

# Sumter City-County Planning Commission

January 22, 2025

## PD-06-05 (Revision 2), Hwy, 521 South/1391 Mooneyhan Rd. (County)

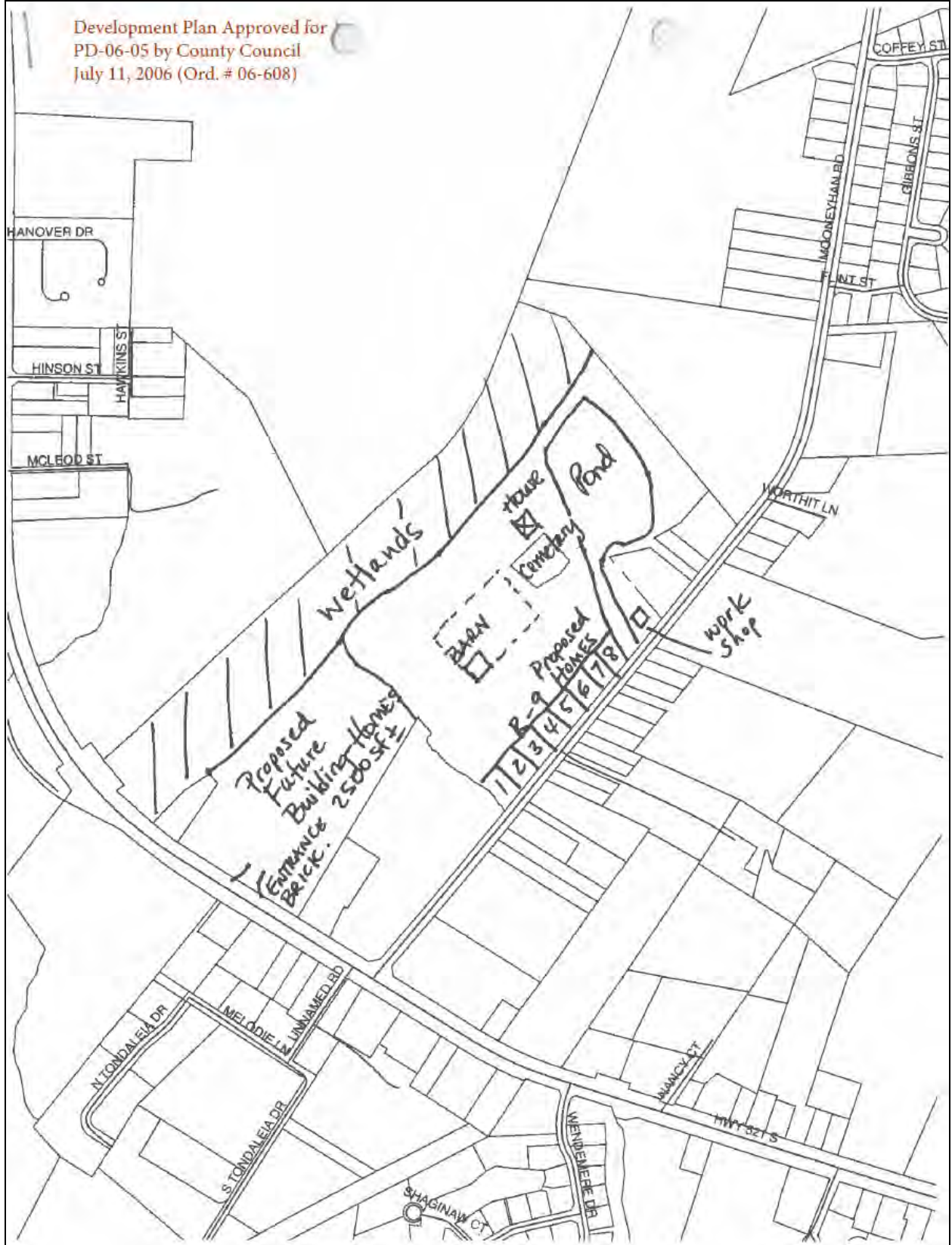
### I. THE REQUEST

<b>Applicant:</b>	Tammy C. Hodge
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	Revise existing Planned Development to add commercial, industrial, institutional and retail uses to 1391 Mooneyhan Rd.
<b>Location:</b>	1391 Mooneyhan Rd.
<b>Council District:</b>	District 7
<b>Size of Property:</b>	0.93 acre portion of 90.29 acre planned development
<b>Present Use/Zoning:</b>	Single Family/metal bldg./Planned Development
<b>Proposed Zoning</b>	Planned Development (PD)
<b>Proposed Use of Property:</b>	Mixed Use Residential & Commercial uses
<b>Tax Map Reference:</b>	252-00-04-015
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential & Undeveloped/AC South – Undeveloped/PD & AC East – Mooneyhan Rd. & Secondary access to Continental Tire West – Residential & Agricultural/PD

### II. BACKGROUND

The subject property was rezoned from Agricultural Conservation to Planned Development by County Council in 2006 to allow for the creation of 8 single-family residential homes using R-9 development standards on approximately 3.7 acres of land fronting on Mooneyhan Road and a cabinet making workshop building on approximately 1acre fronting on Mooneyhan Road. The remainder of the acreage was to be developed using Agricultural Conservation Zoning and Development Standards. A copy of the property layout approved in 2006 is shown on page 2.

Development Plan Approved for  
PD-06-05 by County Council  
July 11, 2006 (Ord. # 06-608)



At the time the creation of the PD was triggered in order for the owner to use the workshop on the Mooneyhan Rd. frontage as a cabinet shop – a use that was not permitted in the AC zoning district at the time. In the initial 2006 PD approval, the development was approved for a very narrow scope of uses that included the following:

***II. The Planned Development zoning shall include the following permitted use and no others, unless further reviewed and recommended by the Sumter City-County Planning Commission, and specifically approved by the Chairperson and County Council of Sumter, South Carolina (emphasis added).***

- *8 Residential Lots:*
  - *Single-family detached dwellings, excluding mobile homes and manufactured homes.*
  - *Residential accessory uses; home occupations excluding any Home Day Care Centers.*
- *Manufacturing:*
  - *Cabinet manufacturing facility and storage of related equipment and materials.*
- *Remainder of property:*
  - *All uses permitted in the AC zoning district as outlined in Exhibit I.*

The cabinet business occupied the commercial structure on Mooneyhan Road for several years, however; it became vacant and remained so for some time. In 2011 the applicant pursued approval of additional uses for the 1391 Mooneyhan Rd. property in order to rent the space. The 2011 amended resulted in the addition of a fairly narrow scope of uses that included:

- 1. Cabinet Manufacturing*
- 2. Transportation Services (non emergency)*
- 3. Firewood Shop*
- 4. Monuments and Tombstones*
- 5. Administrative Offices*
- 6. Read Estate, Insurance, Financial*
- 7. Beauty, Barker Shop*
- 8. Pest Control Services*
- 9. Child Care Services*
- 10. Physical Fitness*
- 11. General Contractors (no outside storage)*
- 12. Specialty Trade Contractors (no outside storage)*
- 13. Farm Labor & Management*
- 14. Research & Testing Labs*
- 15. Hardware Stores*
- 16. Apparel Store*
- 17. Home Furnishings*
- 18. Gift Shops*
- 19. Florist*
- 20. Photography Studio*

The property is currently vacant, and the owner would like to amend the uses for 1391 Mooneyhan Rd. to add the greatest use flexibility for the existing building while minimizing the impacts to the surrounding neighborhood. The applicant met with planning staff to discuss expanding the permitted uses for this property. As a result of that discussion the applicant has reviewed the NAICS codes, looked at the existing building and site, and has proposed a list of additional uses for the property based on the NAICS Codes. The proposed Planned Development Ordinance, including the specific use list for the property at 1391 Mooneyhan Rd., is attached to this report as Exhibit 1.

### **III. STAFF ANALYSIS/RECOMMENDATION**

In the nearly two decades since this Planned Development was created, the 521 corridor has seen significant changes. What was once a predominantly rural area with small scale single-family development and large agricultural tracts has slowly transitioned to large industrial/manufacturing campuses with interspersed commercial, light industrial, and residential uses. The purpose of this PD Amendment is to address these changing conditions in a manner that is both sensitive to the surrounding area, while also providing the applicant with additional flexibility for use of the building at 1391 Mooneyhan Rd.

#### **DRAFT MOTIONS**

1. I move that the Sumter City-County Planning Commission recommend ***approval*** of PD-06-05 (Revision 2) to allow additional uses for 1391 Mooneyhan Rd. (TMS#
2. I move that the Sumter City-County Planning Commission recommend ***denial*** of PD-06-05 (Revision 2).
3. I move an ***alternate motion***.

### **IV. PLANNING COMMISSION – January 22, 2025**

**ORDINANCE PD-06-05 (REVISION 2)**  
**TO AMEND THE ZONING MAP**  
**OF THE COUNTY OF SUMTER, SOUTH CAROLINA**  
**BY REZONING 90.29 ACRES LOCATED NEAR THE INTERSECTION OF HIGHWAY**  
**521 SOUTH AND MOONEYHAN ROAD,**  
**OWNED BY TAMMY HODGE**  
**FROM PLANNED DEVELOPMENT (PD-06-05 REVISION 1) TO PLANNED**  
**DEVELOPMENT (PD-06-05 REVISION 2)**

WHEREAS, Article 1, Section T, entitled “Amendment Authorization and Procedure” of the Zoning and Development Standards Ordinance for the County of Sumter adopted December 7, 1999, provides a procedure for amending the Official Zoning Map of the County of Sumter, and

WHEREAS, said procedure has been followed, and the Sumter City-County Planning Commission has reviewed and hereby recommends favorably the following amendments to the Official County of Sumter Zoning Map.

**NOW THEREFORE, BE IT ORDAINED BY THE CHAIRPERSON AND THE COUNTY COUNCIL OF THE COUNTY OF SUMTER, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED BY THE AUTHORITY THEREOF, THAT:**

I. The property located near the intersection of Highway 521 South and Mooneyhan Road and owned by Tammy Hodge is hereby rezoned from Planned Development (PD-06-05 Revision 1) to Planned Development (PD-06-05 Revision 2), in accordance with the attached development plan titled, “Development Plan Approved for PD-06-05 by County Council July 11, 2006 (Ord. # 06-608)” and identified by the following tax map block and parcel numbers:

- A. 252-00-04-009 (1555 S US 521)
- B. 252-00-04-015 (1391 Mooneyhan Rd.)

II. The following conditions apply to this planned development.

- A. TMS# 252-00-04-009 – Mooneyhan Road Frontage
  - 1. Eight (8) residential lots as shown on the approved development plan with the following conditions:
    - a) *Shall be developed in accordance with Residential-9 (R-9) setbacks and development standards as outlined in Article 3, Section B of the Sumter County – Zoning & Development Standards Ordinance.*
    - b) *Single-family detached residential dwellings and residential accessory structures only.*
    - c) *Home occupations excluding home daycare uses as defined in Article 10 of the Sumter County – Zoning & Development Standards Ordinance.*

- B. TMS# 252-00-04-009 – remaining acreage excluding the area designated for the eight (8) residential lots on Mooneyhan Road frontage
1. Acreage shall be developed with the following conditions:
    - a) *Shall be developed in accordance with Agricultural Conservation (AC) setbacks and development standards as outlined in Article 3, Section N of the Sumter County – Zoning & Development Standards Ordinance.*
    - b) *Uses shall be in accordance with the permitted uses allowed in the AC Zoning District as outlined in Article 3, Exhibit 5 of the Sumter County – Zoning & Development Standards Ordinance.*
    - c) *Any future subdivision of the acreage tract shall be done in accordance with AC Subdivision regulations.*
- C. TMS# 252-00-04-015 – 1391 Mooneyhan Road, referred to as “Workshop” on the approved development plan.
1. The workshop parcel shall be developed in accordance with the following conditions:
    - a) *The existing structure shall be utilized.*
    - b) *All applicable building code requirements shall be met for any change in occupancy for the structure.*
    - c) *Landscaping and visual buffering between the workshop and residential uses to shall be in accordance with Article 8, Section D: Landscaping Standards in the Sumter County – Zoning & Development Standards Ordinance.*
    - d) *Parking lot shall be permitted to be constructed of crusher-run.*
    - e) *Hours of operations 8:00 am to 7:00 pm Monday through Saturday. No Sunday operations.*
    - f) *Permitted uses as listed in Exhibit A.*

III. The Planned Development zoning shall include the following permitted uses and no others unless further reviewed and recommended by the Sumter City-County Planning Commission and specifically approved by the Chairperson and County Council of Sumter, South Carolina.

- A. TMS# 252-00-04-009 – Mooneyhan Road Frontage – Eight (8) residential lots.
1. Single-family detached dwellings, excluding mobile and manufactured homes.
  2. Residential accessory uses, home occupations excluding home day care center.
- B. TMS# 252-00-04-009 – remaining acreage excluding the area designated for the eight (8) residential lots on Mooneyhan Road frontage
1. All uses listed as permitted uses allowed in the AC Zoning District as outlined in Article 3, Exhibit 5 of the Sumter County – Zoning & Development Standards Ordinance.
- C. TMS# 252-00-04-015 – 1391 Mooneyhan Road, referred to as “Workshop” on the approved development plan.
1. Uses listed in attached Exhibit A.

IV. Said property being officially rezoned to the classification Planned Development (PD-06-05 Revision 2), the official zoning map of the County of Sumter is amended to reflect said change.

V. This ordinance shall become effective immediately upon its adoption upon Third Reading.

**DONE REATIFIED AND ADOPTED BY THE CHAIRPERSON AND THE COUNTY COUNCIL OF THE COUNTY OF SUMTER, SOUTH CAROLINA ON THIS \_\_\_ DAY OF \_\_\_\_\_ 2025.**

COUNTY OF SUMTER, SOUTH CAROLINA

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Chairman, Sumter County Council

**ATTEST:**

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Clerk, Sumter County Council

**EXHIBIT A**

**Approved uses for TMS# 252-00-04-015 – 1391 Mooneyhan Road**

*NOTE: the following uses are in accordance with the 2022 North American Industry Classification System (NAICS)*

111	Crop Production
112	Animal Production and Aquaculture excluding 112112 - Beef Cattle Feedlots, 112210 – Hog and Pig farming, 1123 – Poultry and Egg Production, and 11299 – Kennels, Breeding and Raising stock for sale.
113	Forestry and Logging
114	Fishing, Hunting and Trapping
1151	Support Activities for Crop Production
11511	Soil Preparation Planting and Cultivating
1152	Support Activity for Animal Production
2212	Natural Gas Distribution
22112	Electrical Power Transmission Control and Distribution
2231	Water Supply and Irrigation Systems
237110	Well Drilling and Boring Services
238	Specialty Trade Contractors, including but not limited to Fencing Contractors, Swimming Pool Construction Contractors, and Glass & Glazing Contractors
239220	General Contractors
32191	Millwork
323	Printing and Related Supported Activities
332	Fabricated Metal Products Manufacturing, <u>small scale welding and metal fabrication only</u> .
337	Furniture and Related Product Manufacturing
337110	Wood Kitchen Cabinet and Countertop Manufacturing, including but not limited to Nonupholstered Wood Household Furniture Manufacturing
339	Miscellaneous Manufacturing, including but not limited to Sign Manufacturing
42399	Tombstone Merchant Wholesalers
424	Merchant Wholesalers Non-Durable Goods



425 Wholesale Trade Agents and Brokers

4411 Automobile Dealers, new and used

4412 Other Motor Vehicle Dealers

4413 Automotive Parts, Accessories, and Tire Retailers New and Used, except uses within on-site dismantling of vehicles and/or outdoor storage of vehicles used for parts removal

441610 Truck Accessories and Supplies

444 Building Material and Garden Equipment and supplies Dealers, including but not limited to Hardware Retailers, and Lawn/Garden Equipment & Supplies Retailers

44414 Hardware Retailers

4442 Lawn and Garden Equipment and Supplies Retailers

44511 Grocery Store

44513 Convenience Retailer (without Fueling Service), including but not limited to Automatic Merchandising Machine Operators

4452 Specialty Food Retailer, including Permanent & Temporary Produce Stands 4491 Furniture and Home Furnishing Retailers

4492 Electronic and Appliance Retailers

45411 Electronic Shopping and Mail Order Houses

4551 Department Stores

456 Health and Personal Care Retailers

45721 Firewood Dealers Direct Selling

458 Clothing, Clothing Accessories, Shoes and Jewelry Retailers

459 Sporting Goods, Hobby, Musical Instrument, Book and Miscellaneous Retailer

484 Truck Transportation

485 Transit and Ground Passenger Transportation

4859 Other Transit and Ground Passenger Transportation including Non-Emergency Medical Transportation, including Non-Emergency Transportation Services (except ambulance services)

488 Support Activities for Transportation

488410 Motor Vehicle Towing, storage shall be screened by an opaque fence and located behind the main building on the property

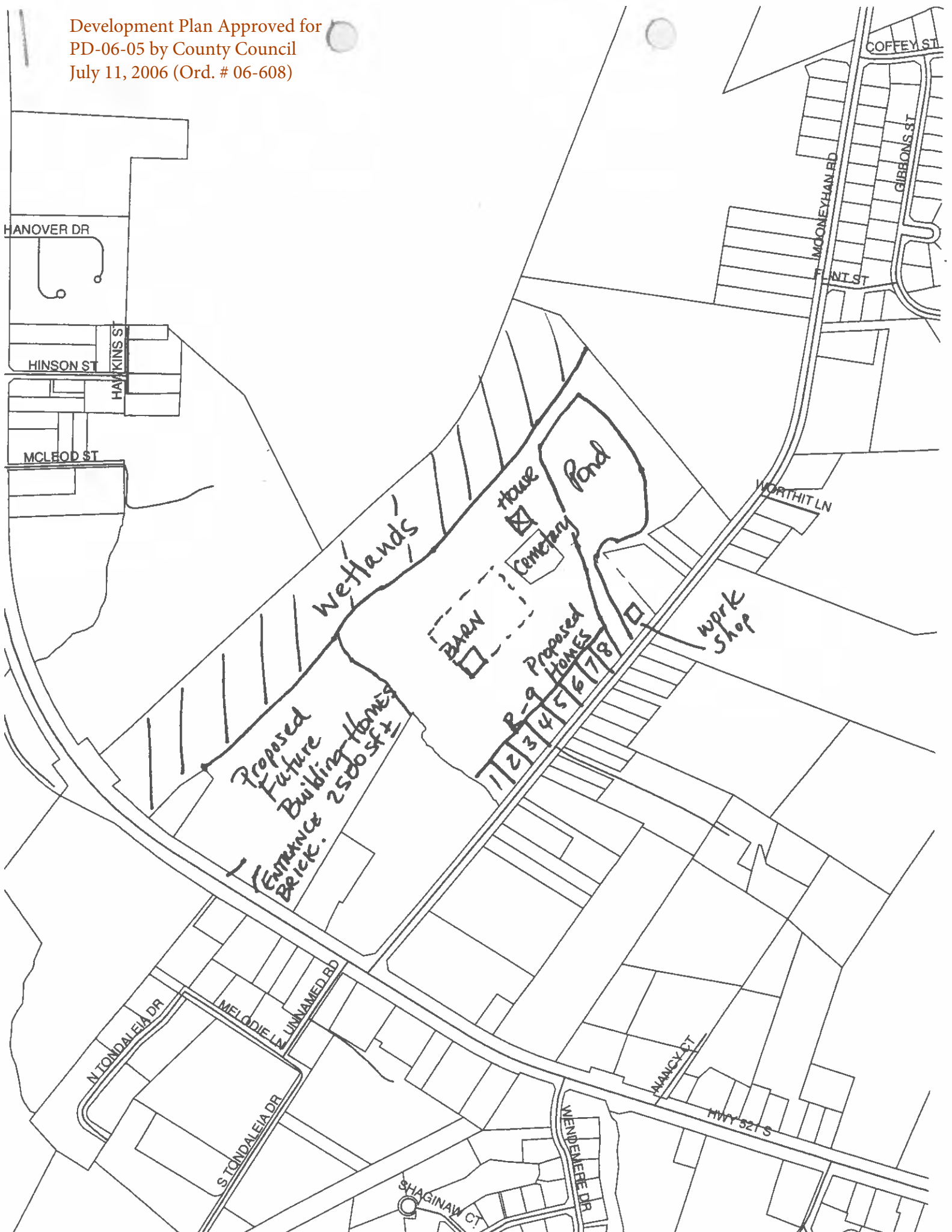
491	Postal Service
492	Couriers and Messengers
493	Warehouse and Storage
513	Publishing Industries
516	Broadcasting and Content Providers
517	Telecommunications
521	Monetary Authority Central Bank
522	Credit Intermediation and Related Activities
523	Securities, Commodities Contracts and other Financial Activities
524	Insurance Carriers and Related Activities
525	Funds, Trusts and other Financial Vehicles
531	Real Estate
5321	Automotive Equipment Rental and Leasing
5322	Consumer Goods Rentals
5323	General Rental Center
5324	Commercial and Industrial Equipment Rental and Leasing
5411	Legal Services
5412	Accounting, Tax Prep, Book Keeping and Payroll
5413	Arch, Engineering and Related Services
5414	Special Design Services
5415	Computer System Design and Related Services
5416	Management, Scientific and Technical Consulting Services
5417	Scientific Research and Development Services
5418	Advertising, Public Relations and Related Services, including but not limited to Sign Lettering/Painting Businesses
5419	Other Professional, Scientific, and Technical Services
54194	Veterinary Services
5611	Office Admin Services
5612	Facilities Support Services

5613	Employment Services
5614	Business Support Services
5615	Travel Arrangement and Reservation Services
5616	Investigation and Security Services, including but not limited to Security Guards/Patrol Services, and Alarm System Sales with installation, repair, or monitoring services.
5617	Services to Building and Dwelling, including but not limited to Exterminating & Pest Control Services
56172	Janitorial/Cleaning Services
56173	Landscaping Services
561740	Carpet and Upholstery Cleaning Services
561790	Power/Pressure Washing Company
561790	Swimming Pool Maintenance
561790	Tree Removal Service, no on-site storage of debris
5619	Other Support Services
6115	Technical and Trade School
6116	Other Schools and Instruction including Dance
611620	Martial Arts School
6117	Educational Support Services
6211	Offices of Physicians
6215	Medical and Diagnostic Laboratory
6216	Home Healthcare Services
6232	Residential Development Disability Facilities
6243	Vocational Rehab Services
6244	Child Care Services
7111	Performing Arts Companies
711211	Sports teams and Clubs
7113	Promoter of Performing Arts, Sports and Similar
7114	Agents and Managers for Artists Athletes and Entertainers

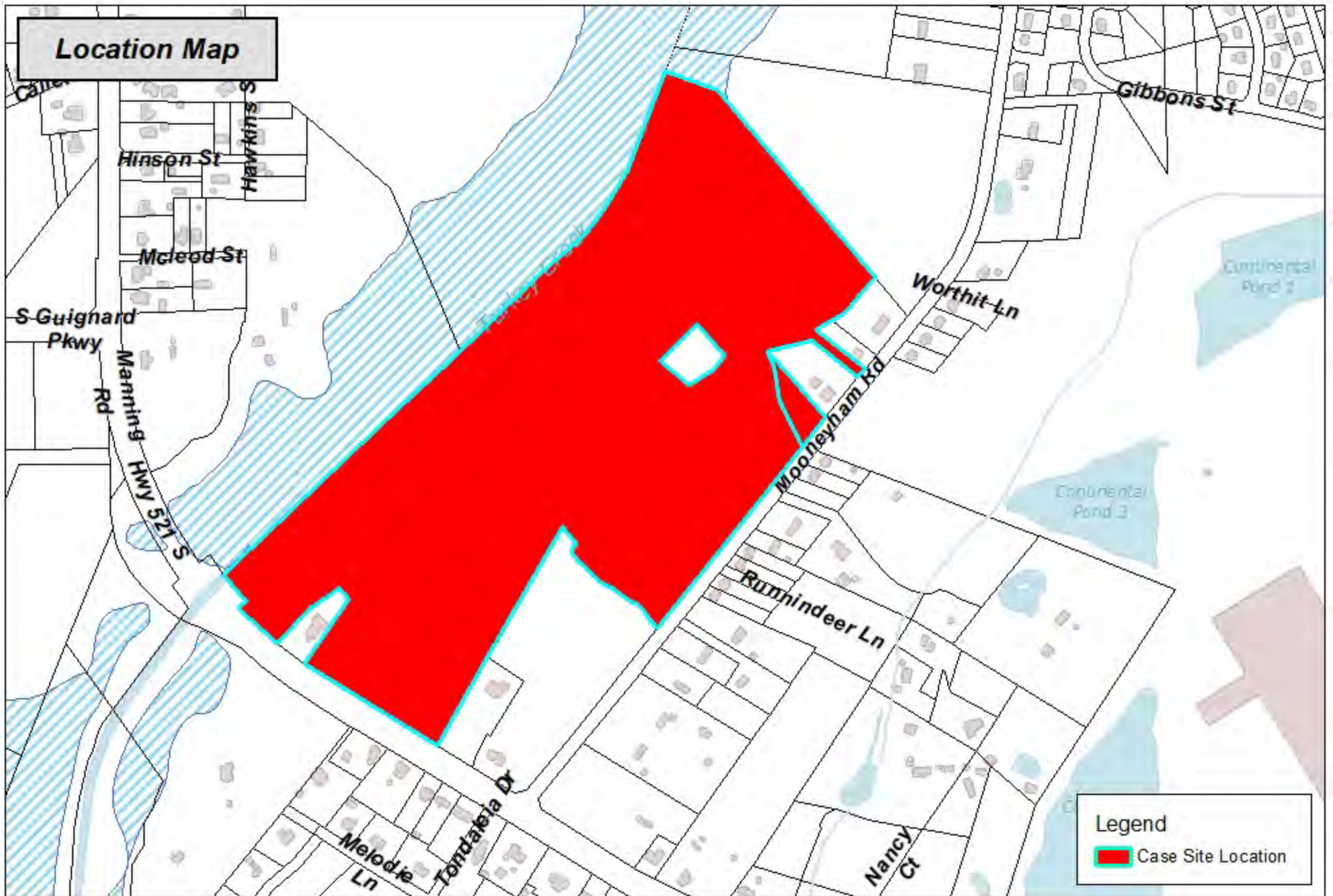
7115	Independent Writers and Performers
711510	Taxidermist
71394	Physical Fitness Facility
8111	Automotive Repair and Maintenance, No storage of junk vehicles
81111	Automotive Mechanical Electrical Repair and Maintenance
81112	Automotive Body Paint Interior and Glass Repair (Excluding Paint)
811122	Automotive Glass Replacement Shop
811191	Automotive Oil Change and Lubrication Shop
8112	Electronic and Precision Equipment Repair and Maintenance
8113	Commercial Machinery and Equipment (except auto and electronic repair and maintenance)
8114	Personal and Household Goods Repair and Maintenance, no outside storage of junk parts or inoperable machinery and equipment
811420	Reupholstery and Furniture Repair
812112	Beauty and Barber Shops
812113	Nail Salon
81232	Laundry and Dry Cleaning Agents
8129	All Other Personal Services (except non-veterinary pet services), including but not limited to Pet Training/Sitting/Walking Services with no overnight boarding of pets.
81293	Parking Lot and Garage
81299	Bonds Persons Services
8132	Grant Making and Grant Services
8133	Social Advocacy Organization
8134	Civic and Social Organization
8139	Business, Professional, Labor, Political and Similar Organization
814	Private Household Staff
921	Community Center, Executive, Legislative and other general support
922	Justice, Public Order and Safety Activities
923	Administration of Human Resources Programs

- 924 Administration of Environmental Quality Programs
- 925 Administration of Housing Program, Urban Planning and Community Development


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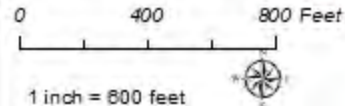
# Location Map



## Legend

 Case Site Location

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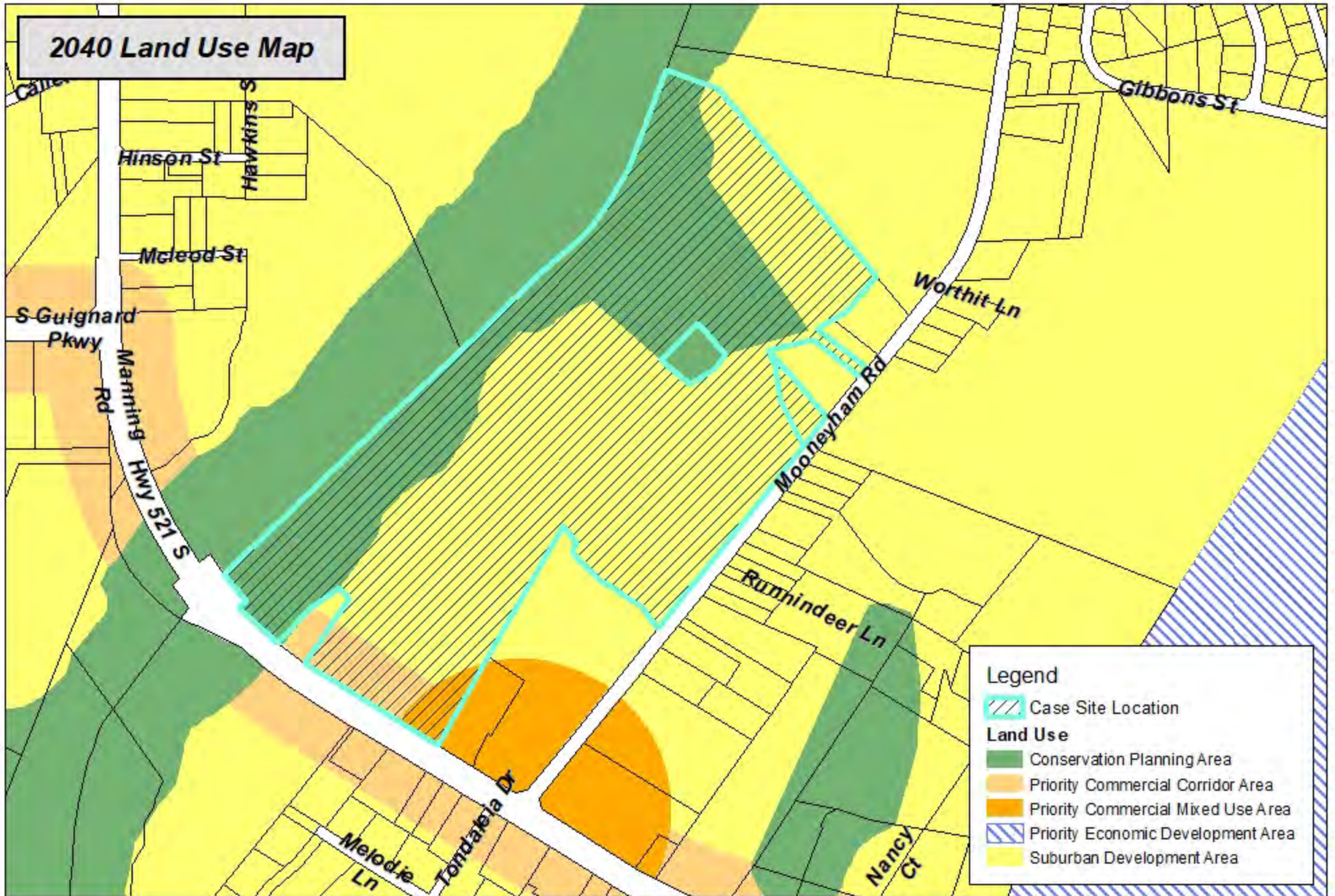


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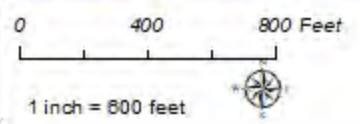
# 2040 Land Use Map



**Legend**

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Priority Commercial Corridor Area
-  Priority Commercial Mixed Use Area
-  Priority Economic Development Area
-  Suburban Development Area

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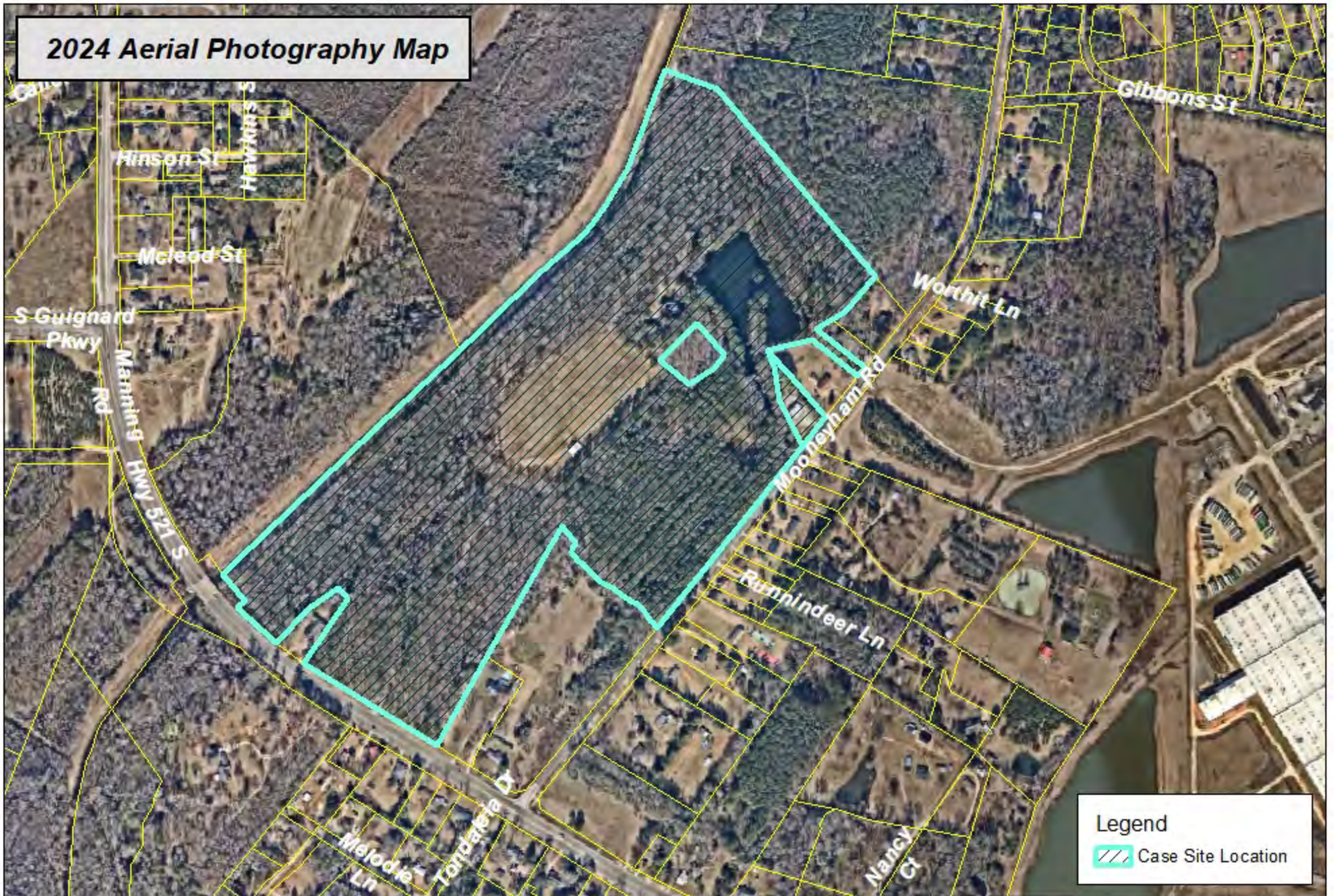
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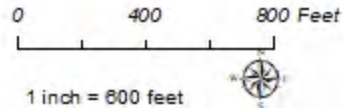
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# 2024 Aerial Photography Map



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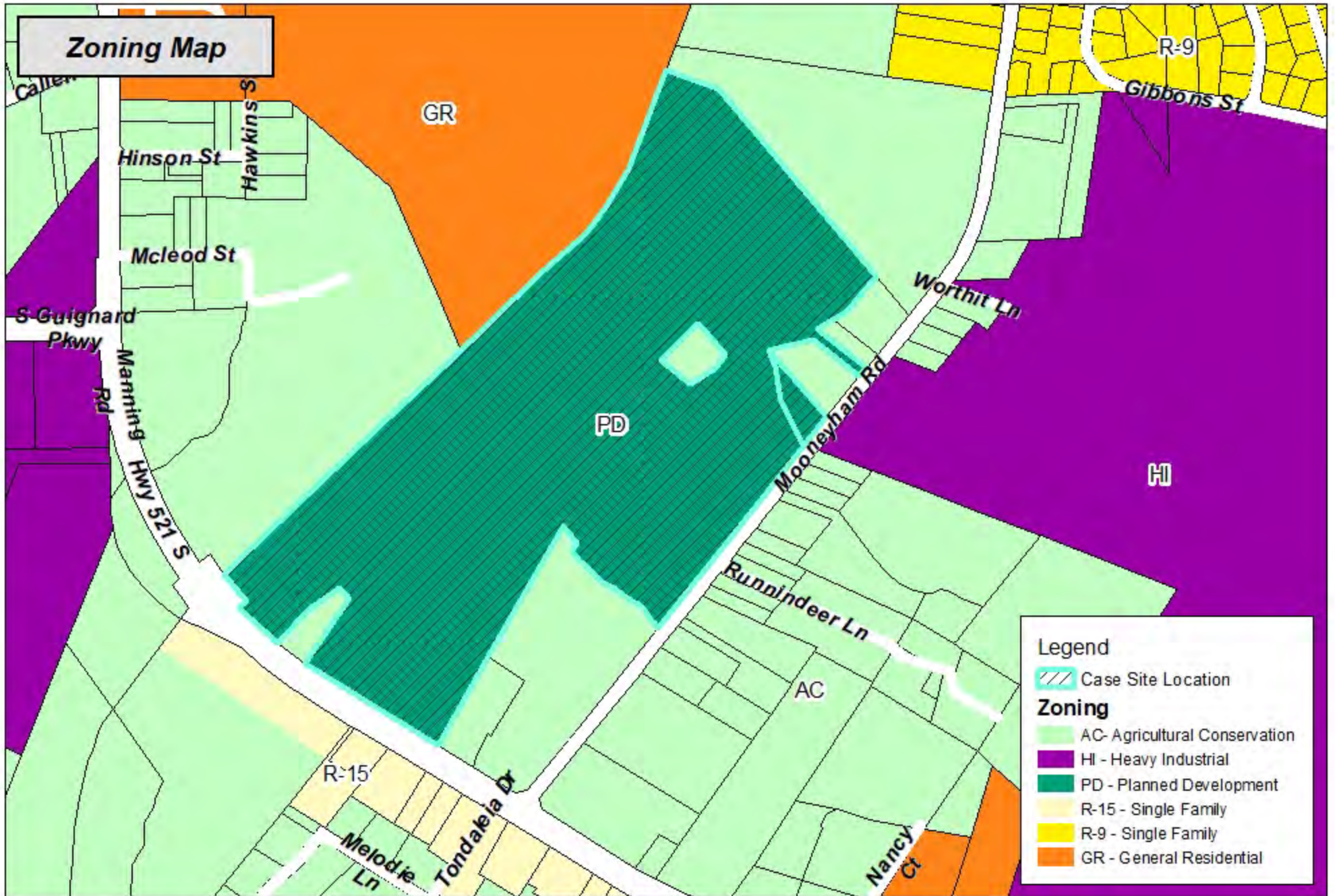


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# Zoning Map



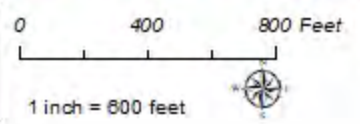
**Legend**

- Case Site Location

**Zoning**

- AC - Agricultural Conservation
- HI - Heavy Industrial
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- GR - General Residential

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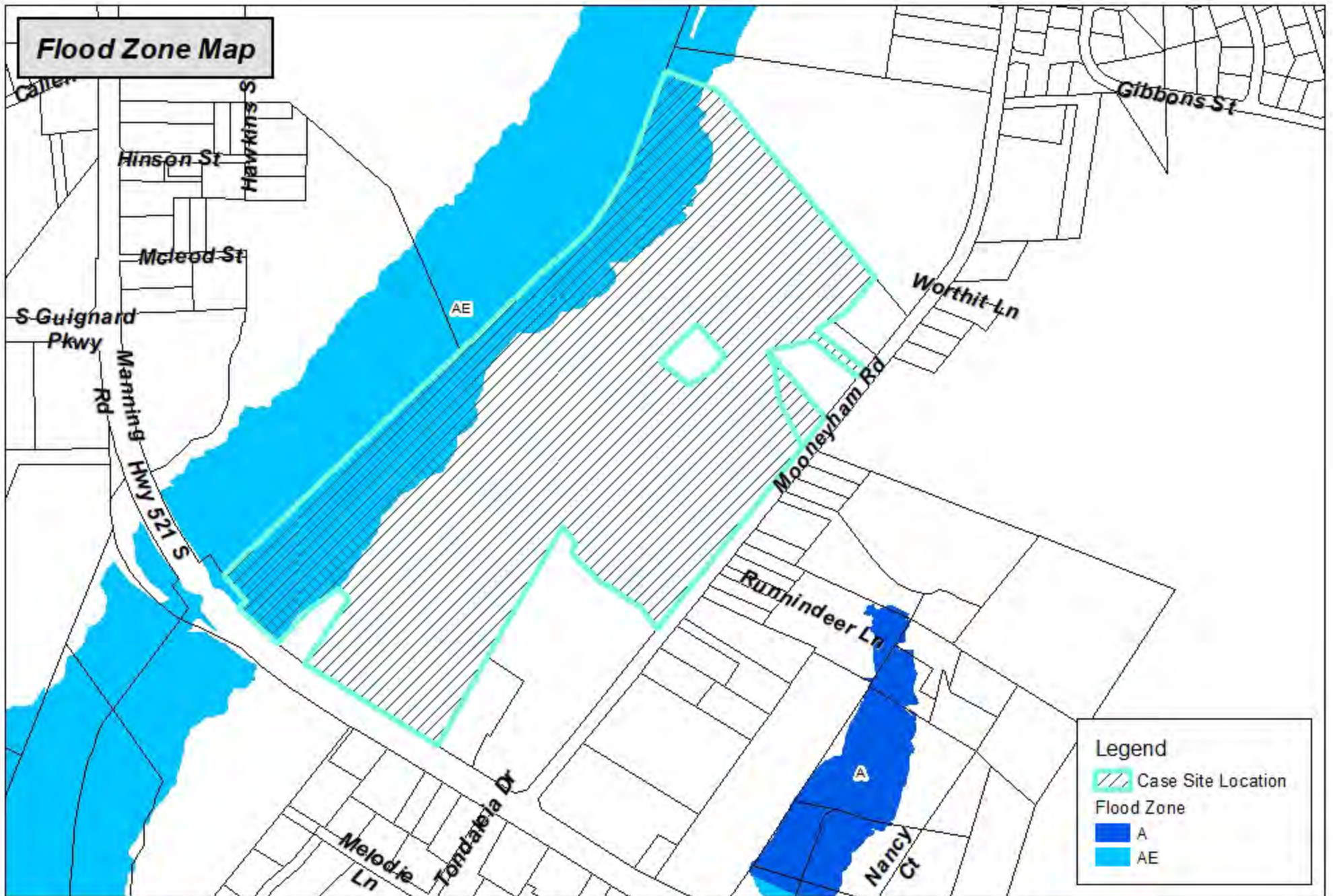


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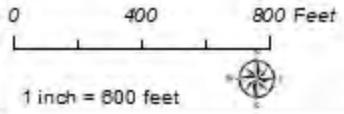
# Flood Zone Map



**Legend**

- Case Site Location
- Flood Zone**
- A
- AE

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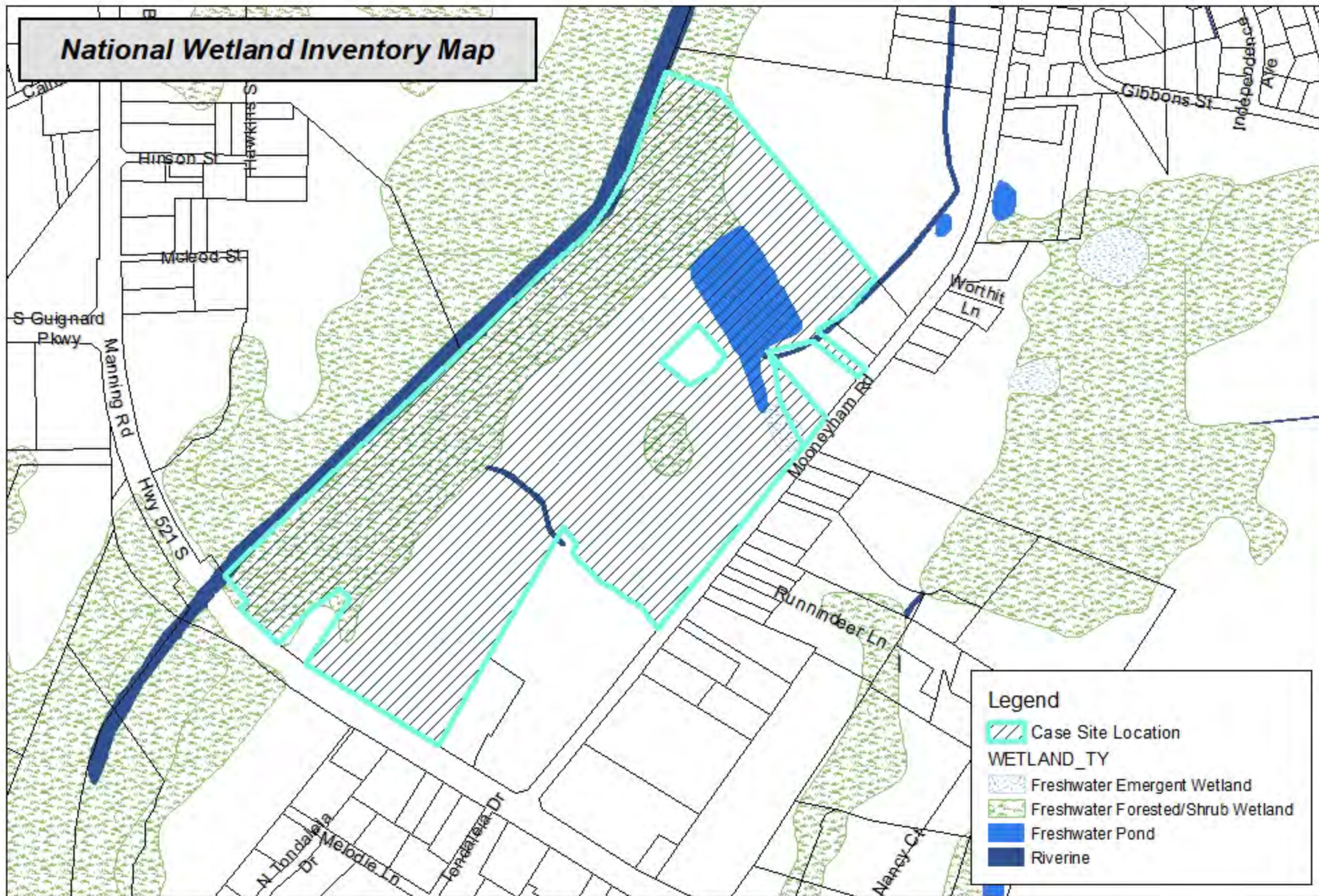


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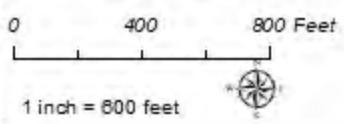
# National Wetland Inventory Map



**Legend**

-  Case Site Location
- WETLAND\_TY**
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Riverine

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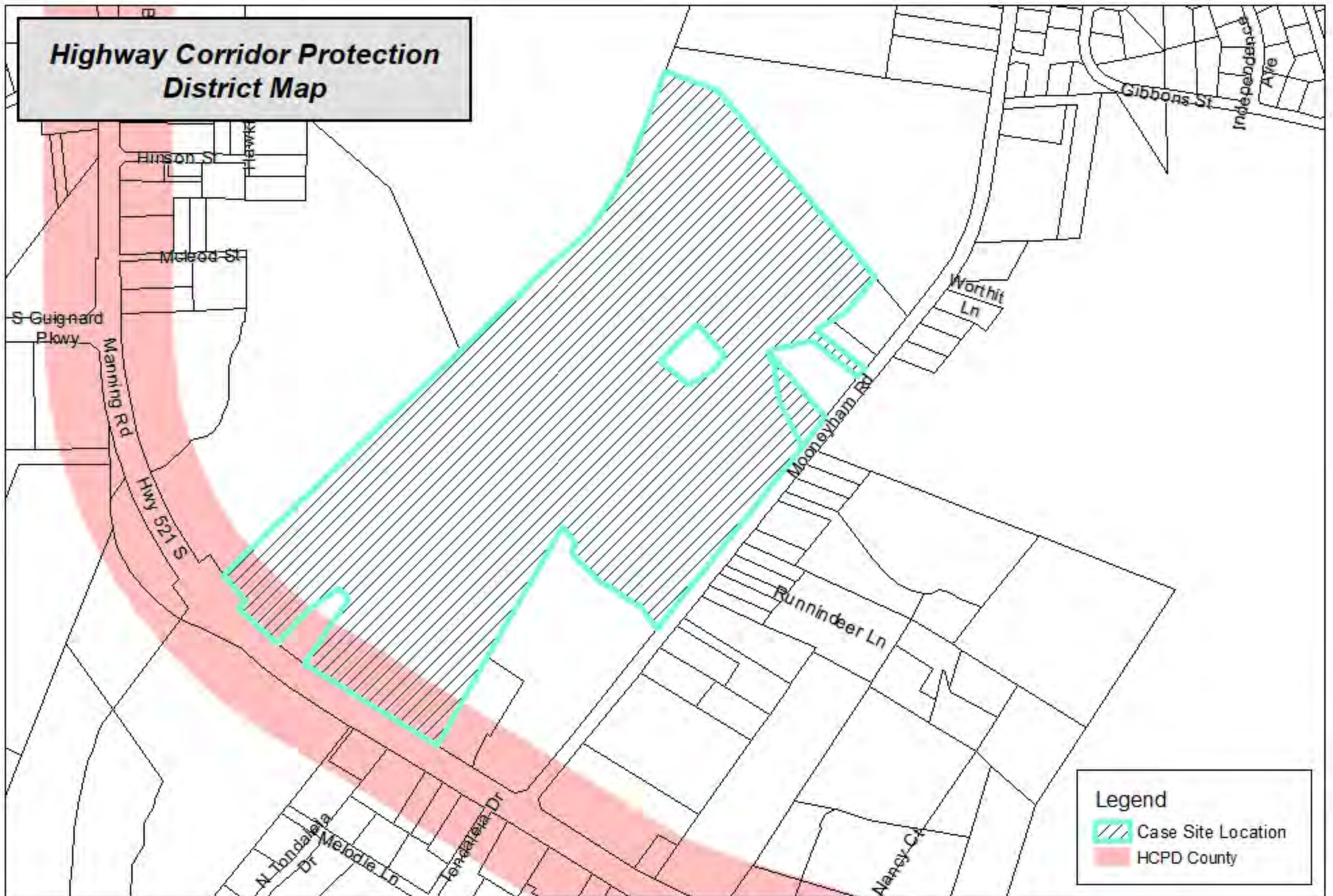


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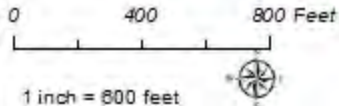
# Highway Corridor Protection District Map



## Legend

-  Case Site Location
-  HCPD County

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