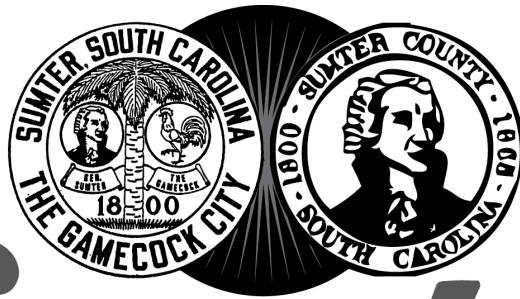


# Sumter City-County Planning Department

## 2023 Year End Report



*Sumter*  
SOUTH CAROLINA

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**Planning Commission**

**Zoning Board of Appeals**

**Historic Preservation  
Design**

**Review Committee**

**Caseload Comparisons**

**2018 - 2023**

## BOARD AND COMMISSION CASELOAD REVIEW 2018-2023 COMPARISON

| <b>PLANNING COMMISSION CASE REVIEW</b>                    | <b>2018</b> | <b>2019</b> | <b>2020</b> | <b>2021</b> | <b>2022</b> | <b>2023</b> |
|---|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Applications Submitted                              | 140         | 125         | 141         | 140         | 133         | 123         |
| Total Cases Reviewed                                      | 136         | 119         | 136         | 139         | 130         | 120         |
| Highway Corridor Requests Reviewed by Planning Commission | 8           | 5           | 6           | 10          | 4           | 5           |
| Highway Corridor Requests Reviewed by Planning Staff      | 29          | 23          | 28          | 16          | 31          | 21          |
| Comprehensive Plan Text Amendments                        | 0           | 0           | 0           | 0           | 0           | 0           |
| Minor Site Plan   | 46          | 32          | 44          | 48          | 50          | 39          |
| Major Site Plan   | 11          | 11          | 8           | 12          | 8           | 7           |
| Ordinance Text Amendments                                 | 10          | 14          | 10          | 7           | 14          | 5           |
| Planned Developments                                      | 2           | 7           | 5           | 4           | 1           | 1           |
| Rezoning  | 19          | 21          | 19          | 28          | 14          | 23          |
| Major Subdivisions  | 4           | 5           | 5           | 7           | 4           | 6           |
| Street Name Change Requests                               | 1           | 0           | 0           | 0           | 0           | 1           |
| Subdivision Variances                                     | 0           | 2           | 3           | 1           | 1           | 3           |
| City Annexation Requests                                  | 5           | 4           | 10          | 2           | 6           | 9           |

| <b>BOARD OF APPEALS CASE REVIEW</b>        | <b>2018</b> | <b>2019</b> | <b>2020</b> | <b>2021</b> | <b>2022</b> | <b>2023</b> |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Applications Submitted               | 26          | 44          | 33          | 40          | 40          | 30          |
| Total Cases Reviewed                       | 20          | 37          | 30          | 30          | 35          | 24          |
| Appeals from Administrative Interpretation | 0           | 0           | 0           | 0           | 1           | 0           |
| Variances                                  | 19          | 35          | 29          | 36          | 25          | 19          |
| Special Exceptions                         | 7           | 9           | 6           | 6           | 9           | 5           |

| <b>HISTORIC PRESERVATION DESIGN REVIEW<br/>COMMITTEE CASE REVIEW</b> | <b>2018</b> | <b>2019</b> | <b>2020</b> | <b>2021</b> | <b>2022</b> | <b>2023</b> |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Downtown Requests Reviewed by Committee                              | 9           | 10          | 9           | 8           | 3           | 8           |
| Downtown Requests Reviewed by Planning Staff                         | 4           | 7           | 8           | 5           | 1           | 6           |
| Hampton Park Requests Reviewed by Committee                          | 13          | 9           | 12          | 11          | 14          | 6           |
| Hampton Park Requests Reviewed by Planning Staff                     | 4           | 1           | 1           | 2           | 1           | 1           |
| Swan Lake District Requests Reviewed by Committee                    | 0           | 0           | 0           | 0           | 1           | 0           |
| Swan Lake District Requests Reviewed by Planning Staff               | 0           | 0           | 0           | 0           | 0           | 0           |



# Staff Review

## Caseload Comparisons

2018 - 2023

## PLANNING STAFF CASE REVIEW

2018-2023 COMPARISON

| Mobile Home Certifications | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|----------------------------|------|------|------|------|------|------|
| City-Bought In Place*      | 0    | 0    | 0    | 0    | 0    | 0    |
| City-New                   | 3    | 7    | 3    | 6    | 5    | 3    |
| City-Replacement           | 11   | 9    | 5    | 16   | 9    | 3    |
| County-Bought In Place*    | 6    | 2    | 1    | 1    | 0    | 0    |
| County-New                 | 52   | 40   | 66   | 73   | 67   | 54   |
| County-Replacement         | 113  | 115  | 108  | 105  | 174  | 115  |
| Total Issued               | 185  | 173  | 183  | 201  | 255  | 175  |

*\*Mobile homes that are "Bought in Place" have changed ownership but have not been relocated to a new lot.*

| Plats                            | 2018    | 2019    | 2020    | 2021    | 2022    | 2023   |
|----------------------------------|---------|---------|---------|---------|---------|--------|
| Total Number of Surveys Reviewed | 276     | 238     | 207     | 256     | 228     | 287    |
| Total Number of Lots Approved    | 465     | 444     | 543     | 662     | 787     | 675    |
| Total Acreage                    | 4587.56 | 3752.08 | 3288.85 | 3628.67 | 2046.35 | 210.51 |

| Administrative Inquiries                               | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--|------|------|------|------|------|------|
| Total Number of DHEC Perk Test Request Letters Issued  | 17   | 6    | 1    | 0    | 0    | 0    |
| Total Number of Zoning Verification Letters Issued     | 27   | 48   | 39   | 35   | 46   | 46   |
| Total Flood Plain Inquiries (telephone/e-mail/letters) | 3350 | 3280 | 3398 | 3507 | 3270 | 3350 |
| Total Number of Elevation Certificates                 | 8    | 11   | 8    | 2    | 6    | 4    |

| Temporary Uses | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|----------------|------|------|------|------|------|------|
| City           | 66   | 61   | 65   | 70   | 89   | 72   |
| County         | 40   | 35   | 35   | 42   | 32   | 51   |

| Conditional Use Approval for Banners | 2018 | 2019 | 2019 | 2020 | 2022 | 2023 |
|--------------------------------------|------|------|------|------|------|------|
| City                                 | 11   | 15   | 15   | 15   | 4    | 4    |

| Conditional Use Approval | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------------------|------|------|------|------|------|------|
| City                     | 14   | 22   | 18   | 19   | 30   | 32   |
| County                   | 35   | 24   | 21   | 28   | 34   | 23   |



# Planning Commission 2023 Cases

Summary & Detailed  
Review

## Planning Commission 2023 Caseload Summary

|   |            |
|---|------------|
| <b>Total Applications Submitted:</b>                      | <b>123</b> |
| <b>Total Cases Reviewed:</b>                              | <b>120</b> |
| <b>Total Cases Approved:</b>                              | <b>99</b>  |
| <b>Total Cases Failed to Approve:</b>                     | <b>0</b>   |
| <b>Total Cases Denied:</b>                                | <b>4</b>   |
| <b>Total Cases Pending*:</b>                              | <b>17</b>  |
| <b>Total Cases Withdrawn:</b>                             | <b>3</b>   |
| <b>Total Cases Administratively Closed:</b>               | <b>0</b>   |
| <b>Total Cases Placed on Hold at Applicant's Request:</b> | <b>0</b>   |

### Highway Corridor Protection District Design Review:

|                                   |    |
|-----------------------------------|----|
| Approved by Planning Staff -      | 17 |
| Approved by Planning Commission - | 4  |
| Denied -                          | 0  |
| Withdrawn -                       | 0  |
| Pending -                         | 5  |
| Total                             | 26 |
|                                   | 0  |

|                |           |
|----------------|-----------|
| <b>City:</b>   | <b>19</b> |
| <b>County:</b> | <b>7</b>  |

### Comprehensive Plan Text Amendments (MA):

|                           |   |
|---------------------------|---|
| Approved -                | 0 |
| Failed to Approve -       | 0 |
| Denied -                  | 0 |
| Pending -                 | 0 |
| Withdrawn -               | 0 |
| Administratively Closed - | 0 |
| Placed on Hold -          | 0 |
| Total                     | 0 |

|                |          |
|----------------|----------|
| <b>City:</b>   | <b>0</b> |
| <b>County:</b> | <b>0</b> |

### Minor Site Plan Approvals:

|                           |    |
|---------------------------|----|
| Approved -                | 34 |
| Failed to Approve -       | 0  |
| Denied -                  | 0  |
| Pending -                 | 5  |
| Withdrawn -               | 1  |
| Administratively Closed - | 0  |
| Placed on Hold -          | 0  |
| Total                     | 40 |

|                |           |
|----------------|-----------|
| <b>City:</b>   | <b>25</b> |
| <b>County:</b> | <b>15</b> |

\*Pending requests are in the system for review and approval but were not granted final approval prior to December 31, 2023.



**Major Site Plan Approvals:**

|                           |          |
|---------------------------|----------|
| Approved -                | 6        |
| Failed to Approve -       | 0        |
| Denied -                  | 0        |
| Pending -                 | 1        |
| Withdrawn -               | 0        |
| Administratively Closed - | 0        |
| Placed on Hold -          | 0        |
| Total                     | <u>7</u> |

|         |   |
|---------|---|
| City:   | 6 |
| County: | 1 |

**Ordinance Text Amendments (OA):**

|                           |          |
|---------------------------|----------|
| Approved -                | 3        |
| Failed to Approve -       | 0        |
| Denied -                  | 0        |
| Pending -                 | 2        |
| Withdrawn -               | 0        |
| Administratively Closed - | 0        |
| Placed on Hold -          | 0        |
| Total                     | <u>5</u> |

|         |   |
|---------|---|
| City:   | 2 |
| County: | 3 |

**Planned Developments (PD)\*\*:**

|                           |          |
|---------------------------|----------|
| Approved -                | 1        |
| Failed to Approve -       | 0        |
| Denied -                  | 0        |
| Pending -                 | 0        |
| Withdrawn -               | 0        |
| Administratively Closed - | 0        |
| Placed on Hold -          | 0        |
| Total                     | <u>1</u> |

|         |   |
|---------|---|
| City:   | 1 |
| County: | 0 |

*\*\*All Planned Development (PD) requests reviewed in 2023 were revisions to existing Planned Developments only.*

**Rezoning (RZ):**

|                           |           |
|---------------------------|-----------|
| Approved -                | 16        |
| Failed to Approve -       | 0         |
| Denied -                  | 4         |
| Pending -                 | 3         |
| Withdrawn -               | 2         |
| Administratively Closed - | 0         |
| Placed on Hold -          | 0         |
| Converted to OA -         | 0         |
| Total                     | <u>25</u> |

|         |    |
|---------|----|
| City:   | 15 |
| County: | 10 |

**Major Subdivision (SD)\*\*\*:**

|                           |          |
|---------------------------|----------|
| Approved -                | 6        |
| Failed to Approve -       | 0        |
| Denied -                  | 0        |
| Pending -                 | 0        |
| Withdrawn -               | 0        |
| Administratively Closed - | 0        |
| Placed on Hold -          | 0        |
| Total                     | <u>6</u> |

|                |          |
|----------------|----------|
| <b>City:</b>   | <b>3</b> |
| <b>County:</b> | <b>3</b> |

\*\*\*Total reflects 1 General Development Plan (GDP) approval for property on Stamey Livestock Rd. identified as Booth Tract East.

**Street Name Change Request (SN):**

|            |          |
|------------|----------|
| Approved - | 1        |
| Denied -   | 0        |
| Pending -  | 0        |
| Total      | <u>1</u> |

|                |          |
|----------------|----------|
| <b>City:</b>   | <b>0</b> |
| <b>County:</b> | <b>1</b> |

**Subdivision Variance (SV):**

|                           |          |
|---------------------------|----------|
| Approved -                | 2        |
| Denied -                  | 0        |
| Pending -                 | 1        |
| Withdrawn -               | 0        |
| Administratively Closed - | 0        |
| Placed on Hold -          | 0        |
| Total                     | <u>3</u> |

|                |          |
|----------------|----------|
| <b>City:</b>   | <b>0</b> |
| <b>County:</b> | <b>3</b> |

**City Annexation Requests (ANN)**

|                           |          |
|---------------------------|----------|
| Approved -                | 9        |
| Denied -                  | 0        |
| Pending -                 | 0        |
| Withdrawn -               | 0        |
| Administratively Closed - | 0        |
| Placed on Hold -          | 0        |
| Total                     | <u>9</u> |

|                               |           |
|-------------------------------|-----------|
| <b>Total City Requests:</b>   | <b>80</b> |
| <b>Total County Requests:</b> | <b>43</b> |

# Planning Commission

## 2023 Detailed Case Review

### Highway Corridor Protection District Design Review

#### Staff Approved

1. HCPD-23-02, 1167-1171 Broad St (City), extend the center parapet wall and alter the center storefront configuration on the front façade of the building.
2. HCPD-23-03, 343 Pinewood Rd (City), Installation of 350kW generator, switchgear, underground wiring, concrete slab for equipment and evergreen shrubs for screening.
3. HCPD-23-06, 1355 Alice Dr (City)-Mavis Tires and Breaks
4. HCPD-23-07, 481 Pinewood Rd (City)-commercial bank demolition, drive-thru coffee shop will be constructed in its place.
5. HCPD-23-09, 615 Bultman Dr (City)-new diesel generator and switchgear cabinet.
6. HCPD-23-10, 245 N Bultman Dr (City), New exterior fence.
7. HCPD-23-11, 2662 Broad St (County)-Renovation of existing building
8. HCPD-23-12, 1301 Broad St (City)-Restaurant and associated parking
9. HCPD-23-14, 494 Pinewood Rd (City)-Renovate an existing building into Dominos.
10. HCPD-23-15, 2810 Broad St (City)-Construction of 7,382 sf auto parts store.
11. HCPD-23-16, 506 N Guignard Dr (City)- 59,200 sf building
12. HCPD-23-17, 1283 Broad St (City)-Walmart exterior paint
13. HCPD-23-18, 1283 Broad St (City)-Walmart 7,557 sf expansion.
14. HCPD-23-19, 2542 Broad St (City)-extend service dept. of automotive dealership.
15. HCPD-23-20, 3501 Broad St (County)-15,000 sf mini warehouse.
16. HCPD-23-22, 496 Pinewood Rd (City)-Wafflehouse w/ parking, and utilities.
17. HCPD-23-26, 3880 Patriot Pkwy (City)-Convenience store.

#### Staff Denied

NONE

#### Planning Commission Approved

1. HCPD-23-08, 1970 McCrays Mill Rd (City), 4900 sf bank branch with drive-thru.
2. HCPD-23-21, 2715 Broad St (City) – Woodspring Suites Hotel
3. HCPD-23-24, 2580 Tahoe Dr (City) – 13,500 sf mini warehouse development
4. HCPD-23-25, 1585 N Wise Dr (County) – Industrial building expansion

#### Planning Commission Denied

NONE

## Pending Approval

1. HCPD-23-01, 1980 Camden Hwy (County), Installation of modular Ice vending machine
2. HCPD-23-04, 657, 655 & 651 W Liberty St (City), 66 unit senior complex located in a single 4-story building. Applicant requesting a zoning classification of “Urban Multi-Family Apartments” which is a Conditional use under the parcels current zoning, GC.
3. HCPD-23-05, 210 Broad St (City), 4x8 Plastic board w/ vinyl letters.
4. HCPD-23-13, 1390 S Guignard Dr (County)-Storage building
5. HCPD-23-23, 3620 Thomas Sumter Hwy (County)-All-inclusive event center (Application Incomplete)

## Comprehensive Plan Text Amendments

NONE

## Minor Site Plan Approval

*Note: Minor Site Plans are approved in-house by Planning Department Staff; approval dates listed for minor site plans indicate date of zoning approval and not necessarily issuance of building/ construction permits.*

1. **MSP-23-01, 1057 Broad St. (City)**  
TMS# 203-13-03-011& 230-16-01-005
  - Minor site plan approval for Liberty STEAM Charter School Site #2.  
**Approved March 17, 2023**
2. **MSP-23-02, 1301 Broad St. (City)**  
TMS# 203-11-01-017
  - Minor site plan approval for new Tropical Smoothie location.  
**Approved April 24, 2023**
3. **MSP-23-03, 2190 Storage Rd (City)**  
TMS# 202-00-01-046
  - Minor Site Plan approval concerning the construction of a +/- 900 sq. ft. new carport at 2190 Storage Rd. (the “Property”) for Air Solutions Heating and Cooling.  
**Approved January 26, 2023**
4. **MSP-23-04, 343 Pinewood Rd (City)**  
TMS# 206-12-02-044
  - Minor Site Plan & Highway Corridor Protection District (HCPD) approval for the installation of standalone generator at 343 Pinewood Rd.  
**Approved March 20, 2023**

5. **MSP-23-05, 4815 Patriot Pkwy (County)**  
TMS# 156-00-03-047
  - Minor Site Plan approval concerning the establishment of a church cemetery (244 plots)  
*Approved February 28, 2023*
  
6. **MSP-23-06, 429 Green Swamp Rd (City)**  
TMS# 227-07-02-002
  - Minor Site Plan approval concerning the construction of a warehouse & temp call center building for the Fire Department.  
*Approved April 27, 2023*
  
7. **MSP-23-09, 1355 Alice Dr (City)**  
TMS# 203-00-03-018
  - Submission for installation of a Mavis Tires and Brakes  
*Approved April 4, 2023*
  
8. **MSP-23-10, 481 Pinewood Rd (City)**  
TMS# 206-13-02-001
  - Application submission for construction of a Scooter's Coffee franchise.  
*Approved April 6, 2023*
  
9. **MSP-23-11, 1835 Camden Hwy (City)**  
TMS# 202-00-02-018
  - Minor Site Plan approval concerning construction of an 18 x 24 ft. open gazebo structure.  
*Approval March 28, 2023*
  
10. **MSP-23-12, 2050 HWY 15 South (County)**  
TMS# 229-00-02-008
  - Building permit application submission for an above grade concrete tank pad and a 5ft x 5ft x 5ft canopy footings and installation.  
*Approved March 28, 2023*
  
11. **MSP-23-13, 615 Bultman Dr (City)**  
TMS# 229-09-02-043
  - Building permit application submission for installation of a new standby generator and switchgear.  
*Approved April 6, 2023*
  
12. **MSP-23-14, 55 Shaw St (County)**  
TMS# 249-00-05-009
  - Alternate parking lot surface material approval for on a new +/-3-acre commercial truck and trailer parking (SIC 752) area.  
*Approved April 26, 2023*

13. **MSP-23-15, 2662 Broad St (County)**  
TMS# 230-02-01-001
  - Minor Site Plan approval concerning the Sumter Chrysler Dodge Dealership Write-Up Addition.  
**Approved April 6, 2023**
  
14. **MSP-23-17, 30 Council St (City)**  
TMS# 228-13-02-028
  - Minor Site Plan approval concerning the Lincoln Historical Center Parking Lot Project at 30 Council St.  
**Approved April 14, 2023**
  
15. **MSP-23-18, 4370 US Hwy 15 N (County)**  
TMS# 242-00-01-013
  - Minor Site Plan approval concerning the Charles Smith Pond Sand Mine Operation.  
**Approved May 18, 2023**
  
16. **MSP-23-19, 1700 Peach Orchard Rd (County)**  
TMS# 133-15-02-036
  - Minor Site Plan application concerning the development of a Produce Stand.  
**Withdrawn.**
  
17. **MSP-23-20, 401 Theatre Drive (City)**  
TMS# 204-12-01-047
  - Minor Site Plan approval concerning construction of a softball field and associated improvements.  
**Approved May 30, 2023**
  
18. **MSP-23-21, 645 Manning Ave (City)**  
TMS# 250-16-01-039
  - Submission for construction of a South Sumter Art Park.  
**Approved June 9, 2023**
  
19. **MSP-23-22, 3760 Peach Orchard Rd (County)**  
TMS# 136-00-02-058
  - Minor Site Plan submission for proposed installation of Add on Storage of 16 x 30 (480 sq ft) to an existing building.  
**Approved June 5, 2023**
  
20. **MSP-23-24, 494 Pinewood Rd (City)**  
TMS# 206-00-05-026
  - Minor Site Plan approval concerning the Domino's Pizza Restaurant Renovations.  
**Approved June 29, 2023**

21. **MSP-23-26, 2810 Broad St (City)**  
TMS# 203-00-004-024
  - Minor Site Plan approval concerning AutoZone Store #5365.  
**Approved November 17, 2023**
  
22. **MSP-23-27, 495 Myrtle Beach Hwy (County)**  
TMS# 268-15-01-033
  - Minor Site Plan Approval for a used car lot/shop  
**Pending (Incomplete Application)**
  
23. **MSP-23-28, 630 S Sumter St (City)**  
TMS# 227-12-02-022
  - Minor Site Plan approval concerning renovations at South Sumter Park.  
**Approved September 8, 2023**
  
24. **MSP-23-29, 813 Beck Ave (City)**  
TMS# 250-16-03-037
  - Minor Site Plan submission for proposed installation of Add on Storage of 40 x 40 (1600 sq ft) to an existing building.  
**Approved July 10, 2023**
  
25. **MSP-23-30, 2075 Corporate Way (County)**  
TMS# 20-00-02-045
  - Minor Site Plan approval concerning the New 1-MG Elevated Tank & Altitude Valve Replacement.  
**Approved September 1, 2023**
  
26. **MSP-23-31, 861 E Liberty St (City)**  
TMS# 249-00-03-011 & 249-00-03-004
  - Minor Site Plan approval concerning the above referenced project.  
**Approved September 29, 2023**
  
27. **MSP-23-33, 1283 Broad St (City)**  
TMS# 203-00-02-003
  - Minor Site Plan and a Highway Corridor Protection District approval concerning Walmart 7,557 SQ Ft store expansion at 1283 Broad St.  
**Approved September 25, 2023**
  
28. **MSP-23-34, 109 S Harvin St (City)**  
TMS# 229-16-03-004
  - Minor Site Plan submission for proposed installation of a new 20' x 80' (1600 sq ft) building.  
**Approved September 27, 2023**

29. **MSP-23-35, 812 S Guignard Dr (City)**  
TMS# 226-03-01-004  
➤ Minor Site Plan approval concerning the removal, replacement and addition of parking area project.  
**Approved October 10, 2023**
30. **MSP-23-36, 3501 Broad St (County)**  
TMS# 186-00-01-006  
➤ Minor Site Plan approval concerning the above referenced project located at 3501 Broad St. A-1 storage building expansion.  
**Approved November 9, 2023**
31. **MSP-23-37, 2542 Broad St (City)**  
TMS# 203-08-01-007  
➤ Minor Site Plan approval concerning Scott Will Toyota of Sumter at 2542 Broad St.  
**Approved October 19, 2023**
32. **MSP-23-38, 2715 Broad St (City)**  
TMS# 203-00-01-002  
➤ Request for Major Site Plan Approval and Highway Corridor Protection District for new 122 room Woodspring Suites Hotel.  
**Approved November 15, 2023**
33. **MSP-23-39, 3620 Thomas Sumter Hwy (County)**  
TMS# 189-00-01-057  
➤ Minor Site application for an upscale event center.  
**Pending (Incomplete Application)**
34. **MSP-23-40, 496 Pinewood Rd (City)**  
TMS# 206-00-05-020  
➤ Minor Site Plan approval concerning construction of a Waffle House Restaurant at 496 Pinewood Rd.  
**Pending**
35. **MSP-23-41, 1305 Broadwater Dr (City)**  
TMS# 186-05-01-001  
➤ Minor Site Plan submission for the removal and replacement of landscaping within the existing landscape easement area for Stillwater Subdivision.  
**Approved December 15, 2023**
36. **MSP-23-44, 2000 Oswego Hwy (County)**  
TMS# 271-00-02-001  
➤ Minor Site Plan approval concerning Crestwood HS Athletic Field Improvements at 2000 Oswego Hwy.  
**Approved December 7, 2023**



37. **MSP-23-45, 2520 Corporate Way (County)**  
TMS# 210-00-03-041  
➤ Minor Site Plan approval concerning the proposed 15,000 sq. ft. Monti, Inc building expansion and associated loading dock and parking expansion at 2520 Corporate Way.  
**Approved December 7, 2023**
38. **MSP-23-46, 1585 N Wise Dr (County)**  
TMS# 232-00-03-020  
➤ Site plan submission for 2 industrial accessory structures at 1585 N. Wise Dr.  
**Approved December 1, 2023**
39. **MSP-23-47, 315 E Red Bay Rd (County)**  
TMS# 251-03-01-010  
➤ Installation of a 300' self-support telecommunications tower, a new 12'x17' shelter with 200 Amp Service and meter, 50kW generator and 500-gallon LP tank.  
**Pending**
40. **MSP-23-48, 9 Bland Ave (City)**  
TMS# 228-09-02-016 & 228-00-03-001  
➤ Minor Site Plan and Highway Corridor Protection District approval concerning the Shot Pouch Trailhead, Swan Lake at 9 Bland Ave.  
**Pending**

## Major Site Plan Review

1. **MSP-23-01, 1057 Broad St (City)- Liberty STEAM Charter School (Site #2)**  
TMS# 203-13-02-011  
➤ Renovation of a portion of the Sumter Mall at 1057 Broad St. into a campus for the Liberty STEAM Charter School.  
**Approved March 17, 2023**
2. **MSP-23-07, 1970 McCrays Mill Rd (City)**  
TMS# 186-00-04-002 & 186-00-04-034  
➤ Major Site Plan Approval +/- 4,900 sq. ft. building and demolition of the McCray Mill Branch of the Safe Federal Credit Union.  
**Approved March 22, 2023**
3. **MSP-23-08, 655 W Liberty St (City)**  
TMS#228-10-04-025, 228-10-04-026 & 228-10-04-027  
➤ Major Site Plan and Highway Corridor Protection District (HCPD) applications concerning the development of a 66-unit Urban Multi-Family apartment complex.  
**Pending**

**4. MSP-23-25, 2160 US 521 South (County)**

TMS# 253-00-02-016

- Request for Major Site Plan Approval for a +/- 533,000 sq. ft. industrial building with supporting outbuildings.  
*Approved July 26, 2023*

**5. MSP-23-32, 506 N Guignard Dr (City)**

TMS# 229-16-01-003

- Major site plan approval for a new 59,00 sf academic student services building on the CCTC main Campus. The building will be comprised of two three-story wings joined at the third level by an interior connector.  
*Approved September 27, 2023*

**6. MSP-23-42, 2580 Tahoe Dr (City)**

TMS# 203-00-05-073

- Request for Major Site Plan (MSP) and Highway Corridor Protection District (HCPD) Approval for construction of a Mini-Warehouse Facility consisting of 2 storage buildings totaling +/- 17, 500 sq. ft.  
*Approved December 20, 2023*

**7. MSP-23-43, 1585 N Wise Dr (City)**

TMS# 200-00-03-020

- Major site plan and HCPD approval for a new 137 ft x 315 ft (43,155 sq ft) warehouse expansion.  
*Approved December 20, 2023*

## Ordinance Amendments

### *Pending Ordinance Amendment Cases at 2022 Year End*

**1. OA-22-02, Automotive Repair Shops & Automotive Service Uses (City)**

- Amend *Article 3, Section 3.i.2.; Article 3, Section 3.i.3; Article 3, Section 3.j.2.; Article 3, Section 3.l.2.; Article 3, Section 3.l.3.; Article 3, Exhibit 3-5; Article 5, Section 5.b.1., and Article 10, Section 10.b.1.* in order to (1) establish that all automotive repair shop (SIC 753) and automotive service uses (SIC 7549) are conditional uses in zoning districts they can be established, (2) establish that automotive service uses (SIC 7549) cannot be established in the CBD, (3) establish specific conditional use criteria for both use types, and (4) define both use types.

*Withdrawn*

**2. OA-22-03, Large Lot Subdivisions (County)**

- Amend *Article 3, Article 5, Article 8, & Article 10* to allow large lot subdivisions to be established from a private drive via special exception approval.

*Withdrawn*

3. **OA-22-04, Streets (City)**
    - Amend *Article 8, Section 8.d.1* to update certain city street construction standards.  
Pending
  4. **OA-22-05, Traffic Impact Study (City)**
    - Amend *Article 7, Section 7.d.10* to update TIS requirements.  
Pending
  5. **OA-22-12, Convert Industry Reference Codes from Standard Industrial Classification (SIC) to North American Industry Classification System (NAICS) (County)**
    - Amend *Articles 2, 3, 5, 6, and 10* to convert previous references to Standard Industrial Classification (SIC) reference codes to the North American Industry Classification System (NAICS).  
Final Reading Approval on August 8, 2023
  6. **OA-22-13, Infill Residential Development (City)**
    - Amend *Article 3, Exhibit 3-1; Article 3, Exhibit 3-2; Article 3, Exhibit 3-3; Article 3, Exhibit 3-5; Article 3, Exhibit 3-6; and Article 10* to revised standards for missing middle housing types (townhouses, duplexes, triplexes, patio homes, zero lot line) to encourage additional infill development.  
Final Reading Approval on November 7, 2023
- 

*2023 Ordinance Amendment Cases*

1. **OA-23-01 Utility Solar (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.  
Final Reading Approval on December 12, 2023
2. **OA-23-02, Use Table Corrections and Updates (City)**
  - Amend *Article 3, Exhibit 3-5 and Article 5* to correct and update certain North American Industry Classification (NAICS) use references.  
Final Reading Approval on June 6, 2023

**3. OA-23-03, Sign Requirement (City)**

- Amend *Article 8.b*, *Exhibit 8-5*, and *Exhibit 8-6* pertaining to sign requirements.  
*Final Reading Approval on November 7, 2023*

**4. OA-23-04, Us table Corrections and Updates (County)**

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

**5. OA-23-05, Junkyard-Used Auto Part Sales (County)**

- Amend Article 3, Exhibit 5; Article 5.b.2; and Article 5.b.3 of the Sumter County Zoning & Development Standards in order to permit Used Motor Vehicle Parts Merchants (NAICS 42314) with on-site vehicle dismantling and/or storage in the Light Industrial-Warehouse (LI-W) District as special exception use with specific special design criteria.  
*Pending*

## Planned Developments

**1. PD-08 (Revision 25), Brushwood & Constitution Dr. -Additional Townhouse Units (City)**

- A request to increase the number of units allowed within the townhouse development area along Brushwood & Constitution Drives from 44 to 52 in accordance with a proposed site-specific development plan. The request represents an additional 2.55 acres proposed for residential units within the commercial portion of the Sumter West Planned Development.  
*Final Reading Approval on April 4, 2023*

## Rezoning

*Pending Rezoning Cases at 2022 Year End*

**1. RZ- 22-12, 2132 & 2138 N Main St (County)**

TMS# 246-02-01-001 & 246-02-01-002

- A request to rezone a +/- 2.88 acres from Limited Commercial (LC) to General Commercial (GC).  
*Withdrawn By Applicant*

**2. RZ-22-13, 1700 Peach Orchard Rd (County)**

TMS# 133-15-02-036

- A request to rezone a +/- .22-acre portion of TMS# 133-15-02-036 from Agricultural Conservation (AC) to General Commercial (GC).  
*Final Reading Approval February 14, 2023*

**3. RZ-22-14, 4605 Patriot Pkwy (County)**

TMS# 156-00-01-009

- A request to rezone a +/- 1.89 acres of land from General Residential (GR) to Agricultural Conservation (AC).

*Final Reading Approval March 14, 2023*

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*2023 Rezoning Cases*

**1. RZ-23-01, 3221 Camden Hwy (County)**

TMS# 189-00-03-006 & 189-00-03-023

- A request to rezone one (1) two-acre parcel and a one-acre portion of a larger tract of land for a total of +/- 3. Acres from Residential-9 (R-9) to Agricultural Conservation (AC).

*Final Reading Approval on April 25, 2023*

**2. RZ-23-02, 960, 964 & 968 Boulevard Rd (City)**

TMS# 251-03-02-037, 251-03-02-038 & 251-03-02-039

- A request to rezone three (3) separate parcels of land totaling +/- 1.38 acres from Residential-9 (R9) to General Residential (GR).

*Denied April 18, 2023*

**3. RZ-23-03, 3720 Broad St (County)**

TMS# 186-01-02-005

- A request to rezone a +/- 0.81-acre portion of a larger +/- 1.59-acre property from General Residential (GR) to General Commercial (GC).

*Denied April 25, 2023*

**4. RZ-23-04, 2020-2030 Thomas Sumter Hwy (City)**

TMS# 202-00-01-037, 202-01-01-007, & 202-08-01-024

- A request to rezone three (3) separate parcels of land totaling +/- 5.39 acres from Planned Development (PD) to General Commercial (GC).

*Final Reading Approval on June 6, 2023*

**5. RZ-23-05, 187 S Lafayette Dr (City)**

TMS# 250-00-01-001

- A request to rezone a +/- 3.67-acre portion of a larger +/- 22.13-acre tract from Heavy Industrial (HI) to General Commercial (GC).

*Final Reading Approval on June 6, 2023*

**6. RZ-23-06, 1100 W Liberty St (City)**

TMS# 205-00-03-005

- A request to rezone a +/- 1.83 acres from Residential-9 (R-9) to General Commercial (GC).

*Final Reading Approval on June 6, 2023*

**7. RZ-23-07, 33 Third Ave (City)**

TMS# 227-05-03-002

- A request to rezone a +/- 0.86-acres of land from Residential-6 (R-6) to General Residential (GR).

Final Reading Approval on July 18, 2023

**8. RZ-23-08, 609, 611, 613 & 615 W Oakland Ave and 108, 110 & 114 S Purdy St (City)**

TMS# 's 228-14-07-002, 228-14-07-014, 228-14-07-015, 228-14-07-016, 228-14-07-017, 228-14-07-019, 228-14-07-020, and 228-14-07-022.

- Request to rezone a +/- 3.99-acres from Residential-6 (R-6) to Residential Multi-family (RMF).

Withdrawn By Applicant

**9. RZ-23-09, 494, 496, 498 & 500 Pinewood Rd (City)**

TMS#'s 's 206-00-05-011, 206-00-05-020, 206-00-05-026, & 206-13-01-001.

- A request to rezone a +/- 3.81-acre from Planned Development (PD) to General Commercial (GC).

Final Reading Approval July 18, 2023

**10. RZ-23-10, 1350 S Pike E (County)**

TMS#249-00-06-007

- A request to rezone a +/- 0.81-acre portion of a larger +/- 26.60-acre portion of TMS# 249-00-06-007 from Residential-6 (R-6) to General Residential (GR).

Denied July 25, 2023

**11. RZ-23-11, 1449 & 1485 Oswego Hwy (County)**

TMS#'s 270-00-02-064 & 270-00-02-065

- A Request to rezone +/- 9.97-acres of property spanning two tracts from Agricultural Conservation (AC) to General Commercial (GC).

Final Reading Approval July 11, 2023

**12. RZ-23-12, 419 & 429 S Guignard Dr (County)**

TMS#'s 227-06-03-064 & 227-06-03-047

- A request to rezone +/- 0.53-acres from General Residential (GR) to General Commercial (GC).

Final Reading Approval September 12, 2023

**13. RZ-23-13, 16 Lynam Rd (City)**

TMS#206-03-02-004

- A request to rezone a +/- 0.55-acre parcel from Residential15 (R-15) to Residential-6 (R-6).

Final Reading Approval August 1, 2023

**14. RZ-23-14, 1256 Hastings Dr (City)**

TMS# 203-12-01-006

- A request to rezone a +/- 0.4 acres from Residential-15 (R-15) to General Commercial (GC).

*Final Reading Approval September 5, 2023*

**15. RZ-23-15, 315 E Red Bay Rd (County)**

TMS# 251-03-01-010

- A request to rezone +/- 5.59-acres parcel from General Residential (GR) to Light Industrial-Warehouse (LI-W).

*Final Reading Approval September 12, 2023*

**16. RZ-23-16, 1600 S Pike E (County)**

TMS# 268-15-01-024

- A request to rezone +/- 3.62-acres from Light Industrial-Warehouse (LI-W) to Neighborhood Commercial (NC).

*Final Reading Approval on September 12, 2023*

**17. RZ-23-17, 1250 N Kings Hwy (County)**

TMS#073-00-06-004

- A request to rezone a +/- 25.29-acres from Agricultural Conservation (AC) to Residential-15 (R-15).

*Denied September 26, 2023*

**18. RZ-23-18, 9 Phillips St (City)**

TMS# 229-12-02-020, 229-12-02-019, 229-12-02-018, 229-12-02-017, & 229-12-02-016.

- Request to rezone five (5) parcels of land totaling +/- 1.83-acres from Residential-6 (R-6) and General Commercial (GC) to Professional Office (PO).

*Final Reading Approval on November 7, 2023*

**19. RZ-23-19, 1030 Loring Mill Rd (City)**

TMS# 184-00-02-001

- Request to rezone a parcel of land totaling 10.83 acres from Residential-15 (R-15) to Residential-6 (R-6).

*Final Reading Approval on October 17, 2023.*

*Note: Represents approval to rezone the 2.88-acre portion of the larger 10.83-acre tract located on the north side of Loring Mill Rd from R-15 to R-6 only.*

**20. RZ-23-20, 122 N Washington St & 201 W Hampton Ave (City)**

TMS#228-12-02-014 & 228-12-02-017

- Request to rezone +/- 3.75-acres from Professional Office (PO) to Central Business District (CBD).

*Final Reading Approval on November 7, 2023*

**21. RZ-23-21, 495 Myrtle Beach Hwy (County)**

TMS# 268-15-01-033

- Request to rezone a +/- 8.48-acres from Light Industrial-Warehouse (LI-W) to Heavy Industrial (HI).  
**Pending**

**22. RZ-23-22, 10 Mitchell St (City)**

TMS# 229-05-05-004

**Withdrawn By Applicant**

**23. RZ-23-23, 1130 Race Track Rd (County)**

TMS# 264-00-01-044

- Request to rezone a +/- 78.69-acres from Agricultural Conservation (AC) to Heavy Industrial (HI).  
**Pending**

**24. RZ-23-24, 6 E Oakland Ave and 303 S Main St (City)**

TMS# 227-04-02-005, 227-04-02-002 & 227-04-02-004

- Request to rezone a +/- 2.03-acres from Light Industrial-Warehouse (LI-W) to Central Business District (CBD).  
**Final Reading Approval on December 5, 2023**

**25. RZ-23-25, 605 Boulevard Rd (City)**

TMS# 250-03-02-024 & 225-03-02-029

- Request to rezone a +/- +/- 0.68-acres in size from General Residential (GR) to Limited Commercial (LC).  
**Pending**

## Major Subdivisions

*Pending Major Subdivision Cases at 2022 Year End*

**1. SD-22-01, Wilder Tract Subdivision (Beckwood Estates) (City)**

TMS# 202-00-03-022

- Request for preliminary plat approval to develop a 309-lot subdivision for various housing types in the Limited Commercial (LC) zoning district.  
**Pending**

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**1. SD-11-02 (Revision 3), 1170 Thomas Sumter Hwy. – Moonlite Village Phase 2 (County)**

TMS# 188-00-02-038

- Request for preliminary plat approval to construct a +/- 202 lot residential subdivision consisting of townhomes and single-family attached homes.  
**Approved May 24, 2023**



**2. SD-19-03 (Revision 2), 2070/2140 W. Brewington Rd. – Jackson Preserve (County)**

TMS# 201-00-00-083 & 201-00-03-013

- Request for preliminary plat approval to modify the lot layout and add 4 additional single-family detached lots.

Approved June 28, 2023

**3. SD-23-02, Red Lane Rd (County)**

TMS# 151-00-02-007

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

Approved October 25, 2023

**4. SD-20-01 (Revision 2), 1455 Camden Hwy – Bradford Meadows (City)**

TMS# 202-00-03-030

- Request for preliminary plat approval to add a 3 additional single-family detached lots.

Approved October 25, 2023

**5. SD-23-03, 1560 Alice Dr-Dixon Heights Subdivision (City)**

TMS# 203-00-02-002

- Request for preliminary subdivision approval to develop a 162-unit single-family residential subdivision consisting of 50 single-family detached units and 112 single-family attached units.

Approved November 15, 2023

## General Development Plans

**1. GDP-23-01, 1991 Stamey Livestock Rd (City)-Booth Tract East**

TMS# 187-00-02-009

- Request for general development plan approval to develop a 991-unit residential subdivision containing multiple housing styles and neighborhood configuration. The property is located at 1991 Stamey Livestock Rd.

Approved March 7, 2023

## Street Name Changes

**1. SN-23-01, Tyler Dr (County)**

- A request to change the name of a private road from Tyler Ln to Beachdreamin Road.

Approved July 26, 2023

## Subdivision Variances

### 1. SV-23-01, 845 Saltertown Rd. (County)

TMS# 248-00-02-048

- 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.

Approved October 25, 2023

### 2. SV-23-02, 3335 Tamarah Way (County)

TMS# 182-00-04-004 & 181-03-03-006

- Request for lot width-to-depth ratio variance to subdivide a 0.88-acre portion of TMS #182-00-04-004 and combine it with the existing 0.46 acre lot known as 3335 Tamarah Way

Approved December 20, 2023

### 3. SV-23-03, 1025 South St Paul Church Rd

TMS# 159-00-02-007

- Request for lot width-to-depth ratio variance to subdivide a 5.55-acre tract into 6 lots. 5 of the resulting lot exceed lot width-to-depth ratio standards.

Pending

## Annexations

*Planning Department staff administers the City Annexation Petition review process. Petitions for Annexation are transmitted directly to City Council with no Planning Commission Board recommendation or oversight.*

*Pending Annexation Cases at 2022 Year End*

### 1. ANN-22-05, City of Sumter - 614 Manning Ave. (City)

TMS# 250-16-01-001

- 100% Petition Annexation Request for 0.65 acres, including SCDOT ROW.

Final Reading Approval on January 17, 2023

### 2. ANN-22-06, James L. Holliday - 860 & 864 Weeks St (City)

TMS# 250-15-03-0170 & 250-15-03-071

- 100% Petition Annexation Request for 0.52 acres, including SCDOT ROW.

Denied January 3, 2023

*2023 Annexation Cases*

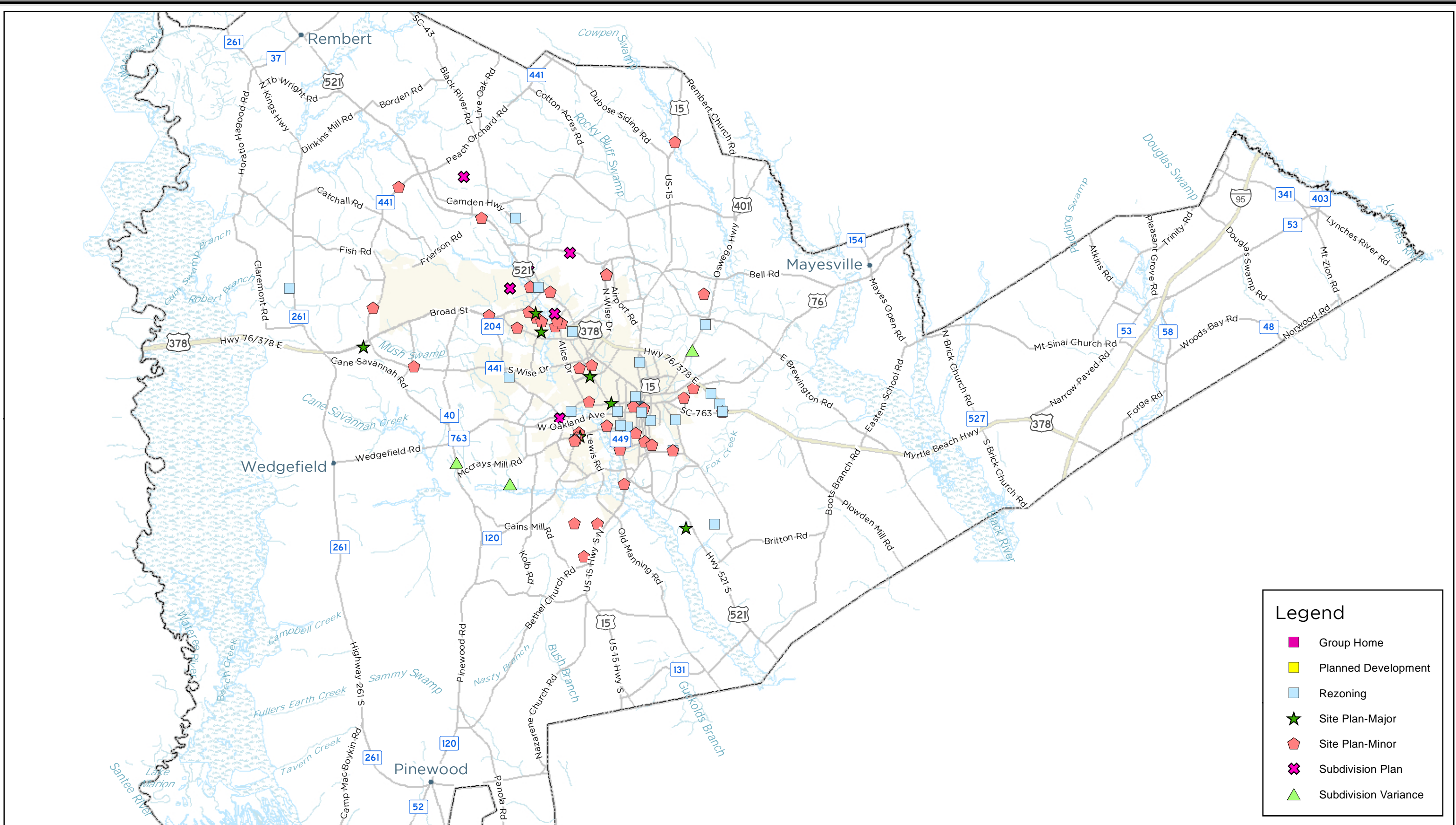
### 1. ANN-23-01, Pinnacle Properties of Sumter, LLC – 2771 Broad St.

TMS# 203-01-01-003

- 100% Petition Annexation Request for 7 acres, including SCDOT ROW.

Final Reading Approval on March 21, 2023

2. **ANN-23-02, Oakland Developers, LLC- 16 Lynam Rd**  
TMS# 206-03-02-004
  - 100% Petition Annexation Request for 0.55 acres, including SCDOT ROW  
**Final Reading Approval on June 20, 2023**
  
3. **ANN-23-03, Bruce & Carol McNeill-971 Heather Ln**  
TMS# 207-05-03-004
  - 100% Petition Annexation Request for 1.03 acres, including SCDOT ROW  
**Final Reading Approval on July 20, 2023**
  
4. **ANN-23-04, Shri Ram Hotels, Group, LLC- 2560 Broad St**  
TMS# 203-08-01-011
  - 100% Petition Annexation Request for 3.38 acres, including SCDOT ROW  
**Final Reading Approval on August 1, 2023**
  
5. **ANN-23-05, Ahan Hotels Group, Inc.- 2581 & 2587 Broad St**  
TMS# 203-07-01-001 & 203-07-01-002
  - 100% Petition Annexation Request +/- 5.2 acres, including SCDOT ROW  
**Final Reading Approval on August 1, 2023**
  
6. **ANN-23-06, James E. Fetter- 799 Lang Jennings Dr**  
TMS# 203-11-03-018
  - 100% Petition Annexation Request for 0.93Acres, including SCDOT ROW.  
**Final Reading Approval on August 15, 2023**
  
7. **ANN-23-07, Alice Drive Developers, LLC- 1560 Alice Dr**  
TMS# 203-00-02-002
  - 100% Petition Annexation Request for 37.96 acres, including SCDOT ROW.  
**Final Reading Approval on September 19, 2023**
  
8. **ANN-23-08, Vonica Monchais, Vikki L. Barno, Bernadine Barno, Donna Peoples & Carolyn Barno- 1030 Loring Mill Rd**  
TMS# 184-00-02-001
  - 100% Petition Annexation Request for 11.36 acres, including SCDOT ROW.  
**Final Reading Approval on September 9, 2023**
  
9. **ANN-23-09, Romira Billie- 605 Boulevard Rd**  
TMS#250-03-02-029
  - 100% Petition Annexation Request for 0.16 acres.  
**Final Reading Approval on November 21, 2023**

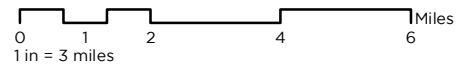


### Legend

- Group Home
- Planned Development
- Rezoning
- ★ Site Plan-Major
- ▭ Site Plan-Minor
- ✕ Subdivision Plan
- ▲ Subdivision Variance

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2023 Planning Commission Cases Map



# Zoning Board of Appeals 2023 Cases

Summary & Detailed  
Review

## Zoning Board of Appeals 2023 Caeload Summary

|  |    |
|--|----|
| Total Applications Submitted*:                     | 30 |
| Total Cases Reviewed:                              | 24 |
| Total Cases Approved:                              | 18 |
| Total Cases Failed to Approve:                     | 0  |
| Total Cases Denied:                                | 6  |
| Total Cases Withdrawn:                             | 5  |
| Pending:   | 1  |
| Total Cases Placed on Hold at Applicant's Request: | 0  |

### Appeals from Administrative Interpretation:

|                     |   |               |          |
|---------------------|---|---------------|----------|
| Approved -          | 0 | <b>City</b>   | <b>0</b> |
| Failed to Approve - | 0 | <b>County</b> | <b>0</b> |
| Denied -            | 0 |               |          |
| Withdrawn -         | 0 |               |          |
| Pending -           | 0 |               |          |
| Placed on Hold -    | 0 |               |          |
| Total               | 0 |               |          |

### Variances:

|                     |    |               |           |
|---------------------|----|---------------|-----------|
| Approved -          | 18 | <b>City</b>   | <b>11</b> |
| Failed to Approve - | 0  | <b>County</b> | <b>16</b> |
| Denied -            | 5  |               |           |
| Withdrawn -         | 4  |               |           |
| Pending -           | 0  |               |           |
| Placed on Hold -    | 0  |               |           |
| Total               | 27 |               |           |

### Special Exceptions:

|                     |   |               |          |
|---------------------|---|---------------|----------|
| Approved -          | 2 | <b>City</b>   | <b>3</b> |
| Failed to Approve - | 0 | <b>County</b> | <b>4</b> |
| Denied -            | 3 |               |          |
| Withdrawn -         | 1 |               |          |
| Pending -           | 1 |               |          |
| Placed on Hold -    | 0 |               |          |
| Total               | 7 |               |          |

|                               |             |
|-------------------------------|-------------|
| <b>Total County Requests:</b> | <b>18 *</b> |
| <b>Total City Requests:</b>   | <b>12</b>   |

*\*Two (2) County applications and two (2) City applications included both special exception and variance requests within the same application case number. Columns representing the combined overall amount of requests have been adjusted to reflect such instances as being 1 request in order to avoid double counting.*

# Board of Zoning Appeals

## 2023 Detailed Case Review

### Appeal of Zoning Administrator's Interpretation

NONE

### Variances

**1. BOA-23-01, 2885 English Turn (City)**

TMS# 185-12-01-039

- Request for variances from the rear building setback requirements outlined in *Article 3, Section 3.b.5.b: (R-15 District) Minimum Yard & Building Setback Requirements* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the construction of a new attached garage addition that will be located +/- 10 ft. from the rear property line. The required rear building setback for principle residential dwellings in the R-15 District is 25 ft.

**Board Action: Approved**

**2. BOA-23-02, 634 Antlers Dr. (City)**

TMS# 205-02-01-003

- Request for variances from residential accessory structure requirements outlined in *Article 4, Section 4.g.2.b.4: Location Requirements, Article 4, Section 4.g.2.b.6: Maximum Size* and *Article 4, Exhibit 4-1: Maximum Square Footage of Residential Accessory Structure Based on Gross Acreage* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the construction of 477 sq. ft. addition to an existing accessory building on the property. A portion of the proposed addition will extend into the side yard area of the property. Accessory structures, except detached garages, must be located in the rear yard of the property. The addition will result in total of +/- 1,490 sq. ft. of total accessory structure area on the property. The maximum amount of accessory structure area permitted for the property, based on acreage, is 1,400 sq. ft.

**Board Action: Approved**

**3. BOA-23-03, 550 Vanta Ln (County)**

TMS# 340-00-03-023

**Withdrawn (Administrative – BOA action not required)**

**4. BOA 23-05, 60 Swamp Fox Rn (City)**

TMS#226-14-03-038

- Request for a variance from the rear building setback requirements outlined in *Article 3, Section 3.k.5.b: (LI-W District) Minimum Yard & Building Setbacks* of the City of Sumter Zoning & Development Standards Ordinance in order to allow a 25 ft. rear building setback for future development of the property. The property is currently subject to a 100 ft. rear building setback requirement in accordance with applicable zoning district requirements. The property is located at 60 Swamp Fox Run, is zoned Planned

Development (PD) subject to the development standards for the Light Industrial-Warehouse (LI-W) District.

**Board Action: Approved with conditions**

**5. BOA 23-06, 1116 Manning Rd (County)**

TMS# 251-09-02-062

- Request for a variance from the front building setback requirements outlined in Article 3, Section 3.d.5: (GR District) Development Standards and Article 3, Exhibit 2: Development Standards For Uses In GR District of the Sumter County Zoning & Development Standards Ordinance in order to permit the approval of a covered porch addition that will encroach into the required front building setback area +/- 5 ft. The required front building setback for non-residential uses in the GR District is 45 ft.

**Board Action: Approved**

**6. BOA 23-08, 11 S Salem Ave (City)**

TMS#228-14-06-013

- Request for a variance from the residential accessory structure maximum size requirements outlined in *Article 4, Section 4.g.2.b.6: (Accessory Structure) Maximum Size* and *Article 4, Exhibit 4-1: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”) in order to permit the establishment of a total of 1,100 sq. ft. of residential accessory structure area on the property. The property is +/- 0.39 acres in size and is permitted to have a total of 1,000 sq. ft. of total accessory structure area per Ordinance requirements.

**Board Action: Approved with conditions**

**7. BOA 23-10, 1835 Yarborough Rd (County)**

TMS# 368-00-04-007

**Withdrawn (Administrative – BOA action not required)**

**8. BOA 23-11, 109 S. Harvin St (City)**

TMS#249-16-03-004

- Request for a variance from the front building setback requirements outlined in Article 3, Section 3.i.5.b: (GC District) Minimum Yard & Building Setbacks of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”) in order to permit a new commercial structure with a front building setback of +/- 18 ft., where the required front setback is 35 ft

**Board Action: Approved**

**9. BOA 23-12, 645 Curlew Circle (City)**

TMS#184-04-04-001

- Request for multiple building setback variances, as follows: 1) variance to the required rear setback requirements (Principal Residential Structures) outlined in *Article 3.b.5.b: (R-9 District) Minimum Yard & Building Setback Requirements* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”) in order to permit a canopy roof addition to the dwelling extending to +/- 7 ft. from the rear property line, where the required rear setback for principal residential structures is 25 ft.; and 2) variances to the



exterior side and rear setback requirements for residential accessory structures outlined in Article 4.g.2.b.5.ii: Corner Lot Setbacks (Residential Accessory Structures) of the Ordinance in order to allow the placement of a detached storage structure +/- 7 ft. from the side exterior property line and +/- 2 ft. from the rear property line, where the required side exterior setback is 17.5 ft. and the required rear setback is 5ft.; and in order to allow the placement of a pergola structure +/- 2 ft. from the rear property, where the required rear setback is 5 ft.

**Board Action: Denied (Board decision appealed to Circuit Court)**

**10. BOA 23-13, 5795 Squaw Valley Rd (County)**

TMS#130-00-01-059

**Withdrawn (Administrative – BOA action not required)**

**11. BOA 23-14, 850 Flagg St (County)**

TMS#230-00-01-007

- Request for a variance to the side building setback requirements for agricultural accessory structures outlined in *Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks* and *Article 4.g.4.a.2: Agricultural Accessory Structures* of the Sumter County Zoning & Development Standards Ordinance in order to permit the establishment of an agricultural accessory structure no closer than 12 ft. from a side property line, where the required side property line setback for non-residential structures is 50 ft.

**Board Action: Approved with conditions**

**12. BOA 23-15, 2180 San Souci Rd. (County)**

TMS# 093-00-03-012

- Request for a variance from the total number of residential accessory structures permitted as outlined in *Article 4.g.2.b.3: Residential Accessory Structure Development Standards* of the Sumter County Zoning & Development Standards Ordinance in order to permit a total of four (4) accessory structures, where the maximum number allowed is two (2) accessory structures.

**Board Action: Approved with conditions**

**13. BOA 23-17, 1165 Reedroman Rd (County)**

TMS#267-00-04-056

- Request for a variance to the non-residential side building setback requirements outlined in *Article 3.n.5.b (AC District) Minimum Yard & Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to permit the construction of a church structure up to +/- 15 ft. from the side property lines. The non-residential side building setback requirement applicable to this property is 50 ft.

**Board Action: Approved with conditions.**

**14. BOA 23-18, 1048 Morton St (County)**

TMS# 251-07-01-059

- Request for variances to the side interior and side exterior building setback requirements outlined in *Article 3.d.5: (GR District) Development Standards; Article 3, Exhibit 3-2: Development Standards For Uses in the GR District; and Article 4.f.5: Side Yards* of the Sumter County Zoning & Development Standards Ordinance in order to permit the establishment of a

manufactured home +/- 15.5 ft. from the side exterior property line and +/- 7 ft. from the side interior property line. The required side exterior building setback for single family detached housing applicable to this property is 17.5 ft. and the required side interior building setback for single family detached housing applicable to this property is 8 ft.

**Board Action: Approved**

**15. BOA 23-19, 5315 Adrian Circle (County)**

TMS#196-00-02-012

- Request for a variance to the public road frontage requirements outlined in *Article 8.e.13.a (Lots) and Article 8.e.13.c (Lots)* of the Sumter County Zoning & Development Standards Ordinance in order to permit the establishment of a new 2.00-acre lot that does not front on either a public road or other permissible road type. Sumter County development standards require that new lots (that are not exempt as outlined in Article 10) shall have at least 60 ft. of frontage on either a public or other permissible road type.

**Board Action: Approved**

**16. BOA 23-20, 541/545 W. Wesmark Blvd (City)**

TMS#203-00-05-023

- Request for a variance to the side building setback requirements outlined in *Article 3.k.1.b: (LI-W District) Minimum Yard & Building Setback Requirements* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the establishment of a new clear well structure +/- 5 ft. from a side property line. The applicable side building setback for this property is 15 ft.

**Board Action: Approved**

**17. BOA 23-21, 3033 Queen Chapel Rd (County)**

TMS#233-81-01-005

- Request for a variance to the residential accessory structure maximum size requirements outlined in *Article 4.g.2.b.6: Residential Accessory Structure Maximum Size* and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance in order to permit the establishment of +/- 1,440 sq. ft. of total residential accessory structure area on the property. The property is +/- 0.70 acres in size and the maximum amount of residential accessory structure area permitted is 1,250 sq. ft.

**Board Action: Denied**

**18. BOA 23-22, 3110 Widman Dr (County)**

TMS# 182-00-02-019

- Request for a variance to the residential accessory structure maximum size requirements outlined in *Article 4.g.2.b.6: Residential Accessory Structure Maximum Size* and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance in order to permit the establishment of +/- 3,160 sq. ft. of total residential accessory structure area on the property. The property is +/- 2.00 acres in size and the maximum amount of residential accessory structure area permitted is 1,750 sq. ft.

**Board Action: Denied**

**19. BOA 23-23, 1680/1686 Boulevard Rd (County)**

TMS#265-00-01-026

- Request for a variance to the requirements outlined in *Article 4.f.3: Yards Located on Lots With More than One Principal Building* of the Sumter County Zoning & Development Standards Ordinance in order to allow more than 1 (one) principal residential structure to be established on a lot of record. The applicant is requesting this variance to establish a manufactured home on the property. The existing dwelling addressed as 1680 Boulevard Rd. is located partially on the subject property.

**Board Action: Approved with conditions**

**20. BOA 23-24, 5663 Edgehill Rd (County)**

TMS#134-00-01-008

- Request for a variance to the subdivision development standards outlined in *Article 8.e.13.c & Article 8.e.13.g: Lots* of the Sumter County Zoning & Development Standards Ordinance in order to permit a lot recombination/subdivision that will result in at least 1 lot having less than 60 ft. of lot width throughout and no frontage on a public road. New lots in the AC zoning district are required to have 60 ft. of lot width throughout the entire lot and are required to have at least 60 ft. of frontage on a public road.

**Board Action: Approved**

**21. BOA 23-25, 3570 Thomas Sumter Hwy (County)**

TMS#189-00-01-056

- Request for a variance to the requirements outlined in *Article 8.e.13.c & Article 8.e.13.g: Lots* of the Sumter County Zoning & Development Standards Ordinance in order to allow for the subdivision of a property that will result in lots having less than 60 ft. of frontage on a public road and less than 60 ft. lot width throughout. All lots, unless a lesser standard exists, are required to have 60 ft. of frontage on a public road. Lots in the AC zoning district are required to have 60 ft. of lot width throughout the extent of the lot.

**Board Action: Approved**

**22. BOA 23-27, 400 Love St (City)**

TMS#227-07-03-055

- Request for a variance

**Withdrawn (Administrative – Board action not required)**

**23. BOA 23-28, 317 W Hampton Ave (City)**

TMS#228-12-01-048

- Request for a variance from the maximum total area of accessory structure requirements outlined in *Article 4.g.2.b.5: Maximum Size* and *Article 4, Exhibit 4-1: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the establishment of a new +/- 240 sq. ft. residential accessory structure in the rear yard. The maximum total area of residential accessory structures permitted on the property is 1,000 sq. ft. Approval of this request would establish +/- 1,560 sq. ft. of total residential accessory structure area on the property.

**Board Action: Approved**

## Special Exceptions

### 1. BOA 23-04, 409 Rast St (City)

TMS#230-16-03-014

- Request for a special exception for a hookah lounge under *Section 5.b.3.1*  
**Withdrawn (Administrative – Incomplete Application)**

### 2. BOA 23-07, 1320 Broad St (City)

TMS#203-11-02-009

- The applicant is requesting Special Exception approval in accordance with *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*; *Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*; and *Article 5, Section 5.b.3.1: Drinking Places/Bottle Clubs/Night Clubs* of the City of Sumter Zoning & Development Standards Ordinance (the Ordinance) in order to establish a Tobacco Shop & Lounge with on-premise alcohol consumption within a specified tenant space of a larger retail center (Gateway Plaza). The applicant is also requesting a +/- 160 ft. variance from the 300 ft. residential use separation criteria required for the proposed use under *Article 5, Section 5.b.3.l: Drinking Places/Bottle Clubs/Night Clubs* of the Ordinance.  
**Board Action: Approved**

### 3. BOA 23-09, 7995 Camden Hwy (County)

TMS#087-00-03-031

- Request for Special Exception approval in accordance with *Article 3, Section 3.n.4: (AC District Special Exceptions)*; *Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts*; *Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5, Section 5.b.3.f: Drinking Places/Bottle Clubs/Night Clubs* of the Sumter County Zoning & Development Standards Ordinance (the Ordinance) in order to establish a Drinking Place (SIC 5813) on the property. The applicant is also requesting a variance from the residential use separation requirements outlined in *Article 5, Section 5.b.3.f: Drinking Places/Bottle Clubs/Night Clubs* of the Ordinance.  
**Board Action: Denied**

### 4. BOA 23-16, 7995 Camden Hwy (County)

TMS#087-00-03-031

- Request for Special Exception approval in accordance with *Article 3, Section 3.n.4: (AC District Special Exceptions)*; *Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts*; *Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5, Section 5.b.3.f: Drinking Places/Bottle Clubs/Night Clubs* of the Sumter County Zoning & Development Standards Ordinance (the Ordinance) in order to establish a Drinking Place (SIC 5813) on the property. The applicant is also requesting a variance from the residential use separation requirements outlined in *Article 5, Section 5.b.3.f: Drinking Places/Bottle Clubs/Night Clubs* of the Ordinance.  
**Board Action: Denied**

**5. BOA 23-26, Florence Hwy; Bell Rd; Stackhouse Rd; & Goza Rd (County)**

TMS# 282-00-01-001, 282-00-01-003, 283-00-02-015, 304-00-01-001, 304-00-01-002, 305-00-01-003 & 305-00-01-004

- Request request for Special Exception approval for the establishment of a utility scale 74.99 MWac photovoltaic solar energy system on multiple parcels of land with frontage along or near Florence Hwy., Bell Rd., Stackhouse Rd., & Goza Rd. The total proposed area of solar array development and support facilities is +/- 600 acres in size. The total proposed project area boundary is +/- 1,922 acres in size. The property consists of multiple tax parcels within the proposed project area boundary (as identified below) and is zoned Agricultural Conservation (AC).

**Board Action: Denied**

**6. BOA 23-29, 806 Broad St (City)**

TMS#229-08-03-044

- Request for a special exception approval in accordance with *Article 3.i.4: (GC District Special Exceptions; Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities, and Article 5.b.3.j: Tattoo Parlors* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”) in order to establish a Tattoo Parlor (NAICS 81299) use on the property. The applicant is also requesting a +/- 370 ft. variance from the requirement to have 500 ft. of separation from residential uses, religious institutions, schools, public parks/playgrounds, and other tattoo parlors as outlined in *Article 5.b.3.j: Tattoo Parlors* of the Ordinance.

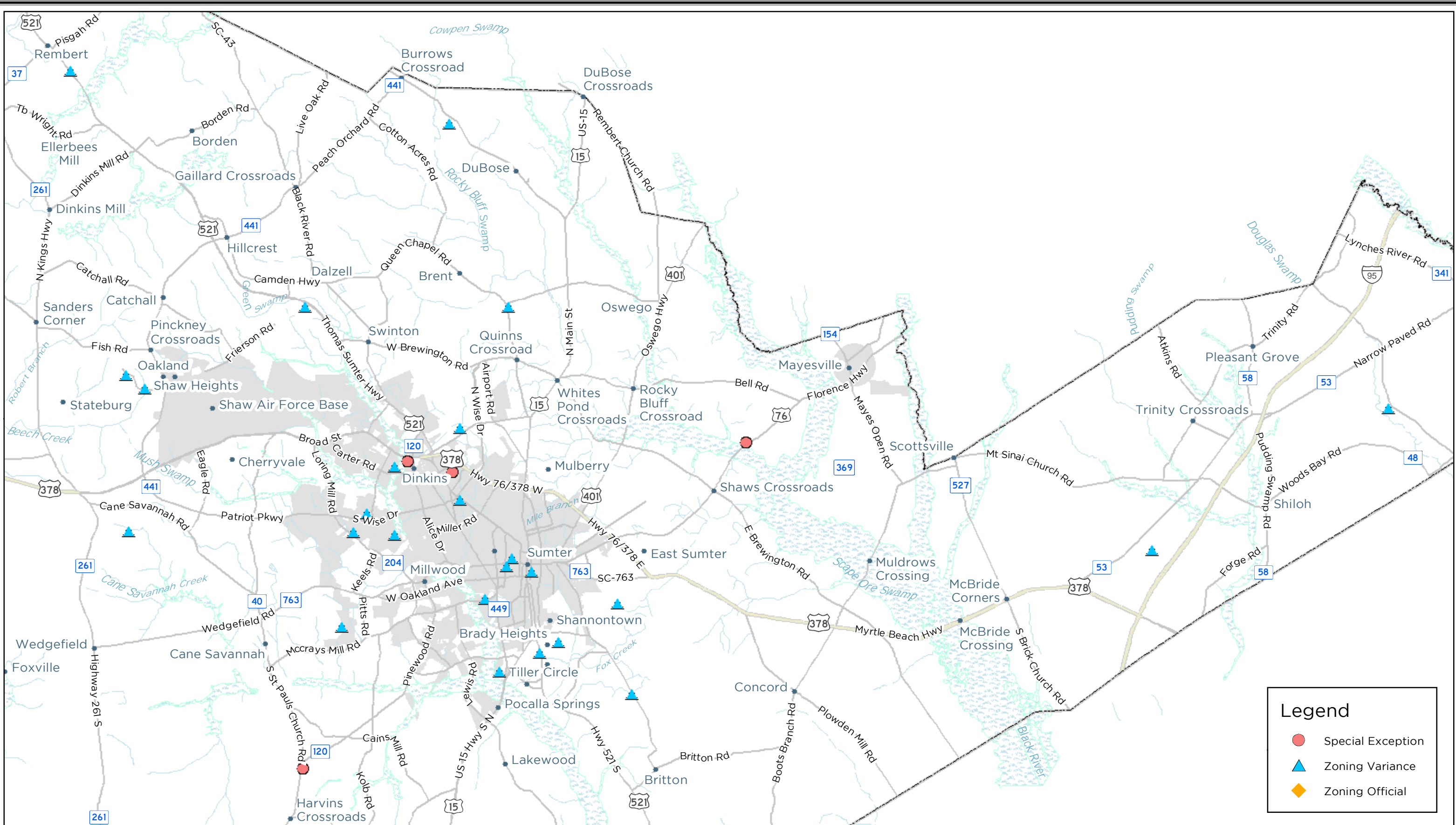
**Board Action: Approved**

**7. BOA 23-30, 2515 Pinewood Rd (County)**

TMS#179-00-01-002

Request for Special Exception approval for the establishment of a utility scale 74.99 MWac photovoltaic solar energy system on property with frontage along or near Pinewood Rd., Starks Ferry Rd., S. St. Paul’s Church Rd., and Gwyndale Rd. The total proposed area of solar array development and support facilities is +/- 650 acres in size (maximum). The total proposed project area boundary is +/- 1,254 acres in size.

**Board Action: Pending**



**Legend**

- Special Exception
- ▲ Zoning Variance
- ◆ Zoning Official

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 Document Name: Board\_of\_Appeal\_2023

0 1 2 4 6 Miles  
 1 in = 2.09 miles



2023 Board of Appeals Cases Map

36



# Historic Preservation Design Review Committee 2023 Cases

Summary & Detailed  
Review

## Historic Preservation Design Review Committee 2023 Caseload Summary

### Downtown Design Review District

**Committee Reviewed:**

|             |          |
|-------------|----------|
| Approved -  | 8        |
| Denied -    | 0        |
| Withdrawn - | 1        |
| Pending -   | <u>0</u> |
| Total       | 9        |

**Staff Reviewed:**

|             |          |
|-------------|----------|
| Approved -  | 6        |
| Denied -    | 0        |
| Withdrawn - | 0        |
| Pending -   | <u>0</u> |
| Total       | 6        |

### Hampton Park Design Review District

**Committee Reviewed:**

|             |          |
|-------------|----------|
| Approved -  | 6        |
| Denied -    | 0        |
| Withdrawn - |          |
| Pending -   | <u>0</u> |
| Total       | 6        |

**Staff Reviewed:**

|             |          |
|-------------|----------|
| Approved -  | 1        |
| Denied -    | 0        |
| Withdrawn - | 0        |
| Pending -   | <u>0</u> |
| Total       | 1        |

### Swan Lake District

**Committee Reviewed:**

|             |          |
|-------------|----------|
| Approved -  | 0        |
| Denied -    | 0        |
| Withdrawn - | 0        |
| Pending -   | <u>0</u> |
| Total       | 0        |



**Staff Reviewed:**

|                     |          |
|---------------------|----------|
| Approved -          | 0        |
| Denied -            | 0        |
| Withdrawn -         | 0        |
| Pending -           | 0        |
| <b><i>Total</i></b> | <b>0</b> |

***Total Cases Reviewed: 21***

# Historic Preservation Design Review Committee

## 2023 Detailed Case Review

### Downtown Design Review District

#### Staff Approved:

1. **HP-23-05, 30 W Liberty St** – COA for signage  
TMS#228-13-07-002  
Approved February 28, 2023
2. **HP-23-07, 38 N Main St** - COA for signage and exterior paint  
TMS#228-12-04-036  
Approved March 27, 2023
3. **HP-23-08, 32 E Liberty St** - COA for signage  
TMS#228-13-07-038  
Approved April 3, 2023
4. **HP-23-15, 110 N Main St** - COA for signage  
TMS#228-12-04-030  
Approved July 10, 2023
5. **HP-23-17, 45 S Main St** - COA for signage  
TMS#228-13-07-055  
Approved September 8, 2023
6. **HP-23-18, 100 W. Liberty St** – COA for signage  
TMS# 228-13-03-022  
Approved August 30, 2023

#### Committee Approved:

1. **HP-23-03, 129 N Washington St (City)**  
TMS#228-12-04-001
  - Request for Design Review approval for removal of the existing ground-mounted cooling tower, installation of new parking and landscaping, and installation of 2 new cooling towers to be mounted on the roof of the complex's engineering building.  
Approved March 23, 2023
2. **HP-23-04, 216 N Main St (City)**  
TMS#228-12-04-003
  - Request for Design Review approval to remove existing drive-thru faux wood and awning material, remove existing signage, install new signage, and install new light fixtures.  
Approved March 23, 2023

**3. HP-23-06, 45-47 N Main St (City)**

TMS#228-12-05-001

- Design Review approval for exterior alterations to include installation of a new 2<sup>nd</sup> story window and installation of new business signage on the 2<sup>nd</sup> story.

Approved April 27, 2023

**4. HP-23-11, 6 S Sumter St (City)**

TMS#228-13-03-022

- Request for Design Review approval to install a new storefront entrance with windows and to modify the existing porte cochere on the rear of the building in order to accommodate a new tenant.

Approved June 22, 2023

**5. HP-23-12, 120 & 128 N Main St (City)**

TMS#228-12-04-026 & 228-12-04-027

- Request for Design Review approval for installation/addition of raised brick curbing and ornamental metal railing to define the planters on the front of the buildings. The addition of brick columns, low brick walls, and metal screen fencing to the rear entrance of the building in order to screen existing utilities and meter boxes. The screen is to be planted with screening vines.

Approved June 22, 2023

**6. HP-23-13, 116 N Main St (City)**

TMS#228-12-04-029

- Request for Design Review approval to demolish the structure. The property is located at 116 N. Main St.

Approved July 27, 2023

**7. HP-23-19, 10 E Hampton Ave (City)**

TMS#228-12-05-003

- Request for Design Review approval to install a new storefront, including 2 windows and an entrance door, on the building's east elevation, paint a mural along the entire east elevation, repaint walls on north and south elevations, install a new canvas awning over the new east storefront, and install new aluminum horizontal awning over north and south windows. The project also includes associated landscaping and paving along the east property line facing the existing city-owned parking lot.

Approved September 28, 2023

**8. HP-23-20, 101/103 N Main St (City)**

TMS#249-09-01-035

- Request for Design Review approval to install and paint all new wood single hung windows and transoms, install new window brick moulds on N. Main St. façade, paint existing concrete block/trim on N. Main St. façade, paint existing brick façade on E. Hampton Ave. façade, install new canvas awnings on E. Hampton Ave. façade, paint metal cornice and metal window pediments on E. Hampton Ave. façade, detailed trim work and new store front windows and doors on N. Main St. façade, side door painting and detailing on E. Hampton Ave. façade., install new building wall signage, install brick fill where AC unit is on E. Hampton Ave. façade, and install brick fill to remove 1 rectangular shaped window cut out on E. Hampton

Ave. façade, and any other exterior building improvements as proposed/submitted by the applicant.

Approved October 26, 2023

**Committee Denied:**

NONE

**Pending Review:**

NONE

## Hampton Park Historic District

**Staff Approved:**

1. **HP-23-09, 218 Church St** - COA for signage.  
TMS#228-05-05-038  
Approved With Conditions April 11, 2023

**Committee Approved:**

1. **HP-23-01, 230 W Calhoun St**  
TMS# 228-11-02-028
  - Request for Design Review approval for placement of a 10 x 15 ft. (150 sq. ft.) accessory shed on the property's side yard adjacent to Harby St.  
Approved January 26, 2023
2. **HP-23-02, 340 W Calhoun St**  
TMS# 228-11-01-029
  - Request for Design Review approval to paint the exterior of the residence and to construct a 25 x 26 ft. (650 sq. ft.) accessory garage in the property's rear yard.  
Approved January 26, 2023
3. **HP-23-02 (REV1) 340 W Calhoun St**  
TMS# 228-111-01-029
  - Request for Design Review approval to construct a 1,120 sq. ft. accessory garage in the rear yard.  
Approved August 24, 2023
4. **HP-23-20, 216 W Calhoun St**  
TMS#228-12-01-002
  - Request for Design Review approval to paint the exterior of the dwelling and to construct a 120 sq. ft. accessory storage building in the rear yard. The storage building is to be painted to match the exterior of the dwelling.  
Approved May 25, 2023

**5. HP-23-16, 110 Church St**

TMS#228-12-01-019

- Request for Design Review approval to construct new fences on all property lines, fence existing pool deck, replace second floor patio railing, entry stair railings and add carport railing, construct new porch affixed trellis/ pergola, replace all non-brick exterior siding, install new porch awning, install new exterior porch light fixtures, replace existing yard post lights, replace/refinish patio and sunroom doors, install new window shutters, install new exterior hardware, install new rear entry door, new pool cover, and patio pergola, install +/- 70 sq. ft. chicken coop accessory structure in rear yard, and construct +/- 200 sq. ft. greenhouse in the rear yard.

Approved August 24, 2023

**6. HP-23-21, 317 W Hampton Ave**

TMS#228-12-01-048

- Request for Design Review Approval to construct a 5 ft. tall wrought iron fence in the lot's rear yard, lime wash the residence's exterior brick walls, paint trim and rear porch areas, install new exterior lighting, and construct an accessory storage building in the rear yard.

Approved November 16, 2023

**Committee Denied:**

NONE

**Pending:**

NONE

**Swan Lake Overlay District**

NONE

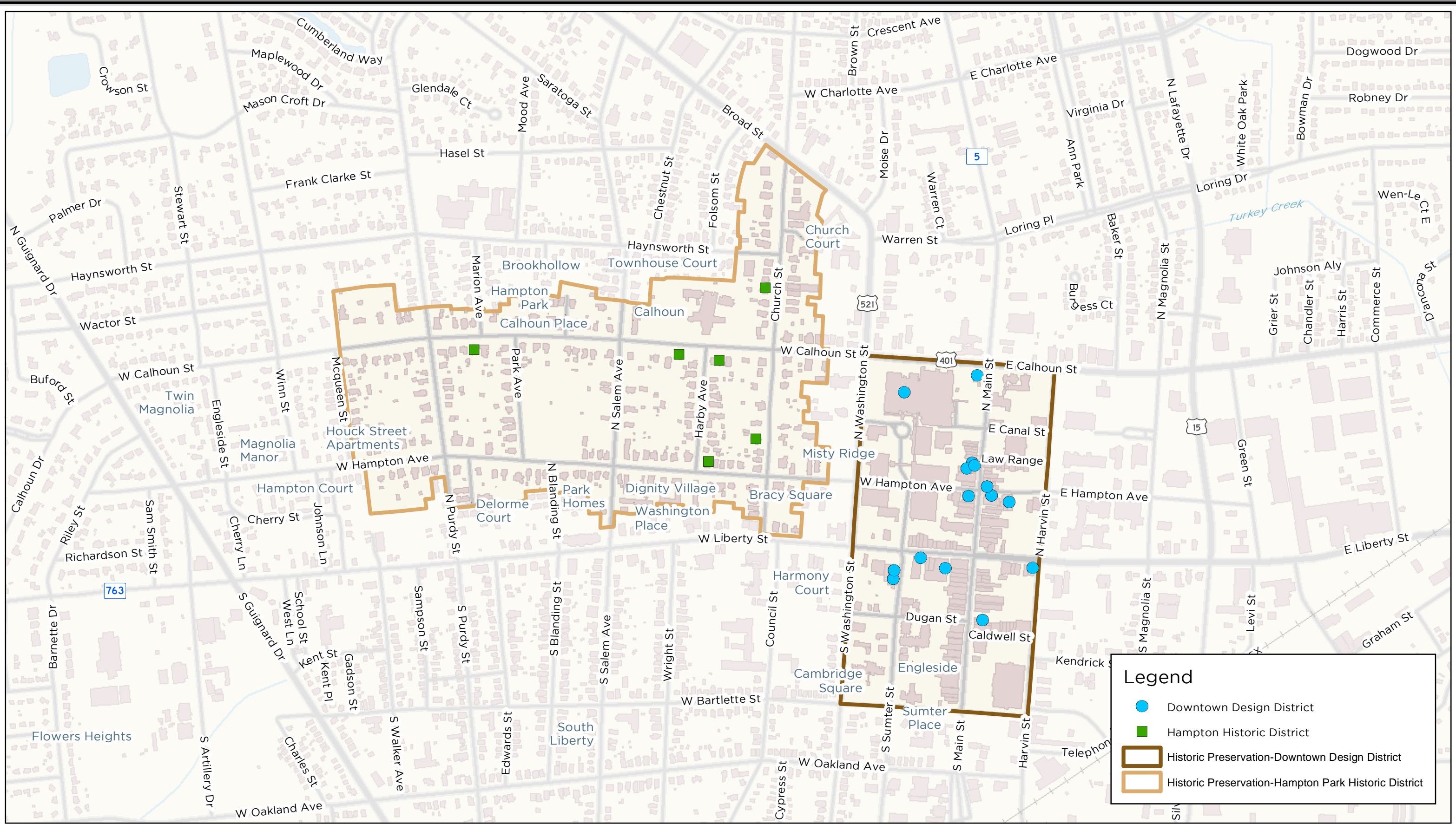
**Applications Withdrawn:**

**1. HP-23-14, 12 W Liberty St**

TMS#228-13-07-006, 228-13-07-007 & 228-13-07-008

- Design Review approval for the installation of 2 digital screens on the front building façade.

Case withdrawn by applicant



**Legend**

- Downtown Design District
- Hampton Historic District
- Historic Preservation-Downtown Design District
- Historic Preservation-Hampton Park Historic District

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0 0.05 0.1 0.2 0.3 0.4 Miles  
 1 in = 0.125 miles



**2023 Historic Preservation Cases Map**



# Staff Review 2023 Cases

## Summary

## MOBILE HOME CERTIFICATIONS:

*NOTE: Mobile homes "Bought in Place" change ownership but are not relocated.*

**A Total of 175 Mobile Homes Certifications were issued in the year 2023**

***City:***

| Zoning         | Bought in Place | New      | Replacement | Totals:  |
|----------------|-----------------|----------|-------------|----------|
| AC             | 0               | 0        | 0           | 0        |
| GR             | 0               | 3        | 3           | 6        |
| GC             | 0               | 0        | 0           | 0        |
| R-6            | 0               | 0        | 0           | 0        |
| R-9            | 0               | 0        | 0           | 0        |
| R-15           | 0               | 0        | 0           | 0        |
| <b>Totals:</b> | <b>0</b>        | <b>3</b> | <b>3</b>    | <b>6</b> |

0 Mobile Homes were established in City Mobile Home Parks

***County:***

| Zoning         | Bought in Place | New       | Replacement | Totals:    |
|----------------|-----------------|-----------|-------------|------------|
| AC             | 0               | 49        | 83          | 132        |
| CP             | 0               | 0         | 0           | 0          |
| GR             | 0               | 5         | 32          | 37         |
| GC             | 0               | 0         | 0           | 0          |
| R-6            | 0               | 0         | 0           | 0          |
| R-9            | 0               | 0         | 0           | 0          |
| R-15           | 0               | 0         | 0           | 0          |
| <b>Totals:</b> | <b>0</b>        | <b>54</b> | <b>115</b>  | <b>169</b> |

26 Mobile Homes were in established County Mobile Home Parks

### PLATS:

| Month         | # of Lots  | Acreage        | Resurvey  | Total Plats Reviewed |
|---------------|------------|----------------|-----------|----------------------|
| January       | 179        | 129.14         | 3         | 38                   |
| February      | 47         | 162.83         | 10        | 29                   |
| March         | 31         | 208.94         | 1         | 20                   |
| April         | 28         | 240.76         | 1         | 16                   |
| May           | 33         | 185.14         | 1         | 24                   |
| June          | 46         | 161.32         | 4         | 25                   |
| July          | 32         | 84.19          | 4         | 24                   |
| August        | 81         | 147.92         | 1         | 27                   |
| September     | 73         | 243.31         | 7         | 29                   |
| October       | 74         | 226.64         | 2         | 29                   |
| November      | 29         | 113.01         | 2         | 15                   |
| December      | 22         | 200.31         | 3         | 11                   |
| <b>Total:</b> | <b>675</b> | <b>2103.51</b> | <b>39</b> | <b>287</b>           |



## CONDITIONAL USE APPROVALS:

*A Total of 55 Conditional Use Applications were reviewed in the year 2023*

**City:**

Approved - 22  
 Denied - 2  
 Pending - 5  
 Withdrawn - 0  
 Referred to BOA 1

**Total City Requests: 32**

**County:**

Approved - 14  
 Denied - 2  
 Pending - 12  
 Withdrawn - 4  
 Referred to BOA 2

**Total County Requests: 23**

| Proposed Use                       | R-6      | R-9      | R-15     | GR       | RMF      | NC       | LC       | GC        | PD       | LI-W     | HI | PO       | AC        | Total     |
|------------------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----|----------|-----------|-----------|
| Automotive Repair                  |          |          |          |          |          |          |          | 3         |          | 4        |    |          | 3         | 10        |
| Automotive Sales                   |          |          |          |          |          | 1        |          | 1         | 1        | 1        |    |          |           | 4         |
| Cemetery                           |          |          |          |          |          |          |          |           |          |          |    |          | 1         | 1         |
| Church/Religious Organization      |          |          |          |          |          |          | 2        |           |          | 1        |    |          |           | 3         |
| Community Center                   |          |          |          |          |          |          |          |           |          |          |    |          | 1         | 1         |
| Daycare Center                     |          |          |          | 1        |          |          |          |           |          |          |    |          |           | 1         |
| Day Spa/Massage Therapy            |          |          |          |          |          |          | 1        | 3         | 1        |          |    | 2        |           | 7         |
| Flea Market                        |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Home Daycare                       | 1        | 1        | 1        |          |          |          |          |           |          |          |    |          | 1         | 4         |
| Home Tutoring                      |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Ice Vending Machine                |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Local Trucking without Storage     |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Mini-Warehouse                     |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Misc Repair                        |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Misc Services                      |          |          |          |          |          | 2        | 1        | 2         |          | 1        |    | 1        | 2         | 9         |
| Parking Lot                        |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Pet Grooming                       |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Professional Office/Clinic         |          |          |          |          |          |          |          |           |          |          |    |          | 1         | 1         |
| Produce Stand                      |          |          |          |          |          |          |          | 1         |          |          |    |          |           | 1         |
| Restaurant                         |          |          |          |          |          |          |          |           |          |          |    |          | 2         | 2         |
| RV Lot                             |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Secondary School                   |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Solar Farm                         |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Special Event Facility             |          |          |          |          |          |          |          | 1         |          |          |    |          | 1         | 2         |
| Specialty Contractor               |          |          |          |          |          |          | 1        |           |          |          |    |          |           | 1         |
| Towing                             |          |          |          |          |          |          |          |           |          |          |    |          | 1         | 1         |
| Trucking Office                    |          |          |          |          |          |          |          |           |          |          |    |          |           | 0         |
| Zero Lot Line/Townhome Subdivision | 1        | 1        |          | 2        |          |          |          |           |          |          |    |          |           | 4         |
| <b>Totals:</b>                     | <b>2</b> | <b>2</b> | <b>1</b> | <b>1</b> | <b>0</b> | <b>3</b> | <b>5</b> | <b>11</b> | <b>2</b> | <b>7</b> |    | <b>3</b> | <b>13</b> | <b>52</b> |

**TEMPORARY USES:**

A Total of 123 Temporary Use Certifications were issued in the year 2023

City:

| Type                          | Zoning   |          |          |          |          |           |           |     |          |          |          | Totals:   |
|-------------------------------|----------|----------|----------|----------|----------|-----------|-----------|-----|----------|----------|----------|-----------|
|                               | R-15     | R-9      | R-6      | GR       | NC       | LC        | GC        | CBD | LI-W     | HI       | PD       |           |
| Construction/Office Trailer   |          |          |          |          |          |           |           |     |          |          | 1        | 1         |
| Fireworks Stand               |          |          |          |          | 1        | 1         | 8         |     |          |          | 2        | 12        |
| Mobile Classroom              |          |          |          |          |          |           |           |     |          |          |          | 0         |
| Mobile Vending                |          |          |          |          | 1        | 11        | 26        |     |          |          |          | 38        |
| Portable Storage              |          | 1        |          |          |          |           |           |     |          |          |          | 1         |
| Sandwich Board Sign           |          |          |          |          | 1        |           | 12        |     |          |          |          | 13        |
| Subdivision Construction Sign | 1        | 2        | 1        |          |          |           |           |     |          |          | 3        | 7         |
| <b>Totals:</b>                | <b>1</b> | <b>3</b> | <b>1</b> | <b>0</b> | <b>3</b> | <b>12</b> | <b>46</b> |     | <b>0</b> | <b>0</b> | <b>6</b> | <b>72</b> |

**4 Banner Conditional Use Approvals were granted**

County:

| Type                          | Zoning   |          |          |          |          |           |          |          |          |          |          | Totals:   |
|-------------------------------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|----------|----------|-----------|
|                               | R-15     | R-9      | R-6      | PO       | NC       | GC        | PD       | HI       | LI-W     | AC       | CP       |           |
| Caretaker Mobile Homes        |          |          |          |          |          |           |          |          |          |          |          | 0         |
| Fireworks Stand               |          |          |          |          | 1        | 9         |          |          |          |          |          | 10        |
| Mobile Vending                |          |          |          |          |          | 22        | 1        | 3        | 2        |          |          | 28        |
| Sandwich Board Sign           |          |          |          |          |          | 5         |          |          |          |          |          | 5         |
| Off-Premise Directional Sign  |          |          |          |          |          |           |          |          |          | 1        |          | 1         |
| Construction/Office Trailer   |          |          |          |          |          |           |          |          |          |          |          | 0         |
| Portable Storage              |          |          |          |          |          |           |          |          |          | 1        |          | 1         |
| Temp Lab Bldg                 |          |          |          |          |          |           |          |          |          |          |          | 0         |
| Subdivision Construction Sign | 3        |          | 2        |          |          |           | 1        |          |          |          |          | 6         |
| <b>Totals:</b>                | <b>3</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>36</b> | <b>1</b> | <b>3</b> | <b>2</b> | <b>2</b> | <b>0</b> | <b>51</b> |

NOTE: In Summer of 2009 the County Sign Ordinance was amended to allow 1 banner per parcel without a conditional use permit.

**TOTAL NUMBER OF ZONING VERIFICATION LETTERS ISSUED: 46**



# **Annual Activity Reports**

**Sumter Area Transportation Study  
(SUATS)**

**Geographic Information Systems (GIS)**

**Zoning Enforcement**

**Floodplain Administration**



## **Sumter Area Transportation Study (SUATS) Activity Overview**

The Sumter Area Transportation Study (SUATS) is the Metropolitan Planning Organization (MPO) responsible for executing transportation planning for the Urbanized Area of Sumter County. The MPO’s population is estimated at 92,605 based on the 2020 Census, with roughly half residing in the City of Sumter and the remainder in suburban and rural areas surrounding the City. The SUATS “study area” includes a 221 square mile portion of Sumter County, South Carolina. This study area represents a 20-year growth projection of the urban area as defined by the 2020 U.S. Census. In addition to planning and research related to the region’s transportation network, SUATS receives an allocation of \$5 million annually to program for transportation system improvements.

Federal regulations require that all urban areas with populations larger than 50,000 develop and maintain a comprehensive, cooperative, and continuing (3-C’s) transportation planning process. To accomplish this in Sumter, an agreement was made in 1966 between the City of Sumter, Sumter County and the South Carolina Department of Transportation (then called the South Carolina Department of Highways and Public Transportation) which established the Sumter Area Transportation Study (SUATS). The Sumter City-County Planning Department continues to serve as the support staff of the Sumter Area Transportation Study.

### **2023 Highlights/Accomplishments**

#### ***Sumter Walk+Bike Master Plan***

In February 2023, the SUATS Policy Committee adopted a Sumter Walk+Bike Master Plan. The Plan is a first of its kind study for the Sumter area that serves as a guide for expanding the region’s bicycle and pedestrian network. The Plan recommends improvements to bring about the long-term vision of connecting the area with an active transportation infrastructure that expands routes throughout the community that are safe, convenient, and comfortable for all users.

#### ***SUATS initiates Connect 378 Feasibility Study***

In February of 2023, SUATS launched the first phase of a project to improve safety for motorists, pedestrians, and bicyclists along US 378 (Robert E. Graham Freeway) between Camden Hwy. and North Main St. By fall 2024 The project will provide recommendations for improvements to US-378 and both frontage roads to improve safety, connectivity, and mobility.

#### ***Sumter Selected for first cohort of USDOT’s Thriving Communities Program***

The Thriving Communities Program is a 2-year planning, technical assistance, and capacity-building support program funded by the USDOT for 64 communities across the United States, including Sumter. The program, which Sumter was selected to participate in starting in the summer of 2023, enables under-resourced communities to work with community partners whose voices are typically left out of decision-making to advance a pipeline of transformative infrastructure projects that will

increase mobility and expand affordable transportation options. The program also provides support for equitable public involvement opportunities and applications for federal funding. A multidisciplinary team of capacity builders hired by USDOT are currently assisting Sumter with a range of support services.

### ***Sumter Awarded a Safe Streets and Roads for All (SS4A) Planning and Demonstration Grant***

In October 2023, Sumter was awarded a \$400,000 *Safe Streets and Roads for All (SS4A)* Planning and Demonstration grant by the U.S. Department of Transportation to develop a Vision Zero plan as well as to conduct supplemental pilot demonstration projects to address transportation safety challenges in the community, including lane diets, curb extensions, and MUTCD engineering studies for hybrid beacons, mid-block crosswalks, and high-visibility pavement markings.

### ***SUATS adopts 2050 Long Range Transportation Plan (LRTP)***

Long Range Transportation Plans, or LRTPs, are an essential element of a community's transportation planning process, and serve as the foundation for capital project planning. In November 2023, the SUATS Policy Committee adopted an updated LRTP with a new horizon of 2050. This action ensures that Sumter will remain eligible for federal transportation funding assistance, and provides the Sumter Community with a roadmap for future transportation improvement.

### ***SUATS adopts new 10-year Transportation Improvement Program (TIP)***

In November 2023, SUATS Policy Committee adopted a new Transportation Improvement Program (TIP), which serves as the MPO's short-range capital improvement program of transportation projects consistent with federal regulations and area policies and strategies. The TIP serves as a planning tool to ensure the most effective use of limited funding for transportation improvements, and is a requirement of the federal transportation planning process. The updated TIP includes over \$240 million in committed capital improvement and resurfacing projects, and makes available an additional \$48 million to the MPO to fund additional projects that are not yet included on the TIP.

## **Activities/Projects in Development**

Projects are chosen based on the priorities developed through the Long Range Transportation Plan (LRTP). These projects may vary from retrofitting intersections to building new roads. Capital projects are approved by the SUATS Policy Committee and placed on the SUATS capital plan, known as the Transportation Improvement Program (TIP). The TIP contains a record of all federally assisted and regionally significant transportation projects in the SUATS area. The current TIP for SUATS includes Federal Fiscal Years 2024-2033.

***Active Corridor Projects***

| <b>Name</b>  | <b>Budget</b>  | <b>Current Phase</b> |
|--|--|----------------------|
| North Main Street Corridor Revitalization                                | \$12,033,000   | Engineering & Design |
| Manning Avenue Corridor Revitalization                                   | \$12,127,000   | Engineering & Design |
| West Liberty Street Road Diet  | \$3,835,000  | Planning             |
| Lafayette Drive Operational and Design Improvements                      | \$100,000*<br><i>*Feasibility Study, not yet approved for construction</i> | Planning             |
| West Calhoun Street Road Diet  | \$450,000  | Engineering & Design |
| “Connect 378”: Robert Graham Freeway Operational and Design Improvements | \$400,000*<br><i>*Feasibility Study, not yet approved for construction</i> | Planning             |

***Active Intersection Projects***

| <b>Name</b>  | <b>Budget</b> | <b>Current Phase</b> |
|--|---------------|----------------------|
| N. Washington Street at Liberty Street, Calhoun Street, and Hampton Avenue | \$3,000,000   | Construction         |
| Broad Street at Robert Dinkins Road and at Alice Drive                     | \$2,083,000   | Engineering & Design |
| Broad Street at Loring Mill Road   | \$2,083,000   | Engineering & Design |
| Broad Street at N. Saint Paul’s Church Road and at Oleander Drive          | \$1,394,000   | Engineering & Design |

***Active Bike and Pedestrian Projects***

| <b>Name</b> | <b>Budget</b> | <b>Current Phase</b> |
|-------------|---------------|----------------------|
| <i>None</i> | -             | -                    |

***Active Bridge Projects***

| <b>Name</b>  | <b>Budget</b> | <b>Current Phase</b> |
|--|---------------|----------------------|
| US-378/76 Bridge Replacement over US-15              | \$24,500,000  | Engineering & Design |
| US-378/76 Bridge Replacement over US-76 Bus          | \$23,105,000  | Engineering & Design |
| Manning Avenue Bridge Replacement                    | \$21,450,000  | Engineering & Design |
| Miller Road Bridge Replacement over Shot Pouch Creek | \$5,565,000   | Engineering & Design |

|  |             |                      |
|--|-------------|----------------------|
| Hauser Street Bridge Replacement over Turkey Creek             | \$4,172,000 | Engineering & Design |
| Red Bay Road Bridge Replacement over Turkey Creek              | \$3,658,000 | Engineering & Design |
| Kolb Road Bridge Replacement over Cane Savannah Creek          | \$5,466,000 | Engineering & Design |
| N. Saint Paul's Church Road Bridge Replacement over Mush Swamp | \$3,115,000 | Engineering & Design |

## 2023 End of Year Report GIS Department Activity Overview Sumter City-County Planning Department

*The Planning Department Geographic Information System (GIS) for the City of Sumter has had several achievements during the year. These achievements were realized due to the full support of departmental directors realizing the overwhelming benefit of an Enterprise Geographic Information System. As we move forward with standard implementations of software and data, we have set the foundations for additional growth and improvement across the entire Government services spectrums.*

- **City Administration** – Continued support for City staff, Council, and citizen support for elected representation and who the citizens of Sumter are represented by. This objective was continually supported in the form of web-based mapping applications and project-based mapping.
  - The web app titled “My Elected Representative”. With an average of 0.99 views per day (See graphic). This Web based application is accessible in two different locations of the City’s website. It gives a result of every City of Sumter’s and Sumter County citizen representation. The result is graphic and is easy to follow. The results include everyone from Local to US Senator.

Usage details for the period:

January 1, 2023 - December 31, 2023

Custom Date Range ▾

Set a Custom Date Range

Start Date:  End Date:

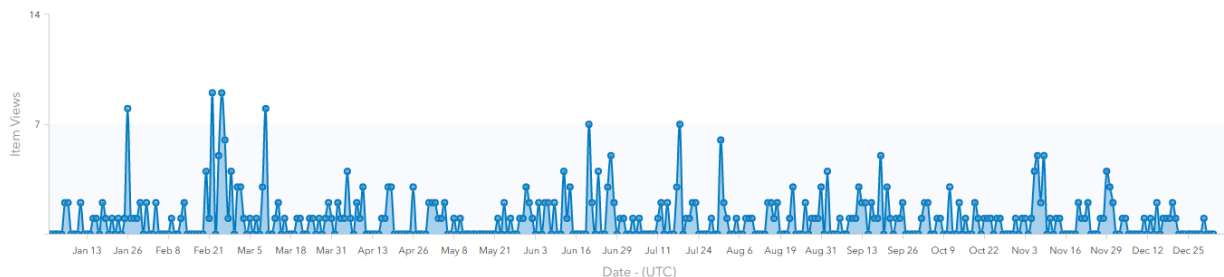
Item Views this Period

360

Avg Item Views Per Day

0.99

Usage Time Series

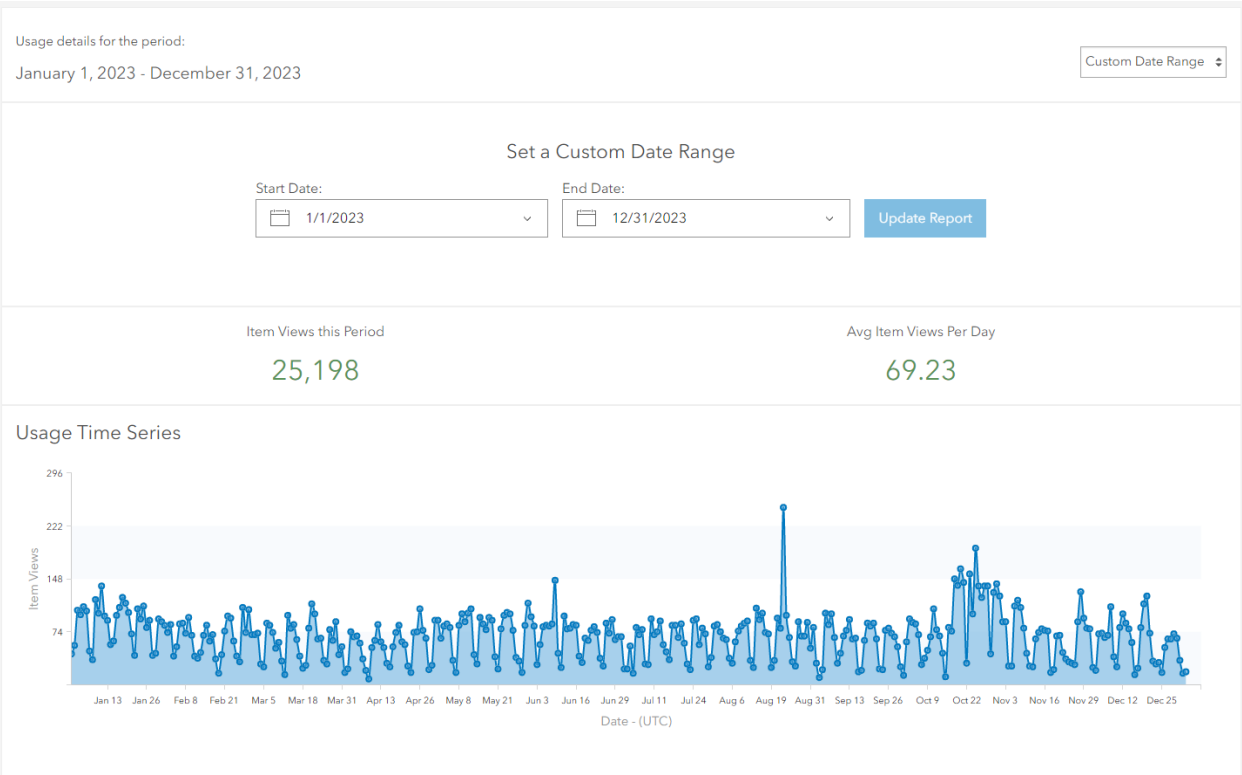


*Graphic 1 My Elected Representative Web Application Usage 1/1/23-12/31/23*

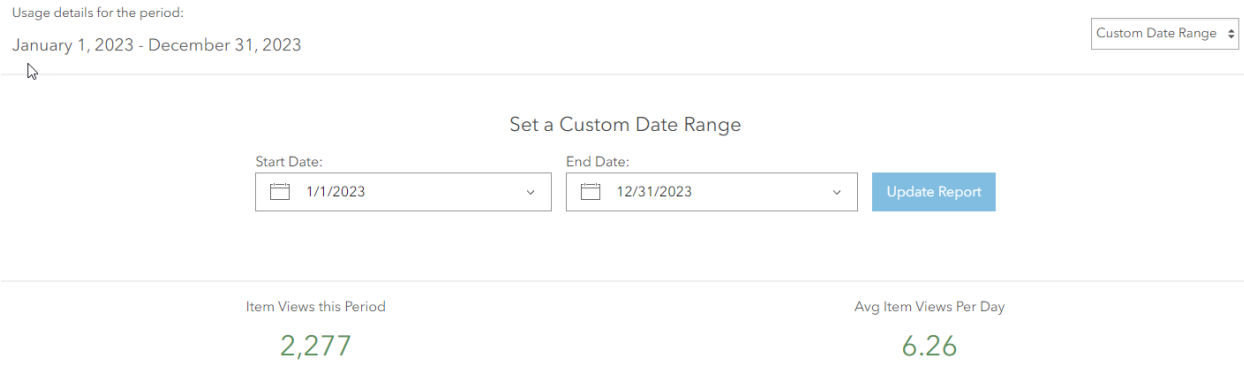
- The Parcel, Road & Address Map web based app results in Parcel information, Road Information and Address Information. This app is used to obtain specific information



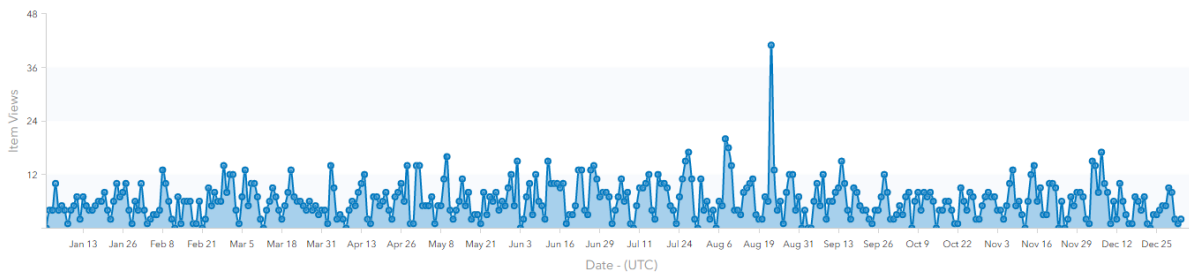
on parcel ownership and assessment information. It can also be used to fine road ownership or specific mailing addresses. It has an average of 69 views per day. With a high of 248 one day hits.



- **Zoning Enforcement** –2023 has been improved by the deployment of a web-based management of City and County zoning infractions. This deployment was assisted by GIS department equipment. An iPad is utilized to assist in the enforcement actions of the Zoning Enforcement officer. A new web-based reporting system was also introduced to spatially report pre-investigation location. As part of the support a Zoning Web Map was deployed to allow citizens to quickly determine their Zoning for any parcel within the County and City.

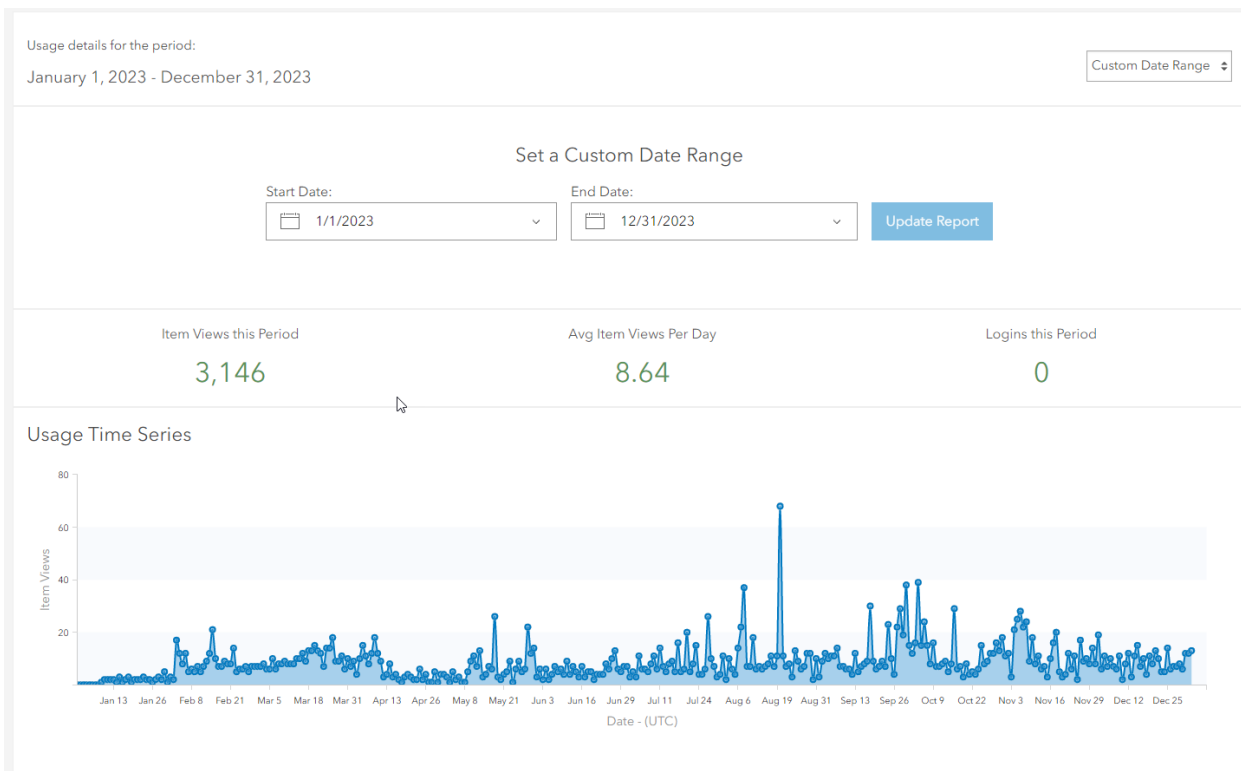


Usage Time Series



- **Transportation** –2023 has included an update to the Sumter Area Transportation Study (SUATS) limits. In associated with planners, contractors, and SCDOT, the limits of the study area was increase by intense analysis of the demographics of the study area. These demographics are directly supported by the City of Sumter’s GIS data and staff.
- **Planning**–2023 has included the completion of the Abandoned and Vacant Housing Estimate from the survey completed in late 2022. The analysis of vacant property has shown improvements every time the study was completed.
  - Ongoing support for City Planners and Citizen information request.

- **Citizen Support** – In an effort to continually support the citizens and their questions regarding the City of Sumter several of the newly deployed web-based mapping applications have been popular. The most popular being the basic map showing address, street centerline and parcel information. In addition the fielding of map-related questions and data requests continues to be of a high nature.
  - A new web-based app for open data access was deployed. It is a firm believe that the City’s data should be Open and available for all to access. With that statement in mind an Open Data Hub Site was deployed for access to City and County data sets. The site was popular and reduced the number of phone call and email requests for data. The side has an average of almost 9 visits per day.



- **Mapping Support** – Continued direct support of GIS requirements along with database support to the various departments with data analysis and maps.
  - ArcGIS Online user management from various departments being over 80 individual users, a 14% increase!
  - The period also had 25,988 user logins. This represents an extensive use of our web and cloud-based Geographic Information System. This does not include the use by City personnel of computer-based GIS.

## **Zoning Enforcement Activity Overview Sumter City-County Planning Department**

*The following is a brief summary of activities undertaken by the Zoning Enforcement Officer in the 2023 calendar year.*

### ***Daily Enforcement Responsibilities Include the Following:***

- Patrol City and County of Sumter to identify and/or prevent zoning violations.
- Work with City and County Codes Enforcement to resolve zoning violations.
- Complete commercial and residential inspections as needed for zoning requirements.
- Maintain zoning enforcement database.
- Post/Pick up Property Signs (Announcements) for upcoming cases related to the Planning Department/City and County Council, Board of Appeals, Planning Commission.
- Visit citizens in the community to identify how zoning staff can be of assistance.
- Share zoning information with other City and County Departments.
- Work with the Building Official to ensure building/zoning related issues are handled in an efficient manner.
- Work with Business License Department to ensure licensing/zoning issues are handled in an efficient manner.
- Investigate zoning complaints and violations.
- Attending Magistrate court upon issuance of citations.

### ***Complaints & Zoning Violations:***

Zoning violations are discovered through both the investigation of complaints received and through pro-active observation by staff.

- Citizen complaints are received via the internet, telephone, and in person. Zoning staff promptly handles the complaint and/or directs it to the appropriate City or County Codes Enforcement Office. It is the goal of Enforcement Personnel to address all complaints within 24 hours of receipt of the complaint.
- Zoning Enforcement staff have issued approximately 51 formal notices of zoning violations during the 2023 calendar year for properties in the city/county total.
- Zoning Enforcement staff have issued approximately 86 written Notice of Corrective Action Required during the 2023 calendar year for properties in the city/county total.

### ***Ordinance Summons:***

An ordinance summons is issued when efforts to remedy a violation have repeatedly failed. The offender is issued a citation with a stated Magistrate's Court date. In the 2023 calendar year seven, (7) violations have been escalated to this enforcement level. Six (6) cases were successfully resolved with fines totaling \$2,000, while one (1) case was dismissed by a judge.

***Injunctions:***

Injunctions offer an alternative zoning enforcement remedy through civil action against the offender via a court order to correct the violation and an assessment of damages in lieu of criminal legal action. In the 2023 calendar year, a temporary injunction was issued for one (1) zoning violation case.

***Inspections:***

Zoning Enforcement staff are responsible for all zoning final inspections at residential properties in the City and County of Sumter and on occasion some commercial sites were completed. These properties must pass zoning inspection before a Certificate of Occupancy (CO) can be issued. Properties are inspected to insure that required vegetation, such as street trees and sod, have been planted and that sidewalks and driveways have been properly installed where required.

- Zoning Enforcement staff conducted 400 plus zoning finals since January of 2023.

***Sign Violations:***

Enforcement of sign requirements is an ongoing task and will be a key responsibility of the zoning inspector position, once filled. In the 2023 Calendar year, focused efforts have been made to reduce sign clutter along Sumter's primary corridors and intersections.

- Zoning Enforcement staff have documented/removed 550 illegal portable signs from street right-of-way, utility poles, street signs (posts), and City and County Property.
- Coordinated with various political candidates on compliant placement of campaign signs.

## **2023 End of Year Report FEMA & CRS Floodplain Administration Sumter City-County Planning Department**

*Sumter has over 4,000 parcels and 90,000 acres in designated Special Flood Hazard areas (SFHA) that require special permitting actions. The Zoning Administrator is the Floodplain Manager for the City and County of Sumter and is responsible for all actions associated with the National Flood Insurance Program (NFIP) and the Community Rating System (CRS).*

*The Planning Department houses and maintains the required FEMA documents and material including submitted elevation certificates, FIRM maps, LOMRs and other adjustments to the FIRMs, and digital maps to help citizens determine floodplain boundaries and required actions. As part of participation in the NFIP and CRS programs, Planning Staff completed the following in Calendar Year 2023:*

### **Letter of Map Revisions:**

- The City of Sumter has initiated two Letter of Map Revision (LOMR) processes for areas around Healthywood Canal and Shot Pouch Creek. Both efforts under review by FEMA. An accepted LOMR will change the formal SFHA boundaries within a defined study area to reflect accurate on-ground conditions as documented through via updated hydrologic and hydraulic modeling and topographic data.

### **Community Rating System (CRS) Program Annual Certification**

- The Floodplain Manager submitted the annual CRS certification to ISO representatives. The certification was accepted with no identified issues.
- 

### **Community Notification:**

- Sent approximately 3,383 mail-outs notifying property owners that own land impacted by existing floodplain. Sent 124 mail-outs to Banks, Lenders, and Realtors. Sent approximately 350 notices to property owners within identified repetitive loss areas. These mail-outs are a requirement for the city and county level (Class 7 Rating) of participation in the CRS Program.
- Staff spent over 30 hours preparing and distributing information under the FEMA Annual Public Outreach Program – this included preparation of letters, brochures and updating the City and County Websites to reflect current floodplain information.
- A floodplain information kiosk was maintained at the Planning Department office and materials were shared with other public entities for display.

### **Public Education & Outreach:**

- Worked with Board of Realtors and Homebuilder's Association to disseminate current floodplain information and FEMA regulations.
- Manned floodplain information booth at the Sumter County Fair.
- Provided ongoing assistance to local insurance agents with floodplain questions.

**Site Visits for Floodplain Compliance:**

Conducted site visits to properties involved with permitting in the floodplain. This includes the following:

- Potential construction of structures
- Field meetings with property owners to discuss proposed projects
- Enforcement actions
- Possible candidates for Letters of Map Change

**Floodplain Inquiries:**

Planning staff provided floodplain information to a variety of stakeholders via telephone, fax, email, permit comments, and face-to-face interactions. Planning staff communicated general floodplain information in over 3000 instances. Approximately 250 formal individual written floodplain determinations were provided to stakeholders.

**Continuing Education:**

Helen Roodman and Jeff Derwort attended the South Carolina Association for Hazard Mitigation (SCAHM) annual conference held in Clemson, SC.

Helen Roodman completed continuing education credits to maintain her Certified Floodplain Manager (CFM) certification.

Jeff Derwort attended various online floodplain management trainings provided by the South Carolina Department of Natural Resources (SCDNR), Floodplain Mitigation Division.



# 2013 - 2023 Building Activity

## Summary



**Sumter City-County  
Building Activity Summary  
2013 - 2023**

**NOTE:** Single Family Detached permit count and dollar value reflect new permits only; Reissued permits and associated values have been subtracted from the numbers reflected in the Annual Building Department Reports. Manufactured Units number reflects only new manufactured unit locations and do not include permits issued for replacement unit locations; Permits for replacement units have been subtracted from the numbers reflected in the Annual Building Department Reports. All dwelling unit numbers represent a single living unit, not a structure (i.e. one (1) duplex is counted as two (2) units, one (1) 24-unit multi-tenant building is counted as 24 units).

|                             | NUMBER OF UNITS |            |             | VALUE OF CONSTRUCTION |                     |                     |
|-----------------------------|-----------------|------------|-------------|-----------------------|---------------------|---------------------|
|                             | CITY            | COUNTY     | UNIT TOTALS | CITY                  | COUNTY              | TOTALS (\$)         |
| <b>Residential (units)</b>  |                 |            |             |                       |                     |                     |
| <b>Year: 2013</b>           |                 |            |             |                       |                     |                     |
| Single Family Detached      | 152             | 124        | 276         | \$17,245,632          | \$16,497,277        | \$33,742,909        |
| Single Family Attached      | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Duplex Dwelling Units       | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Multi-plex Dwelling Units   | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Apartment Dwelling Units    | 308             | 0          | 308         | \$14,495,380          | \$0                 | \$14,495,380        |
| Manufactured Units          | 1               | 35         | 36          | \$0                   | \$0                 | \$0                 |
| <b>Residential Subtotal</b> | <b>461</b>      | <b>159</b> | <b>620</b>  | <b>\$31,741,012</b>   | <b>\$16,497,277</b> | <b>\$48,238,289</b> |
| <b>Year: 2014</b>           |                 |            |             |                       |                     |                     |
| Single Family Detached      | 156             | 109        | 265         | \$20,732,802          | \$14,965,696        | \$35,698,498        |
| Single Family Attached      | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Duplex Dwelling Units       | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Multi-plex Dwelling Units   | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Apartment Dwelling Units    | 0               | 0          | 0           | \$0                   | \$0                 | \$5,409,195         |
| Manufactured Units          | 0               | 49         | 49          | \$0                   | \$0                 | \$0                 |
| <b>Residential Subtotal</b> | <b>156</b>      | <b>158</b> | <b>314</b>  | <b>\$20,732,802</b>   | <b>\$14,965,696</b> | <b>\$41,107,693</b> |
| <b>Year: 2015</b>           |                 |            |             |                       |                     |                     |
| Single Family Detached      | 148             | 58         | 206         | \$20,219,082          | \$7,325,760         | \$27,544,842        |
| Single Family Attached      | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Duplex Dwelling Units       | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Multi-plex Dwelling Units   | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Apartment Dwelling Units    | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Manufactured Units          | 1               | 29         | 30          | \$0                   | \$0                 | \$0                 |
| <b>Residential Subtotal</b> | <b>149</b>      | <b>87</b>  | <b>236</b>  | <b>\$20,219,082</b>   | <b>\$7,325,760</b>  | <b>\$27,544,842</b> |

**Sumter City-County  
Building Activity Summary  
2013 - 2023**

|                                | NUMBER OF UNITS |            |             | VALUE OF CONSTRUCTION |                     |                     |
|--------------------------------|-----------------|------------|-------------|-----------------------|---------------------|---------------------|
|                                | CITY            | COUNTY     | UNIT TOTALS | CITY                  | COUNTY              | TOTALS (\$)         |
| <b>Residential (Continued)</b> |                 |            |             |                       |                     |                     |
| <b>Year: 2016</b>              |                 |            |             |                       |                     |                     |
| Single Family Detached         | 157             | 92         | 249         | \$21,482,566          | \$13,704,836        | \$35,187,402        |
| Single Family Attached         | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Duplex Dwelling Units          | 2               | 1          | 3           | \$143,000             | \$139,722           | \$282,722           |
| Multi-plex Dwelling Units      | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Apartment Dwelling Units       | 30              | 0          | 30          | \$3,200,000           | \$0                 | \$3,200,000         |
| Manufactured Units             | 2               | 23         | 25          | \$0                   | \$0                 | \$0                 |
| <b>Residential Subtotal</b>    | <b>191</b>      | <b>116</b> | <b>307</b>  | <b>\$24,825,566</b>   | <b>\$13,844,558</b> | <b>\$38,670,124</b> |
| <b>Year: 2017</b>              |                 |            |             |                       |                     |                     |
| Single Family Detached         | 129             | 85         | 214         | \$18,852,391          | \$10,478,143        | \$29,330,534        |
| Single Family Attached         | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Duplex Dwelling Units          | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Multi-plex Dwelling Units      | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Apartment Dwelling Units       | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Manufactured Units             | 2               | 29         | 31          | \$0                   | \$0                 | \$0                 |
| <b>Residential Subtotal</b>    | <b>131</b>      | <b>114</b> | <b>245</b>  | <b>\$18,852,391</b>   | <b>\$10,478,143</b> | <b>\$29,330,534</b> |
| <b>Year: 2018</b>              |                 |            |             |                       |                     |                     |
| Single Family Detached         | 188             | 100        | 288         | \$22,318,809          | \$13,274,795        | \$35,593,604        |
| Single Family Attached         | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Duplex Dwelling Units          | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Multi-plex Dwelling Units      | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Apartment Dwelling Units       | 421             | 0          | 421         | \$22,615,448          | \$0                 | \$22,615,448        |
| Manufactured Units             | 3               | 52         | 55          | \$0                   | \$0                 | \$0                 |
| <b>Residential Subtotal</b>    | <b>612</b>      | <b>152</b> | <b>764</b>  | <b>\$44,934,257</b>   | <b>\$13,274,795</b> | <b>\$58,209,052</b> |
| <b>Year: 2019</b>              |                 |            |             |                       |                     |                     |
| Single Family Detached         | 163             | 131        | 294         | \$20,187,716          | \$19,822,582        | \$40,010,298        |
| Single Family Attached         | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Duplex Dwelling Units          | 2               | 0          | 2           | \$20,000              | \$0                 | \$20,000            |
| Multi-plex Dwelling Units      | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Apartment Dwelling Units       | 48              | 0          | 48          | \$2,500,000           | \$0                 | \$2,500,000         |
| Manufactured Units             | 7               | 40         | 47          | \$0                   | \$0                 | \$0                 |
| <b>Residential Subtotal</b>    | <b>220</b>      | <b>171</b> | <b>391</b>  | <b>\$22,707,716</b>   | <b>\$0</b>          | <b>\$42,530,298</b> |

**Sumter City-County  
Building Activity Summary  
2013 - 2023**

|                                | NUMBER OF UNITS |            |             | VALUE OF CONSTRUCTION |                     |                     |
|--------------------------------|-----------------|------------|-------------|-----------------------|---------------------|---------------------|
|                                | CITY            | COUNTY     | UNIT TOTALS | CITY                  | COUNTY              | TOTALS (\$)         |
| <b>Residential (Continued)</b> |                 |            |             |                       |                     |                     |
| <b>Year: 2020</b>              |                 |            |             |                       |                     |                     |
| Single Family Detached         | 182             | 130        | 312         | \$24,233,297          | \$16,878,960        | \$41,112,257        |
| Single Family Attached         | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Duplex Dwelling Units          | 30              | 0          | 30          | \$1,140,877           | \$0                 | \$1,140,877         |
| Multi-plex Dwelling Units      | 12              | 0          | 12          | \$992,826             | \$0                 | \$992,826           |
| Apartment Dwelling Units       | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Manufactured Units             | 3               | 66         | 69          | \$0                   | \$0                 | \$0                 |
| <b>Residential Subtotal</b>    | <b>227</b>      | <b>196</b> | <b>423</b>  | <b>\$26,367,000</b>   | <b>\$16,878,960</b> | <b>\$43,245,960</b> |
| <b>Year: 2021</b>              |                 |            |             |                       |                     |                     |
| Single Family Detached         | 239             | 145        | 384         | \$36,114,172          | \$24,760,594        | \$60,874,766        |
| Single Family Attached         | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Duplex Dwelling Units          | 4               | 2          | 6           | \$280,000             | \$180,000           | \$460,000           |
| Multi-plex Dwelling Units      | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Apartment Dwelling Units       | 192             | 0          | 192         | \$6,850,000           | \$0                 | \$6,850,000         |
| Manufactured Units             | 6               | 73         | 79          | \$0                   | \$0                 | \$0                 |
| <b>Residential Subtotal</b>    | <b>441</b>      | <b>220</b> | <b>661</b>  | <b>\$43,244,172</b>   | <b>\$24,940,594</b> | <b>\$68,184,766</b> |
| <b>Year: 2022</b>              |                 |            |             |                       |                     |                     |
| Single Family Detached         | 177             | 138        | 315         | \$31,546,176          | \$25,388,283        | \$56,934,459        |
| Single Family Attached         | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Duplex Dwelling Units          | 120             | 0          | 120         | \$6,101,489           | \$0                 | \$6,101,489         |
| Multi-plex Dwelling Units      | 0               | 0          | 0           | \$0                   | \$0                 | \$0                 |
| Apartment Dwelling Units       | 36              | 0          | 36          | \$965,000             | \$0                 | \$965,000           |
| Manufactured Units             | 6               | 80         | 86          | \$0                   | \$0                 | \$0                 |
| <b>Residential Subtotal</b>    | <b>339</b>      | <b>218</b> | <b>557</b>  | <b>\$38,612,665</b>   | <b>\$25,388,283</b> | <b>\$64,000,948</b> |

**Sumter City-County  
Building Activity Summary  
2013 - 2023**

|   | NUMBER OF UNITS |              |              | VALUE OF CONSTRUCTION |                      |                      |
|---|-----------------|--------------|--------------|-----------------------|----------------------|----------------------|
|   | CITY            | COUNTY       | UNIT TOTALS  | CITY                  | COUNTY               | TOTALS (\$)          |
| <b>Residential (Continued)</b>            |                 |              |              |                       |                      |                      |
| <b>Year: 2023</b>                         |                 |              |              |                       |                      |                      |
| Single Family Detached                    | 237             | 186          | 423          | \$39,595,831          | \$30,595,798         | \$70,191,629         |
| Single Family Attached                    | 0               | 0            | 0            | \$0                   | \$0                  | \$0                  |
| Duplex Dwelling Units                     | 0               | 0            | 0            | \$0                   | \$0                  | \$0                  |
| Multi-plex Dwelling Units                 | 0               | 0            | 0            | \$0                   | \$0                  | \$0                  |
| Apartment Dwelling Units                  | 0               | 0            | 0            | \$0                   | \$0                  | \$0                  |
| Manufactured Units                        | 4               | 83           | 87           | \$0                   | \$0                  | \$0                  |
| <b>Residential Subtotal</b>               | <b>241</b>      | <b>269</b>   | <b>510</b>   | <b>\$39,595,831</b>   | <b>\$30,595,798</b>  | <b>\$70,191,629</b>  |
| <br>                                      |                 |              |              |                       |                      |                      |
| <b>Residential<br/>2013 - 2023 Totals</b> | <b>3,168</b>    | <b>1,860</b> | <b>5,028</b> | <b>\$331,832,494</b>  | <b>\$174,189,864</b> | <b>\$511,431,553</b> |

**Sumter City-County  
Building Activity summary  
2013 - 2023**

|                          |  | NUMBER OF PERMITS |            |               | VALUE OF CONSTRUCTION |                      |                      |
|--------------------------|--|-------------------|------------|---------------|-----------------------|----------------------|----------------------|
|                          |  | CITY              | COUNTY     | PERMIT TOTALS | CITY                  | COUNTY               | TOTALS (\$)          |
| <b>COMMERCIAL</b>        |  |                   |            |               |                       |                      |                      |
| Year:                    |  |                   |            |               |                       |                      |                      |
| 2013                     |  | 18                | 30         | 48            | \$3,879,039           | \$3,255,283          | \$7,134,322          |
| 2014                     |  | 10                | 27         | 37            | \$3,400,297           | \$6,622,067          | \$10,022,364         |
| 2015                     |  | 21                | 47         | 68            | \$13,231,357          | \$21,813,749         | \$35,045,106         |
| 2016                     |  | 14                | 22         | 36            | \$2,936,183           | \$11,760,510         | \$14,696,693         |
| 2017                     |  | 27                | 24         | 51            | \$43,292,895          | \$3,125,926          | \$46,418,821         |
| 2018                     |  | 25                | 24         | 49            | \$21,103,997          | \$6,776,951          | \$27,880,948         |
| 2019                     |  | 27                | 30         | 57            | \$33,093,002          | \$7,847,681          | \$40,940,683         |
| 2020                     |  | 13                | 36         | 49            | \$25,798,783          | \$3,997,132          | \$29,795,915         |
| 2021                     |  | 26                | 42         | 68            | \$18,073,089          | \$32,984,287         | \$51,057,376         |
| 2022                     |  | 24                | 26         | 50            | \$17,166,335          | \$3,244,725          | \$20,411,060         |
| 2023                     |  | 15                | 28         | 43            | \$7,103,865           | \$3,055,759          | \$10,159,624         |
| <b>Commerical Totals</b> |  | <b>220</b>        | <b>336</b> | <b>556</b>    | <b>\$189,078,842</b>  | <b>\$104,484,070</b> | <b>\$293,562,912</b> |
| <b>INDUSTRIAL:</b>       |  |                   |            |               |                       |                      |                      |
| Year:                    |  |                   |            |               |                       |                      |                      |
| 2013                     |  | 0                 | 1          | 1             | \$0                   | \$76,000             | \$76,000             |
| 2014                     |  | 0                 | 1          | 1             | \$0                   | \$150,000            | \$150,000            |
| 2015                     |  | 0                 | 1          | 1             | \$0                   | \$296,351            | \$296,351            |
| 2016                     |  | 0                 | 8          | 8             | \$0                   | \$2,662,269          | \$2,662,269          |
| 2017                     |  | 0                 | 0          | 0             | \$0                   | \$0                  | \$0                  |
| 2018                     |  | 0                 | 2          | 2             | \$0                   | \$594,640            | \$594,640            |
| 2019                     |  | 0                 | 2          | 2             | \$0                   | \$2,272,661          | \$2,272,661          |
| 2020                     |  | 0                 | 0          | 0             | 0                     | \$0                  | \$0                  |
| 2021                     |  | 0                 | 3          | 3             | 0                     | \$7,969,885          | \$7,969,885          |
| 2022                     |  | 0                 | 1          | 1             | \$0                   | \$65,000             | \$65,000             |
| 2023                     |  | 0                 | 0          | 0             | \$0                   | \$0                  | \$0                  |
| <b>Industrial Totals</b> |  | <b>0</b>          | <b>19</b>  | <b>19</b>     | <b>\$0</b>            | <b>\$14,086,806</b>  | <b>\$14,086,806</b>  |

**Sumter City-County  
Building Activity Summary  
2013 - 2023**

|  | NUMBER OF PERMITS |              |               | VALUE OF CONSTRUCTION |                     |                     |
|--|-------------------|--------------|---------------|-----------------------|---------------------|---------------------|
|  | CITY              | COUNTY       | PERMIT TOTALS | CITY                  | COUNTY              | TOTALS (\$)         |
| <b>ALTERATIONS/ADDITIONS:</b>          |                   |              |               |                       |                     |                     |
| <b>Year: 2013</b>                      |                   |              |               |                       |                     |                     |
| Residential                            | 638               | 801          | 1,439         | \$4,099,292           | \$6,075,986         | \$10,175,278        |
| Commercial/Industrial                  | 8                 | 79           | 87            | \$12,015,463          | \$6,716,542         | \$18,732,005        |
| <b>Alterations/Additions Subtotals</b> | <b>646</b>        | <b>880</b>   | <b>1,526</b>  | <b>\$16,114,755</b>   | <b>\$12,792,528</b> | <b>\$28,907,283</b> |
| <b>Year: 2014</b>                      |                   |              |               |                       |                     |                     |
| Residential                            | 680               | 1,677        | 2,357         | \$5,127,809           | \$13,601,622        | \$18,729,431        |
| Commercial/Industrial                  | 8                 | 51           | 59            | \$7,330,637           | \$4,125,932         | \$11,456,569        |
| <b>Alterations/Additions Subtotals</b> | <b>688</b>        | <b>1,728</b> | <b>2,416</b>  | <b>\$12,458,446</b>   | <b>\$17,727,554</b> | <b>\$30,186,000</b> |
| <b>Year: 2015</b>                      |                   |              |               |                       |                     |                     |
| Residential                            | 736               | 894          | 1,630         | \$6,406,744           | \$7,662,648         | \$14,069,392        |
| Commercial/Industrial                  | 13                | 55           | 68            | \$7,242,513           | \$6,847,097         | \$14,089,610        |
| <b>Alterations/Additions Subtotals</b> | <b>749</b>        | <b>949</b>   | <b>1,698</b>  | <b>\$13,649,257</b>   | <b>\$14,509,745</b> | <b>\$28,159,002</b> |
| <b>Year: 2016</b>                      |                   |              |               |                       |                     |                     |
| Residential                            | 791               | 935          | 1,726         | \$7,347,705           | \$8,622,791         | \$15,970,496        |
| Commercial/Industrial                  | 10                | 86           | 96            | \$7,609,020           | \$4,723,653         | \$12,332,673        |
| <b>Alterations/Additions Subtotals</b> | <b>801</b>        | <b>1,021</b> | <b>1,822</b>  | <b>\$14,956,725</b>   | <b>\$13,346,444</b> | <b>\$28,303,169</b> |
| <b>Year: 2017</b>                      |                   |              |               |                       |                     |                     |
| Residential                            | 663               | 827          | 1,490         | \$6,368,367           | \$8,937,700         | \$15,306,067        |
| Commercial/Industrial                  | 5                 | 82           | 87            | \$19,872,471          | \$11,573,569        | \$31,446,040        |
| <b>Alterations/Additions Subtotals</b> | <b>668</b>        | <b>909</b>   | <b>1,577</b>  | <b>\$26,240,838</b>   | <b>\$20,511,269</b> | <b>\$46,752,107</b> |
| <b>Year: 2018</b>                      |                   |              |               |                       |                     |                     |
| Residential                            | 635               | 723          | 1,358         | \$7,118,773           | \$9,285,838         | \$16,404,611        |
| Commercial/Industrial                  | 135               | 63           | 198           | \$10,554,682          | \$18,771,350        | \$29,326,032        |
| <b>Alterations/Additions Subtotals</b> | <b>770</b>        | <b>786</b>   | <b>1,556</b>  | <b>\$17,673,455</b>   | <b>\$28,057,188</b> | <b>\$45,730,643</b> |
| <b>Year: 2019</b>                      |                   |              |               |                       |                     |                     |
| Residential                            | 542               | 633          | 1,175         | \$6,357,565           | \$7,930,436         | \$14,288,001        |
| Commercial/Industrial                  | 148               | 65           | 213           | \$14,577,893          | \$8,672,615         | \$23,250,508        |
| <b>Alterations/Additions Subtotals</b> | <b>690</b>        | <b>698</b>   | <b>1,388</b>  | <b>\$20,935,458</b>   | <b>\$16,603,051</b> | <b>\$37,538,509</b> |

**Sumter City-County  
Building Activity Summary  
2013 - 2023**

|  | NUMBER OF PERMITS |              |               | VALUE OF CONSTRUCTION |                      |                      |
|--|-------------------|--------------|---------------|-----------------------|----------------------|----------------------|
|  | CITY              | COUNTY       | PERMIT TOTALS | CITY                  | COUNTY               | TOTALS (\$)          |
| <b>ALTERATIONS/ADDITIONS</b>           |                   |              |               |                       |                      |                      |
| <b>(Continued)</b>                     |                   |              |               |                       |                      |                      |
| <b>Year: 2020</b>                      |                   |              |               |                       |                      |                      |
| Residential                            | 562               | 678          | 1,240         | \$7,138,718           | \$10,573,936         | \$17,712,654         |
| Commercial/Industrial                  | 132               | 51           | 183           | \$23,470,463          | \$3,565,453          | \$27,035,916         |
| <b>Alterations/Additions Subtotals</b> | <b>694</b>        | <b>729</b>   | <b>1,423</b>  | <b>\$30,609,181</b>   | <b>\$14,139,389</b>  | <b>\$44,748,570</b>  |
| <b>Year: 2021</b>                      |                   |              |               |                       |                      |                      |
| Residential                            | 488               | 613          | 1,101         | \$7,177,702           | \$12,114,639         | \$19,292,341         |
| Commercial/Industrial                  | 156               | 64           | 220           | \$22,989,649          | \$4,223,140          | \$27,212,789         |
| <b>Alterations/Additions Subtotals</b> | <b>644</b>        | <b>677</b>   | <b>1,321</b>  | <b>\$30,167,351</b>   | <b>\$16,337,779</b>  | <b>\$46,505,130</b>  |
| <b>Year: 2022</b>                      |                   |              |               |                       |                      |                      |
| Residential                            | 515               | 700          | 1,215         | \$8,683,356           | \$12,519,549         | \$21,202,905         |
| Commercial/Industrial                  | 152               | 81           | 233           | \$38,204,327          | \$38,563,697         | \$76,768,024         |
| <b>Alterations/Additions Subtotals</b> | <b>667</b>        | <b>781</b>   | <b>1,448</b>  | <b>\$46,887,683</b>   | <b>\$51,083,246</b>  | <b>\$97,970,929</b>  |
| <b>Year: 2023</b>                      |                   |              |               |                       |                      |                      |
| Residential                            | 652               | 752          | 1,404         | \$13,122,809          | \$15,302,277         | \$28,425,086         |
| Commercial/Industrial                  | 115               | 51           | 166           | \$10,869,882          | \$11,784,044         | \$22,653,926         |
| <b>Alterations/Additions Subtotals</b> | <b>767</b>        | <b>803</b>   | <b>1,570</b>  | <b>\$23,992,691</b>   | <b>\$27,086,321</b>  | <b>\$51,079,012</b>  |
| <b>ALTERATION/ADDITION</b>             |                   |              |               |                       |                      |                      |
| <b>2013 - 2023 TOTALS</b>              | <b>7,784</b>      | <b>9,961</b> | <b>17,745</b> | <b>\$253,685,840</b>  | <b>\$232,194,514</b> | <b>\$485,880,354</b> |

**Sumter City-County  
Building Activity Summary  
2013 - 2023**

|                                | NUMBER OF PERMITS |            |               | VALUE OF CONSTRUCTION |                    |                    |
|--------------------------------|-------------------|------------|---------------|-----------------------|--------------------|--------------------|
|                                | CITY              | COUNTY     | PERMIT TOTALS | CITY                  | COUNTY             | TOTALS (\$)        |
| <b>MISCELLANEOUS:</b>          |                   |            |               |                       |                    |                    |
| <b>Year: 2013</b>              |                   |            |               |                       |                    |                    |
| Institutional                  | 0                 | 0          | 0             | \$0                   | \$0                | \$0                |
| Signs                          | 80                | 34         | 114           | \$170,412             | \$152,514          | \$322,926          |
| Demolition                     | 63                | 46         | 109           | \$377,265             | \$58,125           | \$435,390          |
| Swimming Pools                 | 24                | 27         | 51            | \$686,802             | \$596,069          | \$1,282,871        |
| <b>Miscellaneous Subtotals</b> | <b>167</b>        | <b>107</b> | <b>274</b>    | <b>\$1,234,479</b>    | <b>\$806,708</b>   | <b>\$2,041,187</b> |
| <b>Year: 2014</b>              |                   |            |               |                       |                    |                    |
| Institutional                  | 0                 | 0          | 0             | \$0                   | \$0                | \$0                |
| Signs                          | 99                | 21         | 120           | \$317,755             | \$49,074           | \$366,829          |
| Demolition                     | 62                | 39         | 101           | \$758,693             | \$137,735          | \$896,428          |
| Swimming Pools                 | 23                | 16         | 39            | \$760,689             | \$400,416          | \$1,161,105        |
| <b>Miscellaneous Subtotals</b> | <b>184</b>        | <b>76</b>  | <b>260</b>    | <b>\$1,837,137</b>    | <b>\$587,225</b>   | <b>\$2,424,362</b> |
| <b>Year: 2015</b>              |                   |            |               |                       |                    |                    |
| Institutional                  | 0                 | 0          | 0             | \$0                   | \$0                | \$0                |
| Signs                          | 147               | 39         | 186           | \$1,023,444           | \$100,368          | \$1,123,812        |
| Demolition                     | 97                | 34         | 131           | \$375,333             | \$1,824,650        | \$2,199,983        |
| Swimming Pools                 | 20                | 27         | 47            | \$646,820             | \$728,545          | \$1,375,365        |
| <b>Miscellaneous Subtotals</b> | <b>264</b>        | <b>100</b> | <b>364</b>    | <b>\$2,045,597</b>    | <b>\$2,653,563</b> | <b>\$4,699,160</b> |
| <b>Year: 2016</b>              |                   |            |               |                       |                    |                    |
| Institutional                  | 0                 | 0          | 0             | \$0                   | \$0                | \$0                |
| Signs                          | 114               | 39         | 153           | \$402,771             | \$197,028          | \$599,799          |
| Demolition                     | 99                | 58         | 0             | \$586,895             | \$406,649          | \$993,544          |
| Swimming Pools                 | 14                | 24         | 38            | \$425,416             | \$691,307          | \$1,116,723        |
| <b>Miscellaneous Subtotals</b> | <b>227</b>        | <b>121</b> | <b>191</b>    | <b>\$1,415,082</b>    | <b>\$1,294,984</b> | <b>\$2,710,066</b> |
| <b>Year: 2017</b>              |                   |            |               |                       |                    |                    |
| Institutional                  | 0                 | 0          | 0             | \$0                   | \$0                | \$0                |
| Signs                          | 141               | 53         | 194           | \$570,281             | \$192,368          | \$762,649          |
| Demolition                     | 116               | 72         | 188           | \$1,359,939           | \$370,557          | \$1,730,496        |
| Swimming Pools                 | 12                | 19         | 31            | \$395,110             | \$490,636          | \$885,746          |
| <b>Miscellaneous Subtotals</b> | <b>269</b>        | <b>144</b> | <b>413</b>    | <b>\$2,325,330</b>    | <b>\$1,053,561</b> | <b>\$3,378,891</b> |



**Sumter City-County  
Building Activity Summary  
2013 - 2023**

|                                  | NUMBER OF PERMITS |            |               | VALUE OF CONSTRUCTION |                    |                    |
|----------------------------------|-------------------|------------|---------------|-----------------------|--------------------|--------------------|
|                                  | CITY              | COUNTY     | PERMIT TOTALS | CITY                  | COUNTY             | TOTALS (\$)        |
| <b>MISCELLANEOUS (Continued)</b> |                   |            |               |                       |                    |                    |
| <b>Year: 2018</b>                |                   |            |               |                       |                    |                    |
| Institutional                    | 0                 | 0          | 0             | \$0                   | \$0                | \$0                |
| Signs                            | 116               | 32         | 148           | \$410,605             | \$171,710          | \$582,315          |
| Demolition                       | 74                | 99         | 173           | \$663,861             | \$1,124,605        | \$1,788,466        |
| Swimming Pools                   | 23                | 21         | 44            | \$814,686             | \$619,149          | \$1,433,835        |
| <b>Miscellaneous Subtotals</b>   | <b>213</b>        | <b>152</b> | <b>365</b>    | <b>\$1,889,152</b>    | <b>\$1,915,464</b> | <b>\$3,804,616</b> |
| <b>Year: 2019</b>                |                   |            |               |                       |                    |                    |
| Institutional                    | 0                 | 0          | 0             | \$0                   | \$0                | \$0                |
| Signs                            | 118               | 42         | 160           | \$597,160             | \$336,829          | \$933,989          |
| Demolition                       | 70                | 78         | 148           | \$597,050             | \$278,711          | \$875,761          |
| Swimming Pools                   | 20                | 23         | 43            | \$719,618             | \$818,254          | \$1,537,872        |
| <b>Miscellaneous Subtotals</b>   | <b>208</b>        | <b>143</b> | <b>351</b>    | <b>\$1,913,828</b>    | <b>\$1,433,794</b> | <b>\$3,347,622</b> |
| <b>Year: 2020</b>                |                   |            |               |                       |                    |                    |
| Institutional                    | 0                 | 0          | 0             | \$0                   | \$0                | \$0                |
| Signs                            | 151               | 27         | 178           | \$832,403             | \$141,735          | \$974,138          |
| Demolition                       | 52                | 65         | 117           | \$286,940             | \$208,679          | \$495,619          |
| Swimming Pools                   | 33                | 20         | 53            | \$1,898,229           | \$792,438          | \$2,690,667        |
| <b>Miscellaneous Subtotals</b>   | <b>236</b>        | <b>112</b> | <b>348</b>    | <b>\$3,017,572</b>    | <b>\$1,142,852</b> | <b>\$4,160,424</b> |
| <b>Year: 2021</b>                |                   |            |               |                       |                    |                    |
| Institutional                    | 0                 | 0          | 0             | \$0                   | \$0                | \$0                |
| Signs                            | 98                | 32         | 130           | \$353,845             | \$366,812          | \$720,657          |
| Demolition                       | 48                | 76         | 124           | \$190,804             | \$205,820          | \$396,624          |
| Swimming Pools                   | 24                | 17         | 41            | \$1,382,418           | \$685,653          | \$2,068,071        |
| <b>Miscellaneous Subtotals</b>   | <b>170</b>        | <b>125</b> | <b>295</b>    | <b>\$1,927,067</b>    | <b>\$1,258,285</b> | <b>\$3,185,352</b> |
| <b>Year: 2022</b>                |                   |            |               |                       |                    |                    |
| Institutional                    | 0                 | 2          | 2             | \$0                   | \$95,000           | \$95,000           |
| Signs                            | 107               | 26         | 133           | \$841,402             | \$101,682          | \$943,084          |
| Demolition                       | 45                | 65         | 110           | \$2,843,239           | \$221,650          | \$3,064,889        |
| Swimming Pools                   | 23                | 21         | 44            | \$1,224,006           | \$1,007,051        | \$2,231,057        |
| <b>Miscellaneous Subtotals</b>   | <b>175</b>        | <b>114</b> | <b>289</b>    | <b>\$4,908,647</b>    | <b>\$1,425,383</b> | <b>\$6,334,030</b> |

**Sumter City-County  
Building Activity Summary  
2013 - 2023**

|   | NUMBER OF PERMITS |             |               | VALUE OF CONSTRUCTION |                     |                     |
|---|-------------------|-------------|---------------|-----------------------|---------------------|---------------------|
|   | CITY              | COUNTY      | PERMIT TOTALS | CITY                  | COUNTY              | TOTALS (\$)         |
| <b>MISCELLANEOUS (Continued)</b>            |                   |             |               |                       |                     |                     |
| <b>Year: 2023</b>                           |                   |             |               |                       |                     |                     |
| Institutional                               | 0                 | 0           | 0             | \$0                   | \$0                 | \$0                 |
| Signs                                       | 109               | 26          | 135           | \$618,168             | \$176,973           | \$795,141           |
| Demolition                                  | 31                | 72          | 103           | \$815,454             | \$136,500           | \$951,954           |
| Swimming Pools                              | 15                | 19          | 34            | \$838,475             | \$1,021,895         | \$1,860,370         |
| <b>Miscellaneous Subtotals</b>              | <b>155</b>        | <b>117</b>  | <b>272</b>    | <b>\$2,272,097</b>    | <b>\$1,335,368</b>  | <b>\$3,607,465</b>  |
| <br>  |                   |             |               |                       |                     |                     |
| <b>Miscellaneous<br/>2013 - 2023 Totals</b> | <b>2268</b>       | <b>1311</b> | <b>3422</b>   | <b>\$24,785,988</b>   | <b>\$14,907,187</b> | <b>\$39,693,175</b> |



# City & County Major Subdivision Activity





## Summary

# City of Sumter Major Subdivision Activity Profiles 2023

| SUBDIVISION NAME        | File Numbers          | TOTAL Units Approved | Units Built | Units Remaining | % Complete | Established |
|-------------------------|-----------------------|----------------------|-------------|-----------------|------------|-------------|
| Ashbrook Plantation     | SD 0605               | 103                  | 102         | 1               | 99%        | 2006        |
| Beach Forest            | PD 0208               | 446                  | 292         | 154             | 65%        | 2002        |
| Booth East              | SD 2301               | 991                  | 0           | 991             | 0%         | 2023        |
| Bradford Meadows        | SD 2001 (Rev 2)       | 79                   | 67          | 12              | 85%        | 2022        |
| Canopy of Oaks          | SD 2104               | 66                   | 8           | 58              | 12%        | 2022        |
| Crystal Downs           | SD 2203               | 75                   | 0           | 75              | 0%         | 2022        |
| Dixon Heights           | SD 2303               | 162                  | 0           | 162             | 0%         | 2023        |
| Hampshire Estates       | SD 2076               | 42                   | 41          | 1               | 98%        | 2001        |
| Heritage Bay            | SD1301(Rev1)          | 190                  | 127         | 63              | 67%        | 2013        |
| Hunters Crossing        | PD 0415               | 699                  | 499         | 200             | 71%        | 2004        |
| Loringwood              | PD 0008               | 30                   | 22          | 8               | 73%        | 2000        |
| Magnolia Courtyard      | PD 0008 (8)           | 30                   | 28          | 2               | 93%        | 2006        |
| Pocalla Springs         | PD 0610               | 358                  | 341         | 17              | 95%        | 2007        |
| Rast Street Townhomes   | SD 2102               | 18                   | 0           | 18              | 0%         | 2021        |
| Reserve at Mill Run     | SD 0404/PD0404        | 39                   | 14          | 25              | 36%        | 2006        |
| Southbridge             | SD 0605 (Rev 2)       | 393                  | 10          | 383             | 3%         | 2018        |
| Stillpointe (Townhomes) | SD 1901 (Rev 1)       | 114                  | 84          | 30              | 74%        | 2019        |
| Stillwater              | SD 0008               | 74                   | 61          | 13              | 82%        | 2000        |
| Summit                  | SD 2087               | 35                   | 17          | 18              | 49%        | 2001        |
| Sumter West (Townhomes) | PD 0008 (Rev 23 & 25) | 52                   | 32          | 20              | 62%        | 2020        |
| The Cove                | SD 0606               | 153                  | 62          | 91              | 41%        | 2007        |
| Timberline Meadows      | PD 9807               | 380                  | 201         | 179             | 53%        | 1998        |
| Wall Street Townhomes   | SD 2105               | 53                   | 16          | 37              | 30%        | 2022        |
| Williamsburg            | SD 2033, 0502/Rev1    | 220                  | 135         | 85              | 61%        | 2000        |
| Woodridge               | SD 1606               | 92                   | 82          | 10              | 89%        | 2017        |
| <b>Totals</b>           |                       | <b>4894</b>          | <b>2241</b> | <b>2653</b>     | <b>46%</b> |             |

1. Research window: Updated through December 31, 2023.
2. Data collected in the following manner: Building Permit Review, review of Orthophotography
3. Total units approved taken from approved subdivision and/or planned development files
4. Total units built includes units under construction and permitted
5. List of active approved subdivisions updated as of December 31, 2023.
6. Hunters Crossing is a mix of single-family detached, single-family attached, and townhouse units.
7. Pocalla Springs is a mix of single-family and townhouse units.
8. Dixon Townhomes has 50 single family detached and 112 single-family attached units.

# Sumter County Major Subdivision Activity Profiles 2023

| SUBDIVISION NAME   | File Numbers          | TOTAL Units Approved  | Units Built  | Units Remaining  | % Complete   | Established |
|--------------------|-----------------------|---|--|--|--|-------------|
| Beech Creek        | SD 1413               | 225   | 149  | 76   | 66%  | 1990        |
| Depass Heights     | SD 1401 (Rev 2)       | 14  | 0  | 14   | 0%   | 2022        |
| Ellerbe Estates    | SD 1401/1401(Rev.1)   | 58  | 57   | 1  | 98%  | 2016        |
| Equestrian Trail   | SD 1501/1501 (Rev. 1) | 31  | 23   | 8  | 74%  | 2020        |
| Gingko Hills       | SD 0601/0203          | 153   | 129  | 24   | 84%  | 2004        |
| Jackson Preserve   | SD 1903 (Rev. 2)      | 66  | 30   | 36   | 45%  | 2019        |
| Lee's Preserve     | SD 1202/1202(Rev.1)   | 36  | 26   | 10   | 72%  | 2012        |
| Linwood            | SD 0608/0406/1411     | 314   | 186  | 128  | 59%  | 2005        |
| Middleton          | PUD 98-08             | 91  | 10   | 81   | 11%  | 1998        |
| Moonlite II        | SD 1102 (rev. 3)      | 202   | 0  | 202  | 0%   | 2023        |
| Presidio Park      | SD 0703               | 28  | 22   | 6  | 79%  | 2007        |
| Red Lane Road      | SD 2302               | 94  | 0  | 94   | 0%   | 2023        |
| Rolling Hills II   | SD 0604               | 88  | 62   | 26   | 70%  | 2006        |
| Stonecroft         | SD 0401               | 236   | 166  | 70   | 70%  | 2004        |
| Wild Valley Pointe | SD 2101               | 16  | 0  | 16   | 0%   | 2021        |
| <b>Totals</b>      |                       |  <b>1652</b> |  <b>860</b> |  <b>792</b> |  <b>52%</b> |             |

1. Research window: Updated through December 31, 2023.
2. Data collected in the following manner: Building Permit Review, Orthophography Review
3. Total units approved taken from approved subdivision and/or planned development files
4. Total units built includes units under construction and permitted
5. List of active approved subdivisions updated as of December 31, 2023.