



**SUMTER CITY-COUNTY PLANNING COMMISSION
WEDNESDAY FEBRUARY 24, 2021 @ 3:00 P.M.
FOURTH FLOOR CITY COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

- I. INVOCATION – CHAIRMAN’S CHOICE
- II. APPROVAL OF MINUTES – JANUARY 27, 2021
- III. NEW BUSINESS:

1. **MAJOR SITE PLAN**

[MSP-18-02 \(REV 3\) / HCPD-21-05, 3290 Broad St. – The Retreat at Sumter Apartment Complex, Phase 3 \(City\)](#)

Request for Major Site Plan and Highway Corridor Protection District Design Review approval for a 96-unit addition to an existing multi-family apartment development containing 4 three-story buildings totaling 41,332 sf. Including the previously approved phases, the complex will contain 480 units in 20 three-story building totaling 215,351 sf.

2. **REZONING**

[RZ-21-01, 1335 Camden Hwy. \(County\)](#)

A request to rezone +/- 6.4-acres of land from Residential-9 (R-9) to General Commercial (GC). The property is located at 1335 Camden Hwy. and is represented by Tax Map #'s 203-05-01-001, 203-05-01-003, & 203-05-01-009(portion).

[RZ-21-02, 5333 Edgehill Rd. \(County\)](#)

A request to rezone +/- 0.91-acres of land from Agricultural Conservation (AC) to General Commercial (GC). The property is located at 5333 Edgehill Rd. and is represented by Tax Map # 133-02-02-011.

[RZ-21-03, 419 N. Pike E. \(County\)](#)

A request to rezone a +/- 2.57-acre parcel from General Commercial (GC) to Light Industrial-Warehouse (LI-W). The property is located at 419 N. Pike E. and is represented by Tax Map # 248-07-03-005.

3. **Ordinance Amendments**

[OA-21-01, Development Density in the Airfield Compatibility Districts \(County\)](#)

To amend the Sumter County – Zoning and Development Standards ordinance Article 3, Section R: Airfield Compatibility Districts (ACD) to create an additional district within the ACD as well as implement additional development standards that result in a dispersed pattern of development within the newly created district.

[OA-21-02, Zoning Districts Established and Free-Standing Zoning Areas \(County\)](#)

To amend the Sumter County – Zoning and Development Standards ordinance Article 2, Section 2.a.1 and Article 2, Section 2.a.2 to allow for the establishment of a smaller minimum free-standing zoning area when such an area consists entirely of land zoned Neighborhood Commercial (NC) and to make other minor adjustments identified by staff for consistency purposes.

IV. OLD BUSINESS:

NONE

V. OTHER BUSINESS

VI. DIRECTOR'S REPORT

VII. ADJOURNMENT