



**SUMTER CITY-COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 24 @ 3:00 P.M.
FIRST FLOOR SUMTER OPERA HOUSE THEATER
SUMTER OPERA HOUSE
21 N. MAIN STREET**

- I. INVOCATION – CHAIRMAN’S CHOICE**
- II. APPROVAL OF MINUTES – FEBRUARY 26, 2019**
- III. NEW BUSINESS:**

1. MAJOR SITE PLANS

[MSP-20-10, 30 Cuttino Rd. – Sandhill Medical \(City\)](#)

A request for a Major Site Plan approval for a 12,150 sq. ft. Medical Office/Clinic Building with “Future” 13,185 sq. ft. expansion. The property is located at 30 Cuttino Rd. and is represented by Tax Map # 229-08-01-004.

[MSP-20-11/HCPD-20-07, 609 Manning Ave. – Jehovah Missionary Baptist Church \(City\)](#)

A request for a Major Site Plan approval for a 30,640 sq. ft. Sanctuary and Educational Building for Jehovah Missionary Baptist Church. The property is located at 609 Manning Ave. and is represented by Tax Map #'s 250-09-07-025 and 250-16-01-22.

[MSP-17-46 \(Revision 1\), 3760 Patriot Parkway – Patriot Palms Apartment Homes \(City\)](#)

A request for a Major Site Plan revision approval to allow a second development access off of Patriot Parkway. The property is located at 3760 Patriot Parkway and is represented by Tax Map # 184-00-01-015.

[MSP-20-22/HCPD-20-17, 310 Pinewood Rd. – Dollar Tree \(City\)](#)

A request for a Major Site Plan approval for a +/- 9,977 sq. ft. retail building to serve Dollar Tree. The property is located at 310 Pinewood Rd. and is represented by Tax Map # 206-12-01-004.

2. SUBDIVISION

[SD-04-01 \(Revision 1\), Stonecroft II \(County\)](#)

A request to revise lots 256 thru 274 to extend each lot to the run of the Cane Savannah Swamp. The property is located off McCray’s Mill Rd. and is represented by Tax Map # 182-00-03-001.

3. SUBDIVISION VARIANCE

[SV-20-03, Joe Billy Rd. \(County\)](#)

A request for subdivision variance approval of 2nd Cousin to 2nd Cousin family relationship for a lifetime family conveyance to subdivide a +/- 1.0 acre tract from a larger +/- 12.98 acre tract. The property is located off Joe Billy Rd. and is represented by Tax Map # 315-00-03-063 (part).

4. PLANNED DEVELOPMENT

PD-06-10 (Revision 6), 1740 US 15 Hwy S. – Pocalla Springs (City)

A request to add Religious Organizations (SIC 8661) to the list of approved uses within Land Use Area 1. The property is located at 1740 US 15 Hwy. S. and is represented by Tax Map # 225-00-02-018 (part).

- [Ordinance PD-06-10 \(Revision 6\)](#)

PD-00-08 (Revision 22), 3510 Patriot Parkway – Sumter West (City)

A request to add General Merchandise Stores (SIC 53) as an approved use on two specific parcels totaling +/- 1.71 acres in size within the Sumter West Planned Development in accordance with a site-specific development plan. The property is located at 3510 & 3520 Patriot Parkway and is represented by Tax Map #'s 185-00-01-138 & 185-00-01-144.

- [Ordinance PD-00-08 \(Revision 22\)](#)

5. REZONING

RZ-20-03, 6850 Fish Rd. (County)

A request to rezone a +/- 2.71 acre tract from Agricultural Conservation (AC) to General Commercial (GC). The property is located at 6850 Fish Rd. and is represented by Tax Map # 093-00-01-115.

RZ-20-04, US 521 & Beckwood Rd. (City)

A request to rezone a parcel totaling +/- 192.99 acres of land from Planned Development (PD) to General Commercial (GC). The property is located at US 521 & Beckwood Rd. and is represented by Tax Map # 202-00-03-022.

RZ-20-05, 1449 Camden Hwy. (City)

A request to rezone a parcel totaling +/- 33.88 acres of land from Residential-15 (R-15) to Residential-6 (R-6). The property is located at 1449 Camden Hwy. and is represented by Tax Map # 202-00-03-030.

RZ-20-07, 2035 Hwy 521 S. (County)

A request to rezone a parcel totaling +/- 143.86 acres of land from Agricultural Conservation (AC) to Heavy Industrial (HI). The property is located at 2035 Hwy 521 S. and is represented by Tax Map # 252-00-05-029.

RZ-20-08, 2205 Myrtle Beach Hwy (County)

A request to rezone a parcel totaling +/- 5 acres of land from Agricultural Conservation (AC) to General Commercial (GC). The property is located at 2205 Myrtle Beach Hwy. and is represented by Tax Map # 286-00-01-004.

6. Ordinance Amendments

OA-20-01, Enforcement & Penalties (Prohibited Signs) (City)

Amend Article 1, Section D: Enforcement and Penalties of the City of Sumter Zoning & Development Standard Ordinance in order to provide for an additional offense and penalty for failure to remove a prohibited sign after request by the City.

OA-20-02, Fabricated Metal Products in the AC District (County)

To amend the Sumter County – Zoning and development Standards ordinance to include Fabricated Metal Products (SIC 34) as a special exception use in the Agricultural Conservation (AC) zoning district. Article 3, Section 3.n.4 Special Exception uses in the

AC District; Article 5, Section 5.b.2 Enumerations of Certain Hazardous and/or Potentially Disruptive Land Development Activities, and Section 5.b.3 Special Design Review Criteria for Applicable items in 5.b.2 to establish finite review criteria for uses classified under Fabricated Metal Products (SIC 34).

IV. OLD BUSINESS:

NONE

V. OTHER BUSINESS

VI. DIRECTOR'S REPORT

VII. ADJOURNMENT