



**SUMTER CITY-COUNTY PLANNING
COMMISSION WEDNESDAY, APRIL 24, 2024
@ 3:00 P.M.
FOURTH FLOOR CITY COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – March 27, 2024

II. NEW BUSINESS:

1. MAJOR SITE PLAN

[MSP-24-25/HCPD-24-20, 70 N. Guignard Dr. – Davis Pointe Apartments \(City\)](#)

Request for Major Site Plan and Highway Corridor Protection District Approval for 80-unit Multi-Family Residential Development.

[MSP-24-26, 1990 Corporate Way \(County\)](#)

Request for Major Site Plan Approval for a new +/- 34,000 sq. ft. structure, a new shed in the rear of the property, and renovations of the present site to include 113 paved parking spots and new paved truck access areas.

2. REZONING

[RZ-24-06, 3520 & 3580 Thomas Sumter Hwy. \(County\)](#)

A request to rezone a portion of two split-zoned parcels from Agriculture Conservation (AC) to General Commercial (GC). The total acreage of the two properties is +/- 8.4-acres, the area to be rezoned to General Commercial is +/- 1.98-acres. The property is located at 3520 & 3580 Thomas Sumter Hwy. and is represented by TMS's # 189-00-01-001 & 189-00-01-058.

[RZ-24-07, 1033 Boulevard Rd., 408, 410 E. Red Bay Rd. \(County\)](#)

A request to rezone 2 parcels of land totaling +/- 0.88-acres in size from Agricultural Conservation (AC) to General Commercial (GC). The property is located at 1033 Boulevard Rd., and 408, 410 E. Red Bay Rd. and represented by TMS#'s 251-04-01-014 and 254-04-01-015.

3. ORDINANCE

[OA-24-03, Variance to Article 5.b.3 Special Design Criteria \(County\)](#)

Amend *Article 1.b.4.b* of the Sumter County Zoning & Development Standards Ordinance (the "Ordinance") to add provision stating the Zoning Board of Appeals may not grant variances to the special design criteria outlined in *Article*

5.b.3 of the Ordinance for hazardous and/or potentially disruptive land uses. And amend *Article 1.b.4.c* in order to clarify that the City-County Board of Zoning Appeals may modify a Special Exception use approval in order to impose additional conditions upon the proposed use, not to relax established special exception use criteria.

III. OLD BUSINESS

IV. OTHER BUSINESS

V. DIRECTOR'S REPORT

VI. ADJOURNMENT