

# Sumter City Council

## First Reading/Public Hearing

May 20, 2025

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

#### I. THE REQUEST

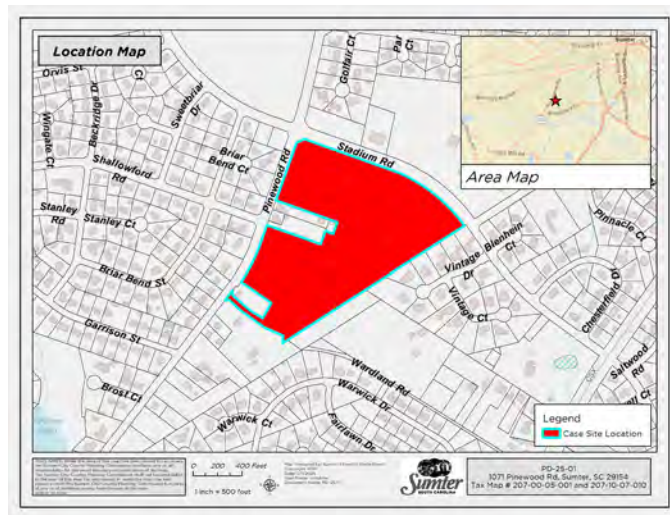
<b>Applicant:</b>	BoxSeat, LLC & Adams Property Group
<b>Status of the Applicant:</b>	Authorized Agent
<b>Request:</b>	Request to rezone +/- 34.38-acres of property from Residential-15 (R-15) to Planned Development (PD-25-01)
<b>City Council Ward</b>	Ward 2
<b>Location:</b>	1071 Pinewood Rd. (placeholder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



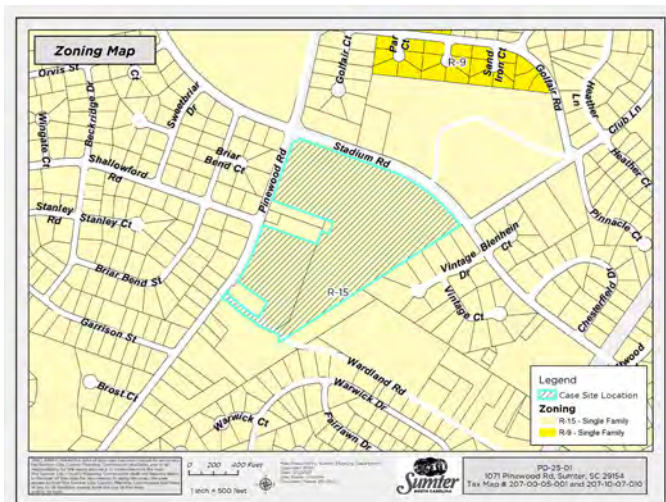
***Existing Land Use & Zoning:***

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).

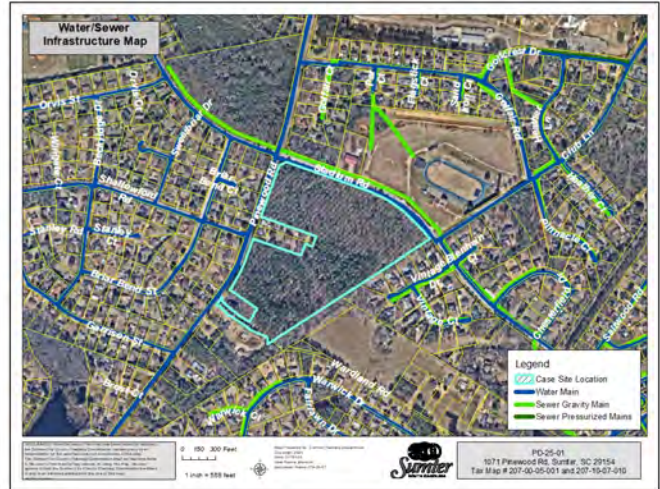




Pursuant to *Article 3.p* of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”), a PD District may be established on the Official Zoning Map for the City of Sumter in the same manner and in the same form as a standard rezoning request. Development requirements for a 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.

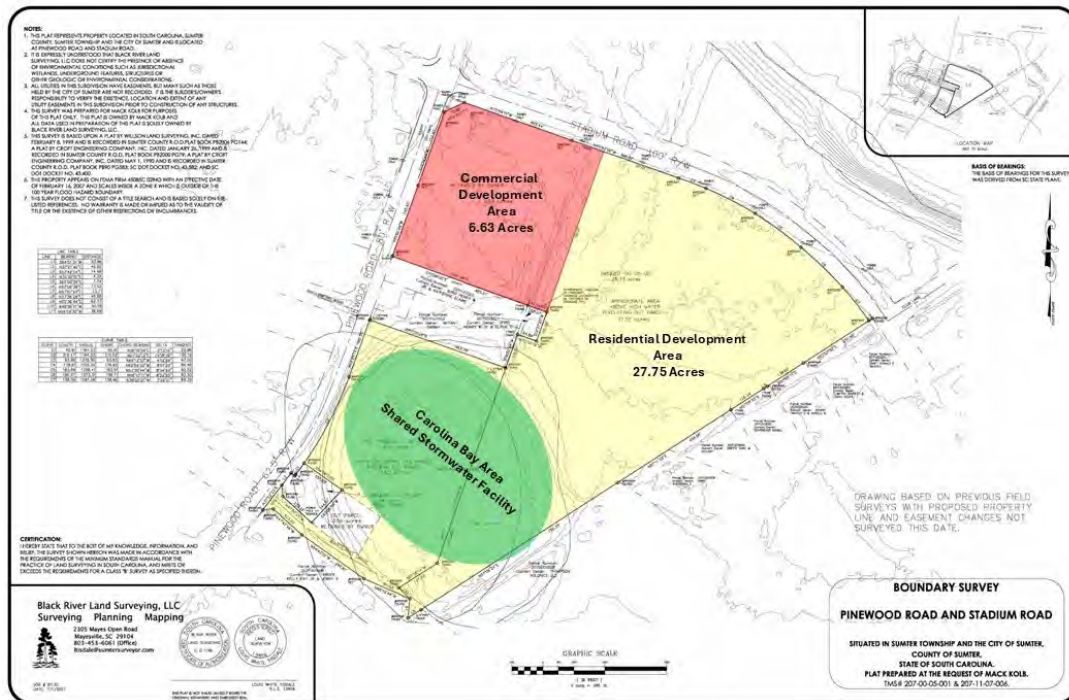
### ***Water/Sewer Infrastructure:***

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.



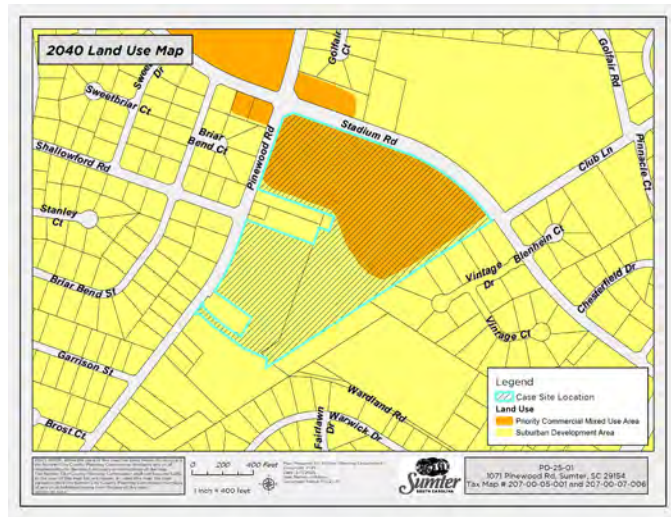
- A wetlands delineation shall be required if disturbance is proposed in the identified Carolina Bay area as shown on the site survey prepared by Black River Land Surveying, dated July 1, 2021.
- The need for a TIA shall be evaluated at time of formal plan submission in accordance with *Article 7.d.10* 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, 1<sup>st</sup> reading/public hearing was deferred until a later date. On April 29, 2025, the applicant informed staff of their desire to move to 1<sup>st</sup> reading/public hearing at the next available city council meeting.

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



ORDINANCE NO. \_\_\_\_

**AN ORDINANCE AMENDING THE ZONING MAP  
OF THE CITY OF SUMTER, SOUTH CAROLINA  
BY REZONING +/- 34.38 ACRES  
LOCATED AT THE INTERSECTION OF PINWOOD RD. & STADIUM RD.,  
FURTHER REPRESENTED AS (SUMTER COUNTY TMS#  
207-00-05-001 & 207-11-07-006 (PART) OWNED BY BOX SEAT, LLC  
FROM RESIDENTIAL-15 TO PLANNED DEVELOPMENT (PD-25-01)**

**WHEREAS**, the request by Box Seat, LLC & Adams Property Group to amend the Zoning Map of the City of Sumter, South Carolina by rezoning +/- 34.38 acres located at the intersection of Pinewood Rd. and Stadium Rd., further represented as Sumter County TMS# 207-00-05-001 & 207-11-07-006 (part), 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 THE CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED BY THE AUTHORITY THEREOF, THAT:**

A. The property consisting of +/- 34.8 acres located at the intersection of Pinewood Rd. & Stadium Rd., 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 (Attachment 1) and by the attached site survey prepared by Black River Land Surveying, dated July 1, 2021 (Attachment 2), as modified to reflect commercial development & residential development areas. The subject property includes the following Sumter County TMS#'s:

- 207-00-05-01
- 207-11-07-006 (part)

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

1. **Commercial Development Area** (6.63-acres of Sumter County TMS# 207-00-05-001)

- 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 Rd. from the edge of the identified residential development area to existing sidewalk on the eastside of Pinewood Rd., 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 1 ingress/egress access point on Stadium Rd. and 1 access point on Pinewood Rd. 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 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** (20.1-acres of Sumter County TMS# 207-00-05-001 & 7.65-acres of TMS# 207-11-07-006)

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 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 Dwellings <sup>1</sup>	Single Family Attached Dwellings <sup>1</sup>	Patio Home Dwellings <sup>1</sup>	Suburban Townhome Dwellings <sup>1</sup>
<b>Minimum Lot Area (sq. ft.)</b>	6,000 (per structure)	5,000 (per unit)	5,000 (per structure)	2,000 (per unit)
<b>Minimum Site Area</b>	N/A	N/A	1 acre	2 acres
<b>Minimum Lot Width</b>	60 ft.	40 ft.	45 ft.	16 ft.
<b>Minimum Setback, Per Structure:</b>				
<b>Front</b>	35 ft. local/collector 45 ft. arterial	35 ft. local/collector 45 ft. arterial	35 ft. local/collector 45 ft. arterial	35 ft. <sup>2</sup> local/collector 45 ft. <sup>2</sup> arterial
<b>Side<sup>3</sup></b>	8 ft.	0/8 ft. <sup>4</sup>	0/8 ft. <sup>5</sup>	0/7.5 <sup>6</sup>
<b>Rear</b>	20 ft.	20 ft.	20 ft.	20 ft.
<b>Minimum Distance Between Buildings</b>	N/A	N/A	N/A	15 ft.
<b>Maximum Impervious Surface %</b>	45%	45 %	45%	65%
<b>Maximum Density (units per gross acre)</b>	7.2	8	8	14
<b>Maximum Height of Buildings<sup>7</sup></b>	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 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. 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.
- p. **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.
- q. **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 \_\_\_\_ DAY OF \_\_\_\_\_. TO TAKE EFFECT IMMEDIATELY.**

CITY OF SUMTER, SOUTH CAROLINA

\_\_\_\_\_  
Mayor David P. Merchant

\_\_\_\_\_  
Mayor Pro Tem.

\_\_\_\_\_  
ATTEST:

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Linda D. Hammett, City Clerk





## 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



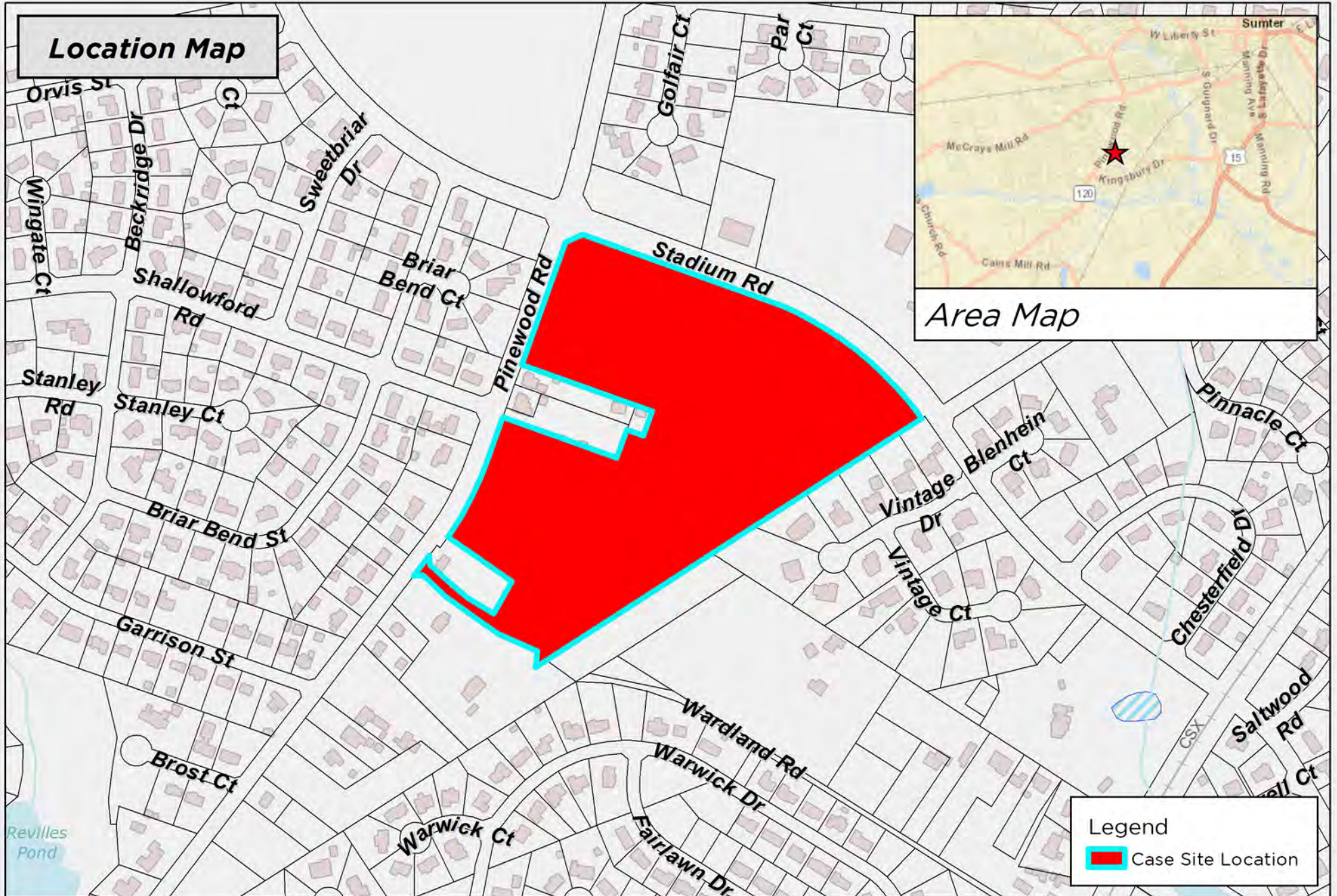
FRONT ELEVATION



FRONT ELEVATION



## Location Map



## Area Map



## Legend

■ Case Site Location

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0 200 400 Feet

1 inch = 500 feet



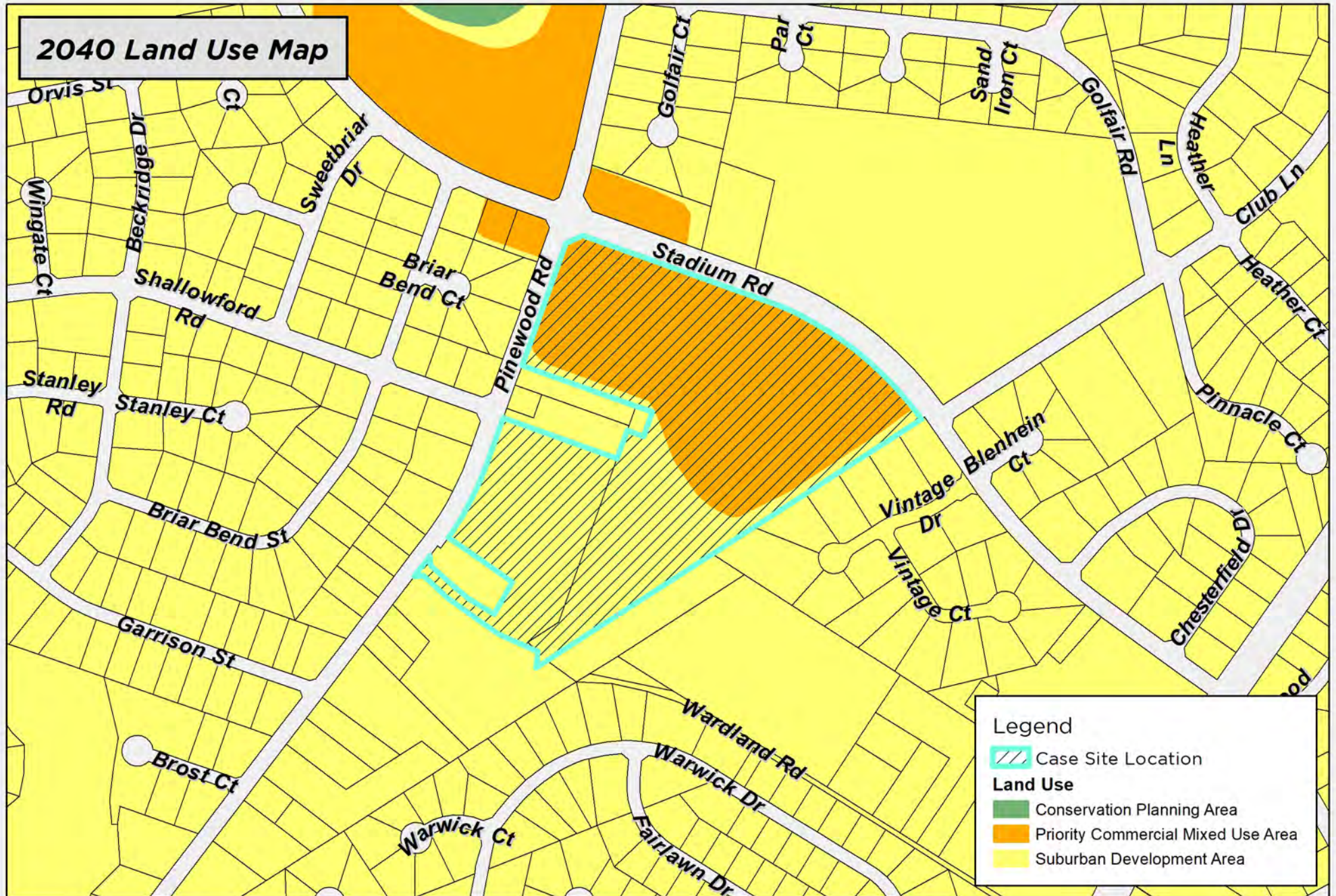
Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 5/1/2025  
User Name: crobbins  
Document Name: PD-25-01



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



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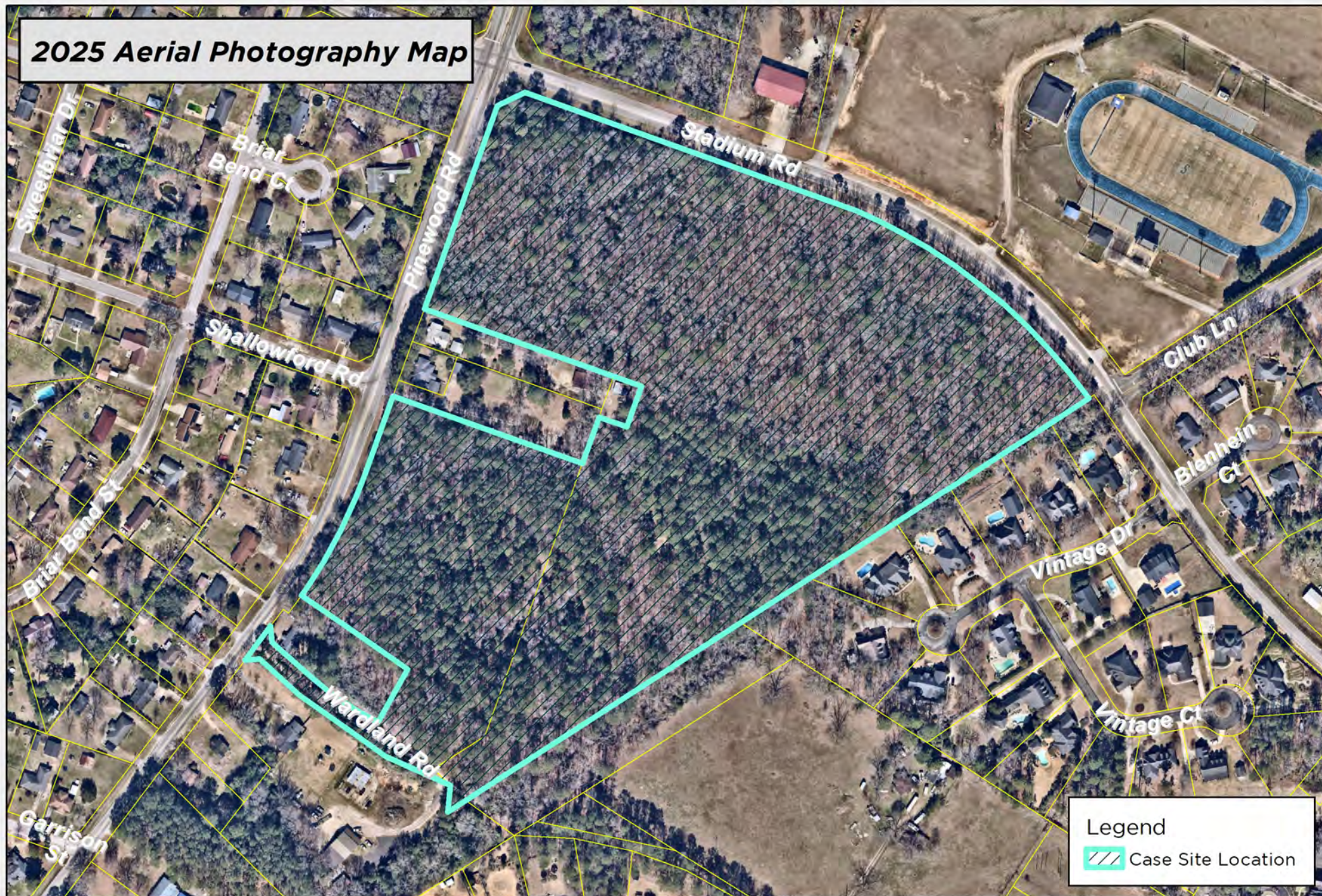
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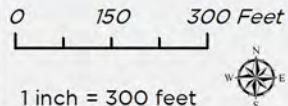
PD-25-01  
1071 Pinewood Rd, Sumter, SC 29154  
Tax Map # 207-00-05-001 and 207-10-07-010



# 2025 Aerial Photography Map



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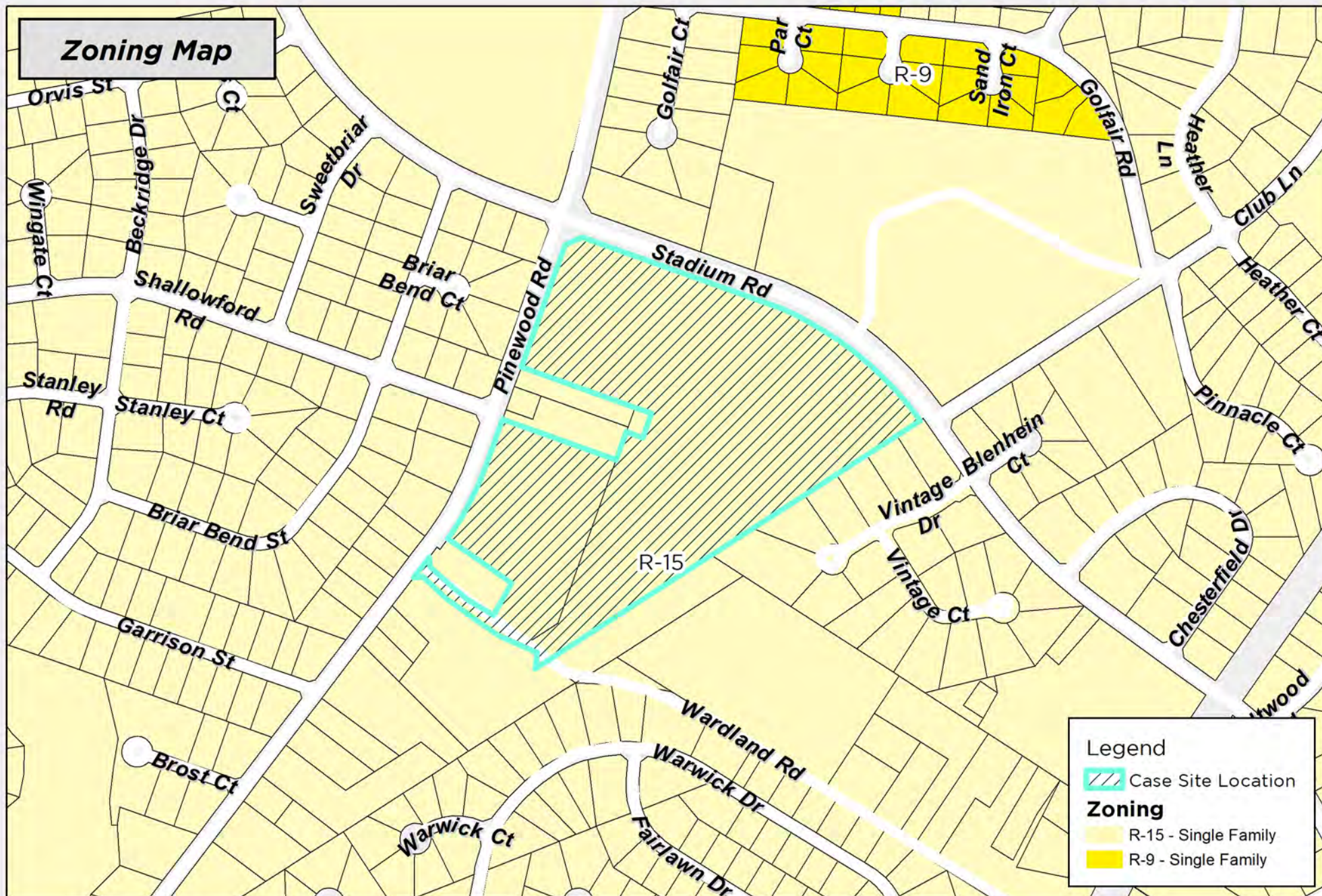
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PD-25-01  
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# Zoning Map



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0 200 400 Feet

1 inch = 500 feet



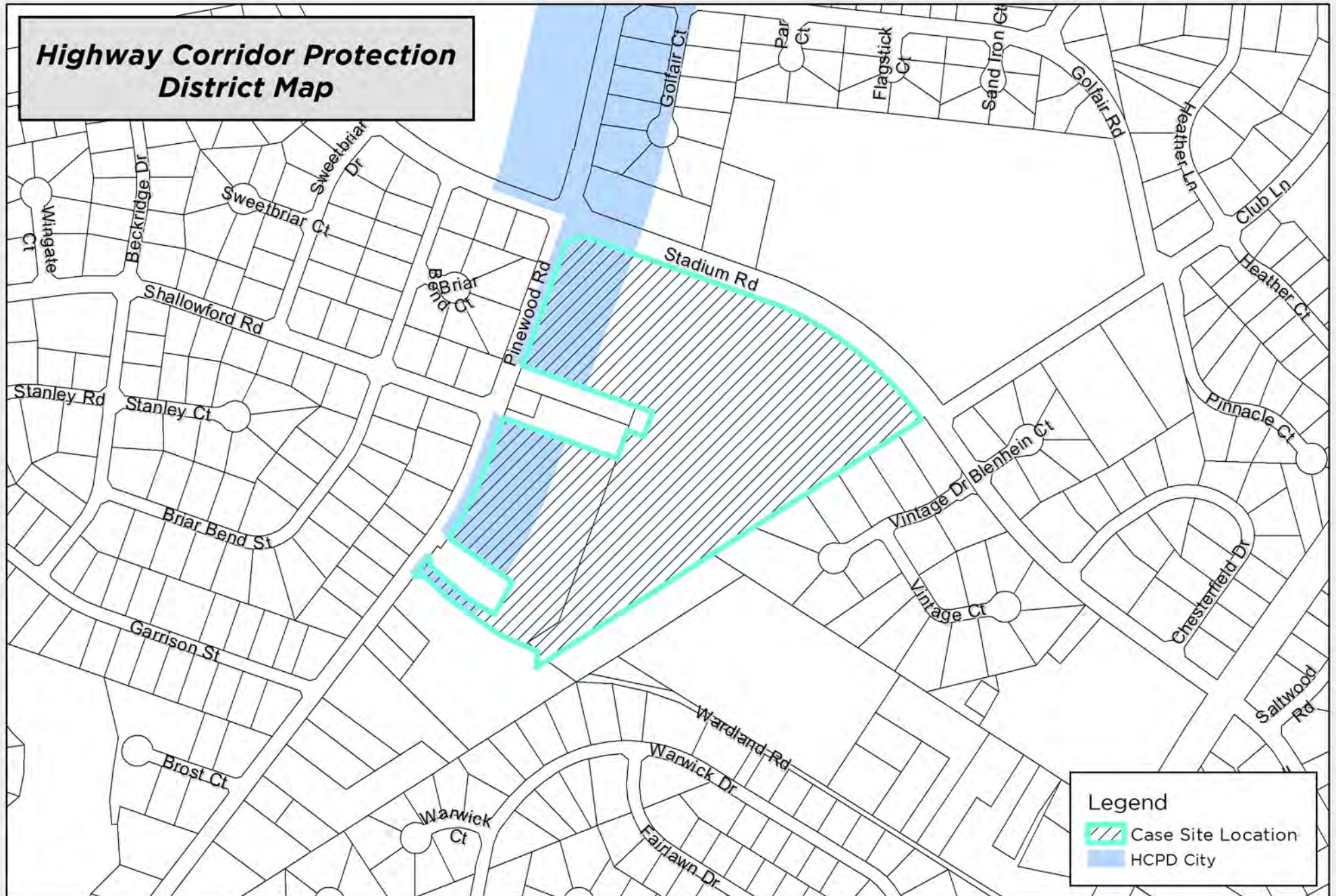
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Tax Map # 207-00-05-001 and 207-10-07-010



# Highway Corridor Protection District Map



## Legend

- Case Site Location
- HCPD City

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