



SUMTER CITY-COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 25, 2023
@ 3:00 P.M.
FOURTH FLOOR CITY COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

I. APPROVAL OF MINUTES – September 27, 2023

II. NEW BUSINESS:

1. SUBDIVISION

[SD-23-02, Red Lane Rd. \(County\)](#)

Request for preliminary plat approval for +/- 94-lot single family detached residential subdivision with +/- one acre lots.

[SD-20-01 \(REV 2\), 1455 Camden Hwy. – Bradford Meadows \(City\)](#)

Request for preliminary plat approval to add a total of 3 additional lots to Phase 3 of Bradford Meadows.

2. SUBDIVISION VARIANCE

[SV-23-01, 845 Salterstown Rd. \(County\)](#)

A request for subdivision variance to subdivide a +/- 1.81-acres lot into 3 separate lots in which the lot width-to-depth ratio exceeds the maximum allowed by the Sumter County Zoning and Development Standards Ordinance.

3. REZONING

[RZ-23-23, Race Track Rd. \(County\)](#)

A request to rezone 1 parcel of land totaling +/- 78.69-acres from Agricultural Conservation (AC) to Heavy Industrial (HI). The property is located at Race Track Rd. and is represented by Tax Map # 264-00-01-044.

[RZ-23-24, 303 S. Main St./6 E. Oakland, & 8 E. Oakland Ave. \(City\)](#)

A request to rezone a parcel of land equaling +/- 2.03-acres from Light Industrial-Warehouse (LI-W) to Central Business District (CBD). The property is located at 303 S. Main St., 6 E Oakland & 8 E. Oakland Ave. and represented by Tax Map #'s 227-04-02-005, 227-04-02-002, & 227-04-02-004.

4. ORDINANCE AMENDMENT

[OA-23-01, Solar Projects \(County\)](#)

Request to amend the Sumter County Zoning and Development Standards Ordinance, specifically, Article 3, Exhibit 5, to add Primary – Solar Electric Power Generation (Photovoltaic Solar Energy System) with NAICS 221114, as a Special Exception in the Light Industrial (LI-W), Heavy Industrial (HI), Agricultural Conservation (AC), and Conservation Preservation (CP) zoning districts; add Accessory – Solar Electric Power

Generation (Photovoltaic Solar Energy Systems) NAICS 221114 as a conditional use in LI-W, HI, AC, and CP zoning districts; amend Article 5.b.1.m to establish conditional use review criteria for accessory photovoltaic energy systems (NAICS 221114), amend Article 5.b.2 to add Primary Photovoltaic Solar Energy Systems (NAICS 221114) to the listing of certain hazardous and/or potentially disruptive land development activities; amend Article 5.b.3 to add specific special exception use review criteria for Primary Photovoltaic Solar Energy Systems (NAICS 221114); and amend Article 10.b.1 to revise the definition of a primary photovoltaic solar energy system.

III. OLD BUSINESS

NONE

IV. OTHER BUISNESS

NONE

V. DIRECTOR'S REPORT

NONE

VI. ADJOURNMENT