



**SUMTER CITY-COUNTY PLANNING  
COMMISSION WEDNESDAY, FEBRUARY 28, 2024  
@ 3:00 P.M.  
FOURTH FLOOR CITY COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET**

**I. APPROVAL OF MINUTES – January 11, 2024 – Committee of the Whole  
January 24, 2024**

**II. NEW BUSINESS:**

**1. SUBDIVISION**

**[SD-22-01, 1855 Beckwood Rd. - Beckwood Estates \(City\)](#)**

A request for Major Subdivision approval to develop a 262-unit single-family residential subdivision consisting of 166 single-family detached units and 96 single-family attached units. The property is located at 1855 Beckwood Rd. (approximate address) and is represented by TMS# 202-00-03-091.

**2. SUBDIVISION VARIANCE**

**[SV-24-01, 4865 Solstice Dr. \(County\)](#)**

A request for approval of Godfather to God-Child family relationship for a lifetime family conveyance to subdivide a +/- 1.0-acre lot from a larger +/- 15.95-acre tract. The property is located at 4865 Solstice Dr. and is represented by TMS# 153-01-02-008.

**[SV-24-02, 1740 US Hwy 521 \(County\)](#)**

A request for subdivision width-to-depth variance to subdivide a 6.25-acre tract into 3 lots. Of these lots, 2 would have depths exceeding the maximum depth allowed based on the lot width-to-depth ratio contained in Article 8.e.13. of the Sumter County Zoning and Development Standard Ordinance. The property is located at 1740 US Hwy 521 South and is represented by TMS# 252-00-02-022.

**3. REZONING**

**[RZ-24-02, 718 N. Main St. \(City\)](#)**

A request to rezone one +/- 0.73-acre split zoned parcels from Residential-6 (R-6) and Limited Commercial (LC) to Light Industrial Warehouse (LI-W). The property is located at 718 N. Main St. and is represented by TMS# 229-13-01-030.

**RZ-24-03, 9 and 11 Blanding St. (City)**

A request to rezone one +/-0.37-acre portion of TMS# 228-14-05-001 from Residential-6 (R-6) and General Commercial (GC) to General Commercial (GC). The property is located at 9 & 11 Blanding St. and is represented by TMS# 228-14-05-001.

**RZ-24-04, 365 Barney Ln. (City)**

A request to rezone 2 parcels of land totaling +/- 10.95-acres in size from General Residential (GR) to Residential Multi-Family (RMF). The property is located at 365 Barney Ln. and is represented by TMS#'s 250-03-02-004 and 250-03-02-025.

**4. ORDINANCE**

**OA-23-04, Article 3 Revisions (County)**

Amend Article 3, Exhibit 5 and Article 5 to correct and update certain North American Industry Classification system (NAICS) references.

**OA-22-04, Updates to Street Development Standards (City)**

Amend Article 8.d. to update street design standards.

**III. OLD BUSINESS**

**IV. OTHER BUSINESS**

**V. DIRECTOR'S REPORT**

**VI. ADJOURNMENT**