loring Mill Rd	3/2/2004
6	Include additional 36.25 acres of residential development for property located at Patriot Parkway and Maple Creek Drive (Patriot Village)	5/4/2004
7	Include new site plan for Commercial Area at intersection of Patriot Parkway and Loring Mill Rd. and to add church use for 19.3 acre site located at Patriot Parkway (eventually developed as Magnolia Courtyard).	11/2/2004
8	Include new site plan for residential area for 432 acres located at Patriot Parkway (Magnolia Courtyard)	9/20/2005
9	Establish church use, site plan, and development standards for 9.0 acre parcel on Patriot Parkway (Sumter First Church of the Nazarene)	10/4/2005
10	Establish new County Athletic Recreation Area on property located at Patriot Parkway (Patriot Park Sportsplex)	11/1/2005
11	Add new CAT scan service to the facility located at 3440 Declaration Blvd (<i>processed by Planning Commission only, no City Council Action required.</i>)	9/28/2005
12	Change setbacks on all corner lots in Patriot Village Phase 1	6/5/2007
13	Include plans for new retail center (“Patriot Centre”) and townhouses on property located at the corner of Patriot Parkway and Loring Mill Rd	9/4/2007
14	<i>Application withdrawn by applicant</i>	
15	Allow for the installation of sidewalks on one side of the street in Patriot Landing with the stipulation that the sidewalks be in place by June 2, 2011	6/2/2009
16	Change permitted uses and development standards to permit Multi-Family apartments on the south side of Patriot Pkwy	7/19/2011
17	<i>Application administratively closed with no action taken</i>	-
18	Allow mini-warehouse storage as a use on a specific 7.90 acre parcel along the southwestern portion of Constitution Drive on the south side of Patriot Parkway with the condition that the site plan go to City Council for approval	10/5/2016
19	Allow a 200 ft. monopole communications tower as a permitted use within the Patriot Park Sports Complex	6/6/2017
20	Amend mini-storage development conditions and signage requirements to allow mini-storage development with specific site plan at 430 Constitution Dr.	6/5/2018
21	Allow 40-unit townhouse development on Brushwood and Constitution Drives	8/7/2019
22	Permit general merchandise store uses (SIC Code 53) on 2 specific parcels within the larger PD in substantial conformance with the site development concept plan, landscape framework, and conceptual elevation rendering with muted signs	8/4/2020
23	Increase permitted townhouse units on Brushwood/Constitution Dr. from 40 to 44 units.	11/3/2020
24	Revise building elevation design for Dollar General Store at 3510 Patriot Parkway	7/20/2021
25	Increase permitted townhouse units on Brushwood/Constitution Dr. from 44 to 52 units.	4/4/2023
26	Increase permitted townhouse units on Brushwood/Constitution Dr. from 52 to 56 units.	8/6/2024
27	Request to replace a portion of the commercial development master site plan for the “Patriot Centre” with a new master site plan for “The Shoppes at Patriot Parkway” within the commercial portion of the Planned Development	10/6/2026 (pending 2 nd Reading)

Patriot Park Master Plan

The proposed new development plan would include an amphitheater and supporting infrastructure (restrooms, concessions, parking), as well as a secondary entrance driveway to the park via Loring Mill Rd.

All portions of the development plan will be reviewed as either a major or minor site plan in accordance with the site plan submission and review requirements of the City of Sumter's Unified Development Ordinance at the time of the site plans submission.

General conditions applicable to all developments in the Sumter West PD as identified in Section II.A. and specific conditions for Patriot Park found in Section II.L. will apply to development of the site, as will the use requirements specified in Attachment 1.

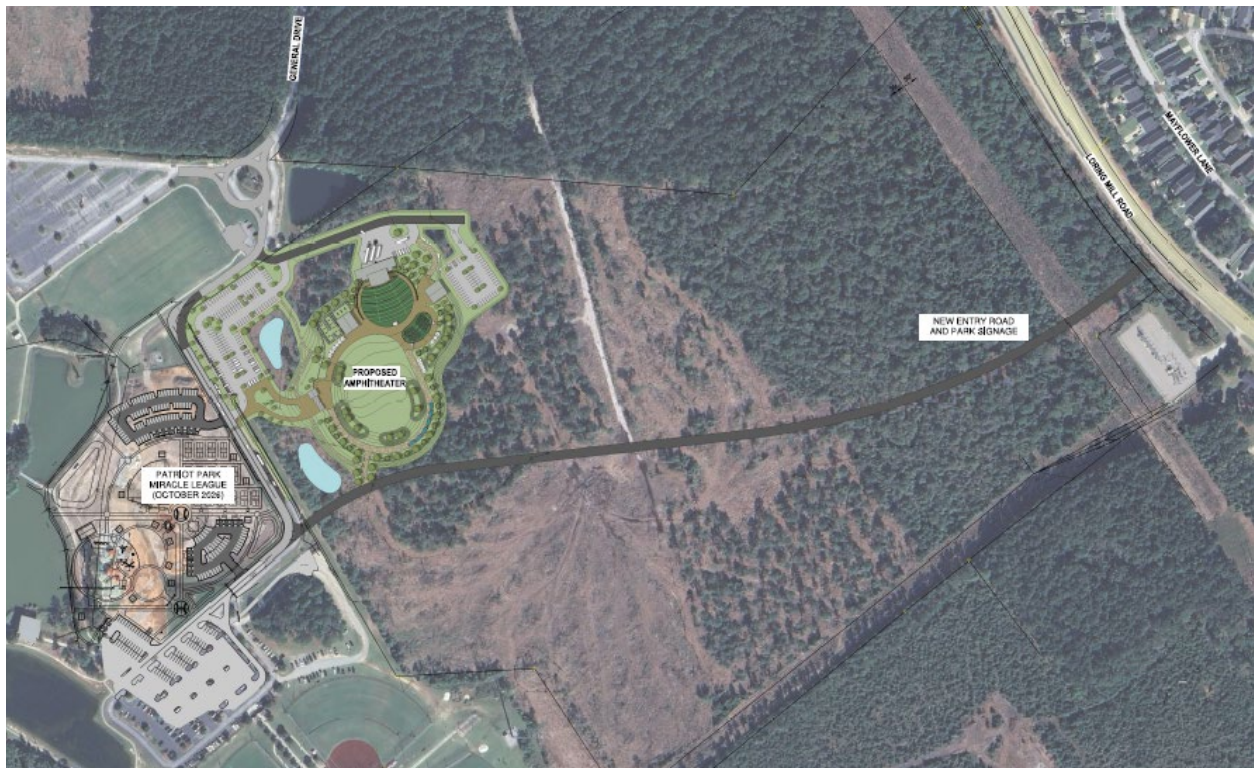


Figure 2 - Proposed Master Plan for Improvements to Patriot Park (Amphitheater and Secondary Access)

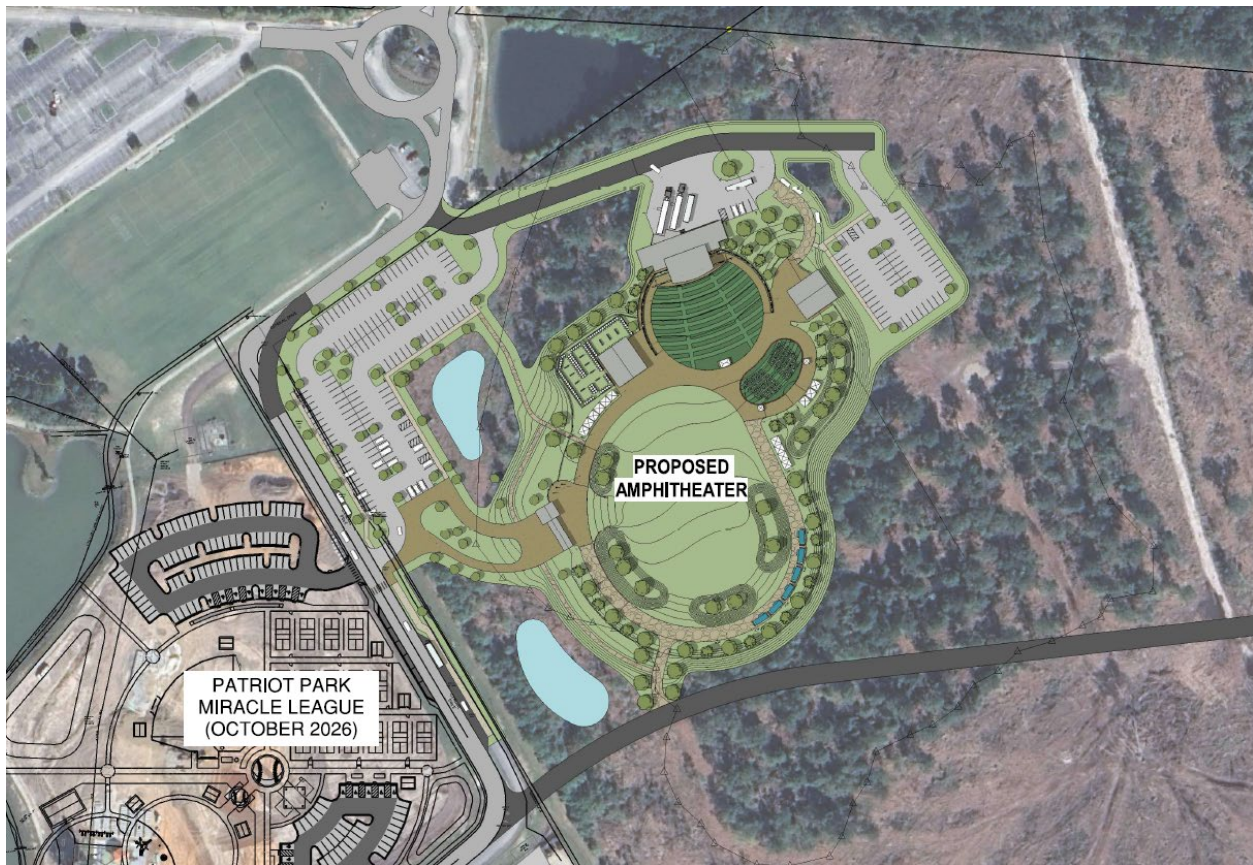


Figure 3 - Proposed Amphitheater Layout

III. COMPATIBILITY WITH 2040 COMPREHENSIVE PLAN

The Sumter West PD is influenced by the Suburban Development (SD) 2040 Plan designation as well as the Priority Commercial/Mixed Use Priority Investment Area.

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.

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.

IV. PLANNED DEVELOPMENT AMENDMENT

The applicant is requesting a revision to the Patriot Park development master plan as originally approved via PD-00-08, Revision #10. See the description on page 6 of this report and the Draft Ordinance for PD-00-08 (Revision 28) attached to the report as Exhibit 1.

- **Amend the Planned Development Ordinance as follows:**

- 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 development ordinance references to *City of Sumter Unified Development Ordinance* where identified 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.

V. STAFF ANALYSIS/RECOMMENDATION

Staff recommends approval of this request.

VI. DRAFT MOTIONS

1. I move that the Sumter City-County Planning Commission recommend approval of PD-00-08 (Revision 28).
2. I move that the Sumter City-County Planning Commission recommend denial of PD-00-08 (Revision 28)
3. I move an alternate motion.

VII. PLANNING COMMISSION – September 23, 2026

ORDINANCE NO.
PD-00-08 (REVISION 28)

TO AMEND THE ZONING MAP
OF THE CITY OF SUMTER, SOUTH CAROLINA
BY REZONING 700+/- ACRES ADJACENT TO LORING MILL RD AND PATRIOT
PARKWAY OWNED BY SUMTER WEST, LLC FROM PLANNED DEVELOPMENT
(PD) TO PLANNED DEVELOPMENT (PD)

WHEREAS, *Chapter A* of the City of Sumter Unified Development Ordinance adopted September 15, 2026 provides a procedure for amending the Official Zoning Map of the City of Sumter, and

WHEREAS, said procedure has been followed, and the Sumter City-County Planning Commission has reviewed and hereby recommends favorably the following amendment to the Official City of Sumter Zoning Map.

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:

- I. The property identified by the following parent parcel tax map numbers (TMS): The below referenced TMS are hereby rezoned from Planned Development (Revision 27) to Planned Development (Revision 28),

185-00-01-085	185-00-01-069	185-00-01-095	186-16-03-068
185-06-05-001	185-00-01-083	185-16-03-005	185-00-01-127
185-00-01-053	185-00-01-059	185-16-03-019	185-00-01-138
185-06-05-008	185-00-01-057	185-00-01-048	185-00-01-144
185-06-07-002	185-00-01-092	185-16-03-040	185-00-01-145
185-00-01-300	185-00-01-054	185-16-03-064	185-00-01-146
185-07-01-007	185-00-01-084	184-00-02-034	185-00-01-087
185-07-01-004	184-00-02-028	185-00-01-037	185-00-01-093
185-00-01-040	185-16-01-008	185-00-01-065	185-00-01-094
185-07-05-022	185-06-03-052	185-00-01-063	185-00-01-110
185-00-01-051	185-00-01-101	185-00-01-018	185-00-01-112
185-16-03-015	185-00-01-068	185-00-01-058	185-00-01-121
185-00-01-049	185-00-01-088	185-00-01-070	185-00-01-122
185-16-02-003	185-06-05-002	185-00-01-038	185-00-01-095
185-16-03-060	185-00-01-050	185-00-01-102	185-00-01-097
185-00-01-056	185-06-06-001	185-00-01-082	185-00-01-175
185-00-01-074	185-08-02-011	185-00-01-078	185-00-01-174
185-00-01-067	185-07-01-010	185-00-01-055	185-00-01-128
185-00-01-066	185-07-01-006	185-00-01-099	185-00-01-105
185-00-01-064	185-00-01-077	184-00-02-018	
185-00-01-073	185-00-01-072	185-00-01-023	
185-06-07-001	185-00-01-091	185-00-01-034	
185-00-01-071	185-07-01-055	185-16-03-059	

II. The Planned Development rezoning shall be with the following conditions:

A. General Conditions Applicable to Entire Planned Development

- i. A dedicated parkway buffer on both Loring Mill Road and Patriot Parkway extends 50 ft. beyond existing roadway right-of-way. Existing trees are to remain in this zone. A landscape and maintenance plan must be submitted and approved by City Council.
- ii. Wetlands must be fully delineated and used as open space and drainage areas only (no development).
- iii. No commercial development permitted west of the power line right-of-way.
- iv. Internal development by Neighborhood Commercial (NC), Residential-15 (R-15), Residential-6 (R-6), Institutional General (IG), and/or Residential Multi-Family (RMF) standards and procedures established in the City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.
- v. All commercial acreage and buildings must receive Site Plan and Corridor Protection District approval as outlined in the City of Sumter Unified Development Ordinance (UDO) or any successor land development ordinance thereof
- vi. No off-premises advertising signs or outdoor advertising (billboards) are allowed.
- vii. All residential subdivision development requires full site plan approved by Sumter City Council as an amendment to this Ordinance.
- viii. The development standards for NC, R-15, R-6, and RMF of the effective City Unified Development Ordinance or any successor land development ordinance thereof will be used for development, unless otherwise specified in this Ordinance.
- ix. All provisions and requirements for Planned Developments per the effective City Unified Development Ordinance or any successor land development ordinance thereof will be adhered to and not suspended by any provisions of this Ordinance.

B. General Conditions Applicable to Commercial Areas

- i. Setbacks and development standards for all commercial properties:
 1. Front – 35 ft.
 2. Sides – 5 ft.
 3. Rear – 25 ft.
 4. Maximum Height – 35 ft.
 5. Maximum Impervious Surface Ratio (ISR) – NTE 75%
- ii. Parking:
 1. Parking shall conform to the requirements of the effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.
- iii. Sidewalks:
 1. Sidewalks shall be installed prior to certificate of occupancy for any commercial property required to provide a sidewalk as shown on the plan.
 2. Extension of the sidewalk on the unconstructed eastern portion of Constitution Drive extending into the Shoppes at Patriot Parkway shall be constructed at time of roadway installation for the Constitution Drive extension.
 3. Sidewalks shall be a minimum 5 ft. wide and meet minimum standards for ADA compliance.
 4. Corner lots shall install ADA compliant street crosswalks prior to issuance of Certificate of Occupancy.

5. Sidewalks as shown on the plan titled, "Sidewalk Development Plan for Commercial & Residential Development on Constitution & Brushwood Drives on the North Side of Patriot Parkway," prepared by the Sumter City-County Planning Department and dated July 22, 2019.
- iv. Architectural Standards
 1. Buildings constructed in commercial areas shall comply with the architectural standards as specified for the Corridor Protection District in the effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.
 2. All proposed new buildings in the commercial areas shall apply for Corridor Protection District Review.

C. Conditions (Southern Hills & Landmark Point)

- i. Southern Hills: 18 R-15 lots as shown on the site plan with a single entrance from Loring Mill Road.
 1. Setbacks:
 - a. Front – 35 ft.
 - b. Sides – 12 ft.
 - c. Rear – 25 ft.
- ii. Landmark Point: 139 lots for duplexes/townhouses as shown on the site plan with a single entrance from Loring Mill Road and an access to the commercial area.
 1. Setbacks:
 - a. Front – 25 ft.
 - b. Sides – 8 ft. with an option of 5 ft. on side of choice. Also, if townhouse units are deeded separately a 0 ft. setback line would be allowed on the shared property line.
 - c. Rear – 20 ft.
- iii. All utilities will be installed underground.
- iv. Sidewalks will be installed on both sides for all streets, the location to be shown on the final plat.

D. Conditions (Westbrook)

- i. Private roadway – 50 ft. right of way with a 16 ft. paved surface, 20 ft. horse trail, and 14 ft. utility easement.
- ii. Horses are the only large animals permitted.
- iii. R-15 development standards and setbacks as follows:
 1. Front – 35 ft.
 2. Sides – 12 ft.
 3. Rear – 25 ft.
 4. Maximum Building Height – 35 ft.
 5. Maximum Impervious Surface Ratio (ISR) – NTE 40%
- iv. 10 residential lots as shown on the site plan. No additional subdivision of properties permitted. (Note: Lot 11 as shown on the site plan is accessible by an agreed upon right-of-way with the Westbrook Subdivision Homeowner's Association.)
- v. One 3.1 acre lot for equestrian use only.
- vi. No residential use of 3.1 acre lot.
- vii. Southern easement to 3.1 acre lot to be developed to at least Rural Community Development Standards.

- viii. The 3.1 acre lot shall be owned by the Homeowners Association or developers.

E. Conditions (Patriot Village I)

- i. 84 residential lots for single family detached homes as shown on the site plan.
- ii. 30 ft. landscape buffer on eastern side of development.
- iii. 2 curb cuts from original plan.
- iv. 1 additional road access (fire) to Patriot Parkway (at power line right of way).
- v. 3 lots that change the 50 ft. landscape buffer by using brick walls and other dedicated green/open space.
- vi. Street trees on all rights-of-way to meet required 25% open space.
- vii. Setbacks:
 - 1. Interior Lots:
 - a. Front – 20 ft.
 - b. Sides – 5 ft.
 - c. Rear – 25 ft.
 - 2. Corner Lots:
 - a. Front – 20 ft.
 - b. Side (Interior) – 5 ft.
 - c. Side (Exterior) – 10 ft.
 - d. Rear – 25 ft.
- viii. Maximum Impervious Surface Ratio (ISR) – NTE 40%

F. Conditions (TMS# 184-00-02-018 (part))

- i. R-6 development standards as pertains to non-residential use only as follows:
 - 1. Setbacks:
 - a. Front – 25 ft.
 - b. Sides – 25 ft.
 - c. Rear – 50 ft.
 - d. Maximum distance between buildings – 30 ft.
 - 2. Maximum height – 45 ft.
 - 3. Maximum Impervious Surface Ratio (ISR) – NTE 45%

G. Conditions (Patriot Landing)

- i. A dedicated parkway extension/buffer for 50 feet outside the Patriot Parkway right-of-way with existing trees to remain.
- ii. Curb cuts limited to the number as shown on the sketch plan entitled, “Patriot Village II”
- iii. Wetlands will be fully delineated.
 - 1. This wetland is non-jurisdictional and is to be impacted as shown on the Patriot Village II sketch plan by lots 20-22, 26-27, and emergency access.
 - 2. Passive recreation will be allowed within this non-jurisdictional wetland.
 - 3. Wetland will also be impacted by installation of public water and sewer.
 - 4. No other development to occur within this isolated wetland except for drainage uses.
- iv. Lots will be structured according to the sketch plan of Patriot Village II. Some lots run less than 9,000 sq. ft.
- v. Setbacks:
 - 1. Interior Lots:

- a. Front – 25 ft.
 - b. Sides – 5 ft.
 - c. Rear – 20 ft.
- 2. Corner Lots:
 - a. Front – 25 ft.
 - b. Side (Interior) – 5 ft.
 - c. Side (Exterior) – 12.5 ft.
 - d. Rear – 20 ft.
- vi. Landscaping, bufferyard, tree protection, and open space requirements with each dwelling to follow guidelines as directed in the effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.
- vii. Streets will have rolled curb and gutters.
- viii. Sidewalks:
 - 1. Sidewalks shall be installed in the locations indicated on the attached plan titled, “Patriot Landing Subdivision Required Sidewalk Locations.” dated May 28, 2009.
 - 2. All sidewalks shall be installed by June 30, 2011.
 - 3. All sidewalks shall measure 4.5 ft. in width; any sidewalks previously installed that do not the 4.5 ft. width shall be reconstructed to meet this requirement.
 - 4. All sidewalks must be compliant with ADA (Americans with Disabilities Act) standards in accordance with ANSI 117.1.
- ix. No off-premise advertising allowed.

H. Conditions (Magnolia Courtyard)

- i. 30 lots as shown on the attached site plan.
- ii. Development standards and setbacks as follows:
 - 1. Setbacks:
 - a. Front – 20 ft.
 - b. Sides – 3 ft. and 8 ft.
 - c. Rear – 3 ft.
 - 2. Maximum Height – 35 ft.
 - 3. Maximum Impervious Surface Ratio (ISR) – NTE 45%
- iii. Entrance to be landscaped and may include monument entrance sign NTE 60 sq. ft. with 10 ft. front and side setbacks.
- iv. Single Stormwater drainage plan consistent with overall PD Plan.

I. Conditions (Multi-family Apartments-TMS# 185-00-01-127)

- 1. Minimum Site Area 2 acres
- 2. Minimum Lot Width 200 ft.
- 3. Maximum Density (units per gross acre) 16 units
- 4. Minimum Setbacks
 - i. Front 50 ft.
 - ii. Sides 50 ft.
 - iii. Rear 50 ft.
- 5. Maximum Building Height 45 ft.
- 6. Minimum Distance between Buildings 30 ft.
- 7. Maximum Impervious Surface Ratio 65%

8. Common Open Space Ratio 25%

(Note: Community open space shall include active as well as passive recreation areas which may include such options as a tot lot/playground, community pool, open recreation area or a combination thereof.)

J. Conditions (Ministorage Warehouses-TMS# 185-00-01-127)

i. Development shall be in accordance with all applicable sections of the effective City Unified Development Ordinance or any successor land development ordinance thereof, with the following exceptions:

1. The total site may not exceed 7.9 acres.
2. 2 commercial driveway access points allowed as shown on MSP-18-13 and HCPD-18-11, "Constitution Drive Mini-Warehouse Storage Facility" prepared by Jones and VanPatten, dated March 6, 2017, and updated through April 12, 2018. Additionally, exterior architectural elevations of the office, as well as picture representing the ministorage warehouse building as submitted in staff report.

a. Site development will adhere to the PD-00-08 standards:

b. Setbacks:

- Front – 35 ft.
- Side – 5 ft.
- Rear – 25 ft.
- Maximum Building Height – 45 ft.
- Maximum Impervious Surface – 75%
- 39% of the 7.9 acre site shall be open space and landscaped areas.

c. Parking Plan:

- 53 regular parking spaces are provided throughout the site, with 9 of those spaces being developed specifically for the office area. 2 handicapped parking spaces are included.
- Other parking areas are spread throughout the site parallel to each individual storage unit so that patrons may park close to their rented unit while loading and unloading the unit.
- There is no outside storage of vehicles proposed for this site.
- No traffic impact analysis is required at this time.

d. Corridor Protection District Design Review:

- The exterior of the office is predominantly brick, with a wide faced vinyl siding product on a portion of the front and side elevations. The brick is a reddish-brown color, and the roof is a black asphalt architectural shingle. The vinyl siding is linen white color. Utilizing split-faced brick on the end caps of each storage building, with the remainder of the building being smooth faced metal products as shown in the pictures below. The split faced block on the end caps are a sandstone beige color. The metal portion of the building is beige, with evergreen colored roll up doors for each rental unit.
- Roof pitch for the office is considered to be compatible with construction of similar type within the City of Sumter. The roof

design of the storage buildings is typical to any ministorage warehouse development.

e. Signage:

- A wall mount sign for the office building is proposed and will adhere to the signage regulations within PD-00-08 and the effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.
- A single freestanding monument sign for this development, as well as the four lots to the north.

K. Conditions (Sumter First Church of the Nazarene, 9.0 acre tract adjacent to Patriot Village I).

- i. 2 curb cuts as shown on the site plan.
- ii. Wetlands to serve as open space and will not be developed.
- iii. Traffic Study required prior to approval by City Council.
- iv. Crush and run gravel driveway.
- v. Parking permitted on grass areas; however, based on 180 planned spaces, 6 ADA parking spaces, 2 of which must be van accessible will be required and must be paved with curb and gutter.
- vi. Single Stormwater plan required.
- vii. Single 60 ft. monument sign, two sided with 10 ft. front and side setbacks and landscaping. Sign permit must be applied for separately.
- viii. Robust landscaping plan to be approved by Planning Staff to replace trees lost during land clearing; 25 ft. buffer zone as shown on site plan on both sides reserved for landscaping.
- ix. Development standards and setbacks as follows:
 1. Setbacks:
 - a. Front – 45 ft.
 - b. Sides – 50 ft.
 - c. Rear – 50 ft.
 2. Maximum Impervious Surface Ratio (ISR) – NTE 92%
 3. Maximum Height – 60 ft.
- x. Traditional southern motif for church building exteriors composed of Hardi-Plank sidings, traditional double-hung windows with Charleston Green shutters, and standing seam metal roof.

L. Conditions (Patriot Park TMS# 185-00-01-101, 185-00-01-023)

- i. All lighting to be contained within property boundaries.
- ii. 900+ parking spaces.
- iii. 1 entrance from Patriot Parkway through commercial area, 1 entrance from Loring Mill Rd., and 1 entrance from Deschamps Road if access granted by property owners.
- iv. All parking and roads to remain County property for maintenance and upkeep.
- v. Wetlands protected in accordance with overall Stormwater management plan. Wetlands are to be left undisturbed or as approved by NCRS, US Army Corps of Engineers (USACE) and/or SC Department of Environmental Services (SCDES) for changes. SCDES permits required.
- vi. 1 monument sign and gate at each park entrance not to exceed 60 sq. ft.

- vii. Directional signs as required not to exceed 4 sq. ft. each.
- viii. Buildings constructed in Patriot Park shall comply with the architectural standards as specified for the Corridor Protection District in the effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.
- ix. Development standards and setbacks as follows:
 - 1. Setbacks:
 - a. Front – 45 ft.
 - b. Sides – 50 ft.
 - c. Rear – 50 ft.
- x. 200 ft. monopole communications tower developed in conformance with the effective City Zoning Ordinance or any successor land development ordinance thereof and located in accordance with the submitted location plan titled, “FTC Site: 436-021, 100% Fall Zone,” prepared by Michael C. Turbeville, III – Stateburg Land Surveying, LLC; dated April 27, 2017; Project 2017119. (Revision 19)

M. Conditions (The Shoppes at Patriot Parkway, TM# 185-00-01-038 & 185-00-01-105)

- i. Overall:
 - 1. The Shoppes at Patriot Parkway shall be developed in conformance with the concept plan dated June 30, 2026 .
- ii. Landscaping and Buffering
 - 1. To be provided in accordance with the effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof and requirements stipulated in Section II.A of this Ordinance.
 - 2. Landscaped berm as shown on “The Patriot Centre” site plan dated July 12, 2007 between Landmark Point and the Townhouse Development in place prior to first townhouse occupancy permit.
 - 3. Landscape buffer between Townhouse development and shopping center to be to be reviewed and approved at major site plan application.
 - 4. Stormwater retention/detention ponds to be landscaped and buffered where appropriate with integrated pedestrian trails to serve as part of the site’s 25% required open space.
- iii. Sidewalks and Pedestrian Access
 - 1. Inter-site pedestrian access is required as part of site plan review and approval for each phase of development to include commercial outparcels and the townhouse development.
- iv. Stormwater
 - 1. Unified Stormwater management facilities for the entire 41-acre site to be approved by all necessary regulatory agencies.
- v. Driveways and Site Access:
 - 1. 3 full access drives
 - a. Loring Mill Rd. (Driveway #1)
 - b. Loring Mill Rd. (Driveway #2)
 - c. Patriot Parkway (Driveway #5)
 - d. Intersection of Constitution Dr. and Brushwood Dr. (Driveway #6)
 - 2. 2 Right-in/Right-out access drives
 - a. Loring Mill Rd. (Driveway #3)
 - b. Patriot Parkway (Driveway #4)
 - 3. All commercial out-parcels to be accessed by interior drives.

- vi. Parking:
 - 1. Parking for all commercial and residential areas to be provided in accordance with effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.
 - 2. All parking areas for proposed commercial out-parcel development must be placed no further forward than the building itself.
- vii. Signage:
 - 1. 3 monument style free-standing signs allowed for entire site with 1 placed at the intersection of Patriot Parkway and Loring Mill Road. Remaining 2 freestanding signs to be multi-tenant signs places at developer's discretion at the entries to the site.
 - 2. Wall signage to be capped at 15% of the area of the front wall face with a maximum of 2 wall signs per structure/tenant space.
- viii. Architectural Standards
 - 1. Exterior of all commercial buildings, signage, and landscaping shall meet Corridor Protection District Design Review Criteria in accordance with the effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.
 - 2. Application for approval with all required documentation shall be submitted to the Sumter City-County Planning Commission.
- ix. Townhouse Development (Patriot Centre)
 - 1. Residential units to be situated to the rear of the property with primary access from Brushwood Drive.
 - 2. Townhouses to be developed using R-6 standards as follows:
 - a. Minimum Lot Width – 16 ft.
 - b. Setbacks
 - i. Front – 15 ft.
 - ii. Side – 0 ft. / 20 ft. (0 ft. between units, 20 ft. between end structure and side property line)
 - iii. Rear – 20 ft.
 - c. Maximum Height – 35 ft.
 - 3. A 30 ft. landscaped berm between Landmark Point Subdivision and the townhouse development as shown on "The Patriot Centre" site plan dated July 12, 2007.
 - a. Earthen berm with an average height of 4 ft. with 3:1 slope and an average width of 30 ft.
 - b. Faster growing deciduous-type trees with a minimum height of 30 ft. at maturity.
 - c. Evergreen trees such as Leland Cypress or Cedar trees with a minimum height of 25 ft. at maturity.
 - d. Shrubbery to be used as visual screening at average height site line.
 - e. Landscape buffer to be constructed prior to issuance of first occupancy permit for any townhouse.
 - f. An irrigation system is required as part of the landscape berm in accordance with the effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.

4. Off-street parking in accordance with the effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.
5. Sidewalks to be provided on at least 1 side of the residential street creating a pedestrian connection to the shopping center.

N. Conditions – (General Merchandise Store within the Commercial Area (TMS# 185-00-01-138 & 185-00-01-144))

- i. General merchandise store development shall be in substantial conformance with plans titled, “PD-00-08 (Rev 22) Development Concept Plan & PD-00-08 (Rev 22) Development Concept Landscape Plan.
 1. Setbacks:
 - a. Front – 35 ft. (Constitution Dr.)
 - b. Side Exterior – 50 ft. (Patriot Parkway)
 - c. Side Interior – 5 ft.
 - d. Rear – 25 ft.
 2. Maximum Building Height – 35 ft.
 3. Maximum Impervious Surface Ratio - 0.75
- ii. Building design shall be in substantial conformance with submitted building elevation renderings approved under PD-00-08 (Rev 24) and titled “Dollar General Proposed Exterior Elevations, dated 5-3-21.
 1. Architectural Standards:
 - a. Primary exterior wall materials shall be fiber cement board siding (Hardie Board) and brick.
 - b. Primary exterior roof material shall be architectural shingles or stand & seam metal paneling.
 - c. Aesthetic window shutters and/or other design features shall be provided on all building sides.
 - d. Primary building colors shall be neutral consisting of various shades brown and tan, with white and grey trim.
- iii. Sidewalks:
 1. Pedestrian connection from the store entrance to the multi-use pathway on Patriot Parkway shall be provided.
- iv. Signage
 1. Free Standing Sign - Must be a part of the area of the consolidated monument sign for TMS#'s 185-00-01-138, 185-00-01-144, 185-00-01-145, 185-00-01-146, and 185-00-01-127 and in accordance with the conditions of this Ordinance. No other freestanding signage is permitted.
 2. Wall signage shall be a neutral color approved by the Sumter City-County Planning Commission. Wall signage to be capped at 15% of the area of the front wall face with a maximum of 2 wall signs per structure/tenant space and meet all the conditions of Section II.M. – Commercial Areas.
- v. Landscaping
 1. Site landscaping shall meet landscaping standards specified in the effective City of Sumter Unified Development Ordinance and all other provisions of this Ordinance.
- vi. Site Plan & Corridor Protection District Approval

1. Detailed site design & building design plans shall be approved by the Sumter City-County Planning Department prior to the issuance of land disturbance and building permits.
- vii. Property Combination – TMS# 185-00-01-01-138 & 185-00-01-144 shall be combined into one parcel prior to land disturbance or building permit approval.

O. Conditions (Townhouse Development within the Commercial Area on Brushwood & Constitution Drives) –

- i. Maximum Units
 1. Maximum of 56 units in 28 structures.
- ii. Setbacks:
 1. Front – 25 ft.
 2. Sides – 8 ft. with an option of 5 ft. on side of choice. If the townhouse structure is deeded separately a 0 ft. setbacks line shall be allowed on the shared interior property line.
 3. Rear – 20 ft.
- iii. Maximum Height – 35 ft.
- iv. Architectural Standards – structures shall be developed in substantial conformance with the architectural renderings titled, “Proposed Duplex/Townhouse Design for PD-00-08 (Revision 21) Constitution & Brushwood Drives Residential Development,” dated July 22, 2019.
 1. Exterior building material shall be brick to match existing Landmark Point.
- v. Sidewalks: Sidewalks as shown on the plan titled, “Sidewalk Development Plan for Commercial & Residential Development on Constitution & Brushwood Drives on the North Side of Patriot Parkway,” prepared by the Sumter City-County Planning Department and dated July 22, 2019.
 1. Sidewalks abutting common open space areas, to include stormwater management areas, shall be installed by the developer prior to final plat approval for any duplex/townhouse lot.
 2. Sidewalks shall be installed prior to certificate of occupancy for each residential unit as shown on the plan.
 3. Sidewalks shall be a minimum of 4.5 ft. wide and ADA compliant.
 4. Corner lots shall installed ADA compliant street crossings prior to issuance of Certificate of Occupancy.
- vi. Driveways: All residential driveways shall be ADA compliant with depressed curb at the street.
- vii. Landscaping: Each residential unit shall have a sodded front yard and one 2 inch caliper canopy tree planted in the front yard prior to issuance of Certificate of Occupancy.

III. The Planned Development zoning shall include the following permitted uses and no others unless further reviewed and recommended by the Sumter City-County Planning Commission and specifically approved by the Mayor and City Council of Sumter, South Carolina.

A. Uses

- a. Commercial Areas – See Exhibit 1
- b. Southern Hills:
 - 1. Single-family detached dwellings excluding mobile and manufactured homes.
 - 2. Residential accessory uses including home occupations except home daycare.
- c. Landmark Point:
 - 1. Duplexes, townhouses, and accessory structures with the option to have separate ownership of each dwelling unit and its associated property.
- d. Westbrook:
 - 1. Single-family detached dwellings, excluding manufactured homes.
 - 2. Horse barns (maximum 3,000 sq. ft.) and corrals.
 - 3. Residential accessory structures and home occupations except home daycare.
 - 4. Equestrian uses and accessory uses only on 3.1 acre lot.
- e. TMS # 184-00-01-018 (part)
 - 1. Electric substation
 - 2. One curb cut allowed on Loring Mill Rd. with limited use access.
- f. Patriot Village II:
 - 1. Single-family detached dwellings, excluding mobile or manufactured homes.
 - 2. Residential accessory uses including home occupations except home daycare.
- g. First Church of the Nazarene:
 - 1. Religious organizations
 - 2. Recreational fields
- h. Sumter County Athletic Facility:
 - 1. Athletic fields and passive recreation area
 - 2. Environmental Center
 - 3. One 200 ft. monopole communications tower
 - 4. Playground
 - 5. Amphitheater

IV. Said property being officially rezoned to the classification Planned Development (PD), the official zoning map of the City of Sumter is so amended to reflect said change.

V. This ordinance shall become effective immediately upon its adoption on Second Reading.

**DONE RATIFIED AND ADOPTED BY THE MAYOR AND THE CITY COUNCIL OF
THE CITY OF SUMTER, SOUTH CAROLINA, ON THIS _____ DAY OF
_____, 2026.**

CITY OF SUMTER, SOUTH CAROLINA

ATTEST:

Cecilia Newman, City Clerk

Attachment1

Permitted Uses: The commercial areas of PD-00-08 shall be used only for the following purposes:

Use Type	Special Conditions
Post Offices (Mail and Packages)	
Government Offices	
Cultural, Library, and Museum Facilities	
Convenience Stores w/ Fuel Sales	Shoppes at Patriot Parkway Commercial Development Only
Convenience Stores w/o Fuel Sales	Shoppes at Patriot Parkway Commercial Development Only
Grocery Stores	Shoppes at Patriot Parkway Commercial Development Only
Restaurant, Full Service	
Restaurant, Fast Casual	
Restaurant, w/Drive Thru	
Liquor Store	Subject to Special Exception Use Requirements as found in the effective City of Sumter Unified Development Ordinance or any successor land development ordinance thereof.
General Retail Stores	
Bank/Financial Institutions	
Car Washes	Shoppes at Patriot Parkway Commercial Development Only
Day Spa/Nail Salon/Hair Salon/Barber Shops	
Personal Services	
Medical/Dental Facility	
Urgent Care	
Home Health Care	
Nursing and Personal Care Facilities	
Utility Facilities (except sewer treatment plants)	
Libraries	
Dry Cleaners and Laundry Services	
Daycare (Adult and/or Child)	
Movie Theaters	
Dance Studios and Physical Fitness Centers	
Religious Institutions	
Sports Fields	Patriot Park only
Parks and Playgrounds	
Outdoor Concert Venues	Patriot Park only
Judicial facilities, police and fire protection facilities	
Townhouses; Single-Family Attached,	Within the neighborhood commercial development on the north side of Patriot Parkway west of Patriot Centre and east of Magnolia Courtyard on (Constitution & Brushwood Dr.) to be capped at a maximum of 56 units

	in 28 structure
Townhouses (Patriot Centre)	In accordance with standards outlined in the Planned Development Ordinance for townhouse unit development between Landmark Point and Shoppes at Patriot Parkway development.
Multifamily Apartments	On the south side of Patriot Parkway only.
Mini-storage Warehouses	On the south side of Patriot Parkway only.
200 ft. monopole communications tower	One tower permitted on TMS # 185-00-01-101 (Patriot Park) only

Attachment 2

Sumter West Planned Development, General Land Use Areas



Sumter West Planned Development

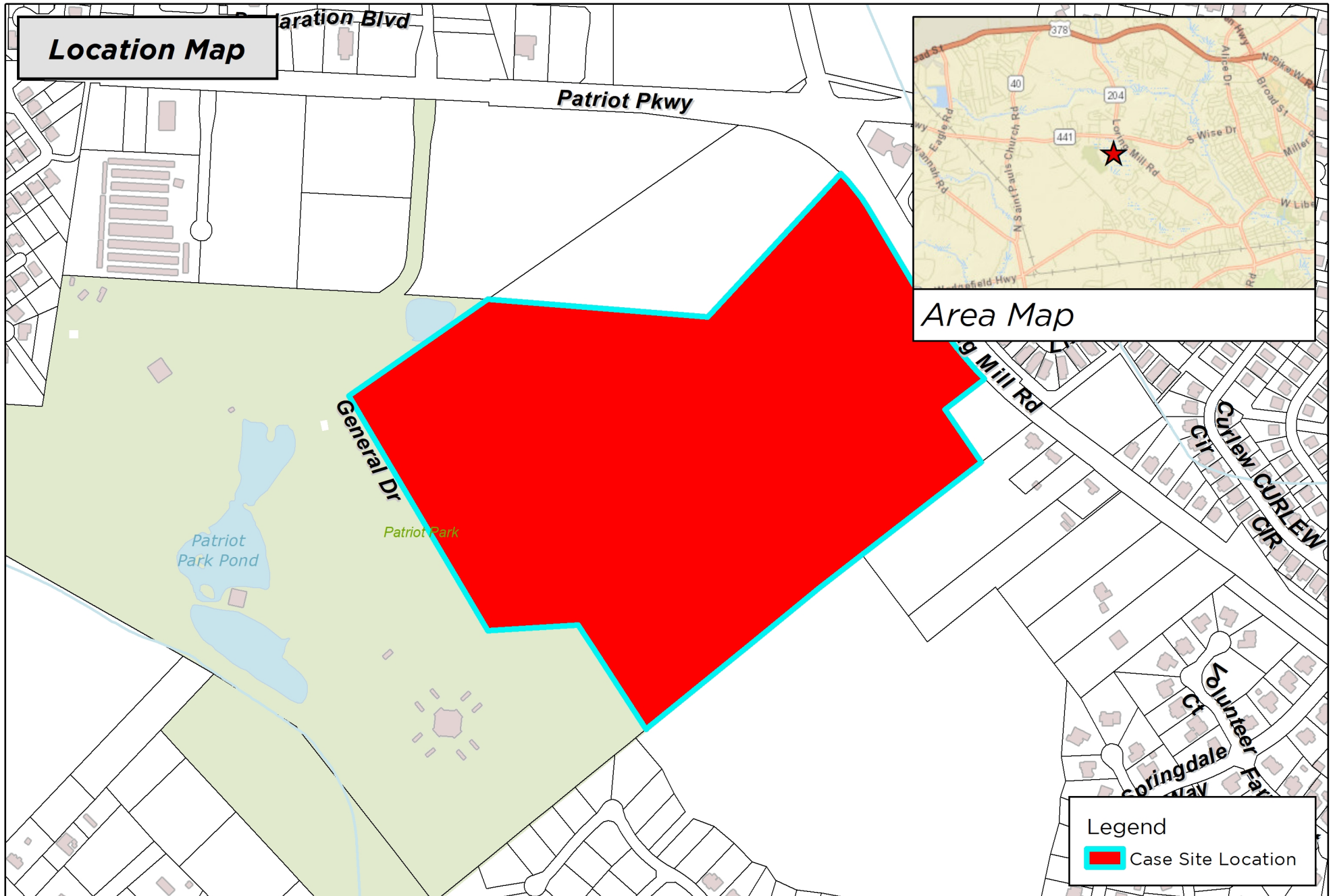
-  Sumter West Planned Development Boundary
-  Neighborhood Commercial Areas
-  High Density Residential Areas
-  Low Density Residential Areas
-  Civic Facility (park)
-  Multifamily Apartments

Attachment 3

Proposed Master Plan for Improvements to Patriot Park (Amphitheater and Secondary Access)



Location Map



Area Map

Legend

 Case Site Location

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1 inch = 600 feet

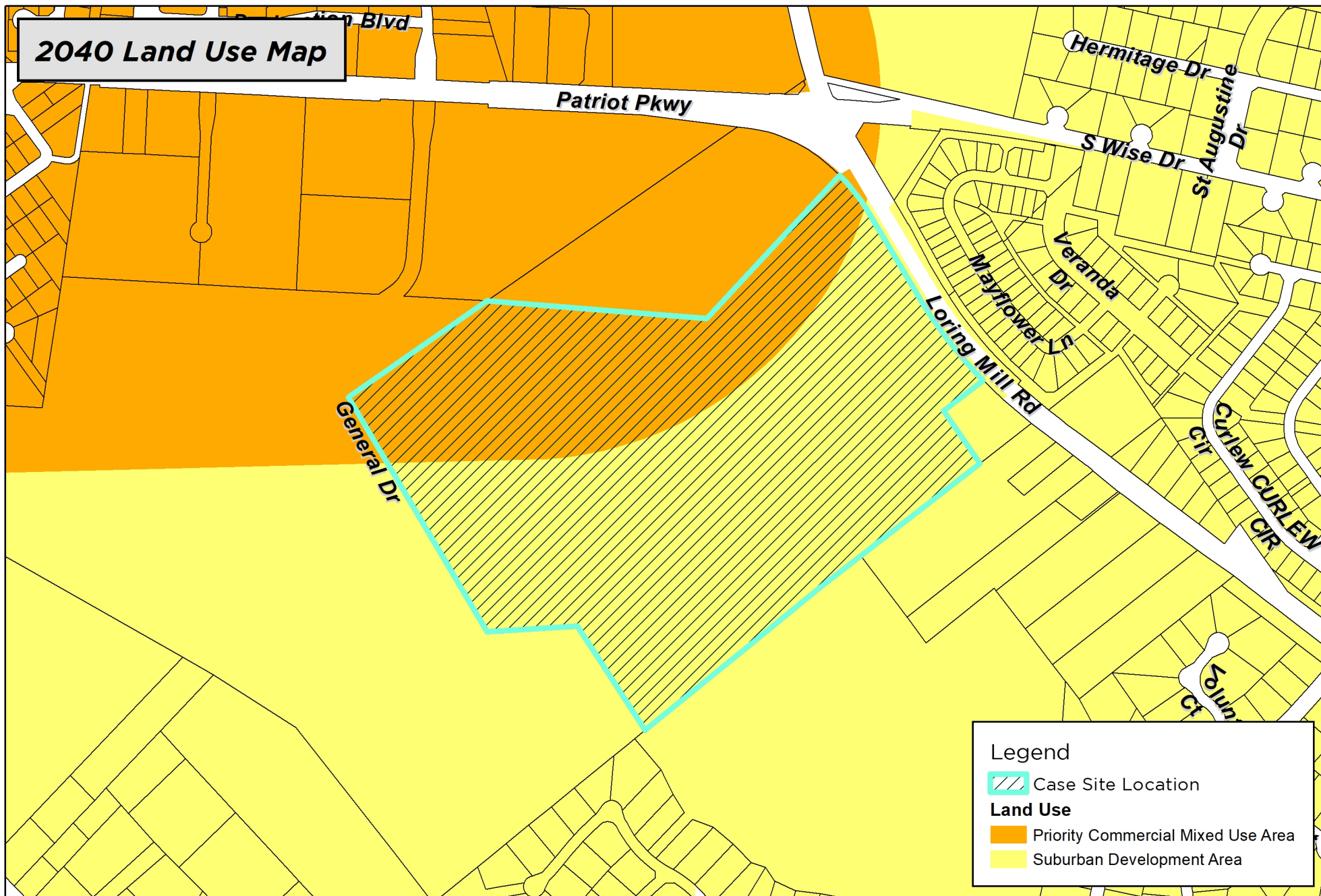


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PD-00-08 Rev 28
280 General Dr, Sumter, SC 29154
Tax Map # 185-00-01-023

2040 Land Use Map



Legend

Case Site Location

Land Use

- Priority Commercial Mixed Use Area
- Suburban Development Area

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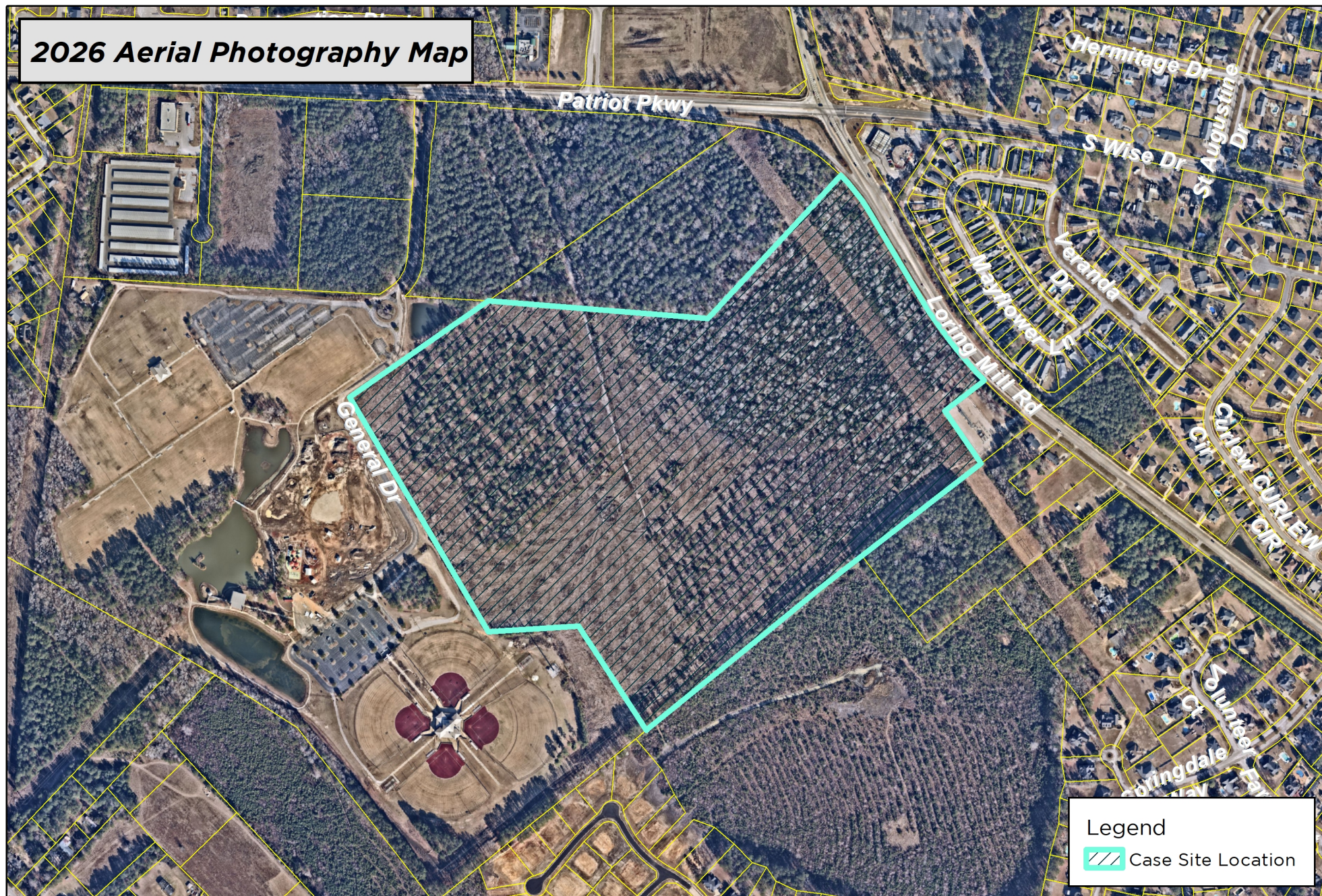


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2026 Aerial Photography Map



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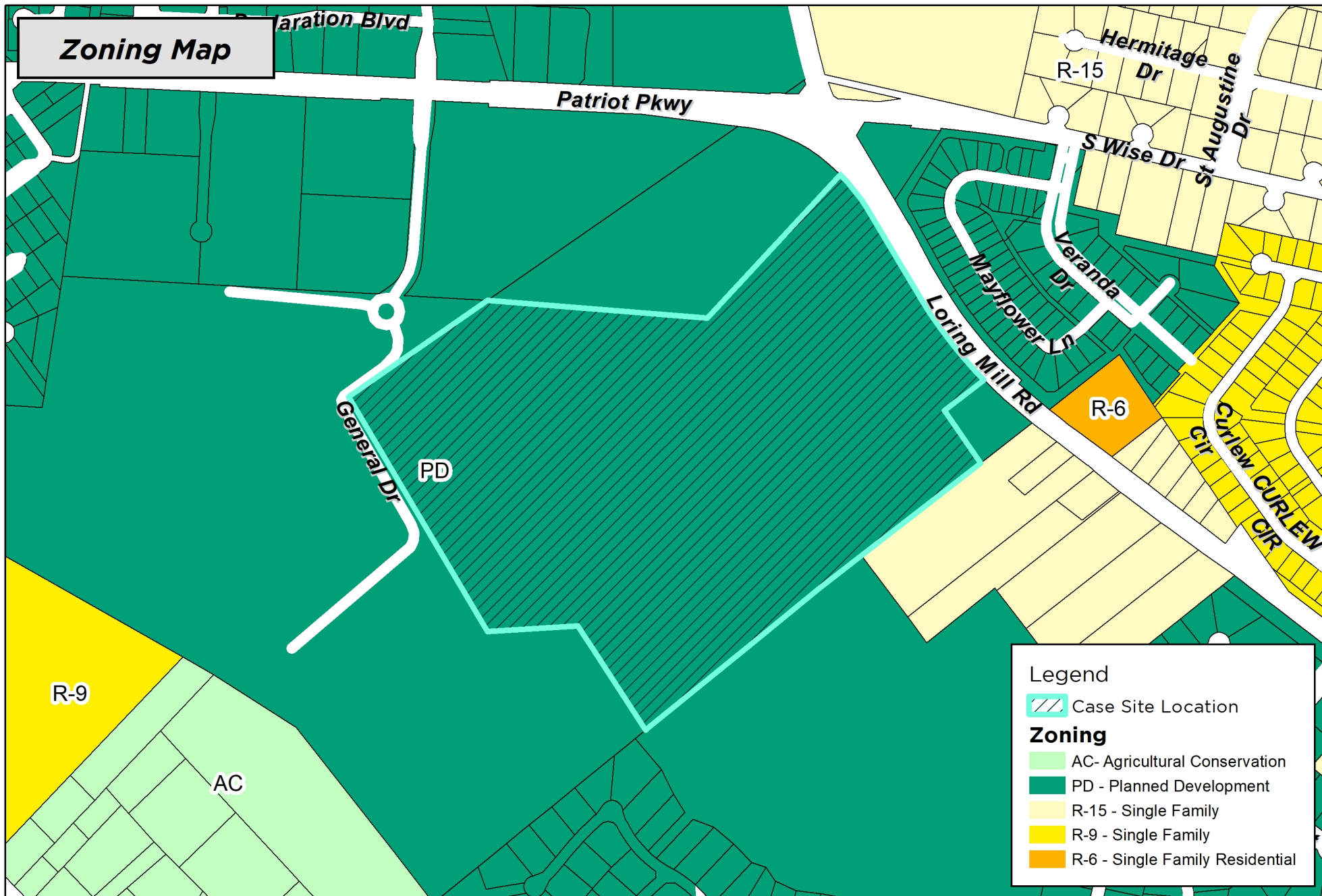


Legend

 Case Site Location

PD-00-08 Rev 28
280 General Dr, Sumter, SC 29154
Tax Map # 185-00-01-023

Zoning Map



Legend

Case Site Location

Zoning

- AC - Agricultural Conservation
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential

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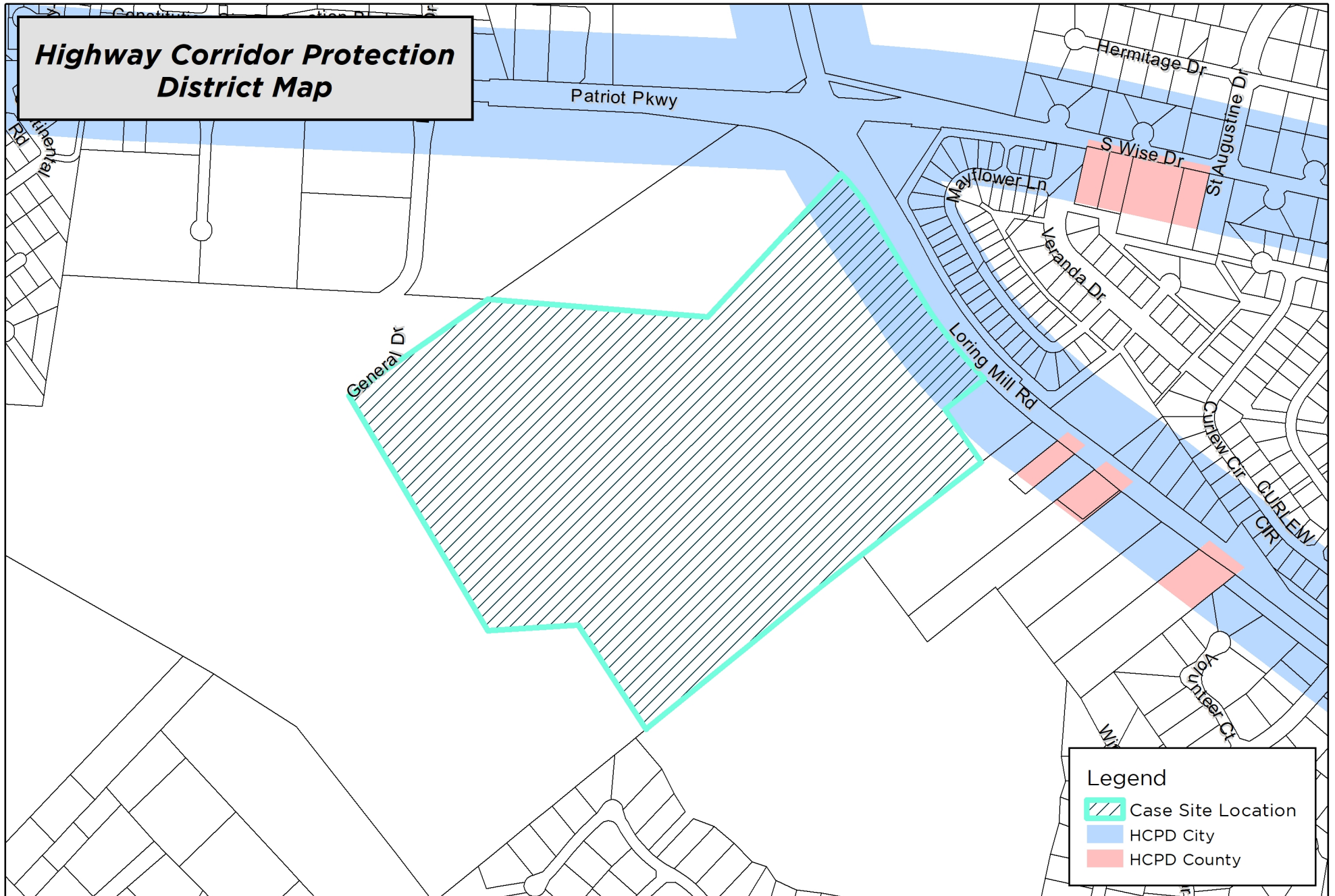


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PD-00-08 Rev 28
280 General Dr, Sumter, SC 29154
Tax Map # 185-00-01-023

Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD City
- HCPD County

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