

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

June 25, 2025

ATTENDANCE

Sumter City – County Planning Commission meeting was held on Wednesday, June 25, 2025, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Price, Mr. Gary Brown, Mr. Chris Sumpter, Mr. Michael Walker, Mr. John T. Rivers IV, Ms. Kim Harvin, Mr. Jim Crawley and Mr. Keith Ivey – were present. Mr. James Munford was absent.

Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Kerlyn Mondesir, Mr. Jeff Derwort and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Mr. Keith Ivey.

MINUTES

Mr. Jim Crawley made a motion to approve the meeting minutes of May 28, 2025, meeting as written. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

NEW BUSINESS

RZ-25-07, 1445 Camden Hwy. (City) was presented by Mr. Kerlyn Mondesir. The Board reviewed the request to rezone two parcels (TMS#'s 202-00-03-014 & 202-00-03-021) totaling of +/- 1.85-acres in area from Agricultural Conservation (AC) to Residential-6 (R-6).

Mr. Mondesir added the property is located on the east side of Camden Highway and is situated between Barnhart Drive and Minna Place.

Mr. Mondesir stated the property identified by TMS# 202-00-03-014 is currently developed with a residential home.

Mr. Mondesir mentioned the property identified by TMS# 202-00-03-021 is currently undeveloped and is a former portion of Minna Pl. right-of-way that was conveyed to prior owners of the subject property by SCDOT.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone two parcels (TMS#'s 202-00-03-014 & 202-00-03-021) totaling of +/- 1.85-acres in area from Agricultural Conservation (AC) to Residential-6 (R-6). The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

RZ-25-08, 2825 Camden Hwy. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 3.26-acre parcel (TMS# 200-00-02-009) from Agricultural Conservation (AC) to General Residential (GR).

Mr. Kelly added the applicant has stated a desire to develop duplexes on the property, which would require the lot be re-zoned to GR, in which duplex development is conditionally permitted use.

Mr. Kelly stated available data indicates public water is available to the subject property, but public sewer is not. Area required for a septic system on each lot will be primary determinant for lot size.

Mr. Kelly mentioned no site development or subdivision plans have been submitted or reviewed for conformance with GR district development requirements.

Mr. Joseph Simmons, Jr. was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone a +/- 3.26-acre parcel (TMS# 200-00-02-009) from Agricultural Conservation (AC) to Residential-15 (R-15). The motion was seconded by Mr. Jim Price and carried a unanimous vote.

RZ-25-09, 1980 Hideaway Dr. (County) & RZ-25-10, 1992 Hideaway Dr. was presented by Mr. Kerlyn Mondesir. The Board reviewed the request to rezone +/- 1.0-acre parcel from Agricultural Conservation (AC) to Residential-15 (R-15).

Mr. Mondesir added the property is currently undeveloped and is adjacent to the Hideaway Village and Forest Lake subdivision.

Mr. Mondesir stated the lot is similar in shape and size to other parcels on the east side of Hideaway Dr. to the North.

Mr. Mondesir mentioned several of these parcels already have duplex development that are non-conforming uses in the AC district.

Ms. Adrianna Bowley was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone a +/- 1.0-acre parcel from Agricultural Conservation (AC) to Residential-15 (R-15) and to rezone a +/- 0.64-acre parcel (TMS# 180-13-01-020) from Agricultural Conservation (AC) to Residential-15 (R-15). The motion was seconded by Gary Brown and carried a unanimous vote.

SV-25-03, 6320 Jasper Dr. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request for approval of 2nd Cousin to 2nd Cousin relationship for a lifetime family conveyance to subdivide a +/- 1.0-acre lot from a larger +/- 3.79-acre tract.

	<p>Mr. Derwort stated the parent tract is located on Jasper Dr., which is a private road.</p> <p>Mr. Derwort added that because the proposed division does not have sufficient frontage on a public road, the property may only be subdivided via the lifetime family conveyance exemption outlined in Article 10 of the Sumter County Zoning & Development Standards Ordinance.</p> <p>Mr. Derwort mentioned the lifetime family conveyance exemption only applies to 1st generation family members. However, the Planning Commission body can review and approve alternate family relationships.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve for 2nd Cousin to 2nd Cousin relationship for a lifetime family conveyance to subdivide a +/- 1.0-acre lot from a larger +/- 3.79- acre tract. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Draft of the UDO should be available in July.</p> <p>Continuing Education – Lunch and Learn in 1.5 hour sessions.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:37 p.m. by acclamation.</p> <p>The next meeting scheduled is July 23, 2025.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>