



**SUMTER CITY-COUNTY PLANNING  
COMMISSION WEDNESDAY, JUNE 26, 2024  
@ 3:00 P.M.  
FOURTH FLOOR CITY COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET**

**I. APPROVAL OF MINUTES – May 22, 2024**

**II. NEW BUSINESS:**

**1. MAJOR SITE PLAN**

**[MSP-24-35, 3555 Camden Hwy. \(County\)](#)**

Request for Major Site Plan for a new +/- 12,480 sq. ft. retail store to include 50 paved parking spaces.

**[MSP-24-37/HCPD-24-26, 1605 N. Pike East \(County\)](#)**

Request for Major Site Plan and Highway Corridor Protection District Approval for Conversion and Expansion of Existing Warehouse Facility, including 14 additional storage buildings, for a total of +/- 73, 944 sq. ft. of storage.

**2. PLANNED DEVELOPMENT**

**[PD-00-08 \(Revision 26\), Constitution Dr. – Additional Townhouse Units \(City\)](#)**

A request to increase the number of units allowed within the Townhouse Development on Brushwood and Constitution Drives from 52 to 56 in accordance with a site-specific development plan. This represents an additional 0.93-acre proposed for residential units within the commercial portion of Sumter West Planned Development. The property is located at 585 Constitution Dr. and is represented by TMS# 185-00-01-128.

**3. REZONING**

**[RZ-24-09, 1290 Peach Orchard Rd. \(County\)](#)**

A request to rezone a +/- 0.98-acre portion of the property (TMS# 132-00-01-011) from Agricultural Conservation (AC) to General Commercial (GC). The property is located at 1290 Peach Orchard Rd. and is represented by TMS# 132-00-01-011.

**[RZ-24-10, 585 N. Kings Hwy. \(County\)](#)**

A request to rezone 1 parcel of land totaling +/- 1.05-acres in size from Residential-15 (R-15) to Agricultural Conservation (AC). The property is located

at 585 N. Kings Hwy. and is represented by TMS# 095-00-02-002.

**RZ-24-12, 3200 Byrd St. (County)**

A request to rezone a +/- 31.76-acre parcel from Residential-9 (R-9) to Agricultural Conservation (AC). The property is located at 3200 Byrd St. and is represented by TMS# 189-00-02-095.

**III. OLD BUSINESS**

**IV. OTHER BUSINESS**

**V. DIRECTOR'S REPORT**

**VI. ADJOURNMENT**