

ORDINANCE NO. 2877

**AN ORDINANCE AMENDING THE ZONING MAP
OF THE CITY OF SUMTER, SOUTH CAROLINA
BY REZONING APPROXIMATELY 34.38 ACRES LOCATED
AT THE INTERSECTION OF PINWOOD ROAD AND STADIUM ROAD
SUMTER COUNTY TAX MAP NUMBER 207-00-05-001, OWNED BY BOX SEAT, LLC,
FROM RESIDENTIAL-15 TO PLANNED DEVELOPMENT (PD-25-01)**

WHEREAS, the request by Box Seat, LLC and Adams Property Group to amend the Zoning Map of the City of Sumter, South Carolina by rezoning approximately 34.38 acres of land located at the intersection of Pinewood Road and Stadium Road, further represented as Sumter County Tax Map Number 207-00-05-001, from Residential-15 (R-15) to Planned Development (PD-25-01), 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 SUMTER CITY COUNCIL, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

A. The property consisting of approximately 34.38 acres located at the intersection of Pinewood Road and Stadium Road, owned by Box Seat, LLC, is hereby rezoned from Residential-15 (R-15) to Planned Development (PD). The subject property is identified by the attached location map dated March 5, 2025, and by the attached site survey prepared by Black River Land Surveying, dated July 1, 2021, as modified to reflect commercial development and residential development areas. The subject property includes the following Sumter County Tax Map Number:

- 207-00-05-001

B. The Planned Development rezoning is hereby subject to the following conditions:

1. Commercial Development Area – 6.63 acres

- a. **Land Use** – Uses allowed to establish in the identified commercial development area shall include Mini-Warehouse Facilities (NAICS 53113) and the non-residential permitted, conditional, and special exception uses for the Neighborhood Commercial (NC) zoning district as identified in *Article 3, Exhibit 3-5* of the City Zoning & Development Standards Ordinance and NC zoning district

conditional uses and special exception uses shall follow the same processes as outlined in the City Zoning & Development Standards Ordinance (herein after referred to as the “City Zoning Ordinance”).

1. Residential uses are expressly prohibited in the identified commercial area.
- b. **Building Setbacks** – Required building setback for all allowed uses are as follows:
 1. Front (Stadium Rd. or Pinewood Rd.) – 35 ft.
 2. Side Exterior (Stadium Rd. or Pinewood Rd.) – 35 ft.
 3. Side Interior – 30 ft.
 4. Rear – 25 ft.
- c. **Maximum Building Height** – 35 ft. (height determined accordance with *Article 4.d.1* of the City Zoning Ordinance)
- d. **Maximum Impervious Surface Area** – 75%
- e. **Minimum Off-Street Parking Requirements** – All new development shall comply with the minimum off-street parking requirements in *Article 8.i* and *Article 8, Exhibit 8-13* of the City Zoning Ordinance.
- f. **Parking Area Design Requirements** – All new development shall comply with the minimum parking area design requirements in with *Article 8.i* of the City Zoning Ordinance.
- g. **Landscaping, Buffering, & Tree Protection** – All new development shall comply with *Article 9* of the City Zoning Ordinance.
- h. **Exterior Signs** –All new exterior signs shall comply with *Article 8.h* of the City Zoning Ordinance, and with specific NC zoning district sign requirements found in *Article 8, Exhibit 8-8 & Exhibit 8-9* of the City Zoning Ordinance.
- i. **Commercial Accessory Structures/Dumpster Enclosures/Fences** - Shall be established in compliance with all applicable requirements in *Article 4* of the City Zoning Ordinance.
- j. **Traffic Impact Analysis (TIA)** – The need for a TIA shall be evaluated at time of formal site plan submission in accordance with *Article 7.d.10* of the City Zoning Ordinance.
- k. **Highway Corridor Protection District (HCPD)** – All development must comply with HCPD design overlay requirements in *Article 3.t* of the City Zoning Ordinance.
- l. **Sidewalks** – Sidewalks shall be installed on the southside of Stadium Road from the edge of the identified residential development area to existing sidewalk on the eastside of Pinewood Road, tying into said existing sidewalk.

- m. **Stormwater** – Use of a shared off-site stormwater facility is expressly permitted for all uses in the identified commercial area, in accordance with all applicable city, state, and federal requirements.
- n. **Mini-Warehouse Facility (NAICS 53114) Supplemental Development Requirements** – Mini-Warehouse Facilities shall be subject to the following additional requirements:
 - 1. Maximum site development area shall not exceed 6.63-acres.
 - 2. The total combined area of the footprint of all structures shall not exceed 50% of the area of the total 6.63-acre lot.
 - 3. Site access shall be limited to one (1) ingress/egress access point on Stadium Road and one (1) access point on Pinewood Road designed for customer exit only. All gated access points shall be equipped with emergency Knox-Box entry access.
 - 4. No business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on the premises.
 - 5. Outdoor storage areas are expressly prohibited.
 - 6. A security fence at least six (6) ft. tall in height with controlled gated access is required.
- o. **Development Approval** – Any new development within the identified commercial development area shall be reviewed and approved by the Planning Commission in accordance with the major site plan approval process and procedural requirements outlined in *Article 1 & Article 7* of the City of Sumter Zoning & Development Standards Ordinance and the major HCPD approval process outlined *Article 3.t.5* of the City Zoning Ordinance.

2. **Residential Development Area – 27.75 Total Acres**

- a. **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. Single-Family Attached Dwellings
 - 3. Patio Home Dwellings
 - 4. Suburban Townhome Dwellings
 - 5. Residential Accessory Uses
 - 6. No more than one (1) sales/leasing office within model residential dwelling unit.
 - 7. Associated Site Infrastructure (stormwater facilities, common open space areas, recreational amenities, internal roads, etc.)

- b. **Minimum Development Standards for Primary Residential Uses** – Permitted residential uses shall meet the following minimum standards:

	Single Family Detached Dwellings¹	Single Family Attached Dwellings¹	Patio Home Dwellings¹	Suburban Townhome Dwellings¹
Minimum Lot Area (sq. ft.)	6,000 (per structure)	5,000 (per unit)	5,000 (per structure)	2,000 (per unit)
Minimum Site Area	N/A	N/A	1 acre	2 acres
Minimum Lot Width	60 ft.	40 ft.	45 ft.	16 ft.
Minimum Setback, Per Structure:				
Front	35 ft. local/collector 45 ft. arterial	35 ft. local/collector 45 ft. arterial	35 ft. local/collector 45 ft. arterial	35 ft. ² local/collector 45 ft. ² arterial
Side³	8 ft.	0/8 ft. ⁴	0/8 ft. ⁵	0/7.5 ⁶
Rear	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Distance Between Buildings	N/A	N/A	N/A	15 ft.
Maximum Impervious Surface %	45%	45 %	45%	65%
Maximum Density (units per gross acre)	7.2	8	8	14
Maximum Height of Buildings⁷	35 ft.	35 ft.	35 ft.	35 ft.

Table Notes:

1. Referenced dwelling type shall conform to the respective definitions in *Article 10* of the City Zoning Ordinance.
2. The front setback for suburban townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of townhome units.
3. Exterior side setbacks for corner lots shall be ½ of the required front setback.
4. Zero setback between units, eight (8) ft. setback between end of structure and side property line.
5. Minimum eight (8) ft. setback required on one side only.
6. 0 ft. setback between units, 7.5 ft. setback between end of structure and side property line.
7. Height to be measured in accordance with *Article 4.d.1* of the City Zoning Ordinance.

- c. **Suburban Townhome Dwelling Supplemental Development Requirements** – Suburban Townhome Dwellings shall be subject to the following additional requirements:

1. Individual drive access to suburban townhome dwellings must be from a street or road that is not owned and/or maintained by the South Carolina Department of Transportation (SCDOT).

2. Auxiliary parking at the rate of 1 space per 4 units must be provided. Auxiliary parking must be located off-street.
 3. Any common parking areas provided shall meet the interior parking area landscaping requirements outlined in *Article 9.c.3.* of the City Zoning Ordinance.
- d. **Landscaping, Buffering, & Tree Protection** – Shall be in accordance with *Article 9* of the City Zoning Ordinance, and:
1. A canopy tree that is at least 7ft. in height and 2 inches in caliper shall be installed for each individual lot for single family detached, single family attached, and patio home dwelling types.
 2. A common landscaping plan identifying the location, species, caliper (trees), gallon size (shrubs), and height at time of planting for all plantings to be installed at the front and sides of all suburban townhome structures is required.
 3. Sodding must be used for ground cover for all pervious areas to the front and sides of all dwelling unit structures, except for planted landscape bed areas.
- e. **Open Space** – At least 8.6-acres (25% of total PD area) shall be used for open space in compliance with *Article 8.c* of the City Zoning Ordinance.
- f. **Residential Accessory Structures** – Shall be established in compliance with *Article 4.g.2.* of the City Zoning Ordinance.
- g. **Minimum Off-Street Parking Requirements** – Each individual dwelling unit shall be provided off-street parking in compliance with *Article 8.i.3.n.* of the City Zoning Ordinance.
- h. **Stormwater** – Stormwater facilities shall be designed in accordance with all local, state, and federal requirements and shall include active open space features (ex: walking trails) that are accessible to residents within the development.
- i. **Streets** – New streets shall comply with *Article 8.d.1.* of the City Zoning Ordinance.
- j. **Sidewalks** – Sidewalks shall be installed along both sides of new streets within the residential development area, extend to Stadium Road and/or Pinewood Road right-of-way with connections made to any existing sidewalk. Sidewalk along Stadium Road to the edge of the identified commercial development area is required. All sidewalks shall be installed in accordance with *Article 8.d.5.* of the City Zoning Ordinance.

- k. **Wetland Delineation** – A wetlands delineation shall be required if disturbance is proposed in the identified Carolina Bay area as shown on the site survey prepared by Black River Land Surveying, dated July 1, 2021.
- l. **Traffic Impact Analysis (TIA)** – The need for a TIA shall be evaluated at time of formal plan submission in accordance with *Article 7.d.10* of the City Zoning Ordinance.
- m. **Development Approval** – Preliminary plat approval for major subdivisions (as defined by the City Zoning Ordinance) shall be approved by City Council via an amendment to this Ordinance. In addition to typical site and engineering plans required, building elevation renderings of typical residential dwellings proposed maybe required for review.

ADOPTED IN COUNCIL ASSEMBLED THIS 3RD DAY OF JUNE 2025.

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:

Linda D. Hammett, City Clerk

First Reading: May 20, 2025

Second/Final Reading: June 3, 2025

Location Map

This map shows the case site location in the City of Raleigh. The site is highlighted in red and is bounded by Stadium Rd to the north, Pinewood Rd to the west, and a small section of Wardland Rd to the south. The site is situated in a residential area with many streets and houses visible. Surrounding streets include Orvis St, Wingate Ct, Beckridge Dr, Shallowford Rd, Stanley Rd, Stanley Ct, Briar Bend St, Garrison St, Brost Ct, Warwick Ct, Fairlawn Dr, Warwick Dr, Wardland Rd, Vintage Dr, Vintage Ct, Blenheim Ct, Chesterfield Dr, Saltwood Rd, and Pinnacle Ct. A legend in the bottom right corner indicates that the red area represents the 'Case Site Location'.

Area Map

This inset map shows the location of the case site within the broader context of the City of Raleigh. The site is marked with a red star and is located near the intersection of Stadium Rd and Pinewood Rd. Other roads shown include McCreary Mill Rd, Kingsbury Dr, and S. Gupton Rd. The map also shows the location of the city center and the airport.

DISCLAIMER: While the data of this map has been tested for accuracy, the Sunter City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sunter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sunter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

0 200 400 Feet

1 inch = 500 feet



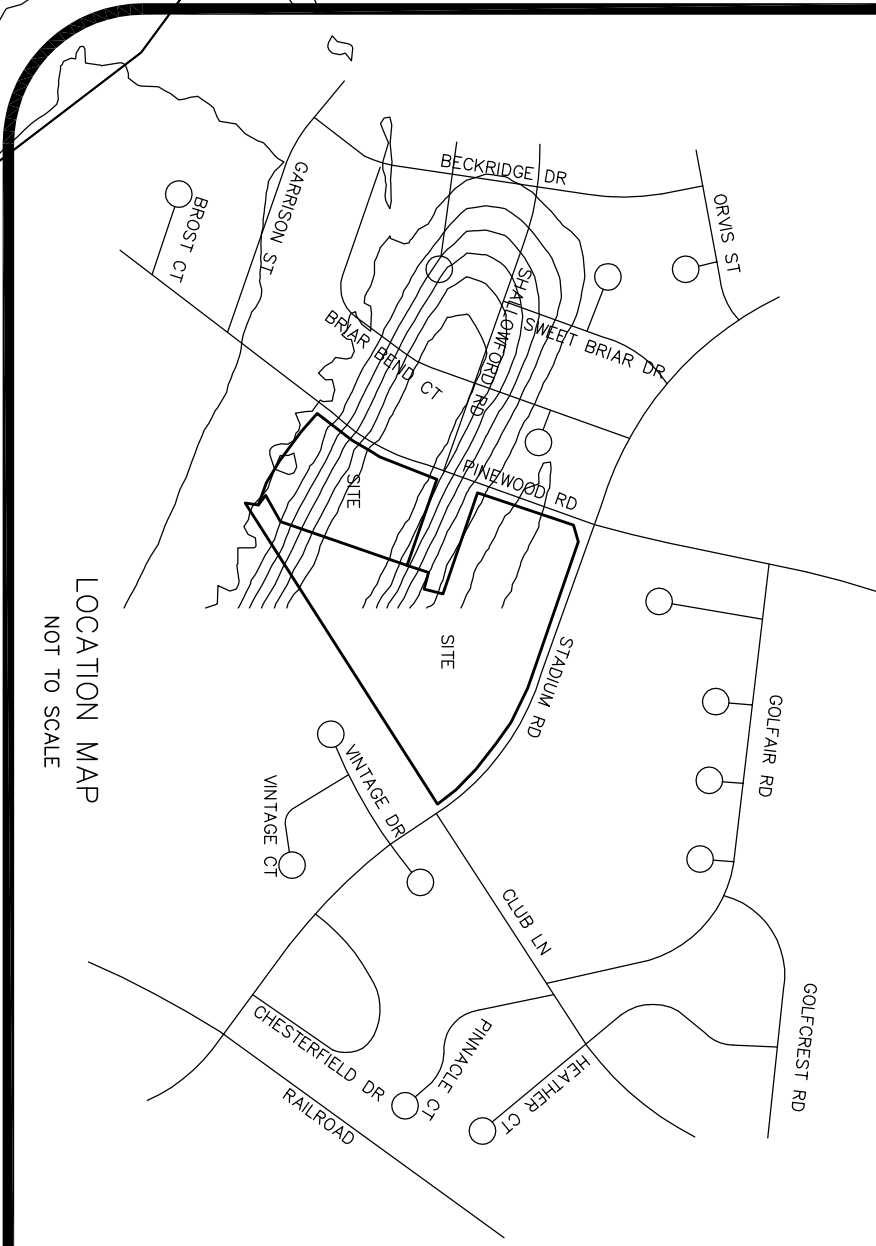
Map Prepared by: Sumter Planning Department
Copyright 2025
Date: 5/1/2025
User Name: crobbins
Document Name: PD-25-01



PD-25-01
1071 Pinewood Rd, Sumter, SC 29154
Tax Map # 207-00-05-001 and 207-10-07-010

1. THIS PLAT REPRESENTS PROPERTY LOCATED IN SUMMIT COUNTY, SUTTER COUNTY, SUMTER TOWNSHIP AND THE CITY OF SOUTH CAROLINA, SUTTER COUNTY, AT RINEWOOD ROAD AND STADIUM ROAD.
2. IT IS EXPRESSED, UNDESTOOD THAT BLACK RIVER LAND SURVEYING, LLC DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONDITIONS SUCH AS JURISDICTIONAL WETLANDS, UNDERGROUND FEATURES, STRUCTURES OR OTHER GEOLOGIC OR ENVIRONMENTAL CONSIDERATIONS.
3. ALL UTILITIES IN THIS SUBDIVISION HAVE EASEMENTS, BUT MANY SUCH AS THOSE HELD BY THE CITY OF SUMTER ARE NOT RECORDED. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO VERIFY THE EXISTENCE, LOCATION AND EXTENT OF ANY UTILITY EASEMENTS IN THIS SUBDIVISION PRIOR TO CONSTRUCTION OF ANY STRUCTURES.
4. THIS SURVEY WAS PREPARED FOR MACK TOOLBOX FOR PURPOSES OF THIS PLAT ONLY. THIS PLAT IS OWNED BY MACK TOOLBOX AND ALL DATA USED IN PREPARATION OF THIS PLAT IS SOLELY OWNED BY BLACK RIVER LAND SURVEYING, LLC.
5. THIS SURVEY IS BASED UPON A PLAT BY WILSON LAND SURVEYING, INC. DATED FEBRUARY 6, 1999 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB92006 PG 26.
6. A PLAT BY CROFT ENGINEERING COMPANY, INC. DATED JANUARY 26, 1999 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2000 PG 27. A PLAT BY CROFT ENGINEERING COMPANY, INC. DATED MAY 1, 1990 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB90 PG583; SC DOT DOCKET NO. 43-382; AND SC DOT DOCKET NO. 43-400.
7. THIS PROPERTY APPEARS ON FEMA FIRM 445058C 0294D WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007 AND SCALES INDICATE A ZONE X WHICH IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY.
8. THIS SURVEY DOES NOT CONSIST OF A TITLE SEARCH AND IS BASED SOLELY ON THE LISTED REFERENCES. NO WARRANTY IS MADE OR IMPLIED AS TO THE VALIDITY OF THE OR THE EXISTENCE OF OTHER RESTRICTIONS OR ENCUMBRANCES.

CURE	LENGTH	RADIUS	CURE TABLE			
			CHORD	CHORD BEARING	DELTA	TANGENT
C1	45.91	1154.33	45.91	N56°18'07"E	21.31°E	22.96
C2	316.47	1154.33	315.52	N27°32'12"E	15°18.56"E	159.18
C3	93.96	1279.30	93.93	S69°12'57"W	4°12'29"	47.00
C4	178.53	1155.20	178.53	N62°54'02"W	8°51'29"	89.48
C5	183.69	1226.41	183.51	N65°30'44"W	8°34'29"	92.02
C6	186.27	1275.31	186.11	N65°30'44"W	8°34'29"	93.30
C7	138.59	1061.06	138.49	N36°02'21"W	7°29'01"	69.39



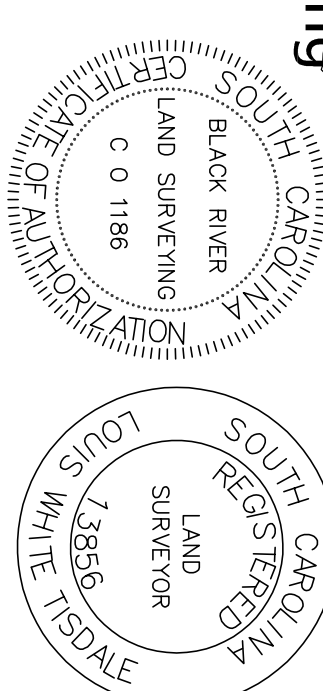
STATE-PLANE

BOUNDARY SURVEY

**SITUATED IN SUMTER TOWNSHIP AND THE CITY OF SUMTER,
COUNTY OF SUMTER,
STATE OF SOUTH CAROLINA.
PLAT PREPARED AT THE REQUEST OF MACK KOLB.
TMS# 207-00-05-001 & 207-11-07-006.**

I HEREBY STATE THAT TO THE BEST OF MY 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 SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

2305 Mayes Open Road
Mayesville, SC 29104
803-453-6061 (Office)
ltisdale@sumtersurveyor.com



THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL.

LOUIS WHITE ISDALE
R.L.S. 13856

Sumter City Council

Second Reading

June 3, 2025

PD-25-01, Pinewood Rd. & Stadium Rd. (City)

I. THE REQUEST

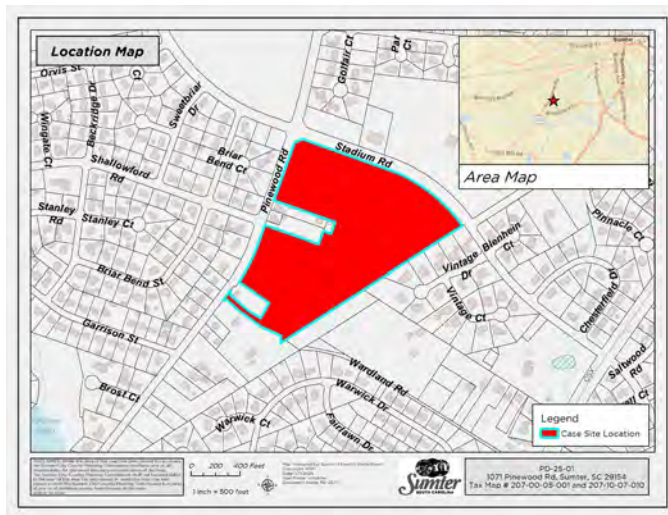
Applicant:	BoxSeat, LLC & Adams Property Group
Status of the Applicant:	Authorized Agent
Request:	Request to rezone +/- 34.38-acres of property from Residential-15 (R-15) to Planned Development (PD-25-01)
City Council Ward	Ward 2
Location:	1071 Pinewood Rd. (placeholder address)
Present Use/Zoning:	Undeveloped / Residential-15 (R-15)
Tax Map Number:	207-00-05-001 & 207-10-07-010
Adjacent Property Land Use and Zoning:	North – Residential & Institutional / R-15 South – Residential / R-15 East – Residential & Undeveloped / R-15 West – Residential / R-15

II. BACKGROUND

The applicant is requesting to rezone +/- 34.38-acres of property located at the southwest corner of the Pinewood Rd/Stadium Rd intersection from Residential -15 (R-15) to Planned Development (PD).

The subject property is shown in red on the location map to the right.

The applicant is proposing a +/- 6.63-acre commercial development area that is being targeted for a new mini-warehouse development and a +/- 27.75-acre area being targeted new residential development at R-6 zoning district densities. The actual area intended for new lot and supporting street infrastructure development is +/- 17.72-acres with the remaining residential area being used for stormwater detention/retention for the entirety of the PD and to meet PD open space requirements.

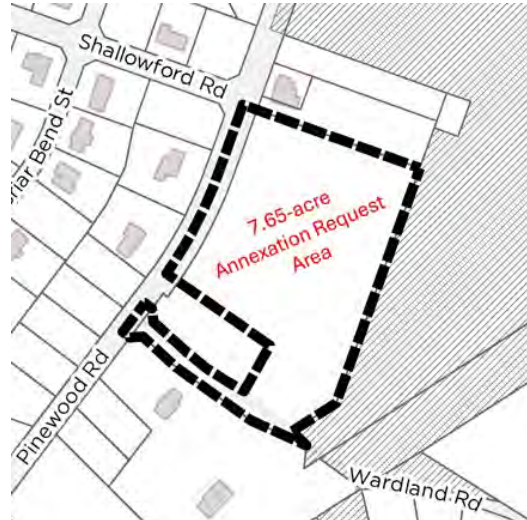


The subject property consists of the entirety of TMS# 207-00-05-001(26.73-acres) and a portion of TMS# 207-11-07-010 (7.65-acres). The 7.65-acre area was recently annexed into the city.

Environmental:

The subject property is within a Zone X area as shown on FEMA FIRM Panels 45085C0294E, with an Effective Date of October 27, 2022.

National Wetland Inventory (NWI) data suggests that no wetlands are present on the property. However, existing conditions data shows an elliptical shaped depression characteristic of Carolina Bays in the southern portion of the property.



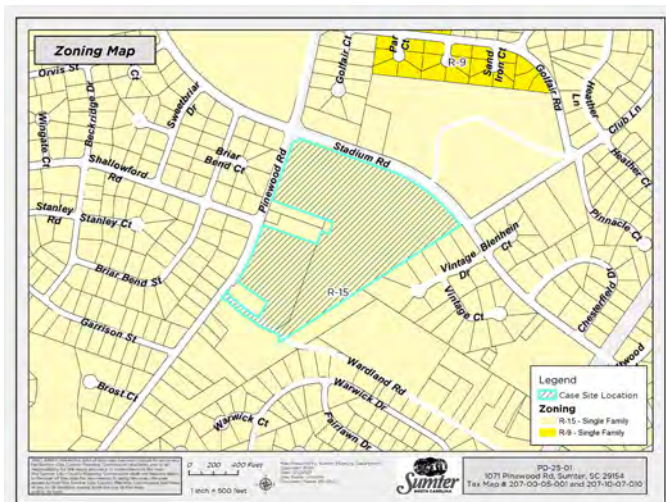
Existing Land Use & Zoning:

The subject property is located at the intersection of Pinewood Rd. and Stadium Rd., is primarily wooded, and is adjacent to single-family residential uses at R-15 densities and institutional uses (Stadium Rd. Fire Station & Memorial Stadium). This area of the city has seen increasing development pressure with the completion of major improvements at the intersection of Pinewood Rd/McCray's Mill Rd, with newer residential developments underway along McCray's Mill Rd., and with the Quixote Club golf course redevelopment. Within this context, the subject property is primed for development interest.

The property is located at the periphery of city limits, with a portion currently being considered for annexation as noted above.

The property is currently zoned R-15, with all adjacent property in either the city and county R-15 districts.

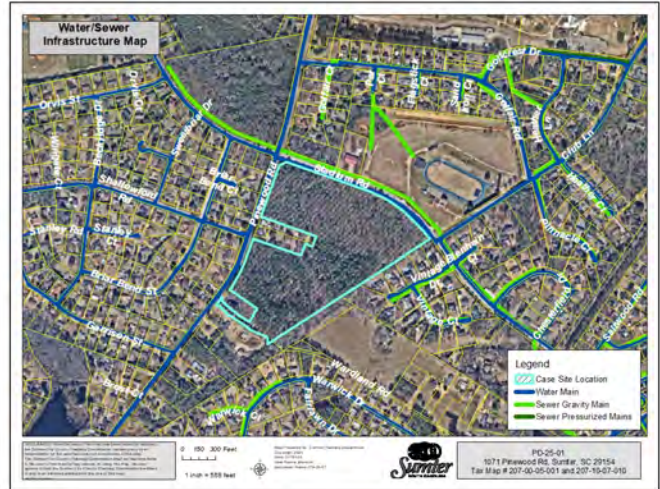
The intent of the PD District is to encourage flexibility in the development of land in order to promote its appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open 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.

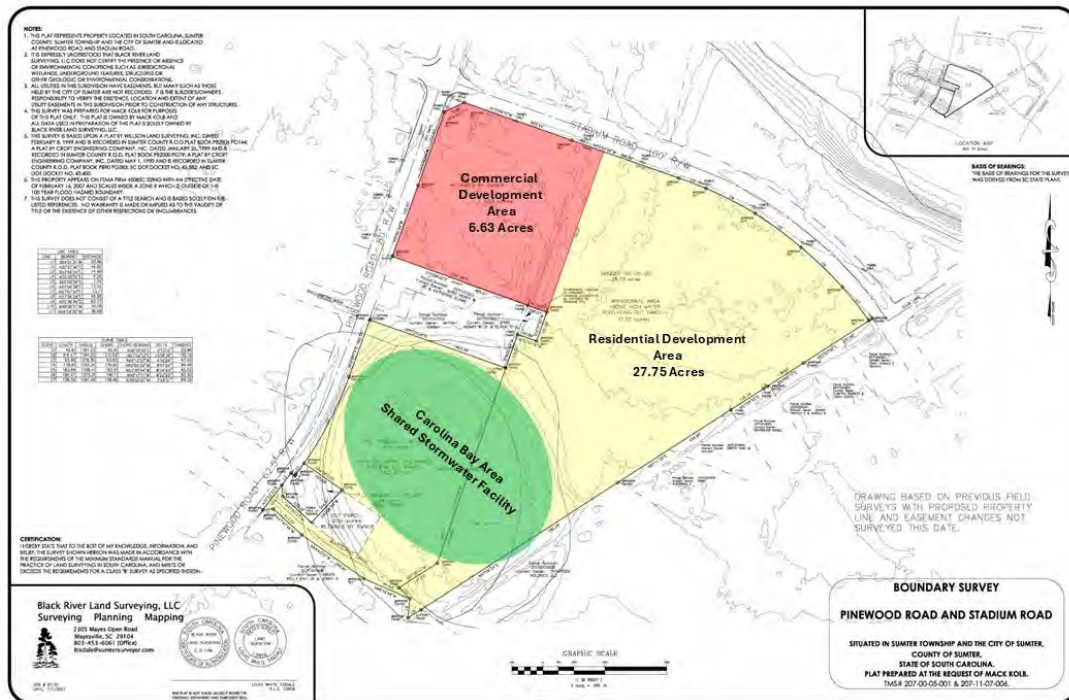
Water/Sewer Infrastructure:

Available GIS data indicates that water mains are located along both Pinewood Rd. and Stadium Rd., and that sewer mains are located along Stadium Rd. only. 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.



Planned Development (PD-25-01) Details:

The proposed development requirements, as recommended by staff, are included in PD Ordinance attached to this report as Exhibit 1. Details of the applicant’s plans are at a conceptual level only, with a mini-warehouse facility targeted for the identified commercial development area and residential uses at R-6 densities targeted for the identified residential development area.



General Conceptual Plan



Mini-Warehouse Facility Conceptual Plan



Mini-Warehouse Facility (Example Elevations Only)

In many instances, development requirements are proposed to revert back to the requirements within the Zoning Ordinance. Key allowances and conditions within the PD Ordinance for this proposal are summarized below:

Commercial Development Area

- Mini-warehouse facilities (NAICS 53113) with a max. site area of 6.63-acres
- Mini-warehouse facilities limited to one (1) ingress/egress access point on Stadium Rd. and one (1) access point on Pinewood Rd. designed for customer exit only. All gated entries shall be equipped with emergency Knox-Box entry access.
- No outside storage for mini-warehouse facilities.
- No business activities other than rental storage units not to exceed 500 sq. ft. per unit shall be conducted on mini-warehouse facility premises.
- A security fence at least 6 ft. tall in height with controlled gated access is required for all mini-warehouse facilities.
- Any other uses will follow NC district use requirements, with no residential uses being permitted.
- 35 ft. setback requirement off of Pinewood Rd. & Stadium Rd. for any new commercial development.
- Any new commercial development must conform to HCPD requirements.
- Any new commercial development shall provide sidewalk on the south side of Stadium Rd. from the edge of the identified residential development area to existing sidewalk on the east side of Pinewood Rd., tying into said existing sidewalk.
- Use of a shared off-site stormwater facility is expressly permitted for all uses in the identified commercial area, in accordance with all applicable city, state, and federal requirements.
- The need for a TIA shall be evaluated at time of formal plan submission in accordance with *Article 7.d.10* of the 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.

Residential Development Area

- Limited to single-family detached, single-family attached, patio home, and suburban townhome development only with customary accessory uses permitted.
- Residential development in conformance with R-6 requirements for each housing type.
- At least 8.6-acres (25% of total PD area) shall be used for open space in compliance with *Article 8.c* of the Zoning Ordinance.
- Stormwater facilities shall be designed in accordance with all local, state, and federal requirements and shall include active open space features (ex: walking trails) that are accessible to residents within the development.
- Sidewalks shall be installed along both sides of new streets within the residential development area, extend to Stadium Rd. and/or Pinewood Rd. right-of-way with connections made to any existing sidewalk. Sidewalk along Stadium Rd. to the edge of the identified commercial development area is required.

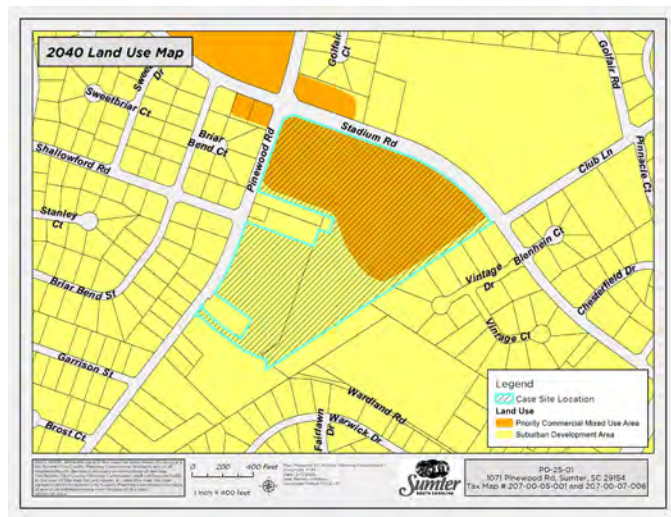
- A wetlands delineation shall be required if disturbance is proposed in the identified Carolina Bay area as shown on the site survey prepared by Black River Land Surveying, dated July 1, 2021.
- The need for a TIA shall be evaluated at time of formal plan submission in accordance with *Article 7.d.10* of the City Zoning Ordinance.
- Preliminary plat approval for major subdivisions (as defined by the City Zoning Ordinance) shall be approved by City Council via an amendment to this Ordinance. In addition to typical site and engineering plans required, building elevation renderings of typical residential dwellings proposed maybe required for review.

The applicant informed staff on April 29, 2025 that their intent at this time is to only develop single-family detached dwelling units on individual lots in the proposed residential development area. Additionally, it is the intent of the applicant that the homes will have brick veneer or hardie board siding. No use of vinyl siding on residential units is being proposed. Proposed home elevation examples are attached to this report as Exhibit 2.

III. COMPATIBILITY WITH 2040 COMPREHENSIVE PLAN

The subject property is within the Commercial Mixed-Use Priority Investment Area and the Suburban Development Planning Area.

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.



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 Pinewood Rd. and Stadium Rd., which are both SCDOT owned/maintained roadways. Pinewood Rd. transitions from a 2-lane roadway into a 4-

lane roadway along the frontage of the subject property and is functionally classified as a minor arterial roadway. The section of Stadium Rd. in front of the subject property is 2-lane roadway with a common middle lane for traffic turning movements in either direction and is functionally classified as a major collector roadway. Per SCDOT traffic count data from Station ID# 43-0251, the annual average number of daily trips on Pinewood Rd. near the subject property is 6,800. Per SCDOT traffic count data from Station ID# 43-0715, the annual average number of daily trips on Stadium Rd. near the subject property is 2,800.

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 plan is highly conceptual at this time, particularly with respect to the residential development component. The proposed PD Ordinance outlines additional approval processes for the commercial and residential components, with the residential component being required to come back to City Council as an amendment once detailed subdivision plans are prepared.

VI. DRAFT MOTIONS

1. I move that the Sumter City-County Planning Commission recommend **approval** of rezoning +/- 34.38-acres from Residential-15 (R-15) to Planned Development (PD-25-01), as set forth in the Exhibit 1 PD Ordinance.
2. I move that the Sumter City-County Planning Commission recommend **denial** of rezoning +/- 34.38-acres from Residential-15 (R-15) to Planned Development (PD-25-01).
3. I move an **alternate motion**.

VII. PLANNING COMMISSION – MARCH 26, 2025

The Sumter City – County Planning Commission at its meeting on Wednesday, March 26, 2025, voted unanimously to recommend approval to rezone +/- 34.38-acres of property from Residential-15 (R-15) to Planned Development (PD-25-01). The property is located on the southeast corner of the intersection of Pinewood and Stadium Roads and represented by TMS#s 207-00-05-001 & 207-11-07-006 (part).

***Note:** Owner split the portion of 207-11-07-006 outside of the PD area into a separate parcel. This parcel retained the TMS# 207-11-07-006 identifier, with remaining portion within the PD area assigned TMS# 207-10-07-010.*

VIII. CITY COUNCIL – APRIL 15, 2025 – FIRST READING/PUBLIC HEARING (Deferred By Applicant)

At the applicant's request, 1st reading/public hearing was deferred until a later date. On April 29, 2025, the applicant informed staff of their desire to move to 1st reading/public hearing at the next available city council meeting.

IX. CITY COUNCIL – MAY 20, 2025 – FIRST READING/PUBLIC HEARING

The Sumter City Council at its meeting on Tuesday, May 20, 2025, gave First Reading/Public Hearing approval on the above referenced request to rezone a +/- 34.38-acres of property from Residential-15 (R-15) to Planned Development (PD-25-01). The property is located on the southeast corner of the intersection of Pinewood and Stadium Roads and represented by TMS#s 207-00-05-001 & 207-11-07-010.

X. CITY COUNCIL – JUNE 3, 2025 – SECOND READING

Exhibit 2



FRONT ELEVATION

Williamson - total 2427sqft
Southern Classic Design



FRONT ELEVATION

Mayesville - 1969 Sq ft
Southern Classic Design



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

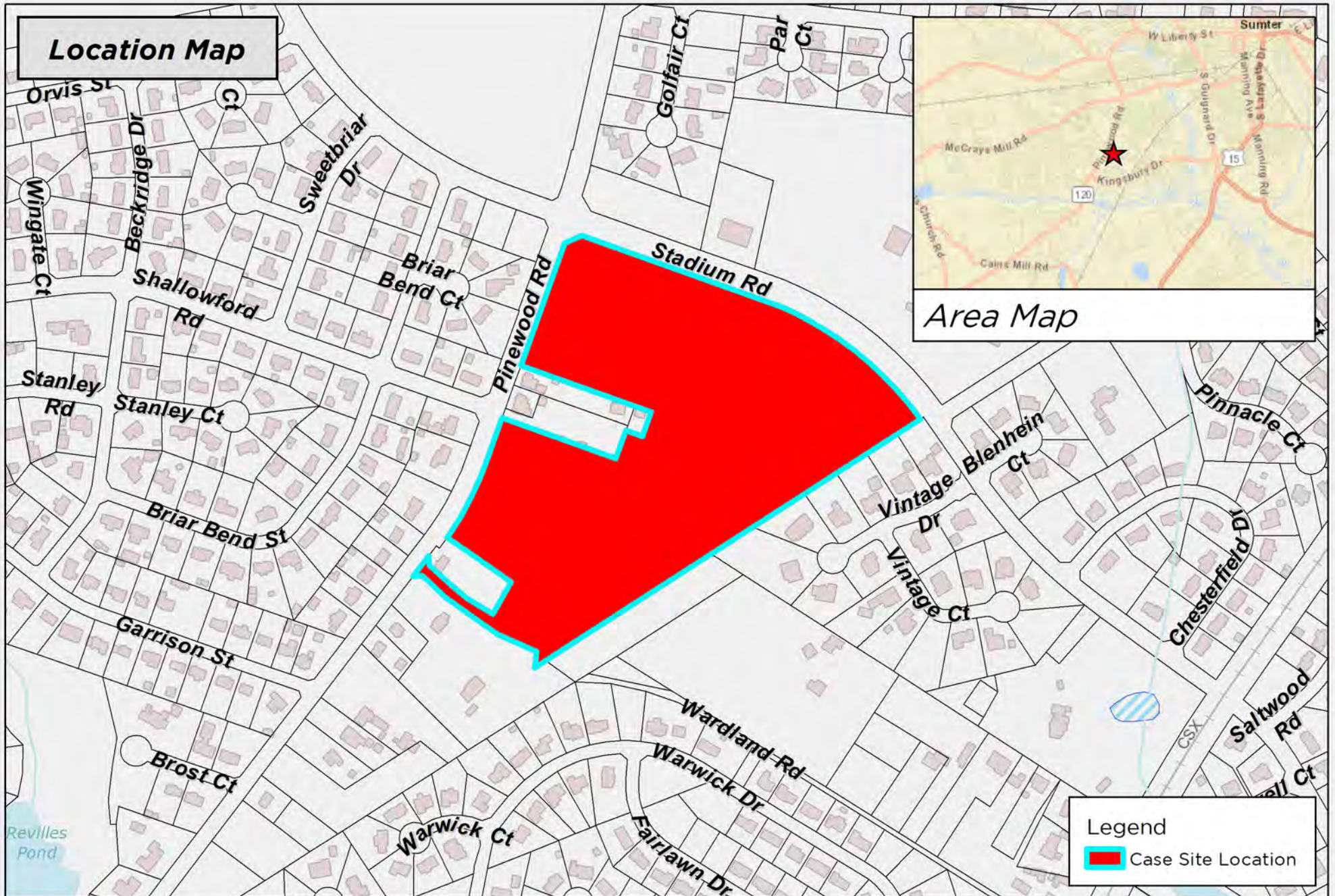


FRONT ELEVATION



FRONT ELEVATION

Location Map



Area Map



Legend

■ Case Site Location

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0 200 400 Feet

1 inch = 500 feet

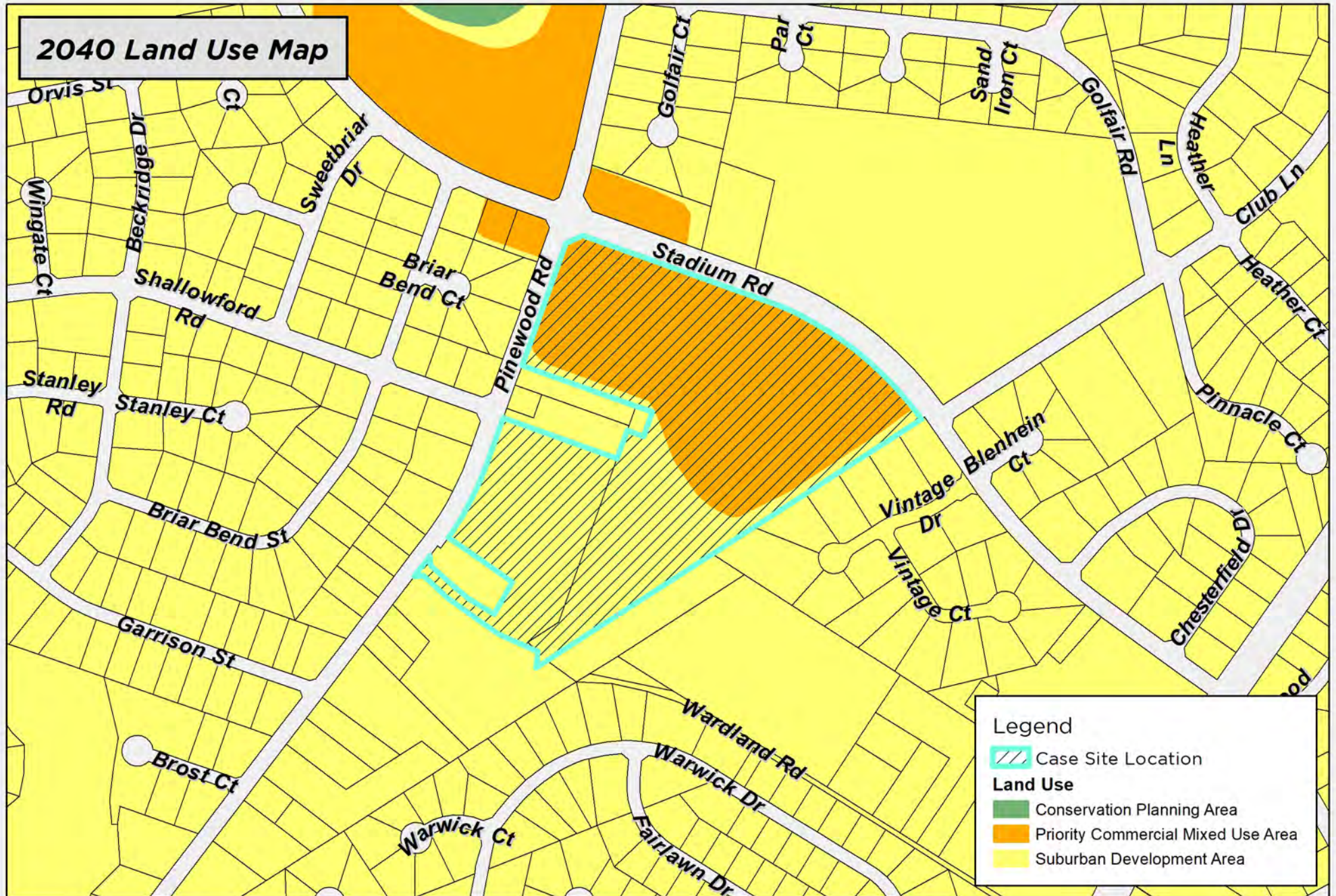


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PD-25-01
1071 Pinewood Rd, Sumter, SC 29154
Tax Map # 207-00-05-001 and 207-10-07-010

2040 Land Use Map



Legend

 Case Site Location

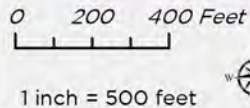
Land Use

 Conservation Planning Area

 Priority Commercial Mixed Use Area

 Suburban Development Area

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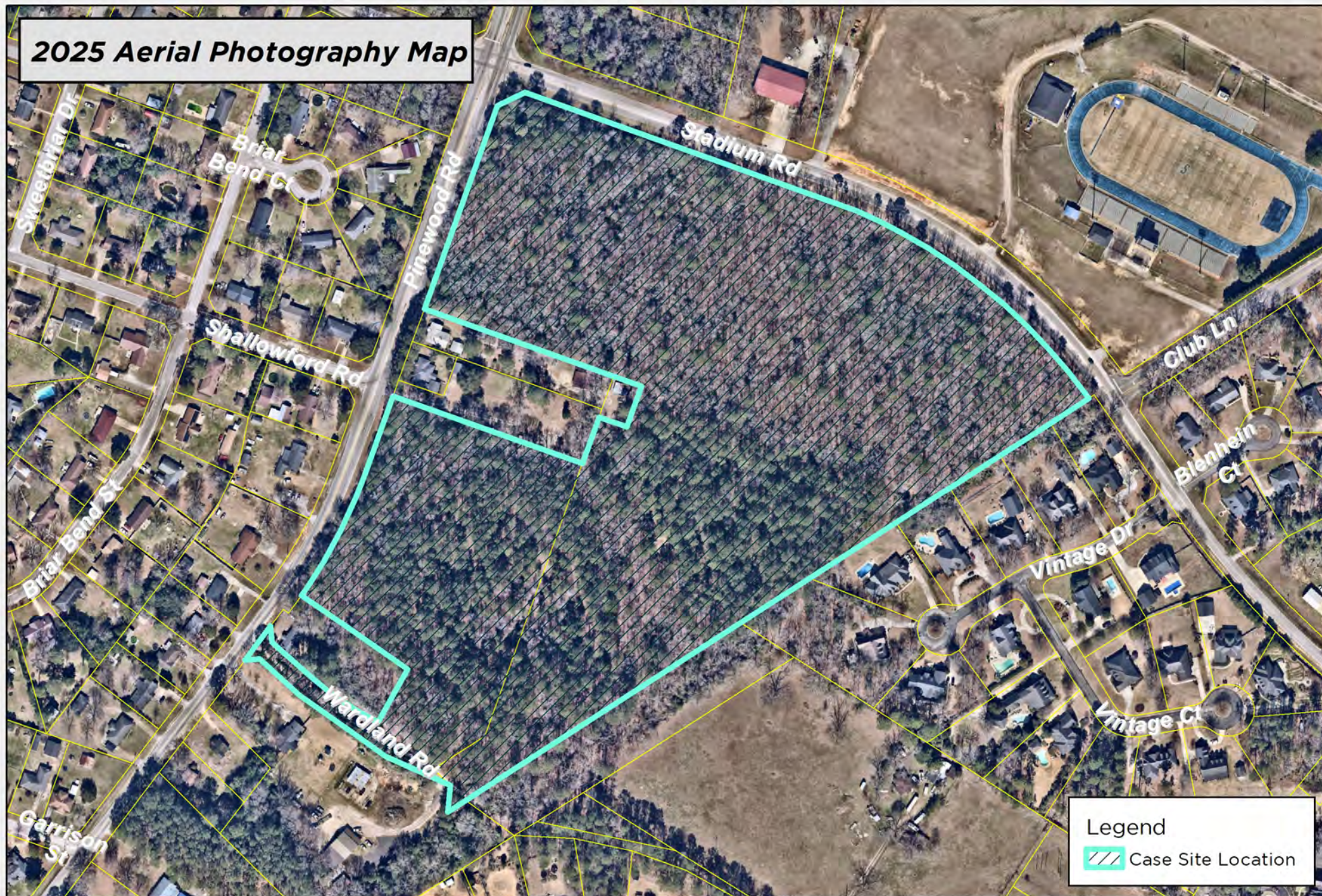


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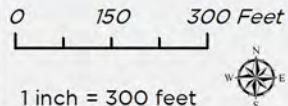


PD-25-01
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2025 Aerial Photography Map



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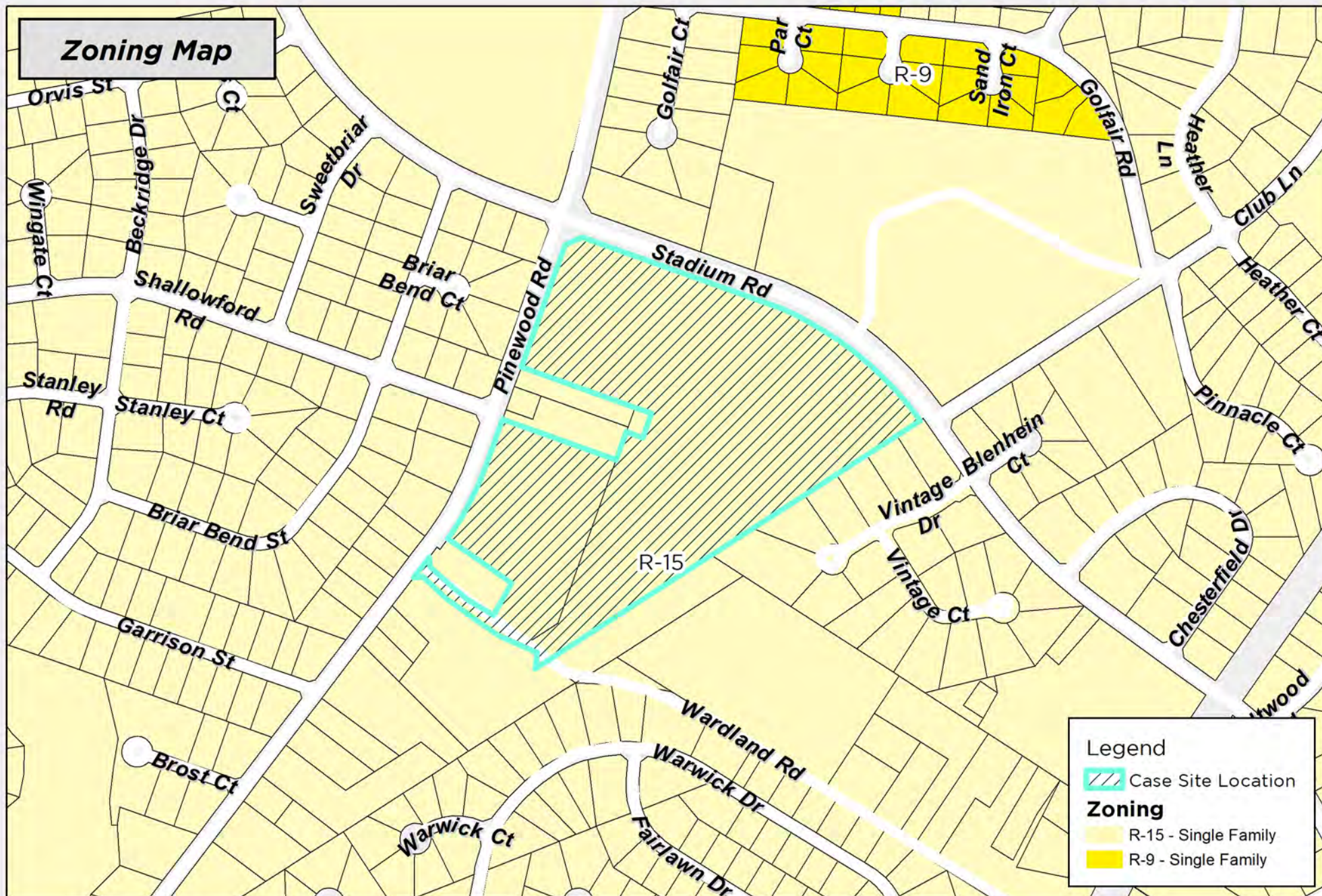


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Zoning Map



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0 200 400 Feet

1 inch = 500 feet

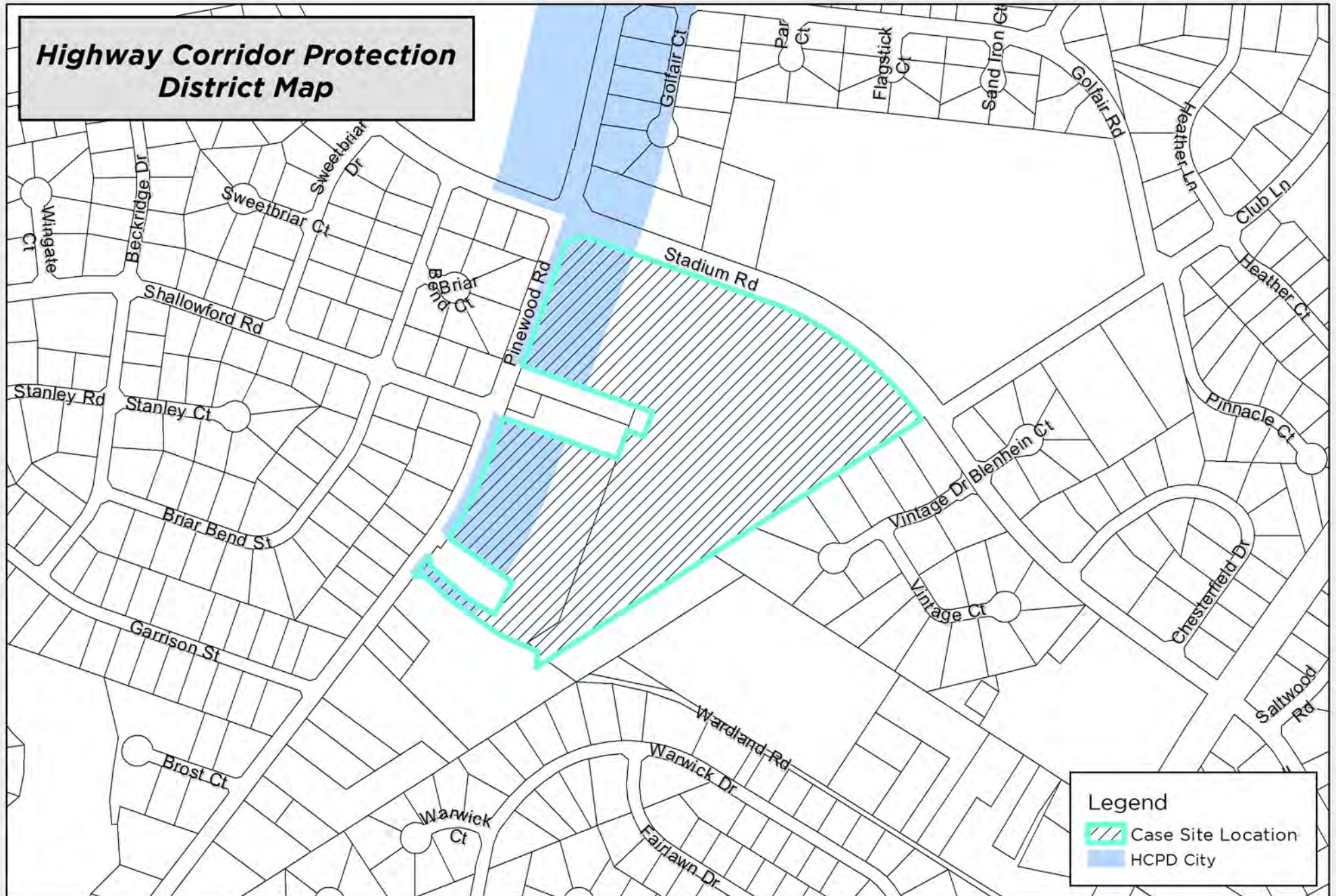


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PD-25-01
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Highway Corridor Protection District Map



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PD-25-01
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