

ORDINANCE NUMBER 2901

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF SUMTER, SOUTH CAROLINA BY REZONING +/- 22.24 ACRES LOCATED AT OR NEAR THE INTERSECTION OF W. OAKLAND AVE. & WEDGEFIELD RD., FURTHER REPRESENTED AS (SUMTER COUNTY TMS# 206-00-03-024, 206-00-03-025, & 206-00-02-001) FROM RESIDENTIAL-15 & GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD-26-01)

WHEREAS, the request by West Oakland Developers, LLC to amend the Zoning Map of the City of Sumter, South Carolina by rezoning +/- 22.24-acres located at or near the intersection of West Oakland Ave. and Wedgefield Rd., further represented as Sumter County TMS# 206-00-03-024, 206-00-03-025, and 206-00-02-001 from Residential-15 (R-15) and General Commercial (GC) to Planned Development (PD-26-01), has been duly considered by the Planning Commission and all requirements of *Article 1.u (Amendment Authorization and Procedure)* and all other applicable sections of the CITY ZONING AND DEVELOPMENT STANDARDS ORDINANCE NO. 1722 HAVE BEEN COMPLIED WITH; AND

WHEREAS, the request has been forwarded to City Council with a recommendation for approval from the Planning Commission; and

WHEREAS, City Council concurs with the Planning Commission’s recommendation for approval.

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:

1. The property consisting of +/- 22.24 acres located at or near the intersection of W. Oakland Ave. & Wedgefield Rd., owned by Patricia H. Limoges/John B. Hilton, Jr. & Hilton Land Development Company, is hereby rezoned from Residential-15 (R-15) and General Commercial (GC) to Planned Development (PD-26-01). The subject property is identified by the attached location map dated January 8, 2026 (Attachment 1), by the attached site development plan titled “Oakland Avenue Planned Development” prepared by Mathis & Muldrow Land Surveying, Inc., dated June 16, 2025 (Attachment 2), and by the attached Development Area Plan (Attachment 3). The subject property includes the following Sumter County TMS#’s:
 - 206-00-03-024
 - 206-00-03-025
 - 206-00-02-001
2. The Planned Development rezoning is hereby subject to the following requirements:
 - A. **Conceptual Site Plan** - Shall be developed in substantial conformance with the site development plan titled “Oakland Avenue Planned Development” prepared by Mathis & Muldrow Land Surveying, Inc., dated June 16, 2025. (Attachment 2)
 - B. **Open Space** – At least 4.46-acres (25% of total PD area) shall be used for open space in compliance with the effective City Zoning Ordinance.
 - C. **Commercial Development Area (3.74 Total Acres)**
 - TMS# 206-00-02-001(p) (3.74-acres)

Exhibit 1

1. **Land Use** – Uses allowed to establish in the identified commercial development area shall include those listed in (Exhibit A), and no others.
 - a. Residential uses are expressly prohibited in the identified commercial area.
2. **Minimum Development Requirements** – All permitted development shall meet the following minimum requirements:

Minimum Setback, Per Structure:	
Front (W. Oakland Ave.)	35 ft.
Side Exterior (Wedgefield Rd.)	35 ft.
Side Interior	50 ft.
Rear	50 ft.
Maximum Height of Buildings	35 ft.
Maximum Impervious Surface Percentage	92%

3. **Minimum Off-Street Parking Requirements** – All new development shall comply with the minimum off-street parking requirements of the effective City Zoning & Development Standards Ordinance (hereby referred to as the “City Zoning Ordinance”).
4. **Parking Area Design Requirements** – All new development shall comply with the minimum parking area design requirements for commercial uses in the effective City Zoning Ordinance.
5. **Landscaping, Buffering, & Tree Protection** – All new development shall comply with the landscaping, buffering, and tree protection requirements of the effective City Zoning Ordinance.
6. **Exterior Signs** – All new exterior signs shall comply GC zoning district requirements as outlined in the effective City Zoning Ordinance.
7. **Commercial Accessory Structures/Dumpster Enclosures/Fences** - Shall be established in compliance with all applicable requirements of the effective City Zoning Ordinance.
8. **Traffic Impact Analysis (TIA)** – The need for a TIA shall be evaluated at time of formal site plan submission in accordance with applicable requirements of the effective City Zoning Ordinance.
9. **Corridor Overlay District**– All development must comply with the applicable commercial design overlay requirements in the effective City Zoning Ordinance – (HCPD, or similar effective overlay).

Exhibit 1

10. **Sidewalks** – A crosswalk across W, Oakland Ave. shall be installed at time of commercial development. Internal pedestrian paved walkways shall connect to existing sidewalk infrastructure on W. Oakland Ave.
11. **Mini-Warehouse Facility (NAICS 53114) Supplemental Development Requirements** – Mini-Warehouse Facilities shall be subject to the following additional requirements:
 - a. The total combined area of the footprint of all structures shall not exceed 50% of the area of the total 3.74-acre lot.
 - b. Site access shall be limited to 1 ingress/egress access point on W. Oakland Ave. All gated access points shall be equipped with emergency Knox-Box entry access.
 - c. No business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on the premises.
 - d. Outdoor storage areas are expressly prohibited.
 - e. A security fence at least 6 ft. tall in height with controlled gated access is required.
12. **Development Approval** – Any new development within the identified commercial development area shall be reviewed and approved by the Sumter City-County Planning Commission in accordance with the major site plan approval processes and the corridor overlay district approval processes outlined in the effective City Zoning Ordinance.

D. Small Lot Residential Development Area (+/- 16.66 Total Acres)

- TMS# 206-00-03-025 (5.04-acres)
- TMS# 206-00-03-024 (6.57-acres)
- TMS# 206-00-02-001(p) (5.09-acres)

1. **Land Use** – Uses allowed to establish in the identified residential development area shall include the following, and no others:
 1. Single-Family Detached Dwellings
 2. Residential Accessory Uses
 3. Home occupations as permitted by the effective City Zoning Ordinance
 4. No more than 1 sales/leasing office within model residential dwelling unit
 5. Associated Site Infrastructure (stormwater facilities, common open space areas, recreational amenities, internal roads, etc.)
2. **Primary Residential Uses** - shall meet the following minimum requirements:

	Single Family Detached Patio Home Dwellings
Minimum Lot Area (sq. ft.)	5,000 <i>(per structure)</i>

Exhibit 1

Minimum Lot Width	50 ft.
Minimum Setback, Per Structure:	
Front (by functional road classification)	35 ft. <i>must be on local road</i>
Side^{2,3}	0/8 ft.
Rear	20 ft.
Minimum Frontage on a Public Road	Shall be in substantial conformance with adopted conceptual site plan (Attachment 2)
Maximum Number of Lots	64
Maximum Impervious Surface Percentage	45%
Maximum Density (units per gross acre)	8.7
Maximum Height of Buildings	35 ft.

Table Notes:

1. *Referenced dwelling type shall conform to the respective definitions in the effective City Zoning Ordinance.*
 2. *Exterior side setbacks for corner lots shall be ½ of the required front setback.*
 3. *Minimum 8ft. setback required on 1 side only. Roofline shall not encroach onto adjacent property.*
3. **Residential Accessory Structures & Fences** - Shall be established pursuant to the requirements of the effective City Zoning Ordinance. Accessory dwelling units (ADUs) are not permitted.
 4. **Minimum Off-Street Parking Requirements** – Off-street parking for each dwelling unit shall be provided pursuant to the requirements of the effective City Zoning Ordinance.
 5. **Landscaping, Buffering, & Tree Protection** - Shall be established pursuant to the requirements of the effective City Zoning Ordinance, and must include the following components:
 - a. A canopy tree that is at least 7ft. in height and 2inches in caliper shall be installed in the front yard of each individual residential lot.
 - b. Sodding must be used as ground cover for all pervious areas to the front and sides of dwelling unit structures, except for planted landscape bed areas.

Exhibit 1

6. **Streets** – New streets shall be constructed in substantial conformance with the with the site development plan titled “Oakland Avenue Planned Development” prepared by Mathis & Muldrow Land Surveying, Inc., dated June 16, 2025 (Attachment 2). New streets must comply with the requirements of the effective City Zoning Ordinance and with any other applicable city infrastructure design requirements and/or standards.
7. **Sidewalks** – Sidewalks shall be installed on 1 side of all new streets within the small lot residential area. Sidewalks shall connect to existing sidewalk on W. Oakland Ave. All sidewalks shall be installed pursuant to the requirements of the effective City Zoning Ordinance and other applicable city infrastructure design requirements.
8. **Traffic Impact Analysis (TIA)** – The need for a TIA shall be evaluated at time of formal plan submission pursuant to the requirements of the effective City Zoning Ordinance.
9. **Stormwater** – Stormwater facilities shall be design in accordance with all local, state, and federal requirements.
10. **Development Review** - Major subdivision (preliminary plat approval) shall be approved by the Sumter City-County Planning Commission pursuant to the major subdivision (preliminary plat) approval process outlined in the effective City Zoning Ordinance. Associated infrastructure improvements shall be constructed and accepted via standard city processes prior to final plat approval.

E. Large Lot Residential Development Area – +/- 1.84 Total Acres

- TMS# 206-00-02-001(p) (1.84-acres)

1. **Land Use** – Uses allowed to establish in the identified residential development area shall include the following, and no others:
 - a. Single-Family Detached Dwellings
 - b. Residential Accessory Uses
 - c. Accessory Dwelling Units
 - d. Home occupations as permitted by the effective City Zoning Ordinance
 - e. Associated Site Infrastructure (stormwater facilities, common open space areas, recreational amenities, internal roads, etc.)
2. **Primary Residential Uses** - shall meet the following minimum requirements:

	Single Family Detached Patio Home Dwellings¹
Minimum Lot Area (sq. ft.)	15,000 <i>(per structure)</i>
Minimum Lot Width	75 ft.
Minimum Setback, Per Structure:	

Exhibit 1

Front (by functional road classification)	35 ft.
Side^{2 3}	0/10 ft.
Rear	25 ft.
Minimum Frontage on a Public Road	Shall be in substantial conformance with adopted conceptual site plan (Attachment 2)
Maximum Number of Lots	4
Maximum Impervious Surface Percentage	45%
Maximum Density (units per gross acre)	8
Maximum Height of Buildings	35 ft.

Table Notes:

1. *Referenced dwelling type shall conform to the respective definitions in the effective City Zoning Ordinance.*
 2. *Exterior side setbacks for corner lots shall be ½ of the required front setback.*
 3. *Minimum 10ft. setback required on 1 side only. Roofline shall not encroach onto adjacent property.*
3. **Residential Accessory Structures & Fences** – Shall be established pursuant to the requirements of the effective City Zoning Ordinance. ADUs are permitted.
 4. **Minimum Off-street Parking Requirements** – Off-street parking for each dwelling unit shall be provided pursuant to the requirements of the effective City Zoning Ordinance.
 5. **Landscaping, Buffering, & Tree Protection** – Shall be established pursuant to the requirements of the effective City Zoning Ordinance, and include the following components:
 - a. A canopy tree that is at least 7ft. in height and 2inches in caliper shall be installed in the front yard of each individual residential lot.
 - b. Sodding must be used as ground cover for a pervious areas in front of dwelling unit structures, except for planted landscape bed areas.
 6. **Development Review** – All new lots shall receive minor subdivision final plat approval by the Sumter City-County Planning Department.

Exhibit 1

ADOPTED IN COUNCIL, ASSEMBLED THIS 7TH DAY OF APRIL 2026. TO TAKE EFFECT IMMEDIATELY.

CITY OF SUMTER, SOUTH CAROLINA

Mayor David P. Merchant

James B. Blassingame, Mayor Pro Tempore

Calvin K. Hastie, Sr., Councilman

Colin C. Davis, Councilman

Gifford M. Shaw, Councilman

Anthony Gibson, Councilman

Rebecca Lynn Kennedy, Councilwoman

ATTEST:

Cecilia Newman, City Clerk

First Reading: March 17, 2026

Final Reading: April 7, 2026

Sumter City Council

SECOND READING

April 7, 2026

PD-26-01, 2640 West Oakland Ave. (City)

I. THE REQUEST

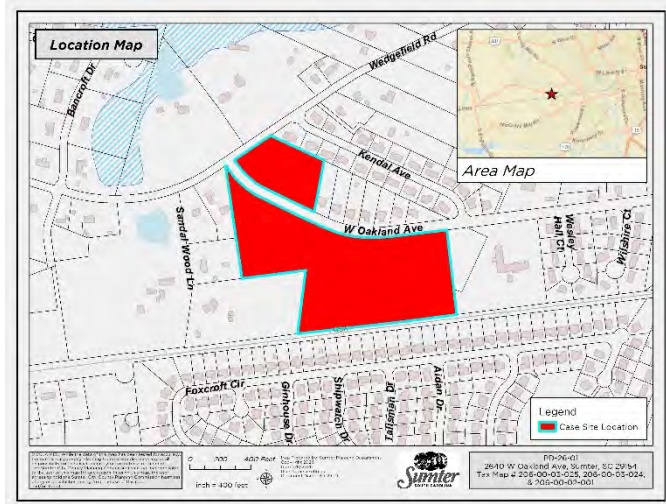
Applicant:	West Oakland Developers, LLC
Status of the Applicant:	Authorized Agent
Request:	Request to rezone +/- 22.24-acres of property from Residential-15 (R-15) and General Commercial (GC) to Planned Development (PD-26-01)
City Council Ward	Ward 6
Location:	2640 W. Oakland Ave.
Present Use/Zoning:	Undeveloped/Residential-15 (R-15) & General Commercial (GC)
Tax Map Number:	206-00-03-024, 206-00-03-025, & 206-00-02-001
Adjacent Property Land Use and Zoning:	North – Residential & Institutional / R-15 South – Residential / PD East – Residential & Undeveloped / R-15 West – Residential & Undeveloped / R-15 & GR

II. BACKGROUND

The applicant is requesting to rezone +/- 22.24-acres of property located at the intersection of W. Oakland Ave. and Wedgefield Rd. from Residential -15 (R-15) and General Commercial (GC) to Planned Development (PD).

The subject property is shown in red on the location map to the right, and consists of land on the north and south side of W. Oakland Ave.

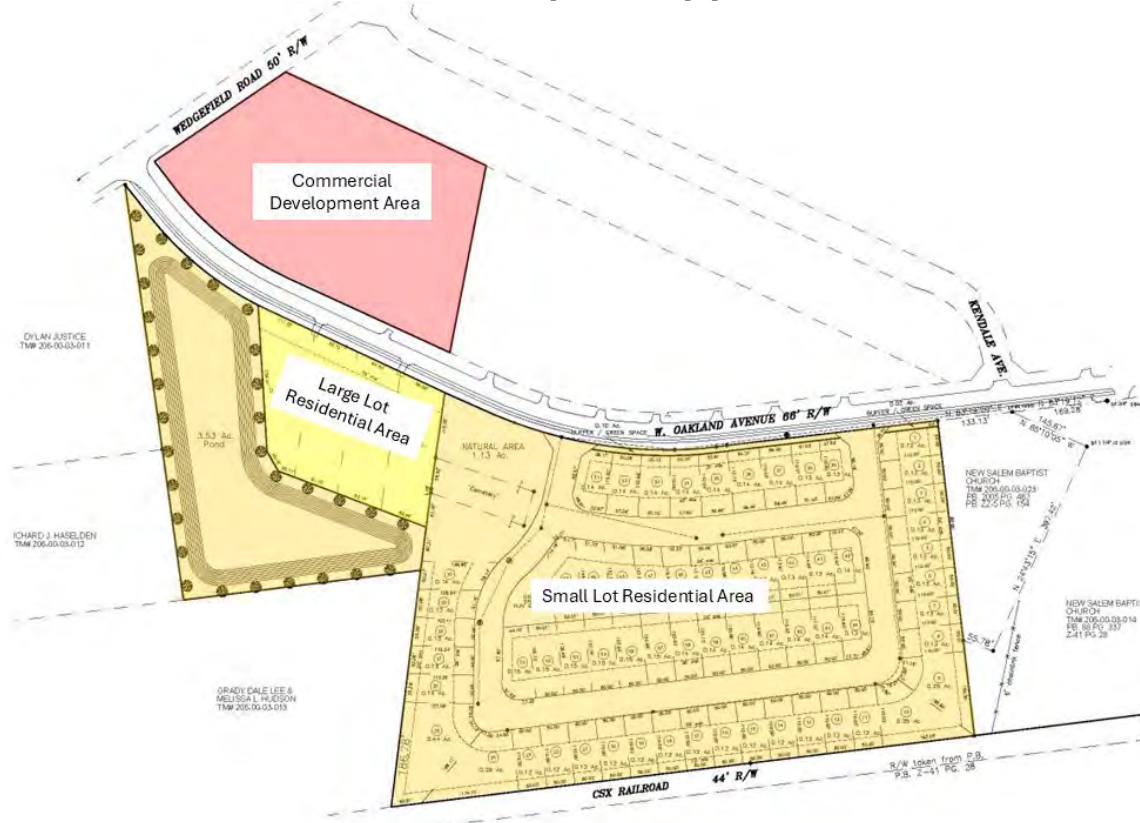
The applicant is proposing the establishment of new PD to support a patio home subdivision, with future commercial



component proposed on the north side of W. Oakland Ave. The PD will consist of 3 distinct areas, as described as follows:

- **Small Lot Patio Homes** – 64 total lots, with public streets and associated infrastructure proposed.
- **Large Lot Patio Homes** – 4 total lots. Lots will have direct frontage on and access to W. Oakland Ave.
- **Commercial** – Unidentified future commercial development on the +/- 3.74-acre tract on the north side of W. Oakland Ave.

Below: Development concept plan



Environmental:

The subject property is within a Zone X area as shown on FEMA FIRM Panels 45085C0292E, with an Effective Date of October 27, 2022.

National Wetland Inventory (NWI) data suggests that no wetlands are present on the property.

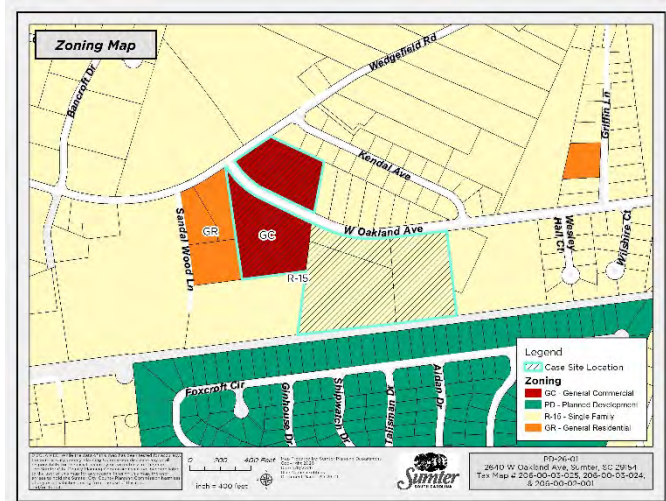
Existing Land Use & Zoning:

The subject property is located at the intersection of W. Oakland Ave. and Wedgefield Rd. and is currently undeveloped. The property contains both wooded areas and open field areas, as well as a small cemetery that will be preserved. The property is adjacent to single-family residential uses developed at R-15 densities and an institutional use (church). This area of the city has seen continued residential development pressure over the last several decades.

The property is located at the periphery of city limits, with the proposed PD area recently annexed into the city in 2025 under 2 separate 100% annexation approvals (ANN-25-01 & ANN-25-05).

The property falls within the boundary of both the R-15 and GC districts, with adjacent property being in either the city R-15 district or the county GR district.

The intent of the PD District is to encourage flexibility in the development of land in order to promote its appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open space. The principal feature of a PD is to accommodate mixed uses. The proposed PD has a defined commercial area and a defined residential area, and staff considers the proposal in general alignment with SC Supreme Court case law concerning the PD zoning method (see Sinkler v. County of Charleston).



Pursuant to *Article 3.p* of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”), a PD District may be established on the Official Zoning Map for the City of Sumter in the same manner and in the same form as a standard rezoning request. Development requirements for a new PD are set forth in a separate ordinance to be adopted by City Council as part of the zoning change. Essentially, PDs are a request for a new individualized zoning district with defined development requirements for the new district adopted via site specific ordinance.

Water/Sewer Infrastructure:

Available GIS data indicates that water mains are located along both W. Oakland Ave. and Wedgefield Rd. Sewer main is located on W. Oakland Ave. only and terminates near the proposed entrance to the small lot residential section of the PD. The large lot residential section and the commercial section of the PD are both intended to be served by private septic at this time.

City Public Services must make the final determination on the city’s ability to provide services and/or the scope of the improvements required to provide service to the property.



The small lot residential section is intended to be served by both public water and sewer. It is anticipated that the city will also be requested by SCDES to provide waivers for the allowance of

private septic for the larger lot residential and commercial sections at time of development for those areas.

Planned Development (PD-26-01) Details:

The proposed development requirements, as recommended by staff, are included in PD Ordinance attached to this report as Exhibit 1. There are no detailed plans for the commercial area at this time. The PD Ordinance provides a framework for regulating future commercial development on the property, including a list of permitted uses. Plans for future residential development are shown in detail on the conceptual site plan attached to this report as Exhibit 2.

Small Lot Residential Development Area

- Limited to single-family detached and/or patio home development, with customary accessory uses permitted. Accessory dwelling units (ADUs) are not permitted.
- Minimum development standards as outlined in the table below.

	Single Family Detached Patio Home Dwellings¹
Minimum Lot Area (sq. ft.)	5,000 <i>(per structure)</i>
Minimum Lot Width	50 ft.
Minimum Setback, Per Structure:	
Front (by functional road classification)	35 ft. <i>must be on local road</i>
Side²	0/8 ft.
Rear	20 ft.
Maximum Number of Lots	64
Maximum Impervious Surface Percentage	45%
Maximum Density (units per gross acre)	8.7
Maximum Height of Buildings	35 ft.

- Sidewalks shall be installed along 1 side of all new streets and shall connect to existing sidewalk on W. Oakland Ave.
- Accessory structures, fences, off-street parking and general landscaping/tree protection in accordance with the effective City Zoning Ordinance.
- Canopy tree shall be installed in front yard of each residential lot.
- Sodding must be used for ground cover for pervious areas to the front and sides of dwelling units.
- Major Subdivision (Preliminary Plat) approval by the Planning Commission is required.

Large Lot Residential Development Area

- Limited to single-family detached and/or patio home development, with customary accessory uses permitted. Accessory dwelling units (ADUs) are permitted.
- Minimum development standards as outlined in the table below.

	Single Family Detached Dwelling¹
Minimum Lot Area (sq. ft.)	15,000 <i>(per structure)</i>
Minimum Lot Width	75 ft.
Minimum Setback, Per Structure:	
Front (by functional road classification)	35 ft.
Side²	0/10 ft.
Rear	25 ft.
Maximum Number of Lots	4
Maximum Impervious Surface Percentage	45%
Maximum Density (units per gross acre)	8
Maximum Height of Buildings	35 ft.

- Accessory structures, fences, off-street parking and general landscaping/tree protection in accordance with the effective City Zoning Ordinance.
- Canopy tree shall be installed in front yard of each residential lot.
- Sodding must be used for ground cover for pervious areas to the front and sides of dwelling units.
- All new lots shall receive minor subdivision final plat approval by Planning Department staff.

Dwelling Unit Elevations Renderings

The following elevation renderings were provided as an example of the types of homes proposed for this development.





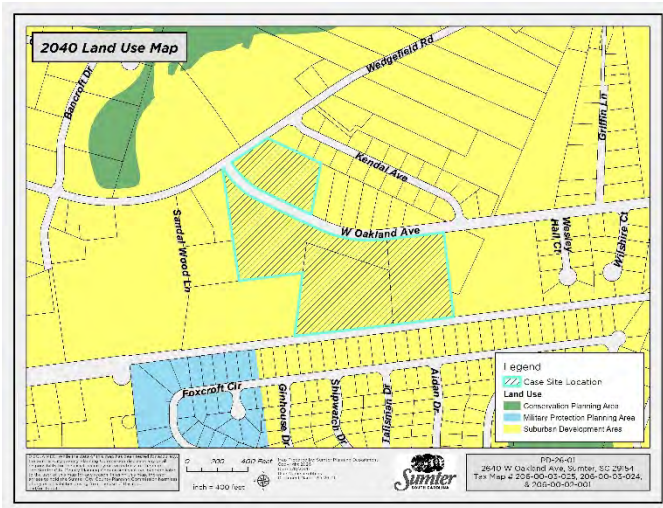
Commercial Development Area

- List of permitted use outlined in Exhibit A of the PD Ordinance.
- Supplementary requirements for mini-warehouse development.
- 35 ft. setback requirement off of W. Oakland Ave. & Wedgefield Rd.
- 50 ft. setbacks off of interior property lines.
- Any new commercial development must conform to the applicable commercial corridor design standards of the effective City Zoning Ordinance.
- A pedestrian crosswalk shall be provided at Wedgefield Rd. & W. Oakland Ave. Internal pedestrian paved walkways shall connect to existing sidewalk infrastructure on W. Oakland Ave.
- Parking, landscaping, signage, and transportation analysis shall be provided in accordance with effective City Zoning Ordinance.
- Any new development within the identified commercial development area shall be reviewed and approved by the Planning Commission in accordance with the standard major site plan approval process.

III. COMPATIBILITY WITH 2040 COMPREHENSIVE PLAN

The subject property is within the Suburban Development Planning 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.



Staff finds the PD proposal is in alignment with applicable Sumter 2040 Comprehensive Plan policies.

IV. TRANSPORTATION REVIEW

The subject property has direct frontage onto W. Oakland Ave. and Wedgefield Rd., which are both SCDOT owned/maintained roadways. The section of W. Oakland Ave. in front of the subject property is 2-lane roadway and is functionally classified as a major collector. Per SCDOT traffic count data from Station ID# 43-0687, the annual average number of daily trips on W. Oakland Ave. near the subject property is 1,300. The section of Wedgefield Rd. in front of the subject property is 2-lane roadway and is functionally classified as a minor arterial. Per SCDOT traffic count data from Station ID# 43-0323, the annual average number of daily trips on Wedgefield Rd. near the subject property is 5,200.

All site development will have its transportation impacts fully evaluated at the time of detailed plan submission.

V. STAFF RECOMMENDATION

The application of a true mixed-use PD on the subject property is in alignment with the Sumter 2040 Comprehensive Plan. The proposed PD Ordinance outlines additional approval processes for the commercial and residential components.

VI. DRAFT MOTIONS

1. I move that the Sumter City-County Planning Commission recommend **approval** of rezoning +/- 22.24-acres from Residential-15 (R-15) and General Commercial (GC) to Planned Development (PD-26-01), as set forth in the **Exhibit 1 PD Ordinance**.

2. I move that the Sumter City-County Planning Commission recommend ***denial*** of rezoning +/- 22.24-acres from Residential-15 (R-15) and General Commercial (GC) to Planned Development (PD-26-01).
3. I move an ***alternate motion***.

VII. PLANNING COMMISSION – February 25, 2026

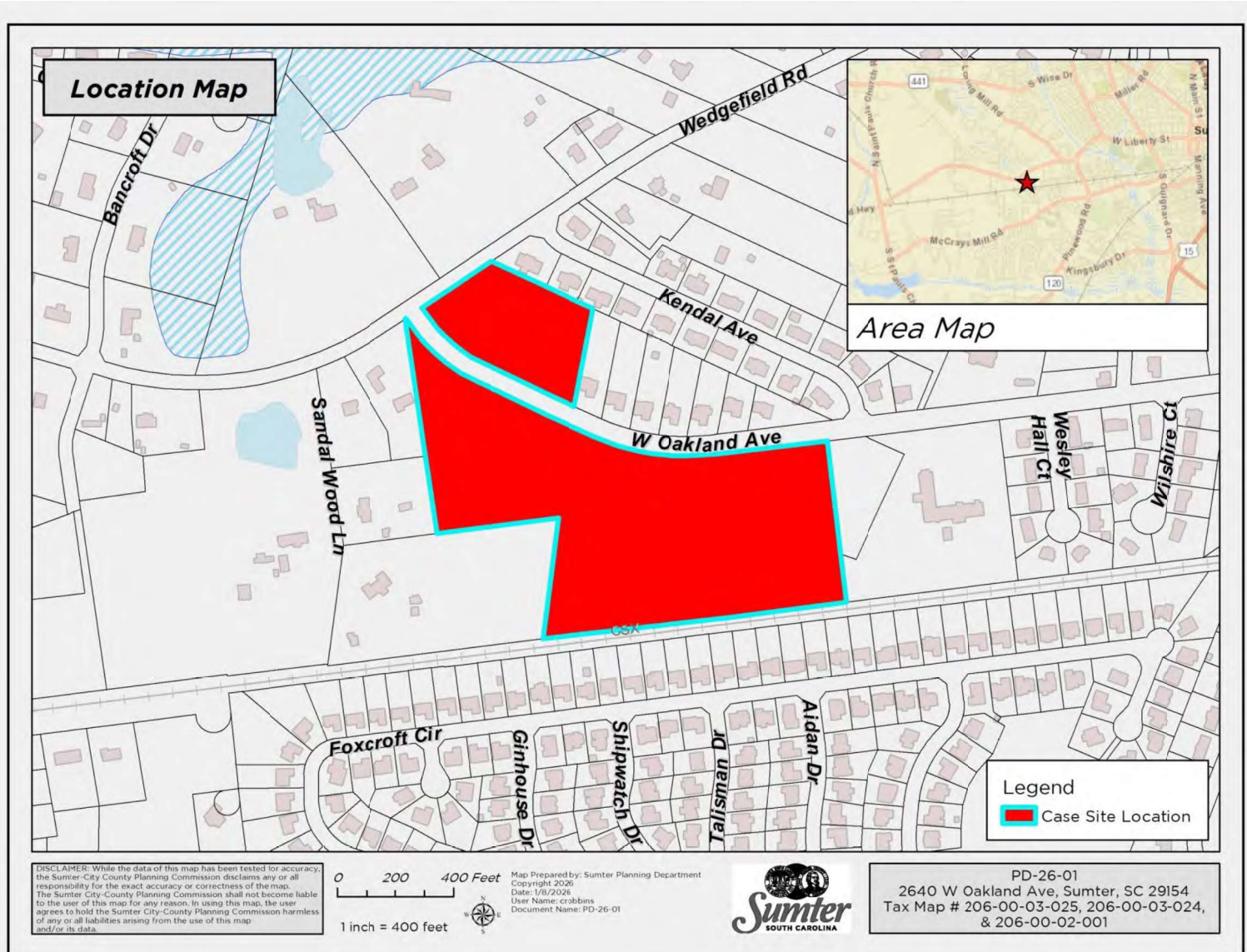
The Sumter City – County Planning Commission at its meeting on Wednesday, February 25, 2026, voted four (Brown, Walker, Price, Crawley) in favor and one (Harvin) in opposition to recommend approval to rezone +/- 22.24-acres of property from Residential-15 (R-15) and General Commercial (GC) to Planned Development (PD-26-01). The property is located at 2640 West Oakland Ave. and is represented by TMS#'s 206-00-03-024, 206-00-03-025, & 206-00-02-001.

VIII. SUMTER CITY COUNCIL – MARCH 17, 2026 – FIRST READING/PUBLIC HEARING

The Sumter City Council at its meeting on Tuesday, March 17, 2026, gave First Reading/Public Hearing approval on the above referenced request to rezone a +/- 22.24-acres of property from Residential-15 (R-15) and General Commercial (GC) to Planned Development (PD-26-01). The property is located at 2640 West Oakland Ave. and is represented by TMS#'s 206-00-03-024, 206-00-03-025, & 206-00-02-001.

IX. SUMTER CITY COUNCIL – APRIL 7, 2026 – SECOND READING

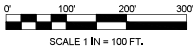
Attachment 1



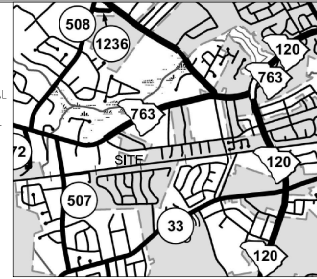
Attachment 2

NOTES:
 1) THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAMINATION
 2) NOT A VALID DOCUMENT WITHOUT ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL.

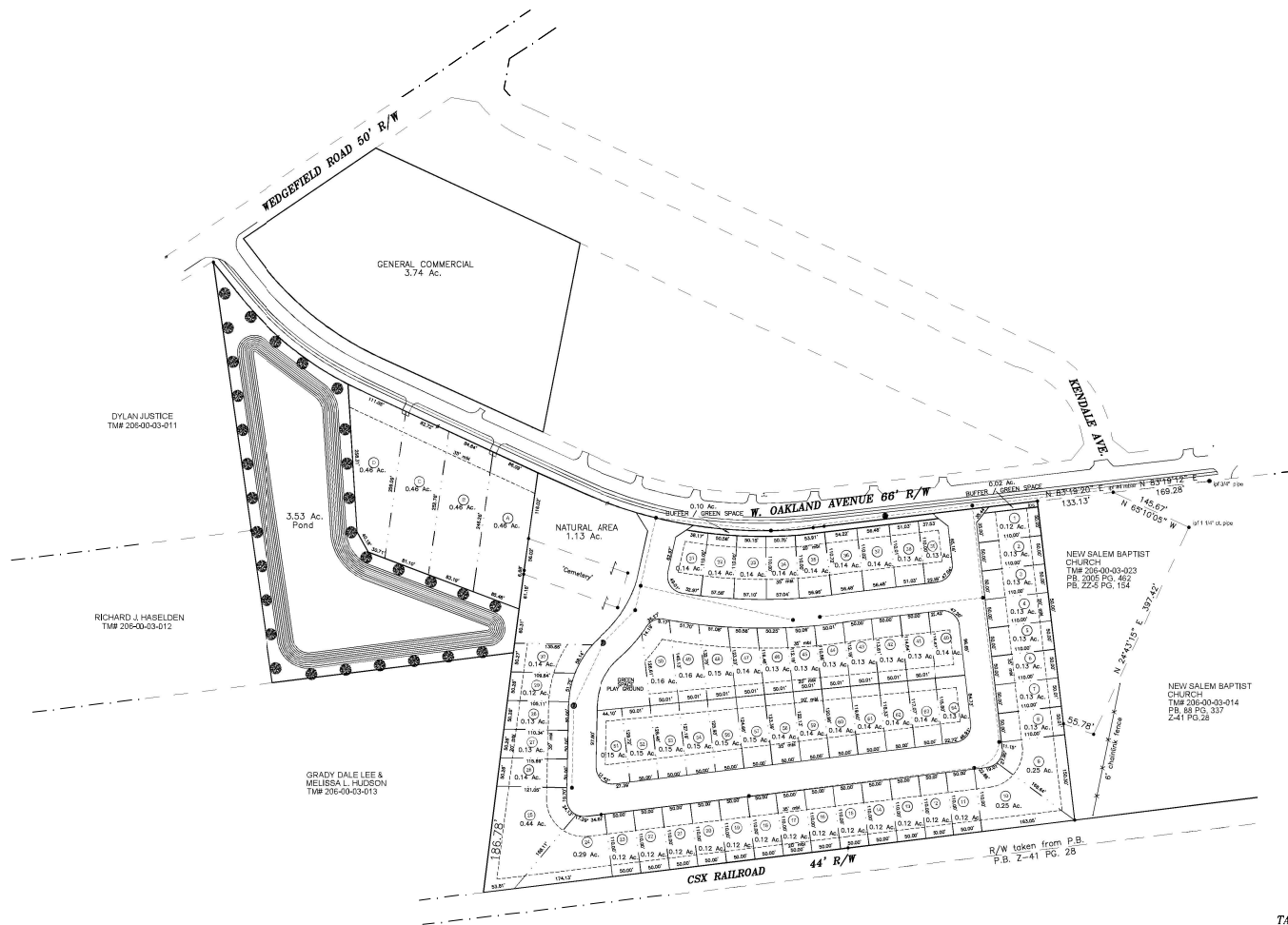
DATE: JUNE 16, 2025
 JOB NO: 25002-TOPO
 FIELD BOOK:
 JOB REFERENCE:



- LEGEND
- WM - WATER METER
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - CATV - CABLE TV PEDESTAL
 - ⊗ PP - POWER POLE
 - PH - TELEPHONE PEDESTAL



LOCATION MAP - NOT TO SCALE



DEVELOPER: HILTON LAND DEVELOPMENT, LLC.
 OWNERS: HILTON LAND DEVELOPMENT, LLC.
 JOHN B. HILTON, JR. & PATRICIA LIMOGES

TAX MAP No. 206-00-02-001, 206-00-03-024 & 206-00-03-025

SOUTH CAROLINA	SUMTER COUNTY	SUMTER TOWNSHIP
SURVEYED FOR:		
OAKLAND AVENUE PLANNED DEVELOPMENT		
MATHIS & MULDROW LAND SURVEYING, INC. 575 SANDPIPER LANE, MAYESVILLE, S.C. 29564 OFFICE (803) 435-2425 EMAIL: MULDROWLANSURVEYING@GMAIL.COM		
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUISITES OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.		
IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA? NOT IN FIRM MAP NUMBER: 46095C0292E EFFECTIVE DATE 10/27/22.		



EXHIBIT A

Approved uses for 3.75-Acre Commercial Area (TMS# 206-00-02-001p)

NOTE: the following uses are in accordance with the 2022 North American Industry Classification System (NAICS)

111	Crop Production
112	Animal Production and Aquaculture excluding 112112 - Beef Cattle Feedlots, 112210 – Hog and Pig farming, 1123 – Poultry and Egg Production, and 11299 – Kennels, Breeding and Raising stock for sale.
4411	Automobile Dealers, new and used
4412	Other Motor Vehicle Dealers
44511	Grocery Store
45721	Firewood Dealers Direct Selling
458	Clothing, Clothing Accessories, Shoes and Jewelry Retailers
4591	Sporting Goods, Hobby, Musical Instrument, Book and Miscellaneous Retailer
4592	Book Retailers and News Dealers
4593	Florists
4594	Office Supplies, Stationary, and Gift Retailers
4595	Used Merchandise Retailers (Antique Shops)
4595	Used Merchandise Retailers (Flea Markets)
4595	Used Merchandise Retailers
4599	Other Miscellaneous Retailers
45991	Pet & Pet Supplies Retailers
491	Postal Service
492	Couriers and Messengers
493	Warehouse and Storage
513	Publishing Industries
516	Broadcasting and Content Providers
517	Telecommunications
519	Libraries and Archives

Exhibit 1

521	Monetary Authority Central Bank
522	Credit Intermediation and Related Activities
523	Securities, Commodities Contracts and other Financial Activities
524	Insurance Carriers and Related Activities
525	Funds, Trusts and other Financial Vehicles
531	Real Estate
5411	Legal Services
5412	Accounting, Tax Prep, Book Keeping and Payroll
5413	Arch, Engineering and Related Services
5414	Special Design Services
5415	Computer System Design and Related Services
5416	Management, Scientific and Technical Consulting Services
5417	Scientific Research and Development Services
5418	Advertising, Public Relations and Related Services, including but not limited to Sign Lettering/Painting Businesses
5419	Other Professional, Scientific, and Technical Services
54194	Veterinary Services
5611	Office Admin Services
6231	Nursing Care Facilities (Skilled Nursing Facilities)
6233	Continuing Care Retirement Communities & Assisted Living Facilities for the Elderly
6239	Other Residential Care Facilities
6244	Child Care Services
7111	Performing Arts Companies
7121	Museums (Museums Only)
71394	Physical Fitness Facilities
7225	Restaurants and Other Eating Places
8114	Personal and Household Goods Repair and Maintenance, no outside storage of junk parts or inoperable machinery and equipment

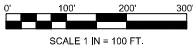
Exhibit 1

- 81221 Funeral Homes and Funeral Services
- 812910 Pet Training, Sitting, Walking, and Pedigree Record Services (No Overnight Boarding)
- 921 Executive, Legislative and other Government Support (including playgrounds and parks). No Community Centers.

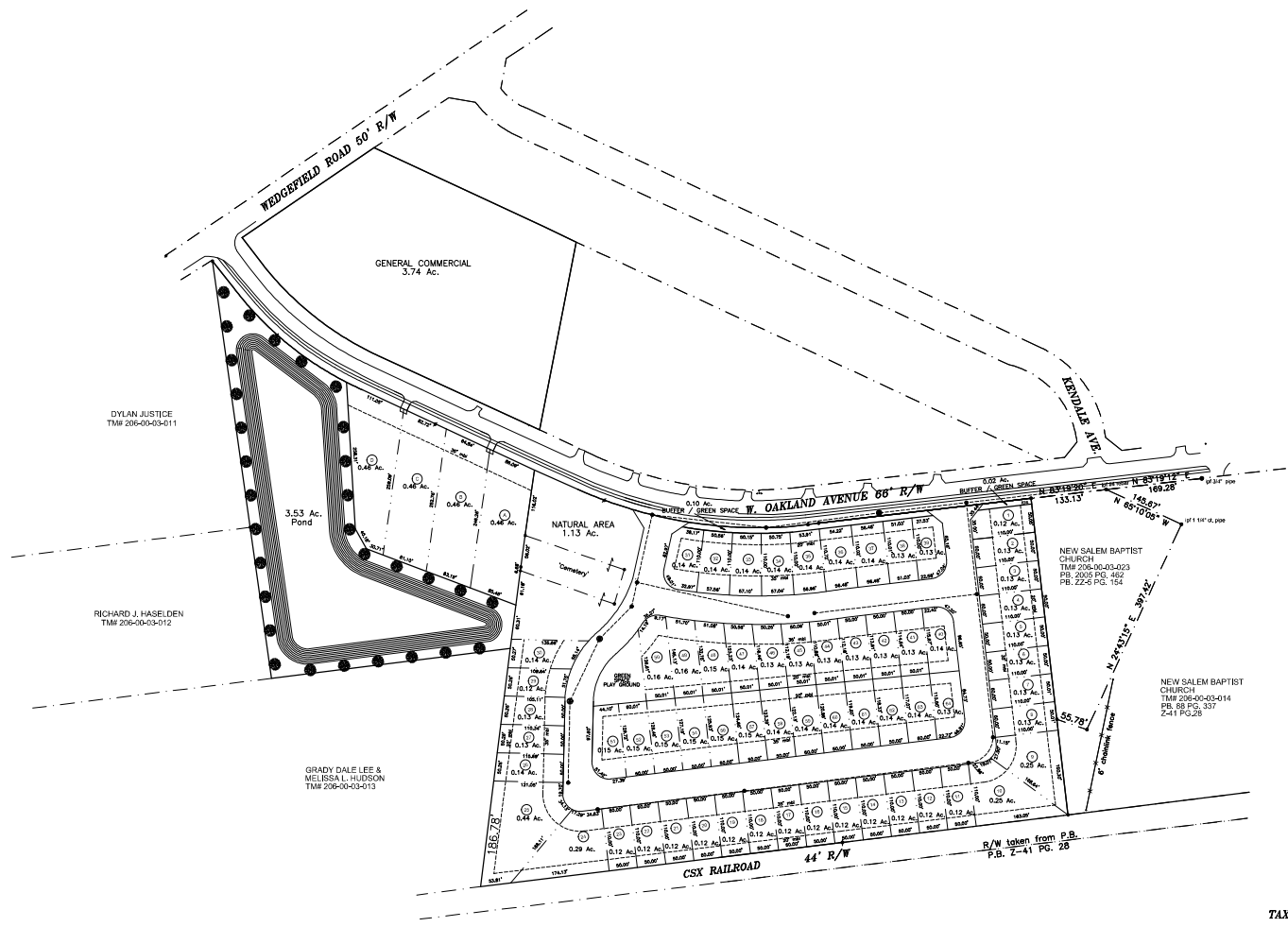
Exhibit 2

NOTES:
 1) THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAMINATION.
 2) NOT A VALID DOCUMENT WITHOUT ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL.

DATE: JUNE 16, 2025
 JOB NO: 25002-TOPO
 FIELD BOOK:
 JOB REFERENCE:



- LEGEND
- WM - WATER METER
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - CATV - CABLE TV PEDESTAL
 - PP - POWER POLE
 - PH - TELEPHONE PEDESTAL



DEVELOPER: HILTON LAND DEVELOPMENT, LLC.
 OWNERS: HILTON LAND DEVELOPMENT, LLC.
 JOHN B. HILTON, JR. & PATRICIA LIMOGES

TAX MAP No. 206-00-02-001, 206-00-03-024 & 206-00-03-025

SOUTH CAROLINA	SUMTER COUNTY	SUMTER TOWNSHIP
SURVEYED FOR:		
OAKLAND AVENUE PLANNED DEVELOPMENT		

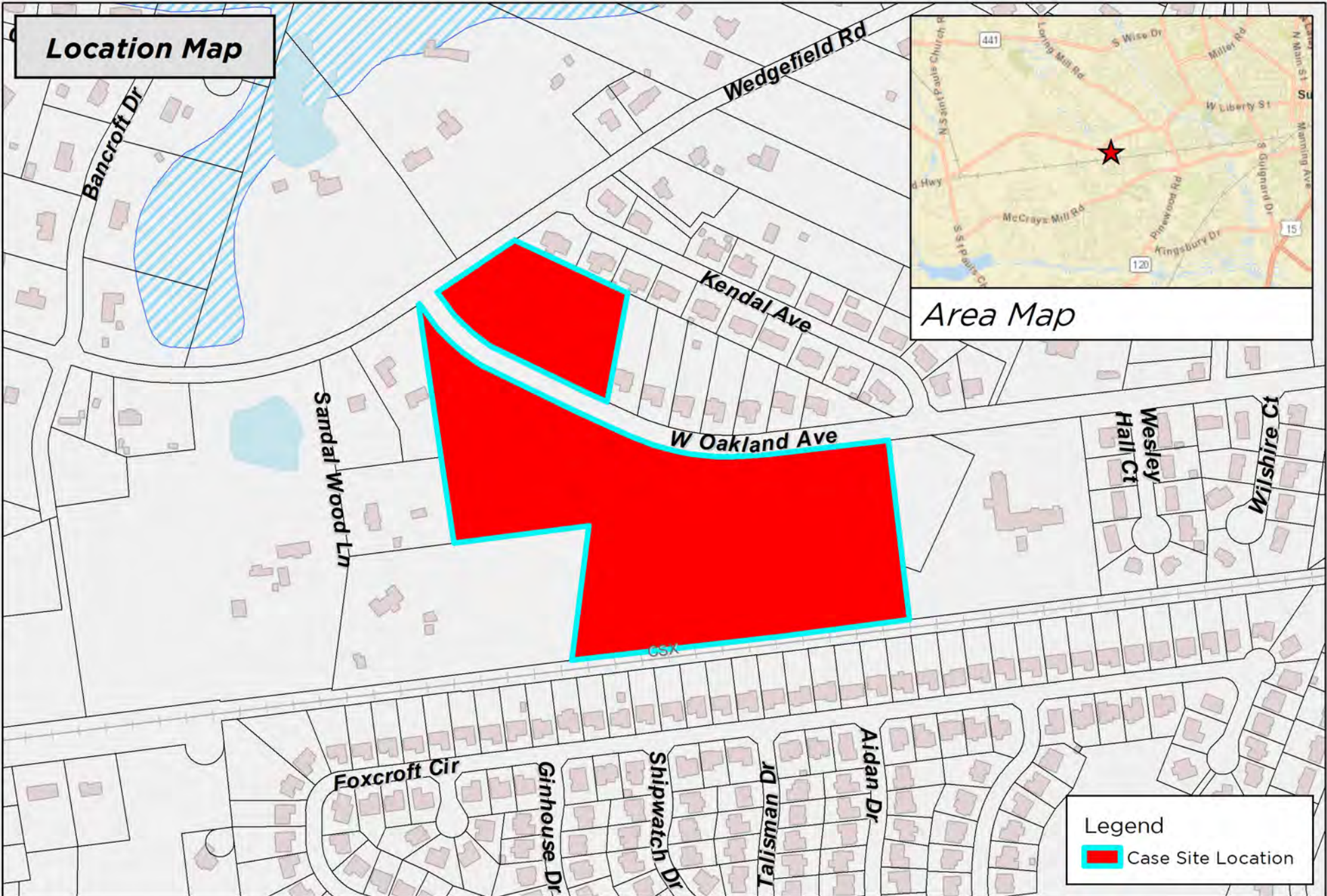
MATHIS & MULDROW LAND SURVEYING, INC.
 575 SANDPIT LANE, MAYESVILLE, S.C. 29104
 OFFICE (803) 435-2425 EMAIL: MULDROWLANDSURVEYING@GMAIL.COM

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.


IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA? NOT IN
 FIRM MAP NUMBER: 45055C0202E EFFECTIVE DATE 10/27/22.



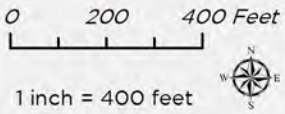
Location Map



Area Map

Legend
 Case Site Location

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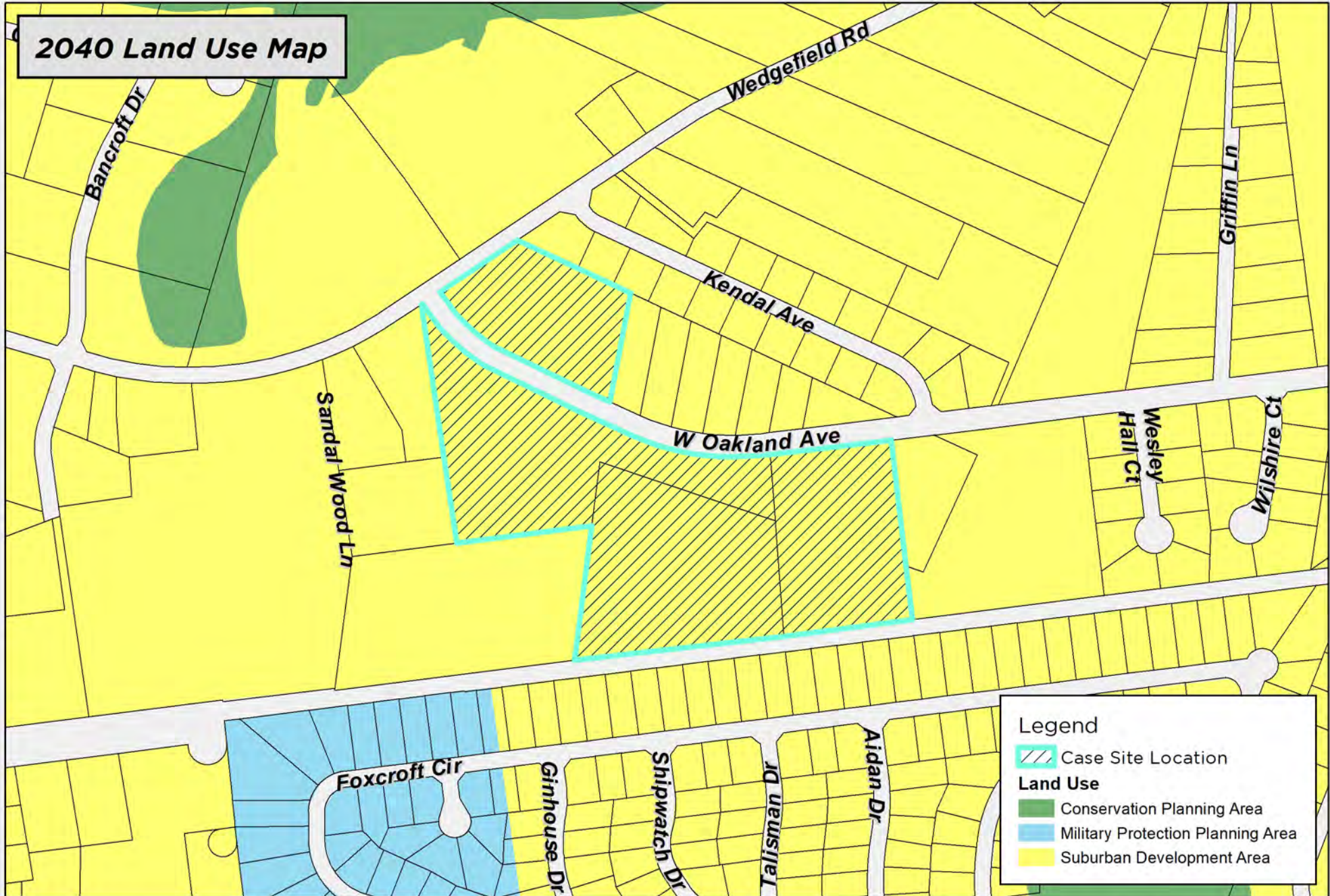


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Document Name: PD-26-01







PD-26-01
2640 W Oakland Ave, Sumter, SC 29154
Tax Map # 206-00-03-025, 206-00-03-024,
& 206-00-02-001

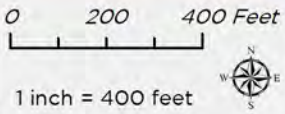
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Military Protection Planning Area
-  Suburban Development Area

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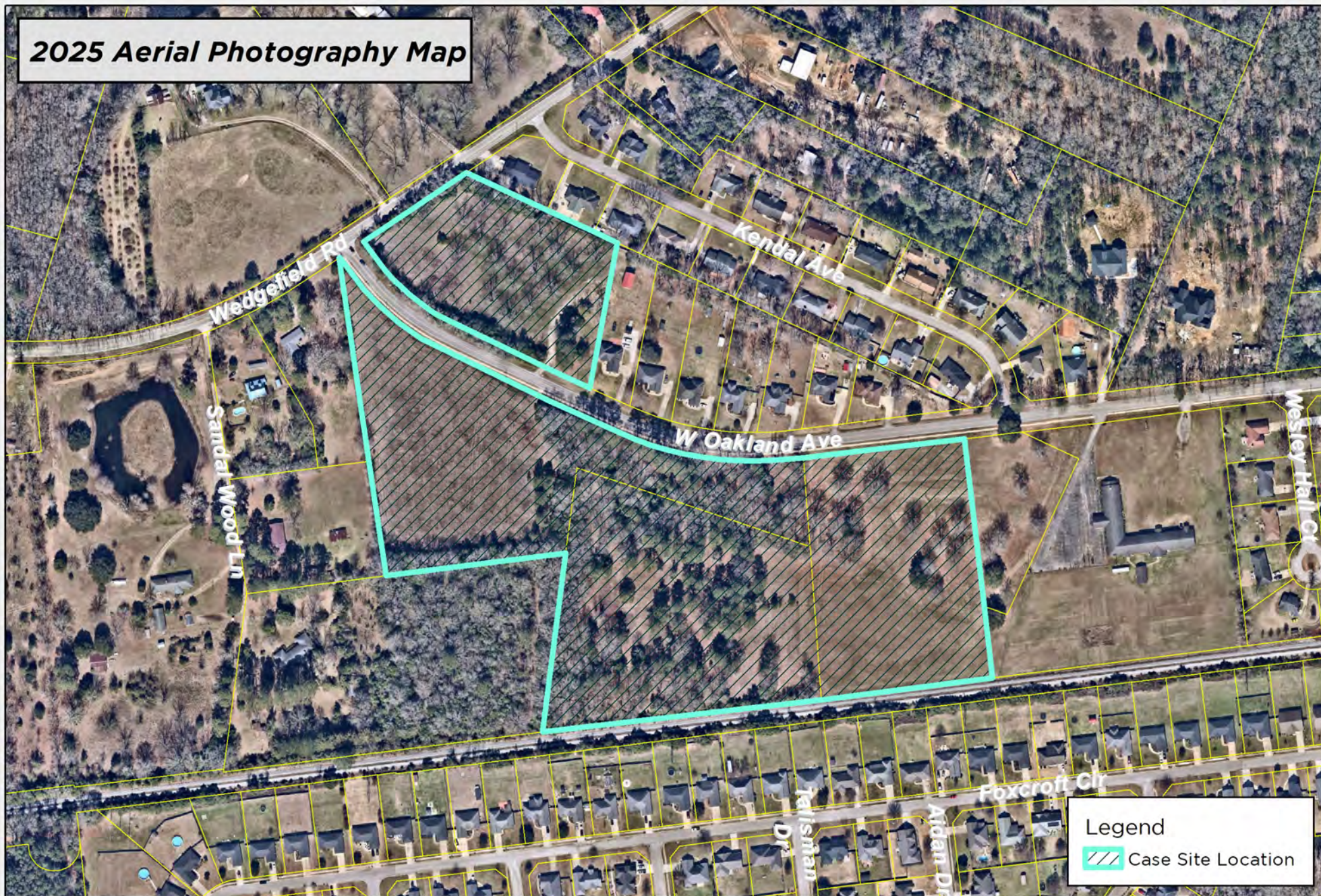



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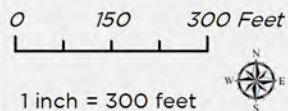
PD-26-01
 2640 W Oakland Ave, Sumter, SC 29154
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 & 206-00-02-001

2025 Aerial Photography Map



Legend
 Case Site Location

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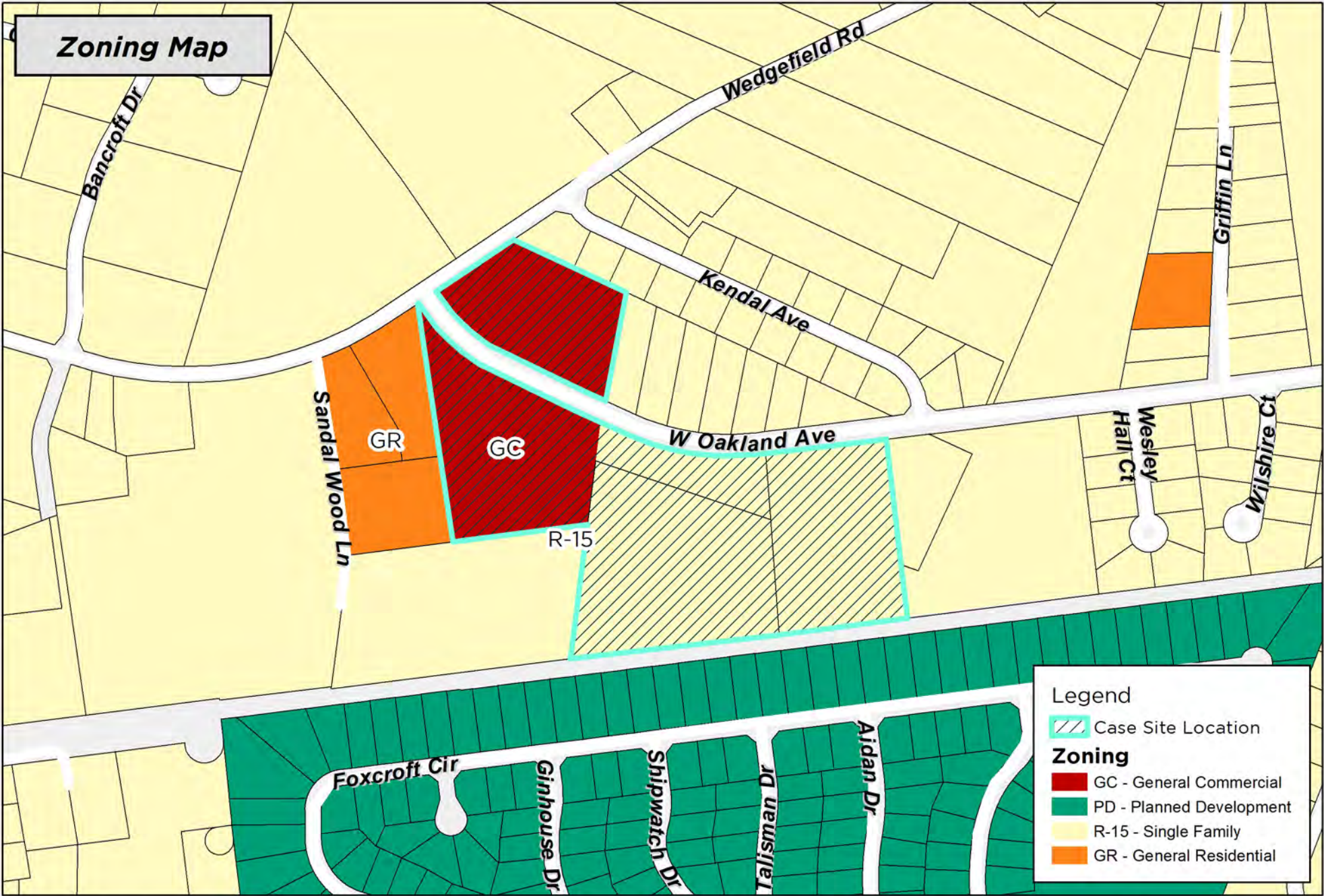


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 & 206-00-02-001

Zoning Map



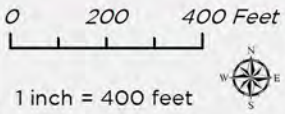
Legend

- Case Site Location

Zoning

- GC - General Commercial
- PD - Planned Development
- R-15 - Single Family
- GR - General Residential

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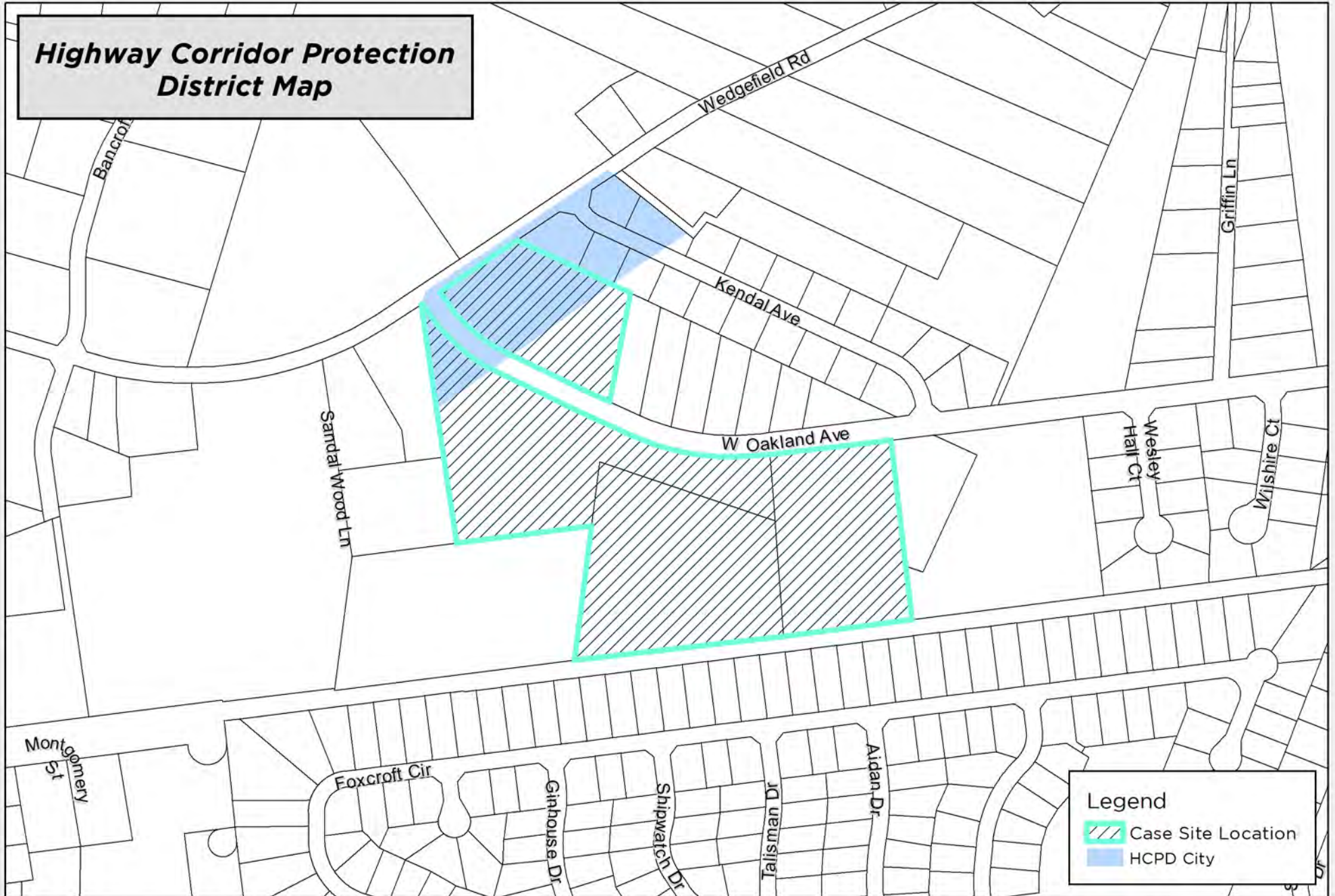


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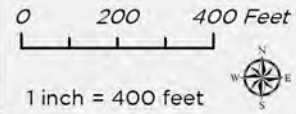
Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD City

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