



**SUMTER CITY-COUNTY PLANNING  
COMMISSION WEDNESDAY, DECEMBER 18, 2024  
@ 3:00 P.M.  
FOURTH FLOOR CITY COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET**

**I. APPROVAL OF MINUTES – November 20, 2024**

**II. NEW BUSINESS:**

**1. MAJOR SITE PLAN**

**[MSP-24-54, 1485 Diebold Dr. \(County\)](#)**

Request for Major Site Plan approval for a new +/- 18,265 sq. ft. structure, upfits to existing manufacturing facility, and associated site improvements.

**[MSP-24-67/HCPD-24-43, 3760 Patriot Parkway – Patriot Palms Apartment Homes, Phase 2 \(City\)](#)**

Request for Major Site Plan and Highway Corridor Protection District Design Review approval for 108-unit multi-family apartment complex expansion at Patriot Palms Apartments for a total of 180 units at build-out.

**2. MAJOR SUBDIVISION**

**[SD-13-01 \(REV. 2\), Heritage Bay Subdivision \(City\)](#)**

A request for preliminary plat approval to revise the previously approved Single-Family Residential Subdivision to increase the total number of lots from 190 to 199.

**[SD-24-03, 2760 Carter Rd. – Carter Rd. Subdivision \(City\)](#)**

A request for preliminary subdivision approval to develop a 45-lot single-family residential subdivision.

**3. SUBDIVISION VARIANCE**

**[SV-24-09, 2920 Kaempher Circle \(County\)](#)**

A request for subdivision width-to-depth variance to subdivide a 2.00-acre portion of TMS# 189-00-03-012 (part) and combine it with the existing 0.46-acre lot (TMS# 189-13-01-004), known as 2920 Kaempher Cir.

#### **4. REZONING**

##### **RZ-24-23, 314 Lesesne Ct. (City)**

A request to rezone a +/- 0.34-acre portion of a larger property (TMS# 228-01-01-039) from Residential-9 (R-9) to Limited Commercial (LC). The property is located at 314 Lesesne Ct. and is represented by TMS# 228-01-01-039 (part).

#### **III. OLD BUSINESS**

#### **IV. OTHER BUSINESS**

#### **V. DIRECTOR'S REPORT**

#### **VI. ADJOURNMENT**