

Sumter City-County Planning Department

2015
Year-end Report



Sumter
SOUTH CAROLINA

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Sumter County Major Subdivision Activity Profiles 2015

BOARD AND COMMISSION CASELOAD REVIEW
2010-2015 COMPARISON

PLANNING COMMISSION CASE REVIEW	2010	2011	2012	2013	2014	2015
Total Applications Submitted	159	167	169	153	135	125
Total Cases Reviewed	144	161	168	146	129	122
Highway Corridor Requests Reviewed by Planning Commission	10	7	10	7	7	7
Highway Corridor Requests Reviewed by Planning Staff	37	49	32	21	25	24
Comprehensive Plan Text Amendments	0	1	0	0	2	0
Minor Site Plan	51	49	59	53	45	58
Major Site Plan	20	10	7	11	7	7
Ordinance Text Amendments	11	14	18	14	12	7
Planned Developments	4	5	1	4	2	3
Rezoning	13	17	15	19	13	8
Major Subdivisions	1	2	3	2	3	2
Street Name Change Requests	0	3	2	0	0	0
Subdivision Variances	6	12	17	13	13	8

BOARD OF APPEALS CASE REVIEW	2010	2011	2012	2013	2014	2015
Total Applications Submitted	38	31	55	22	22	22
Total Cases Reviewed	33	23	38	22	22	20
Appeals from Administrative Interpretation	1	6	2	0	1	0
Variances	33	16	23	20	15	12
Special Exceptions	4	9	50	2	6	8

HISTORIC PRESERVATION DESIGN REVIEW COMMITTEE CASE REVIEW	2010	2011	2012	2013	2014	2015
Downtown Requests Reviewed by Committee	14	13	13	7	14	11
Downtown Requests Reviewed by Planning Staff	5	2	10	5	2	4
Hampton Park Requests Reviewed by Committee	9	12	2	6	4	4
Hampton Park Requests Reviewed by Planning Staff	1	4	1	3	4	3
Swan Lake District Requests Reviewed by Committee	0	0	0	0	0	0
Swan Lake District Requests Reviewed by Planning Staff	0	0	0	0	0	0

PLANNING STAFF CASE REVIEW
2010-2015 COMPARISON

Mobile Home Certifications	2010	2011	2012	2013	2014	2015
City-Bought In Place	1	0	0	0	2	0
City-New	0	0	3	1	0	1
City-Replacement	9	13	12	10	9	7
County-Bought In Place	6	0	2	2	2	1
County-New	35	51	40	35	49	29
County-Replacement	150	154	109	136	115	84
Total Issued	201	218	166	184	177	122

Plats	2010	2011	2012	2013	2014	2015
Total Number of Surveys Reviewed	194	192	248	264	263	229
Total Number of Lots Approved	420	311	423	560	395	338
Total Acreage	1053.941	1399.56	1825.18	4719.14	5943.89	1483.5

Administrative Inquiries	2010	2011	2012	2013	2014	2015
Total Number of DHEC Perk Test Request Letters Issued	64	100	67	55	40	23
Total Number of Zoning Verification Letters Issued	44	30	24	41	39	35
Total Flood Plain Inquiries (telephone/e-mail/letters)	988*	1925	2286	2411	2753	3280
Total Number of Elevation Certificates	15	11	16	11	14	25

**The increased reporting is as a result of more complete tracking with all members of the Planning Staff and additional GIS Tracking.*

Temporary Uses	2010	2011	2012	2013	2014	2015
City	37	35	55	55	48	76
County	46	28	38	41	41	33

Conditional Use Approval for Banners	2010	2011	2012	2013	2014	2015
City	32	20	18	28	23	17
County	N/A	N/A	N/A	N/A	N/A	N/A

Conditional Use Approval	2010	2011	2012	2013	2014	2015
City	19	32	21	13	22	9
County	20	28	32	30	23	23

**2015 End of Year Report
Sumter City-County Planning Commission**

Total Applications Submitted:	125
Total Cases Reviewed:	122
Total Cases Approved:	113
Total Cases Failed to Approve:	0
Total Cases Denied:	2
Total Cases Pending*:	6
Total Cases Withdrawn:	3
Total Cases Administratively Closed:	1
Total Cases Placed on Hold at Applicant's Request:	0

Highway Corridor Protection District Design Review:

Approved by Planning Staff -	24	City:	20
Approved by Planning Commission -	7	County:	12
Denied -	0		
Withdrawn -	1		
Pending -	0		
Total	32		

Comprehensive Plan Text Amendments (MA):

Approved -	0	City:	0
Failed to Approve -	0	County:	0
Denied -	0		
Pending -	0		
Withdrawn -	0		
Administratively Closed -	0		
Placed on Hold -	0		
Total	0		

Minor Site Plan Approvals:

Approved -	54	City:	29
Failed to Approve -	0	County:	29
Denied -	0		
Pending -	4		
Withdrawn -	0		
Administratively Closed -	0		
Placed on Hold -	0		
Total	58		

**Pending requests are in the system for review and approval but were not granted final approval prior to December 31, 2015.*

Major Site Plan Approvals (MSP):

Approved -	6	City:	5
Failed to Approve -	0	County:	2
Denied -	0		
Pending -	1		
Withdrawn -	0		
Administratively Closed -	0		
Placed on Hold -	0		
Total	<u>7</u>		

Ordinance Text Amendments (OA):

Approved -	7	City:	4
Failed to Approve -	0	County:	3
Denied -	0		
Pending -	0		
Withdrawn -	0		
Administratively Closed -	0		
Placed on Hold -	0		
Total	<u>7</u>		

Planned Developments (PD):**

Approved -	3	City:	3
Failed to Approve -	0	County:	0
Denied -	0		
Pending -	0		
Withdrawn -	0		
Administratively Closed -	0		
Placed on Hold -	0		
Total	<u>3</u>		

Rezoning (RZ):

Approved -	4	City:	2
Failed to Approve -	0	County:	6
Denied -	2		
Pending -	0		
Withdrawn -	1		
Administratively Closed -	1		
Placed on Hold -	0		
Converted to OA -	0		
Total	<u>8</u>		

****All Planned Development (PD) reviewed in 2015 were revisions to existing Planned Developments in accordance with the Zoning & Development Standards Ordinance.**

Major Subdivision (SD):

Approved -	1
Failed to Approve -	0
Denied -	0
Pending -	1
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Total	2

City:	1
County:	1

Street Name Change Request (SN):

Approved -	0
Denied -	0
Pending -	0
Total	0

City:	0
County:	0

Subdivision Variance (SV):

Approved -	7
Denied -	0
Pending -	0
Withdrawn -	1
Administratively Closed -	0
Placed on Hold -	0
Total	8

City:	0
County:	8

Total City Requests:	64
Total County Requests:	61

2015 End of Year Report Sumter City-County Planning Commission

Case Review

Highway Corridor Protection District Design Review:

Staff Approved:

1. HCPD-15-02, Frank's Car Wash Canopy Addition & Drainage Work – 1010 Broad St. (City)
2. HCPD-15-03, Spray park/addition to existing restroom facility for spray park controls – 440 Theatre Dr. (City)
3. HCPD-15-04, Paint and signage upgrades for Walmart – 1283 Broad St. (City)
4. HCPD-15-05, Color change and signage upgrades – 101 (105) Broad St. (City)
5. HCPD-15-07, Site improvements – 1012 Pocalla Rd. (County)
6. HCPD-15-08, Canopy and signage upgrades – 660 W. Liberty St. (City)
7. HCPD-15-10, Metal Carport – 3305 Bainbridge Rd. (County)
8. HCPD-15-12, Decorative roof upgrades (religious) – 2275 Thomas Sumter Hwy. (County)
9. HCPD-15-13, Hampton Inn exterior renovations – 1370 Broad St. (City)
10. HCPD-15-15, Addition to church fellowship hall – 3140 Nazarene Church Rd. (County)
11. HCPD-15-16, Reimaging for Gas Station/Convenience Store – 2114 Hwy. 521 South (County)
12. HCPD-15-17, Tidal Wave Car Wash – 2530 Broad St. (City)
13. HCPD-15-18, Façade renovations – 200 S. Main St. (City)
14. HCPD-15-19, Replacing shingles – 756 Bultman Dr. (City)
15. HCPD-15-21, 1800 sq. ft. building – 4225 Thomas Sumter Hwy. (County)
16. HCPD-15-22, Walkway canopy and driveway modifications – 226 W. Liberty St. (City)
17. HCPD-15-24, Façade and rear parking lot changes – 1971 McCrays Mill Rd. (City)
18. HCPD-15-25, 550 sq. ft. addition – 1152 Pocalla Rd. (County)
19. HCPD-15-26, 1481 sq. ft. addition to existing building – 1075 Alice Dr. (City)
20. HCPD-15-27, New restaurant – 459 Broad St. (City)
21. HCPD-15-28, Covered walkway and porte cochere addition – 211 Alice Dr. (City)
22. HCPD-15-30, Awning and canopy upgrades – 2497 Broad St., (City)
23. HCPD-15-31, New Life Center and restructure existing parking lot – 1880 Myrtle Beach Hwy. (County)
24. HCPD-15-32, New Dollar General – 3380 Hwy, 15 North (County)

Planning Commission Approved:

1. HCPD-15-01, Walmart Neighborhood Market and fuel center – Bultman @ Kilgo (City)
2. HCPD- 15-06, Convenience Store with fueling and Wholesale Liquor/Beer and Wine Store – 1018 Manning Rd. & 1025 Pocalla Rd. (City)
3. HCPD-15-09, City Water Treatment Plant #6 – Hwy. 521 South (County)
4. HCPD-15-11, Relocation of modular office building and signage – 4272 Broad St. (County)
5. HCPD-15-14, New two-tenant commercial retail/restaurant building – 1101 Broad St. (City)
6. HCPD-15-20, New Dental Office – 852 W. Liberty St. (City)

7. HCPD-15-23, New restaurant and multi-tenant building – 1177 Broad St. (County)

Pending Approval:

NONE

Staff Denied:

NONE

Withdrawn:

1. HCPD-15-29, 2497 Broad St., (City), duplicate application

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-14-40, 6 Blanding St. (City)**
TMS# 228-11-03-055
 - Minor site plan approval for a truck parking lot.
 - Approved April 6, 2015.
2. **MSP-15-01, 1284 Broad St. (City)**
TMS# 203-11-02-010
 - Minor Site Plan approval for the renovations/repairs to the OSAKA Japanese Steakhouse located at 1284 Broad St.
 - Approved January 20, 2015.
3. **MSP-15-02, 2945 Airport Rd. (County)**
TMS# 232-00-01-003
 - Minor Site Plan approval for the proposed G.A. Apron rehabilitation for the Sumter County Airport subject to Plans titled “G.A. Apron Rehabilitation for Sumter Airport 2945 Airport Road Sumter, South Carolina,” prepared by WK Dickson Community Infrastructure Consultants and dated 12/10/2014.
 - Approved January 9, 2015.

4. **MSP-15-03, 1345 Wilson Hall Rd. (City)**
TMS# 203-00-05-020 (Part)
 - Minor Site Plan approval for the installation of a FTC Cell Tower on property located 1345 Wilson Hall Rd. subject to plans titled “FTC Communications, Inc., Sumter School District 436-109B Proposed 250’ Monopole Tower, Sumter, South Carolina.”
 - Approved January 14, 2015.

5. **MSP-15-04, 2040 Barnwell Dr. (County)**
TMS# 094-00-01-069
 - Minor Site Plan approval for the construction of a fire station on property located at 2040 Barnwell Dr. subject to plans titled “Beech Creek Fire Station “Station 17” A facility of: Sumter County South Carolina 2040 Barnwell Drive Sumter, South Carolina,” prepared by R.S. Bell Architects, LLC; dated December 8, 2014, revised February 16, 2015; and the civil plans titled, “Beech Creek Fire Station Station # 17,” prepared by Jones and VanPatten, LLC; dated December 8, 2014.
 - Approved February 20, 2015.

6. **MSP-15-05, 1990 Corporate Way (County)**
TMS# 209-00-02-002
 - Minor Site Plan approval for an oven enclosure for the Enersys Plant located at 1990 Corporate Way subject to plans titled “New Enersys Oven Enclosure 1990 Corporate Way Sumter, SC,” prepared by Building Design Associates, LLC, J.S. Stutz, R.A. and dated Jan.13, 215.
 - Approved January 29, 2015.

7. **MSP-15-06, Peach Orchard Rd. (County), O’Reilly Auto Parts**
TMS# 132-00-01-020
 - Minor Site Plan approval for the construction of a 7225 sq. ft. O’Reilly Auto Parts Store on property located at 1150 Peach Orchard Rd. and represented by Tax Map #209-00-02-025. Based on the submitted plans titled, “Site Plans O’Reilly Auto Parts Prepared for Carmel Development Partners, LLC. Near the City of Sumter, Sumter County, South Carolina,” prepared by Heritage Engineering, Inc., and dated August 25, 2014 revised February 18, 2015.
 - Approved March 10, 2015.

8. **MSP-15-07, 2060 Corporate Way (County)**
TMS# 209-00-02-025
 - Minor Site Plan approval for the construction of a 3,750 sq. ft. scrap building on property located at 2060 Corporate Way subject to plans titled, “EMS Grilon New Scrap Building, Sumter, SC,” prepared by Burns Engineers, Inc. dated 1/13/2015.
 - Approved February 6, 2015.

- 9. MSP-15-08, 1150 Clipper Rd. (County)**
TMS# 209-00-02-013

 - Minor Site Plan approval for a 4,000 sq. ft. addition to the APEX Tool facility located at 1150 Clipper Rd. subject to site plan titled, "APEX Tool Shear Room Addition 1150 Clipper Rd., Sumter, SC," prepared by Palance Designs and dated January 29, 2015.
 - Approved January 30, 2015.

- 10. MSP-15-09, 1010 Broad St. (City)**
TMS# 204-05-02-036

 - Minor Site Plan approval for the construction of a 1,900 sq. ft. vacuum canopy and drainage work at Frank's Car Wash locate at 1010 Broad St. subject to the submitted canopy elevations titled, "Frank's Car Wash Sumter, S.C." prepared by Murphy Contracting and civil plans titled, "Frank's Car Wash Vacuum Canopy Addition Sumter County South Carolina," prepared by HB Engineering, dated 2/18/2015,
 - Approved February 25, 2015.

- 11. MSP-15-10, 725 Electric Dr. (City)**
TMS# 230-00-01-080

 - Minor Site Plan approval for the construction of a 3,000 sq. ft. warehouse on property located at 725 Electric Dr. subject to the submitted plans titled, "Proposed Landscape and Site Plan 725 Electric Drive," prepared by Black River Land Services dated 1/14/2015.
 - Approved February 20, 2015.

- 12. MSP-15-11, 1080 Alice Dr. (City)**
TMS# 204-11-03-032

 - Minor site plan approval for the removal and relocation of the existing driveway for the CVS Pharmacy subject to plans titles "CVS Pharmacy Alice Drive Sumter, SC" prepared by Burns Engineering, Inc. and dated 11/25/14.
 - Approved March 4, 2015.

- 13. MSP-15-12, 1087 Alice Dr. (City)**
TMS# 204-11-02-011 & 204-11-02-022

 - Minor site plan approval for the demolition of a building and the reconstruction of an asphalt parking area for Baker's Sweets subject to plans titled "Carter Grading and Paving Co. Inc Baker's Sweets Site" prepared by Burns Engineers, Inc. and dated 11/26/15.
 - Approved March 6, 2015.

- 14. MSP-15-14, 440 Theatre Dr. (City)**
TMS# 204-00-03-001

 - Minor site plan approval for the construction of a spray park and 40 sq. ft. addition to the existing restroom facilities to house the controls for the spray park subject to plans titled "Palmetto Park Spray Park" prepared by City of Sumter Engineering and dated 1/26/15.
 - Approved March 6, 2015.

15. **MSP-15-15, 1012 Pocalla Rd. (County)**
TMS# 251-08-01-006
 - Minor Site Plan approval for the site improvements/renovations subject to plans titled, “Salon Central of Sumter 1012 Pocalla Road Sumter, S.C.,” prepared by Monroe Architecture and dated 3 April 2015.
 - Approved April 6, 2015.

16. **MSP-15-17, 1585 N. Wise Dr. (County)**
TMS# 232-00-03-020
 - Minor site plan approval for the construction of site access, paved access drive, 10 parking spaces and site security fencing for the existing spec. building subject to plans titled “Site Improvements to Serve the Existing 103,500 SF Speculative Building at the Black River Airport Industrial Park for Sumter County Development Board in Sumter County, South Carolina,” prepared by Alliance Consulting Engineers, dated January 2015.
 - Approved March 9, 2015.

17. **MSP-15-19, 2945 Airport Rd. (County)**
TMS# 232-00-01-003
 - Minor site plan approval for the construction of a 15,000 sq. ft. hanger with associated aprons, and taxiway subject to plans titled “Sumter Taxilane and Apron Expansion,” prepared by Burns Engineers, Inc. dated 02/26/15.
 - Approved May 20, 2015.

18. **MSP-15-20, 2190 Storage Rd. (City)**
TMS# 202-00-04-046
 - Minor site plan approval for the construction of a 2,400 sq. ft. warehouse subject to plans titled, “Air Solutions 2109 Storage Road Sumter, SC,” prepared by Shaffer Design Group.
 - Approved May 11, 2015.

19. **MSP-15-21, 3305 Bainbridge Rd. (County)**
TMS# 188-00-01-142
 - Minor site plan approval for the construction of a 18’ x 31’ metal carport to match the existing building.
 - Approved April 1, 2015.

20. **MSP-15-23, 5843 Arthur Rd. (County)**
TMS# 095-00-03-049
 - Minor site plan approval for the construction of a 3,200 sq. ft. church sanctuary subject to plans titled, “A New Building for: Hansam Evangelical Church 5843 Arthur Road, Sumter, South Carolina,” prepared by Hunter Builders, Inc., Sheet C1.0 dated March 24, 2015 and Sheet L1.0 dated April 10, 2015.
 - Approved May 20, 2015.

- 21. MSP-15-24, 1768 Pinewood Rd. (County)**
TMS# 208-16-04-009
- Minor site plan approval for renovations subject to plans titled “A Plus Food Mart,” prepared by Drakeford architect, dated August 20, 2014 and revised on March 26, 2015.
 - Approved April 6, 2015.
- 22. MSP-15-25, 1005 Golfcrest Road (City)**
TMS# 207-00-04-003
- Minor Site Plan approval for the construction of a 200 ft. tall monopole communication tower located at 1005 Golfcrest Rd. in Sumter, SC in accordance with site plans titled, “FTC Communications, Inc. Kingstree, SC Sunset Country Club 436-022 Proposed 200’ Monopole Tower,” prepared by McCall-Thomas Engineering Co. and dated 12/22/14, revised 12/29/14 and 03/30/15.
 - Approved June 3, 2015.
- 23. MSP-15-26, 127 Broad St. (City)**
TMS# 228-04-01-040 & 228-04-01-041
- Minor site plan approval for the proposed parking lot expansion subject plans titled, “Eye on Broad 127 Broad Street Sumter, SC,” prepared by Champion Designs, LLC, dated 04/15/15, sheets C1 of 7 through C7 of 7.
 - Approved May 8, 2015.
- 24. MSP-15-31, 1760 N. Main St. (County)**
TMS# 231-00-03-013
- Minor site plan approval for the repaving of parking lot and warehouse access drives subject to plans titled, “SC Vocational rehabilitation Dept. Sumter VR Center Repaving SC Project No. H73-9603-PD Sumter South Carolina,” prepared by Ervin Engineering Co., Inc. dated 2/13/15.
 - Approved May 27, 2015.
- 25. MSP-15-32, 3140 Nazarene Church Rd. (County)**
TMS# 222-09-01-017
- Minor site plan approval for an addition to the church fellowship hall subject to plans titled “Lakewood Baptist Church 3140 Nazarene Church Road Sumter, SC,” prepared by Building Design Associates, LLC, dated May 2015, Project No. 1510.
 - Approved May 29, 2015.
- 26. MSP-15-33, 2070, Lynette Dr. (County)**
TMS# 208-00-03-059
- Minor site plan approval for construction of an 8400 sq. ft. structure to be used for trailer repair business subject to plans titled, “Dennie’s Performance & Trailer Repair, LLC 2070 Lynette Drive, Sumter, South Carolina,” prepared by RS Bell Architects dated May 28, 2015, sheets L-1 of 1 and A-3 of 5; and “Dennie’s Performance & Trailer Repair, LLC 2070 Lynette Dr., Sumter, SC,” prepared by Champion Designs, LLC, sheets C1 of 5 through C5 of 5.
 - Approved July 9, 2015.

- 27. MSP-15-34, 2490 Sargent Rd. (County)**
TMS# 152-00-01-010
- Minor Site Plan approval for the placement of two modular classroom buildings in conjunction with the construction of a paved parking subject to the site plan titled, “Autumn Woods Christian Church Parking Lot, Modular Buildings & Septic Tank/Septic Field Additions,” dated July 13, 2015.
 - Approved July 21, 2015.
- 28. MSP-15-35, 1970 McCrays Mill Rd. (City)**
TMS# 206-12-03-014
- Minor Site Plan approval for the expansion of the parking lot on property located at 1970 McCray’s Mill Rd. subject to submitted plans titled, “Proposed Parking Lot Addition Safe Federal Credit Union 1970 McCrays Mill Road,” prepared by Black River Land Surveying, LLC and dated 6/4/2015.
 - Approved June 29, 2015.
- 29. MSP-15-36, 1705 Stamey Livestock Rd. (City)**
TMS# 187-00-02-023
- Minor site plan approval for site improvements subject to civil plans titled, “CC and C, LLC 1705 Stamey Livestock Rd. Sumter, SC,” prepared by Burns Engineers Inc., dated 06/11/15 and revised Sheets 1 of 6 through 6 of 6.
 - Approved September 16, 2015.
- 30. MSP-15-37, 219 S. Washington St. (City)**
TMS# 227-04-01-058
- Minor Site Plan approval for the construction of a 432 sq. ft. metal Bus Shelter on property located at 219 S. Washington St. subject to submitted plans titled, “Site Plan of Proposed 23 Passenger Bus Shed for: Trustees of First Baptist Missionary Church 219 S. Washington St.,” prepared by Stateburg Land Surveying, LLC dated June 12, 2015.
 - Approved June 29, 2015.
- 31. MSP-15-38, 4272 Broad St. (County)**
TMS# 155-03-01-011
- Minor site plan approval for the relocation of a modular office building in conjunction with the construction of a commercial parking lot subject to;
 - Plan titled, “Charlene Avant Office Building 4272 Broad Street,” prepared by Champion Designs, LLC, dated 04/15/15, sheet C-1 of 1.
 - Freestanding sign must meet a minimum 5 ft. setback from the leading edge of the sign to the property line, and shall be located outside of the driveway vision triangle. Sign permits must be applied for and issued prior to construction/installation of any signage.
 - Landscape Plan: The landscape plan shows four (4) Palmetto Palm trees, approximately 20 Boxwood Shrubs or Pampas Grass spread out across the site—it is the intent of the Landscape Ordinance to provide screening around the parking lot perimeter. Relocate proposed shrubbery to the perimeter of the parking lot.
 - Approved July 21, 2015.

- 32. MSP-15-39, 845 Corporate Circle (County)**
TMS# 210-00-03-007
- Minor Site Plan approval for the construction of an 8,436 sq. ft. addition to the existing manufacturing facility located at 845 Corporate Circle subject to site plan sheet C-1 in the submitted plans titled, “Eaton Manufacturing Technologies Center Power Distribution Assemblies 845 Corporate Circle Industrial Park, Sumter S.C. 29154,” prepared by Philip Anderson/Architect, and modified by Eaton personnel, dated 8/27/96 and revised 7/10/2015.
 - Approved July 17, 2015.
- 33. MSP-15-40, 2530 Broad St. (City)**
TMS# 203-07-02-004
- Minor site plan approval for construction of a new Tidal wave Carwash subject to Civil and landscape plans titled, “Construction Plans for Tidal Wave Auto Spa 2530 Broad Street Sumter, South Carolina,” prepared by EMC Engineering Services, Inc.; dated July 8, 2015, revised August 20, 2015, EMC Project No. 15-6034, Sheets 1 through 15 and Building elevations titled, “A New Car Wash Facility for Tidal Wave Carwash 2530 Broad Street, Sumter, South Carolina,” prepared by David A. Tyler, Architect; dated July 26, 2015 Project # COM-04-15, sheet A-2 of 06.
 - Approved September 24, 2015.
- 34. MSP-15-41, 952 Fulton St. (City)**
TMS# 250-06-02-001, 250-06-02-002, & 250-06-02-003
- Minor site plan approval for the addition of two classrooms to Lemira Elementary School subject to civil plans titled, “Lemira Elementary School Renovations and Additions,” prepared by Jones and VanPatten, LLC, dated 03-24-2015, Sheets C-1 of 7 through C-5 of 7;
 - Approved October 13, 2015.
- 35. MSP-15-42, 1575 Airport Rd. (County)**
TMS# 230-00-03-001
- Minor Site Plan approval for the 1,833 sq. ft. addition on the BD facility site at 1575 Airport Road subject to the site plan titled, “Project PB6 Refurbish & Expansion 1575 Airport Road Sumter, SC 29153,” dated 07-09-15.
 - Approved July 27, 2015.
- 36. MSP-15-43, 320 Loring Mill Rd. (County)**
TMS# 205-00-02-002
- Minor site plan approval for proposed renovations to Christ Community Church subject to the plans titled, “Renovations for a Youth Room for: Christ Community Church 320 Loring Mill Road Sumter, South Carolina,” prepared by RS Bell Architects, LLC dated July 20, 2015, Sheet T-1 of 1; and the 8 ½”x11” plan.
 - Approved September 8, 2015.

37. MSP-15-45, 852 W. Liberty St. (City)

TMS# 228-16-02-010

- Minor site plan approval for the construction of a family dental office subject to Civil plans titled, "Sumter Family Dental 852 West Liberty Street," prepared by Jones and VanPatten, LLC; dated 08-25-2015; Proj. Number 15011, Sheets C1 of 9 through C9 of 9 and Landscape plan titled, "Sumter Family Dental 852 West Liberty Street Landscape Plan," prepared by Michael Rowell, Smoak Irrigation Co.; revised 09-29-2015.
- Approved September 29, 2015.

38. MSP-15-46, 4225 Thomas Sumter Hwy. (County)

TMS# 152-03-02-032

- Minor site plan approval for 1800 sq. ft. new building subject to submitted plans titled, "C & W Auto Repair 4225 US Highway 521 Dalzell, SC," prepared by Champion Designs, LLC, dated 8/5/15, Sheets C-1 of 5 through C-5 of 5. And the building elevation plan titled, "C & W Auto Building Dennis Construction, Inc. 4225 Thomas Sumter Highway Dalzell, South Carolina," prepared by Jeff Lewis AIA Architect, dated 7/13/2015, sheet A102.
- Approved September 3, 2015.

39. MSP-15-47, 226 W. Liberty St. (City)

TMS# 228-13-01-005

- Minor Site Plan and Highway Corridor approval for the proposed 1100 sq. ft. covered canopy on the west side of Trinity United Methodist Church building for the day school drop off subject to site plans titled, "Trinity United Methodist Church Sumter, SC" prepared by Champion Designs, LLC. dated 06/16/15 and building plans titled, "New Canopies for Trinity United Methodist Church Sumter, SC 29150," prepared by East Coast TVM, LLC and dated 07-28-15.
- Approved August 14, 2015

40. MSP-15-48, 1075 Alice Dr. (City)

TMS# 204-11-04-002

- Minor site plan approval for a 1482 sq. ft. addition to existing building subject to plans titled, "Aveileth Day Spa and Salon 1075 Alice Drive Sumter, South Carolina," prepared by James, Durant, Matthews & Shelley AIA Architects, Commission # 14-498, dated November 2014, Sheets A2 of 15 and A7 of 15.
- Approved August 28, 2015.

41. MSP-15-49, 1971 McCrays Mill Rd. (City)

TMS# 206-12-02-044

- Minor site plan approval for the reimaging of building subject to plans titled, "Metro PCS 1971 McCray Mill Road Sumter, SC," prepared by Designtec dated August 17, 2015.
- Approved August 20, 2015.

- 42. MSP-15-50, 56 Market St. (City)**
TMS# 203-12-02-010 & 203-12-02-011
- Minor Site Plan approval for the proposed renovations and improvements to Miss Libby's Annex Studio subject to Plans titled "Building Renovations & Improvements For: Miss Libby's Annex Studio 56 Market Street Sumter, SC," prepared by Monroe Architecture and dated 31 Aug. 2015.
 - Approved September 14, 2015.
- 43. MSP-15-51, 310 Neeley St. (City)**
TMS# 227-11-03-001
- Minor Site Plan approval for the proposed 5,000 sq. ft. addition to the existing building subject to plans titled, "Custom Metalizing and Machine Co. Inc., 310 Neeley Street, Sumter, SC," prepared by Drakeford Architects and dated July 8, 2015.
 - Approved September 8, 2015.
- 44. MSP-15-52, 675 S. Lafayette Dr. (City)**
TMS# 250-16-03-005
- Minor Site Plan approval for the construction of a parking lot for the Berea Seventh Day Adventist Church subject to plans titled, "S.A.C.S.D.A. for Berea Seventh Day Adventist Ch. 675 S. Lafayette Drive," prepared by Burns Engineers, Inc. and dated 08/28/15.
 - Approved October 13, 2015.
- 45. MSP-15-53, 24 Pinewood Rd. (City)**
TMS# 206-06-02-027
- Minor Site Plan approval for the proposed expansion of the general parking area for Millwood Elementary School subject to plans titled, "Parking Renovations to Millwood Elementary School Sumter School District Sumter, South Carolina," prepared by Jackson & Sims Architects and dated August 2015.
 - Approved September 15, 2015.
- 46. MSP-15-54, 459 Broad St. (City)**
TMS# 229-10-02-018
- Minor Site Plan and Highway Corridor approval for the construction of a new China Palace Restaurant subject to submitted plans titled, "Site Plan for China Palace Restaurant In The City of Sumter, Sumter County, SC," prepared by Chao & Associates, Inc. Consulting Engineers C & A 577976 Sheet Number C1.0 Revised: 12/08/15 and Landscaping Plan received on October 7, 2015.
 - Approved December 22, 2015.

- 47. MSP-15-55, 1140 Union Camp Blvd. (County)**
TMS# 208-00-03-045
- Minor Site Plan approval for the construction of a loading dock addition/renovation to warehouse and new parking area subject to plans titled, "Loading Dock Addition/Renovation, Unifirst Corporation, Sumter, SC 29154," prepared by WHN Architects dated 7/17/2015 with Revisions made 8/3/15 & 8/26/15 and updated Sheet C1 dated 10/5/15.
 - Approved November 30, 2015.
- 48. MSP-15-56, 1152 Pocalla Rd. (County)**
TMS# 226-13-01-002
- Minor Site Plan approval for the proposed addition to Bob's Appliance Service subject plans titled, "Bob's Appliance South Carolina," prepared by Rast Dallery Engineers, PC and dated 8/31/15, Sheets CV1 and A2.
 - Approved September 24, 2015.
- 49. MSP-15-57, 1694 Peach Orchard Rd. (County)**
TMS# 132-01-02-013
- Minor Site Plan approval for the site improvements subject to civil plans titled, "John Gibson Carwash US Highway 441 Sumter, SC," prepared by Champion Designs, LLC, dated 07/14/15, Sheets C-1 of 7 through C-7 of 7,
 - Approved October 13, 2015.
- 50. MSP-15-58, 825 Kingsbury Rd. (City)**
TMS# 226-00-01-023
- Minor Site Plan approval for additions to the parking lot for Kingsbury Elementary School subject to plans titled "Kingsbury Elementary School Parking Renovations," prepared by Jones & VanPatten, dated 08-16-2015 and landscaping plans titled "Parking Renovations to Kingsbury Elementary School Sumter School District Sumter, South Carolina" dated August 2015.
 - Approved November 17, 2015.
- 51. MSP-15-59, 211 Alice Dr. (City)**
TMS# 205-05-03-001
- Minor Site Plan approval for a covered walkway and porte cochere addition to Aldersgate Methodist Church subject to plans titled, "Addition Plan (Aldersgate) (Aldersgate Methodist) 211 Alice Drive Sumter, SC 29150," prepared by Palance Design, Inc. dated October 8, 2015.
 - Approved October 9, 2015.
- 52. MSP-15-60, 1880 Myrtle Beach Hwy. (County)**
TMS#267-00-03-038
- Minor Site Plan approval for the proposed 4,250 sq. ft. addition of a Family Life Building for Promise Land Ministries.
 - Approved October 21, 2015.

- 53. MSP-15-61, 740 N. Wise Dr. (County)**
TMS# 230-00-01-060, 230-00-01-067 & 230-00-01-070
- Minor Site Plan approval for the proposed 24,000 sq. ft. addition to an existing warehouse subject to plans titled, “Palmetto Holding Company of Sumter 740 North Wise Drive,” prepared by Jones and VanPatten, LLC, dated 10-18-15.
 - Approved October 20, 2015.
- 54. MSP-15-62, 3380 Highway 15 N. (County)**
TMS# 243-00-01-017 (Part)
- Minor Site Plan approval for the construction of a new Dollar General subject to Site and landscape plans titled, “Oswego Dollar General, 3380 Highway 15 North, Sumter, South Carolina,” prepared by KB Sellars Engineering Services; dated August 18, 2015 with final revisions dated December 8, 2015, KB Sellars Project No. 15-528, Sheets 1 through 7 and Building elevations titled, “Dollar General #16596, 3380 Highway 15 North, Sumter, SC 29153,” prepared by James T. Reese, III, Architect; dated October 10, 2015 with final revisions dated November 10, 2015, specifically Sheet A02.
 - Approved December 10, 2015.
- 55. MSP-15-63, 2320 Peach Orchard Rd. (County)**
TMS# 134-15-02-058
- Minor Site Plan approval for construction of a new Dollar General subject to Site and landscape plans titled, “Dollar General, Peach Orchard Road, Sumter, South Carolina,” prepared by KB Sellars Engineering Services; dated October 20, 2015 with final revisions dated January 4, 2016, KB Sellars Project No. 15-534, Sheets 1 through 9, and L1 and Building elevations titled, “Dollar General #16677, 2320 Peach Orchard Road, Sumter, SC 29154,” prepared by James T. Reese, III, Architect; dated December 8, 2015, specifically Sheet A2 and supplemental Sheet AR-1 presentation colored renderings dated December 8, 2015.
 - Approved February 17, 2016.
- 56. MSP-15-64, 11 W. Calhoun St. (City)**
TMS# 228-05-06-025 & 228-05-06-026
- Minor Site Plan approval for construction of a parking lot expansion for the First Presbyterian Church based upon the following submitted Site and Landscaping Plans titled “First Presbyterian Church, Sumter, SC Sheet Nos C1.0, A1.1-A1.4, and L1.0” revised February 19, 2016 and prepared by Jackson & Sims Architects.
 - Approved February 19, 2016.
- 57. MSP-15-65, 320 Loring Mill Rd. (County)**
TMS# 205-00-02-002
- Minor Site Plan approval for the renovations/additions to the parking lot for the administrative offices of Christ Community Church subject to plans titled: “Christ Community Church Administration Office,” prepared by Jones & VanPatten, dated 10-11-2015.
 - Approved January 8, 2016.

58. MSP-15-67, 45 W. Wesmark Blvd. (City)

TMS# 203-13-01-025

- Minor Site Plan approval for dental office subject to plans titled, “Proposed Professional Office, 45 West Wesmark Blvd., Sheet Title: Landscaping Plan, Sumter, SC,” prepared by Jones & VanPatten Engineers, dated Dec. 8, 2015 and color elevation drawing submitted by Jack & Sims Architect Sheet A1 dated December 15, 2015.
- Approved January 4, 2016.

Major Site Plan Approval:

1. MSP-14-48, Bultman Dr. at Kilgo St. (City)

TMS# 229-09-02-046 & 229-09-02-043

- Major Site Plan review for the construction of a 41,117 sq. ft. grocery store with a 754 sq. ft. kiosk and 12 fuel pumps on property located at 585 & 615 Bultman Dr. (on the corner of Bultman Dr. and Kilgo St.) subject to: 1) Final approval and issuance of all appropriate encroachment permits from SCDOT prior to issuance of construction permits; 2) Installation of and SCDOT inspection and approval of all roadway improvements/lane configurations as recommended by the TIS, to include the traffic signal at Bultman & Dorcel prior to issuance of Zoning Certificate of Occupancy; and 3) Civil plans titled, “Site Improvements for: Proposed Grocery Store 615 Bultman Drive Sumter, SC 29150,” prepared by Berry Engineers LLC, dated 12/15/14, revised 1/20/15 and color exterior architectural elevations, titled, “Sumter, SC Exterior Elevations,” prepared by PB2 Architecture + Engineering, dated January 09, 2015, page 1 and 2 have been submitted for review.
- Approved January 28, 2015.

2. MSP-15-13, Wesmark Court (City)

TMS# 203-14-01-040

- ***Pending***

3. MSP-15-16, Manning & Pocalla Rd. & Maxwell (City)

TMS# 251-08-02-001, 251-08-02-059, 251-08-02-005 (Part), 251-08-02-062 (Part), & 251-08-02-006 (Part).

- Major Site Plan approval and Highway Corridor Protection District Design Review approval for a 2,250 sq. ft. convenience store with 16 fuel pumps, and a 12,600 sq. ft. wholesale liquor/beer & wine store subject to the following:
 - Final approval and issuance of all appropriate encroachment permits from SCDOT;
 - The submitted civil plans including a landscape plan titled, “Construction Plans for: Sumter Markette Sumter County, South Carolina on Lafayette Drive,” prepared by Walker Engineering & Construction, dated 08/14, revised 03/06/15. Additionally, exterior architectural elevations, titled, “West Oil Markette #30 – Elevations,” prepared by Walker Engineering & Construction, dated 1/18/15, sheet A-2; and “West Wholesale – Elevations,” prepared by Walker Engineering & Construction, dated 4/14/14, sheet A-2.
- Approved March 25, 2015.

4. MSP-15-18, Hwy. 521 South (County)

TMS # 253-00-02-016

- Major site plan and highway corridor approval for construction of a new water treatment plant for the City of Sumter subject to the submitted full development plans titled, “City of Sumter Water Treatment Plant No. 6 Sumter, S.C.,” prepared by Davis & Floyd, dated February, 2015.
- Approved April 22, 2015.

5. MSP-15-27, 1101 Broad St. (City)

TMS # 203-13-04-002

- Major Site Plan approval and Highway Corridor Protection District Design Review approval for a 4800 sq. ft. two-tenant building for a restaurant and undesignated commercial retail space subject to staff’s recommendations and the submitted full set of civil plans including a landscape plan titled, “Site Plans Prepared for 1101 Broad, LLC in the City of Sumter, Sumter County, South Carolina,” prepared by Heritage Engineering, Inc., dated March 13, 2015, revised May 15, 2015.
- Approved May 27, 2015.

6. MSP-15-30, 1665 Stamey Livestock Rd. (City)

TMS # 187-00-02-019 & 187-00-02-020

- Major Site Plan approval for a 50,000 sq. ft. assembly/finishing building and showroom for an established fire equipment sales/truck manufacturing company located at 1665 Stamey Livestock Rd. subject to staff’s recommendations and submitted civil plans including a landscape plan titled, “Fire Equipment Sales Stamey Livestock Rd Sumter, SC,” prepared by Burns Engineers Inc., dated May 6, 2015, revised May 29, 2015, and June 15, 2015, and the building elevations titled, “FES Industries New Finishing Facility 1665 Stamey Livestock Road – Sumter, SC,” prepared by Lynam Construction, LLC, dated April 20, 2015.
- Approved June 24, 2015.

7. MSP-15-44, 1177 Broad St. (County)

TMS# 203-12-01-001 & 203-12-01-002

- Major Site Plan approval for a 2695 sq. ft. Popeye’s Restaurant and an 8,800 sq. ft. multi-tenant retail building for undesignated commercial retail space on property located at 1177 Broad St contingent upon annexation of the property into the City of Sumter prior to construction for any portion of the development and subject to the submitted civil plans including a landscape plan titled, “Site Plans 1177 Broad Street Development Prepared for Butler Properties and Development, LLC located near the City of Sumter, Sumter County, S.C.,” prepared by Crescent Engineering, LLC, dated July 17, 2015, revised August 13, 2015 and the exterior elevation renderings.
- Approved August 26, 2015.

Ordinance Amendments:

1. OA-14-12, Ice Vending Machines (City)

- Request to amend Article 3, Sections 3.g.2, 3.h.2, and 3.i.2 as well as Exhibit 3-5 to make Automatic Merchandising Machine Operators, with SIC Code 5962 a permitted use in the NC, LC and GC zoning districts; and amend Article 8, Exhibit 8-9 to add parking requirements for Automatic Merchandising Machine Operators in order to allow freestanding ice vending machines as a principal use on any NC, LC, or GC zoned commercial parcel.
- *Final Reading Approval May 5, 2015*

2. OA-14-13, Ice Vending Machines (County)

- Request to amend Article 3, Sections 3.g.2, 3.h.2, and 3.i.2 as well as Exhibit 5 to make Automatic Merchandising Machine Operators, with SIC Code 5962 a permitted use in the NC, LC, and GC zoning districts; and amend Article 8, Exhibit 23 to add parking requirements for Automatic Merchandising Machine Operators in order to allow freestanding ice vending machines as a principal use on any NC, LC, or GC zoned commercial parcel.
- *Final Reading Approval July 14, 2015.*

3. OA-15-01, Administrative Approvals in Downtown Historic District (City)

- Request to amend *Article 1, Section 1.o.5. General Certification of Appropriateness* to better define administrative, staff level approvals as opposed to approvals given by the Historic Preservation Board in the *City of Sumter Zoning and Development Standards Ordinance*.
- *Final Reading Approval May 5, 2015.*

4. OA-15-02, Multi-Family Apartment Standards (City)

- Request to amend Article 3, Exhibit 3-3, Exhibit 3-4, Exhibit 3-5, Exhibit 3-6, and Section 8.i.3 to differentiate between urban and suburban multi-family apartment development standards; to add urban multi-family apartment development standards, and to add urban multi-family apartments as conditional uses in the Residential Multi-Family (RMF) zoning district and all commercial zoning districts.
- *Final Reading Approval March 17, 2015.*

5. OA-15-03, Final Platting Requirements (City)

- Request to amend Article 7, Section 7.d.5. in order to delete the minimum 10 lot/10 acre final platting requirement in order to allow the approval and recording of individual lots on final plats in Major Subdivisions.
- *Final Reading Approval July 21, 2015.*

6. OA-15-04, Final Platting Requirements (County)

- Request to amend Article 7, Section 7.d.5. in order to delete the minimum 10 lot/10 acre final platting requirement in order to allow the approval and recording of individual lots on final plats in Major Subdivisions.
- *Final Reading Approval July 14, 2015.*

7. OA-15-05, Lot Width to Depth (County)

- Request to amend Article 8, Section 8.e.13. in order to remove the lot width to depth ratio requirement for subdivision proposals in the Agricultural Conservation (AC) District and allow for staff approval.
- *Final Reading Approved July 14, 2015.*

Planned Developments:

1. PD-04-15 (Phase IV), Hunter's Crossing (City)

- Request to revise approved lot plan to remove rear alleyways, modify community open space plan, and convert 21 of the approved 44 ft. wide lots to 60 ft. wide lots in the Hunter's Crossing Subdivision located in the vicinity of Mason Rd. and Stamey Livestock Rd.
- *Minor Amendment Approved by Planning Commission May 3, 2015.*

2. PD-02-08 (Rev. 13), Beach Forest (City)

- Request to revise the Planned Development Ordinance to increase the number of approved single-family lots to 446, to delete the Waterfall Townhomes from the Planned Development, to include general townhouse development standards for designated areas of the development and redraft the ordinance language for the Beach Forest Planned Development located north of Thomas Sumter Highway and west of Beckwood Rd. Parent Parcel TMS# 202-00-02-013, 202-00-02-014, 202-00-02-015, 202-00-02-016, and 202-00-02-017.
- *Final Reading Approval July 21, 2015.*

3. PD-04-15 (Rev. 5), Hunter's Crossing (City)

- Request to revise the Hunter's Crossing Planned Development Ordinance to permit Townhouse Development on the western side of the subdivision adjacent to Stamey Livestock Rd. The property is represented by TMS# 187-00-02-022 and 202-00-01-039 (part).
- *Final Reading Approval July 21, 2015.*

Rezonings:

1. RZ-14-09, Old Frierson Rd. (County)

TMS# 153-00-01-009 (Part)

- Request to rezone +/- 172.85 acre portion of property on the southeast corner of the intersection of Frierson Rd. and Sargent Rd. between Shaw AFB and Stamey Livestock Rd. from Limited Commercial (LC) and Light Industrial/Warehouse (LI-W) to Heavy Industrial (HI).
- The property is influenced by the Airfield Compatibility District (ACD), specifically, APZ-1NE, and DNL-1 (65db)/DNL-1A (70 db) and DNL-2 (75db). Development within the ACD, specifically those properties influenced by the DNL noise contours and most

especially those within the Accident Potential Zones (APZ) are held to a higher regulatory standard for development. These higher standards include prohibitions on most uses permitted by right in the underlying zoning district, noise dampening measures for new construction, and a limitation on the number of people per hour permitted to occupy properties within the APZ zones.

➤ *Denied at Second Reading April 28, 2015.*

2. RZ-14-10, 2138 & 2132 N. Main St. (County)

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

➤ Request to rezone +/-2.88 acres from Agricultural Conservation (AC) and Neighborhood Commercial (NC) to Limited Commercial (LC).

➤ The property is influenced by the Suburban Development Planning Area and the Priority Commercial Mixed-Use area, a priority investment area within the 2030 Comprehensive Plan. Priority investment areas are identified in the Suburban Development area in an effort to more acutely identify, direct, and concentrate new development opportunities. The 2030 Plan is clearly supportive of commercial development in this area which is further supported by the existing NC node at the intersection of N. Main St. and Brewington Rd.

➤ *Final Reading approval February 24, 2015.*

3. RZ-15-01, East Calhoun St. (City)

TMS# 249-10-01-009

➤ *Withdrawn by applicant on January 27, 2015.*

4. RZ-15-02, 411 W. Liberty St. (City)

TMS# 228-11-04-013

➤ *Rezoning converted to an ordinance text amendment on February 10, 2015.*

5. RZ-15-03, 190 Linran Lane (County)

TMS# 260-00-3-055, 260-00-03-035, 268-00-03-035 & 268-00-03-052

➤ Request to rezone four parcels, totaling +/- 127 acres and located at 180, 190 & 195 Linran Lane, from General Residential (GR) to Agricultural Conservation (AC).

➤ The tracts are within the Suburban Development Priority Commercial Corridor as shown on the 2030 Land Use Plan map to the right. The Suburban Development (SD) area encompasses a large area surrounding the historic core of Sumter. The primary objective of the SD designation is to scrutinize and manage the existing development patterns while encouraging infill and redevelopment in areas already suited with roads and infrastructure. Because this rezoning will enable a new business to be placed at the site, rezoning to an agricultural designation is consistent with the 2030 Comp Plan.

➤ *Final Reading approval July 14, 2015.*

6. RZ-15-04, 3380 N. Main St. (County)

TMS# 243-00-01-017 (part)

➤ Request to rezone +/- 2.0 acres located at 3380 N. Main St. from Agricultural Conservation (AC) to General Commercial (GC).

- The property is influenced by the Rural Development Planning Area and the Priority Commercial Mixed-Use area, a priority investment area within the 2030 Comprehensive Plan. Priority Commercial/Mixed-Use Areas or nodes are identified on the map to direct future, high quality commercial and mixed use development. New priority locations are designated for protection against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. The areas include anticipated greenfields at major intersections and crossroads in the more rural parts of the county. The 2030 Plan is clearly supportive of commercial development at this intersection based upon the Priority Commercial designation as well as by the underlying Rural Development Planning Area policies
- *Final Reading approval August 11, 2015.*

7. RZ-15-05, 4000 Queen Chapel Rd. (County)

TMS# 199-00-02-088

- Request to rezone +/- 222.9 acres located on Queen Chapel Rd. from Agricultural Conservation (AC) to Residential-15 (R-15).
- The 2030 Comprehensive Plan designates this property as Suburban Development Area. The primary objective of the SD designation is to scrutinize and manage the existing development patterns while encouraging infill and redevelopment in areas already suited with roads and infrastructure. While the rezoning to a higher density can be supported by the Comprehensive Plan, that development must have access to existing infrastructure and be able to mitigate its impacts on the community. The challenge with a significant development in the County is whether there exists sufficient public infrastructure to serve the development. A development of this size may transfer an unreasonable burden to the County as it efforts to provide required services. It is unclear at this time how the Applicant intends to mitigate its impacts. This location is a good distance from schools, public safety, parks, and services, which is expected in a rural setting. However, this project is NOT a rural design; it's suburban.
- *Final Reading approval October 13, 2015.*

8. RZ-15-06, 1491 Peach Orchard Rd. (County)

TMS# 132-00-02-009

- Request to rezone 1.4 acres from General Commercial (GC) to Agricultural Conservation (AC) in order to place a doublewide manufactured home on the property for residential use.
- The Sumter 2030 Comprehensive Plan designates this property as a Priority Commercial Corridor and as a Military Protection Planning Area. The primary objective of the Priority Commercial Corridor designation is to focus on formerly prosperous commercial corridors in order to bolster development of both destination retail and neighborhood commercial uses along under-utilized corridors. The parcel under review is situated on an arterial corridor that serves Shaw Air Force Base and the immediate rural areas to the west of Shaw.
- *Denied at Second Reading November 24, 2015.*

Major Subdivisions:

1. SD-15-01, Queen Chapel Rd. (County)

➤ *Pending*

2. SD-13-01 (Revision 1), Heritage Bay Subdivision (City)

TMS# 184-00-03-001 & others

- Preliminary plat approval to revise the previously approved Single-Family Residential Subdivision to increase the total number of lots from 156 to 190, revise phasing, and add an additional full access entrance drive on Loring Mill Rd.
- Approved August 26, 2015.

Street Name Changes:

NONE

Subdivision Variances:

1. SV-14-11, 564 Eagle Rd. (County)

TMS# 131-00-03-039 (Part)

- A request for approval of Sibling to Sibling family relationship for a lifetime family conveyance to subdivide +/- 1.0 acre from a larger +/- 8.47 acre tract.
- Approved February 22, 2015.

2. SV-15-01, Hugh Ryan Rd. (County)

➤ *Withdrawn, Subdivision Variance not required.*

3. SV-15-02, 4255 Cotton Acres Rd. (County)

TMS# 198-00-01-044.

- Request for relationship approval for lifetime family transfer to subdivide a +/- 42.7 acre tract located at 4255 Cotton Acres Rd.
- Approved February 25, 2015.

4. SV-15-03, 2970 N. Main St. (County)

TMS# 244-00-01-021

- A request for variance from Article 8.e.13, Section f, depth of residential lots shall not be more than 2-1/2 times their width to subdivide a +/- 1.389 acre parcel out of a larger +/- 8.09 acre parcel for transfer to family member.
- Approved April 22, 2015.

5. SV-15-04, Dinkins Mill Rd. (County)

TMS# 089-00-01-059

- Variance from Article 8.e.13, Section f, depth of residential lots shall not be more than 2-1/2 times their width to create four parcels out of a larger +/- 9.22 acre parcel.
- Approved April 22, 2015.

6. SV-15-05, 12400 Truluck Rd. (County)

TMS # 379-00-01-034

- A request for variance from Article 8.e.13, Section f, depth of residential lots shall not be more than 2-1/2 times their width to create two +/- 5.54 acre parcels out of a larger +/- 11.08 acre parcel.
- Approved April 22, 2015.

7. SV-15-06, Hwy 261 South, (County)

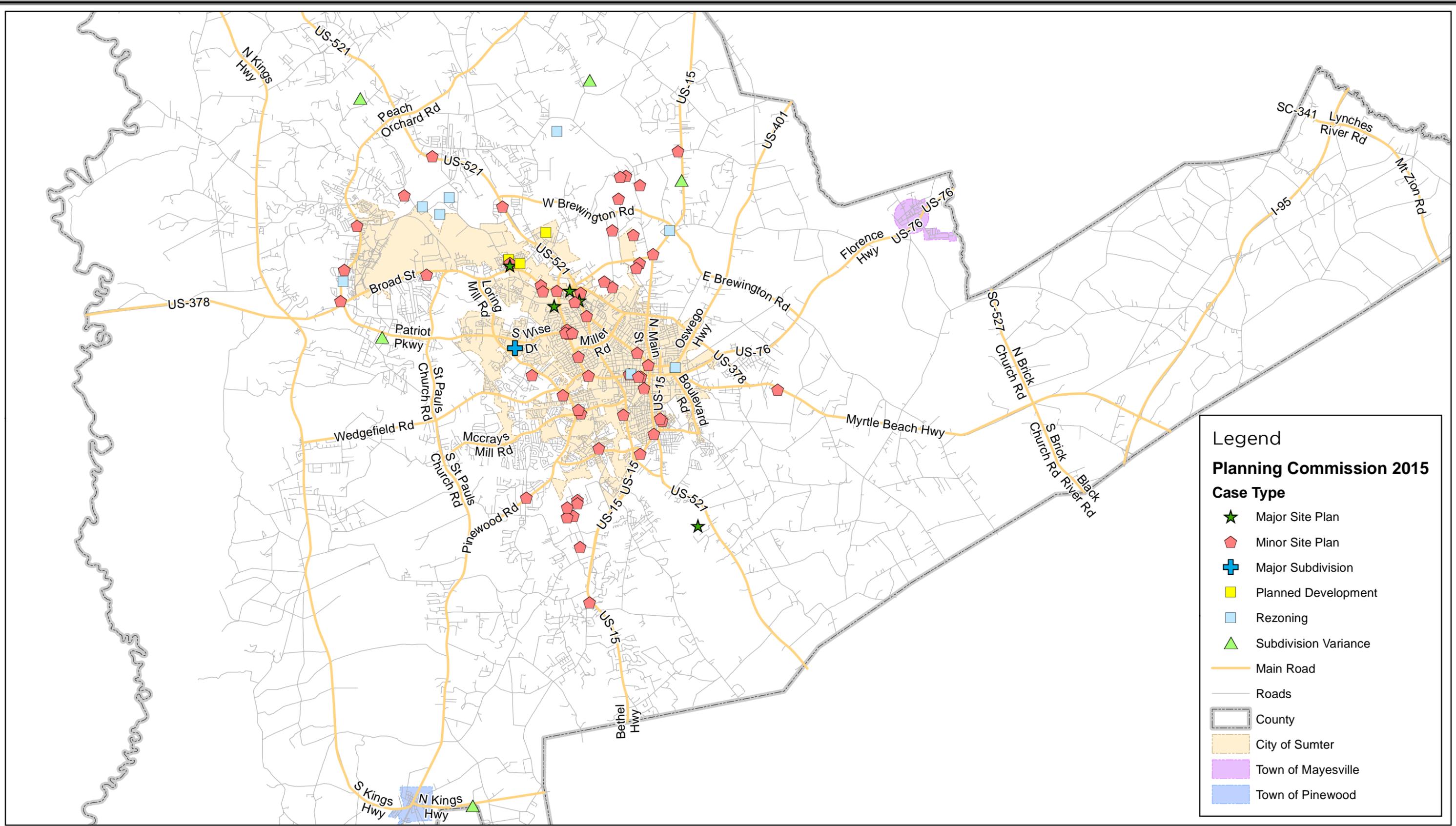
TMS # 173-00-01-007

- A request for variance from Article 8.e.13, Section f, depth of residential lots shall not be more than 2-1/2 times their width to create two parcels out of a larger +/- 7.97 acre parcel.
- Approved May 27, 2015.

8. SV-15-07, Furman Field Rd. (County)

TMS# 137-00-01-042

- A request for variance from Article 8.e.13, Section f, depth of residential lots shall not be more than 2-1/2 times their width to create four parcels out of a larger +/- 30.85 acre parcel.
- Approved May 27, 2015.



Legend

Planning Commission 2015

Case Type

- ★ Major Site Plan
- ⬠ Minor Site Plan
- ⊕ Major Subdivision
- Planned Development
- Rezoning
- ▲ Subdivision Variance
- Main Road
- Roads
- ▭ County
- ▭ City of Sumter
- ▭ Town of Mayesville
- ▭ Town of Pinewood

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 March 28, 2016
 Name: Planning_Commission_2015

1 in = 3 miles

0.2055 1.1 1.65 Miles



2015 Planning Commission Cases Map

2015 End of Year Report Zoning Board of Appeals

Total Applications Submitted:	22
Total Cases Reviewed:	20
Total Cases Approved:	18
Total Cases Failed to Approve:	0
Total Cases Denied:	2
Total Cases Withdrawn:	2
Pending:	0
Total Cases Placed on Hold at Applicant's Request:	0

Appeals from Administrative Interpretation:

Approved -	0	City	0
Failed to Approve -	0	County	0
Denied -	0		
Withdrawn -	0		
Pending -	0		
Placed on Hold -	0		
Total	0		

Variances:

Approved -	12	City	5
Failed to Approve -	0	County	8
Denied -	0		
Withdrawn -	1		
Pending -	0		
Placed on Hold -	0		
Total	13		

Special Exceptions:

Approved -	6	City	6
Failed to Approve -	0	County	3
Denied -	2		
Withdrawn -	1		
Pending -	0		
Placed on Hold -	0		
Total	9		

Total County Requests:	11
Total City Requests:	11

**2015 End of Year Report
Sumter City-County Zoning Board of Appeals**

Case Review

Appeal of Zoning Administrator's Interpretation:

1. NONE

Variances:

1. BOA-14-26, 2900 Jereco Rd. (County)

TMS# 200-00-02-014

- Variance from the separation distance of 500 feet to 450 feet from a residential use for a commercial kennel.
- **Staff Recommendation:** Approval
- **Board Action:** Approved

2. BOA-15-01, 2310 & 2330 Emil Road (County)

TMS# 126-00-03-004 & 126-00-03-005

- Variance from the minimum lot area of one acre to subdivide property into three lots for Lifetime Conveyance.
- **Staff Recommendation:** Approval
- **Board Action:** Approved

3. BOA-15-03, 502 W. Oakland Avenue (City)

TMS# 227-03-04-016

- Multiple variances. (1) Reduction in required minimum lot size, (2), reduction in minimum lot width requirement, (3) exterior side setback reduction.
- **Staff Recommendation:** Approval
- **Board Action:** Approved

4. BOA-15-05- 2849 September Drive (County)

TMS # 183-03-02-009

- Several variances (1) reduction in the building separation criteria between a principal structure and detached accessory structure (2) reduction in one side setback and (3) maximum size of detached accessory building.
- **Staff Recommendation:** Denial
- **Board Action:** Approved

5. BOA-15-07, 4660 Eddie Lane (County)

TMS # 213-00-01-017(part) and 213-00-01-022 (part)

- Variance from *Article 3, Section, 3.n.5 .a Agricultural Conservation Zoning District Development Standards* from the minimum lot area of one (1) acre in order to subdivide the property into two lots (0.89 acre & 0.75). One lot having his existing house and the other new lot for his daughter as a Lifetime Conveyance.
- **Staff Recommendation:** Denial
- **Board Action:** Approved

6. BOA-15-09, 459 Broad St. (City)

TMS # 229-10-02-018

- Multiple variances for this property in order to rebuild a restaurant: (1) exterior side setback reduction from 22.5 feet to 5 feet from Miller Rd. per Article 4, Section 4.f.5 Corner Lots Yard and Building Setback; (2) Broad St. buffer reduction from 10 feet wide to 0 feet per Article 9, Section 9.b.4.a; (3) Miller Rd. buffer reduction from 10 feet to 5 feet; (4) reduction in number of required parking spaces per Article 8, Exhibit 8-9 Off Street Parking Requirements for Non Residential Uses; (5) reduction in perimeter parking buffer from 5 feet to 0 feet per Article 9, Section 9.b.4.b Type A Landscaping; and (6) Variance from required curbing and guttering per Section 8.i.3.b Design Requirements.
- **Staff Recommendation:** Denial
- **Board Action:** Approved

7. BOA-15-10, Wall Street Green Apartments (City)

TMS # 229-00-01-016

- Variances for a reduction of six feet from the required 50 foot front setback to allow 44 feet and a reduction of 1 foot from the required 50 foot rear setback to allow 49 feet as required per *Article 3, Section 3.i.3.p and Exhibit 3-6 Suburban Multi Family Apartments- General Commercial District Development Standards*.
- **Staff Recommendation:** Approval
- **Board Action:** Approved

8. BOA-15-11, 360 Pinewood Rd. (City)

TMS # 206-12-01-011

- Several variances in order to demolish the McDonald's Restaurant and rebuild a new building on site. Variances requested are: 1) reduction in number of parking spaces from the 69 required to allow 42 spaces per Article 8, Exhibit 8-9 Off Street Parking Requirements for Non Residential Uses; (2) reduction in perimeter parking lot landscaping buffers from the required 5 foot to allow for 3 feet on North and South side of site per Article 9, Section 9.b.4.b and Table 9-1 Landscaping Chart.
- **Staff Recommendation:** Denial
- **Board Action:** Approved

9. BOA-15-12, 389 Rast St. (City)

TMS # 230-16-03-020

- Variance from *Article 8, Exhibit 8-5 Maximum Wall Sign Area* for General Commercial Zoning District to allow for an additional 48 sq. ft. of wall signage.
- **Staff Recommendation:** Denial
- **Board Action:** Approved

10. BOA-15-13, 40 Black Oak Ct. (County)

TMS # 181-04-01-014

- Variance from *Article 4, Section G. 4.g.2.b.5 Residential accessory Building Standards – Setbacks* to reduce the building side setback from the required 5 feet to 3 feet. The applicant wished to construct a detached carport/garage structure.
- **Staff Recommendation:** Approval
- **Board Action:** Approved

11. BOA-15-15, 1490 Mooneyhan Rd. (County)

TMS #252-00-05-070

- Application withdrawn – variance not required.

12. BOA-15-16, 5671 Broad St. (County)

TMS # 132-00-01-015

- Variance from Article 8, Section I, 8.i.4.a. Off-Site Signs to allow a 120 sq. ft. off-site multi-tenant shopping center site sign on undeveloped property.
- **Staff Recommendation:** Denial
- **Board Action:** Approved

13. BOA-15-18, 1385 Oswego Rd. (County)

TMS # 270-00-02-041

- Variance of 8 feet (4 feet on each side) from the 12 foot side yard setback requirement per Article 3, Section 3.n.5.b Agricultural Conservation Zoning District Development Standards in order to place a mobile home on the property.
- **Staff Recommendation:** Approval
- **Board Action:** Approved

Special Exceptions:

1. BOA-14-25, 117-119 N. Main Street (City)

TMS#'s 249-09-01-025 & 249-09-01-014

- Special Exception approval for a Drinking Place, under SIC Code 5813.
- **Staff Recommendation:** Approval
- **Board Action:** Approved

2. **BOA-14-26, 2900 Jereco Road (County)**
TMS# 200-00-02-014
 - Special Exception approval for a Commercial Kennel, under SIC Code 0752.
 - **Staff Recommendation:** Approval
 - **Board Action:** Approved with conditions.

3. **BOA-15-02, 1005 Golfcrest Road (City)**
TMS# 207-00-04-003
 - Special Exception approval for a 200 ft. monopole communication tower, under SIC Code 48.
 - **Staff Recommendation:** Approval
 - **Board Action:** Approved

4. **BOA-15-04, 431 E. Liberty Street (City)**
TMS# 249-10-02-003 & 249-10-02-009
 - Special Exception approval to allow for a Liquor Store, under SIC Code 592.
 - Application withdrawn.

5. **BOA-15-06, 34 N. Main Street (City)**
TMS# 228-12-04-038
 - Special Exception approval for a Drinking Place, under SIC Code 5813.
 - **Staff Recommendation:** Approval
 - **Board Action:** Approved

6. **BOA-15-08, 5055 Ellerbe Mill Rd. (County)**
TMS # 089-00-01-002
 - Special Exception approval for a Drinking Place, under SIC Code 5813.
 - **Staff Recommendation:** Approval
 - **Board Action:** Approved

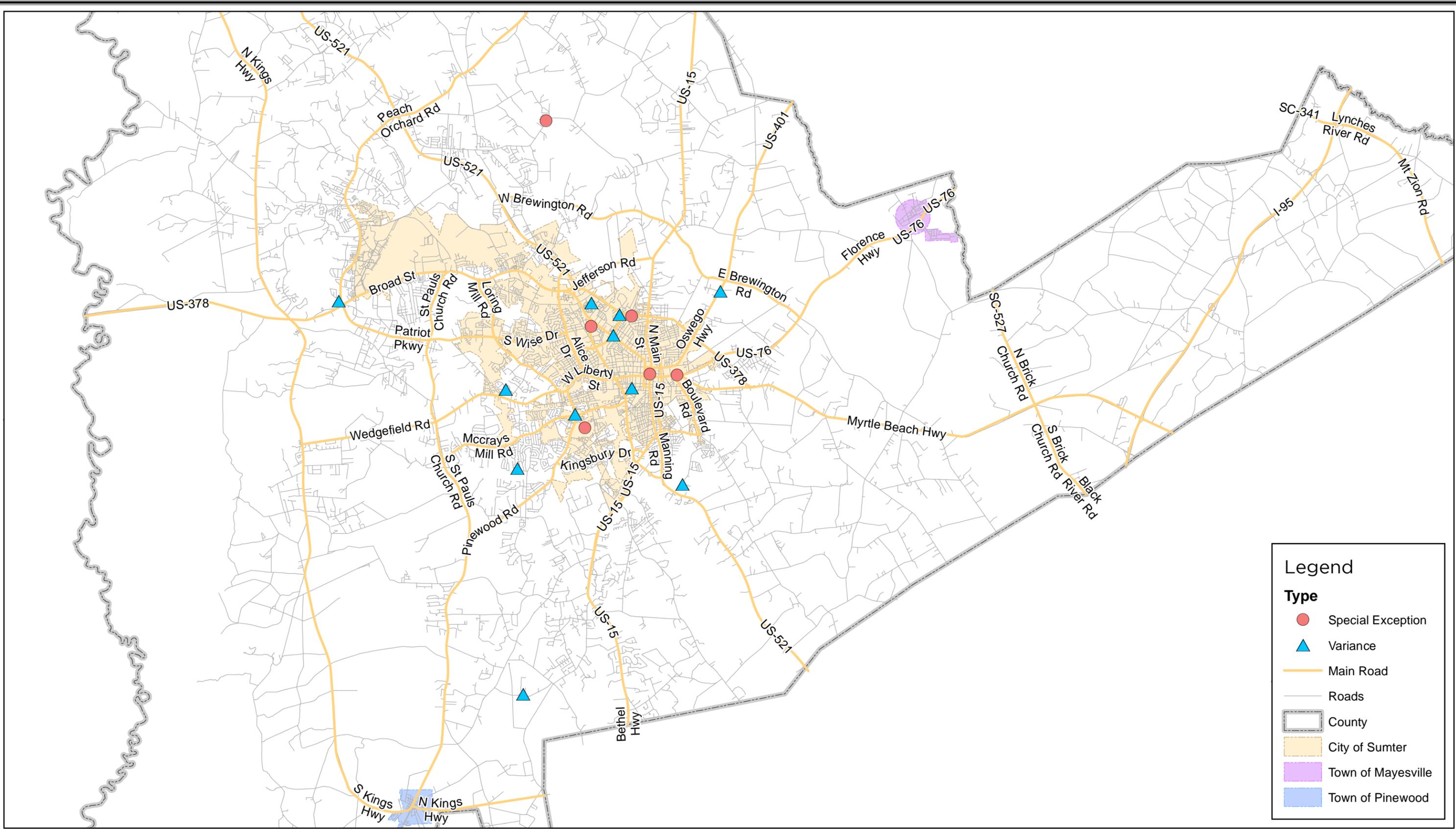
7. **BOA-15-14, 4225 Queen Chapel Rd. (County)**
TMS # 199-00-01-009
 - Special Exception approval for a Drinking Place, under SIC Code 5813.
 - **Staff Recommendation:** Denial
 - **Board Action:** Denied

8. **BOA-15-17, 699-A Bultman Dr. (City)**
TMS # 229-08-03-062
 - Special Exception approval to allow for a Liquor Store, under SIC Code 592.
 - **Staff Recommendation:** Approval
 - **Board Action:** Approved

9. BOA-15-19, 236 S. Pike West (City)

TMS# 229-03-02-006

- Special Exception approval for a Drinking Place, under SIC Code 5813.
- ***Staff Recommendation:*** Approval
- ***Board Action:*** Denial



Legend

Type

- Special Exception
- ▲ Variance
- Main Road
- Roads
- County
- City of Sumter
- Town of Mayesville
- Town of Pinewood

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 March 22, 2016
 Name: Board_of_Appeals_2015

1 in = 3 miles

Miles
 0.25 0.5 1.1 1.65



2015 Board of Appeals Cases Map

**2015 End of Year Report
Historic Preservation Design Review Committee**

Downtown Historic District

Committee Reviewed:

Approved -	11
Denied -	0
Withdrawn -	0
Pending -	1
<i>Total</i>	<u>12</u>

Staff Reviewed:

Approved -	4
Denied -	0
Withdrawn -	0
Pending -	0
<i>Total</i>	<u>4</u>

Hampton Park Historic District

Committee Reviewed:

Approved -	3
Denied -	0
Withdrawn -	0
Pending -	1
<i>Total</i>	<u>4</u>

Staff Reviewed:

Approved -	3
Denied -	0
Withdrawn -	0
Pending -	0
<i>Total</i>	<u>3</u>

Swan Lake District

Committee Reviewed:

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

Staff Reviewed:

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

Total Cases Reviewed: 23

**2015 End of Year Report
City of Sumter
Historic Preservation Design Review Committee**

Case Review

Downtown Historic District:

Staff Approved:

1. HP-15-01, 13 N. Main St. – COA for signage. Approved 2-2-15.
2. HP-15-10, 39 W. Liberty St. – COA for signage. Approved 5-4-15.
3. HP-15-13, 34 N. Main St. – COA for Signage. Approved 7-23-15.
4. HP-15-18, 129 N. Washington St. – COA for signage. Approved 9-22-15.

Committee Approved:

1. HP-14-19, 14 – 20 N. Main St. – construction of a new hotel – Approved 1-22-15.
2. HP-14-24, 117-119 N. Main St. – façade renovations – Approved 1-22-15.
3. HP-15-02, 2 N. Main St. – wall signage – Approved 2-26-15.
4. HP-15-05, 8 N. Main St. – COA for demolition – Approved 2-26-15.
5. HP-15-06, 10 N. Main St. – COA for demolition – Approved 2 26-15.
6. HP-15-07, 16 E. Liberty St. – COA for demolition – Approved 2-26-15.
7. HP-15-11, 34, 34 N. Main St. – exterior façade renovations – Approved 6-25-15.
8. HP-15-14, 2 Law Range – replacement windows – Approved 8-27-15.
9. HP-15-16, 36 W. Liberty St. – façade changes/renovations – Approved 9-24-15.
10. HP-15-17, 154 S. Main St. – façade renovations/restorations – Approved 9-24-15.
11. HP-14-19 (Revision 1), 14 – 20 N. Main St. – Revisions to approved hotel plan – Approved 12-17-15 (*HP-15-20 was administratively renumbered to HP-14-19 (Revision 1)*)

Committee Denied:

1. None

Pending Review in 2016:

1. HP-15-08, W. Hampton-N. Sumter St. – Parking garage (deferred by applicant)

Hampton Park Historic District:

Staff Approved:

1. HP-15-09, 115 Church St. – COA for paint color. Approved 3-17-15.
2. HP-15-12, 111 Church St. – COA for paint color. Approved 6-9-15.
3. HP-15-15, 330 Church St. – COA for replacement windows. Approved 8-12-15.

Committee Approved:

1. HP-15-03, 202 N. Salem Ave. – 10' x 20' storage bldg. – Approved 2-26-15.
2. HP-15-19, 338 W. Calhoun St. – replace metal roof with architectural style shingles – Approved 11-19-15.
3. HP-15-21 – 418 W. Calhoun St. – replace metal roofing system with architectural style shingles – Approved 12-17-15.

Committee Denied:

1. None

Pending Review in 2016:

1. HP-15-04, 219 W. Calhoun St. – signage (action deferred by Board until new sign package submitted)

Swan Lake District:

1. None

Withdrawn Applications:

1. None



Legend

Historic Preservation 2015 Type

- Central Business District
- Hampton Park

Historic Preservation District NAME

- ▭ Downtown Design District
- ▭ Hampton Historic District
- Main Road
- Roads
- ▭ County
- ▭ City of Sumter
- ▭ Town of Mayesville
- ▭ Town of Pinewood

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 March 22, 2016
 Name: Historic_Preservation_2015

1 in = 0 miles

0 0.02 0.04 0.06 Miles



2015 Historic Preservation Cases Map

2015 End of Year Report Staff Reviews & Approvals

MOBILE HOME CERTIFICATIONS:

A Total of 122 Mobile Homes Certifications were issued in the year 2014

City:

Zoning	Bought in Place	New	Replacement	Totals:
AC				0
CP				0
GR		1	7	8
GC				0
R-6				0
R-9				0
Totals:	0	1	7	8

No Mobile Homes place in City Mobile Home Parks

County:

Zoning	Bought in Place	New	Replacement	Totals:
AC		24	72	96
CP	1			1
GR		5	12	17
R-15				0
R-9				0
LC				0
Totals:	1	29	84	114

9 Mobile Homes were in established Mobile Home Park

PLATS:

Month	# of Lots	Acreage	Resurvey	Total Plats Reviewed
January	31	67.53	4	21
February	24	108.18	1	14
March	29	121.42	3	27
April	39	272.69	2	22
May	48	280.2	10	35
June	37	41.22	1	19
July	28	35.71	3	18
August	21	33.7	3	14
September	15	67.23	2	15
October	37	253.19	3	21
November	6	10.05	1	5
December	23	192.38	6	18
Total:	338	1483.5	39	229

TEMPORARY USES:

A Total of 103 Temporary Use Certifications were issued in the year 2015

City:

<i>Type</i>	<i>Zoning</i>										
	<i>R-15</i>	<i>R-9</i>	<i>R-6</i>	<i>PO</i>	<i>NC</i>	<i>LC</i>	<i>GC</i>	<i>CBD</i>	<i>HI</i>	<i>PD</i>	<i>Totals:</i>
Caretaker Mobile Homes									1		1
Construction Trailer						1	1				2
Contractor Project Sign						1					1
Fireworks Stand						2	20			4	26
Fundraiser							1			4	5
Sandwich Board Sign				2	1		20	1		2	26
Subdivision Under Development	3	1	2					1		5	12
Temporary Classroom Building									1		1
Tent Sale							1			1	2
Totals:	3	1	2	2	1	4	43	2	2	16	76

17 Banner Conditional Use Approvals were granted

County:

<i>Type</i>	<i>Zoning</i>										
	<i>R-15</i>	<i>R-19</i>	<i>R-6</i>	<i>PO</i>	<i>NC</i>	<i>GC</i>	<i>PD</i>	<i>LI-W</i>	<i>AC</i>	<i>HI</i>	<i>Totals:</i>
Caretaker Mobile Homes							1			1	2
Fireworks Stand					4	17			2		23
Mobile Vending									1	1	2
Produce Sales						1					1
Sandwich Board Sign						3					3
Temporary Office Trailer						2					2
Totals:	0	0	0	0	4	23	1	0	3	2	33

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

CONDITIONAL USE APPROVALS:

City:

Approved - 7
 Denied - 0
 Pending - 2
 Withdrawn - 0

Total City Requests: 9

County:

Approved - 15
 Denied - 6
 Pending - 1
 Withdrawn - 1

Total County Requests: 23

Proposed Use	R-6	R-9	R-15	GR	PO	NC	LC	GC	PD	LI-W	HI	AC	CBD	Total
Residential Care												1		1
Mini-Golf												1		1
Church		1	2											3
Massage Therapy								3						3
Pet Grooming								1						1
Multi-Family Apartments							1	1						2
Home Daycare	1											1		2
Ambulance Service								1						1
Produce Sales								3				2		5
Art Gallery & Studio										1				1
Hand Carwash												1		1
Lawn & Garden Store												1		1
Wholesale Automotive/Self Maintenance										1				1
Dirt/Sand Mine								1				1		2
Convenience Store												1		1
Automotive Restoration										1				1
Towing Service												1		1
Car Wash												1		1
Cemetery												1		1
Wedding & Events Center												1		1
Texidermy												1		1
Totals	1	1	2	0	0	0	1	10	0	3	0	14	0	32

TOTAL NUMBER OF DHEC PERK TEST LETTERS ISSUED: **23**
TOTAL NUMBER OF ZONING VERIFICATION LETTERS ISSUED: **35**

2015 End of Year Report Zoning Enforcement Activity Overview Sumter City-County Planning Department

The Planning Departments Zoning Enforcement Personnel spent 2015 enforcing the Ordinance as well as holding property owners accountable for violations. The following is a brief summary of the department activities.

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;*
- *Update zoning violation spreadsheet;*
- *Visit citizens in the community to identify how zoning staff can be of assistance;*
- *Share zoning information with other Staff members as well as the Business License Department.*
- *Work with Building Official to ensure building/zoning related issues are handled in an efficient manner.*
- *Investigate zoning complaints and violations.*

On-Going Activities:

Zoning Enforcement Personnel has cleared over 100 zoning violations in 2015. Progress has been made in enforcing the zoning regulations for builders and contractors related to subdivision real estate signage for subdivisions in active development. In December of 2014, a new section of the City Zoning Ordinance sign regulations was adopted that will give clarity on this issue as we move forward into 2016. Zoning Enforcement Personnel continues to improve communications with the public to inform them of Zoning Regulations prior to incurring a violation; this helps to ensure compliance with the adopted standards.

Sign Violations – Enforcement of the signage regulations continues to be a primary focus in daily enforcement activities. Focused efforts have been made to reduce sign clutter along Sumter’s primary corridors and intersections.

- *Abandoned/Signs in Disrepair* – Staff has worked with property owners to remove unattractive sign frames and banners throughout the County. A great deal of time was invested in addressing signage issues within the Highway Corridor Protection District (HCPD) to maintain/improve the visual aesthetic within the Corridor. Educating citizens on the importance of keeping the HCPD clean, neat and organized is a task that requires daily attention. Notices of violation were issued to business owners who neglected to comply with initial requests to make signage improvements—these violations were taken care of without the need for a Court Summons.

Complaints & Zoning Violations – Enforcement Staff not only follows up and addresses complaints from citizens, but they also observe zoning violations through daily patrol work.

- Citizen complaints are received via the internet as well as telephone and in person. The Zoning Enforcement Officer 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.

Court Summons – A Court Summons is issued when efforts to remedy a violation have repeatedly failed. In the 2015 calendar year four (4) violations were escalated to this enforcement level. Two (2) of the summons have been postponed due to the defendant requesting a jury trial. The other two (2) resulted in a decision by the Judge that satisfied all parties and/or resolved the issue.

Inspections – Zoning Enforcement Personnel are responsible for all zoning finals at residential properties in the City and County of Sumter. 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, has been planted and that sidewalks have been properly installed where required.

2015 End of Year Report GIS Department Activity Overview Sumter City-County Planning Department

During 2015 the current analyst spent time creating and providing a variety of spatial information in various formats to a wide range of customers both within and outside of the City and County of Sumter. The following is an overview of Department activities – some are on-going into the 2016 calendar year.

Daily Responsibilities:

GIS Data Layer Administration – the Department is responsible for updating and maintaining the Planning Department’s zoning layer files in ArcGIS. These files are available to the public through the County’s Tax Parcel web browser.

Planning Commission/Board of Appeals/Historic Preservation Mapping Support – Department staff generate approximately 3 to 6 maps per application reviewed by the individual boards and commissions. These maps become part of the permanent case file in paper and digital form.

Customer Service – customers outside the City include residents and community association groups. Mapping services included both digital and paper versions based on customer needs. The following types of maps were generated:

- Specific parcel maps
- Aerial imagery
- Zoning & Land Use
- Floodplain information

Ongoing Support:

Planning Department

- Mapping support for SUATS (Sumter Urban Area Transportation Study).
- Provide mapping support as needed for the Shaw Airforce Base Joint Land Use Study (JLUS) and act as an appointed member of the Technical Committee.

Administrative Department Analysis – assist administrative departments on special mapping projects/GIS support as needed.

Communications Department

- Passport Map graphics for “Track Your Adventure”
- Trolley Tour Map
- Downtown Event presentation mounting.

VC3/Data Management

- Information Technology (IT) standardization and improvement to support the entire City by being a member on a GIS working group.

Special Projects:

October 2015 Flood – worked with Federal, State and local partners to receive and provide access to critical flood response data.

- Requested and received aerial and satellite photography of the City of Sumter pre and post event.
- Received Homeland Security data to support the flood event.
- Ongoing mapping and analysis of building permits related to flood damage.
- Provided post-event data modeling for the Turkey Creek Watershed to Army Corps of Engineers for and economic analysis.
- Received training on the FEMA Substantial Damage Estimator (SDE) Assessment Software and assisted Flood Plain Manager with structural damage assessments in the field.
- Support data storage for SDE assessments.

Abandoned Housing – completed a comprehensive study of abandoned and vacant houses within the city.

- Determined critical areas of concern and enforcement strategies in conjunction with the Planning Department, City Codes Enforcement, and Sumter Police Department.
- Worked with Codes Enforcement Officers to provide post abandoned study enforcement mapping and analysis.
- Created standardized deployments of Codes Officer's iPhones to improve field access to GIS maps and data.
- Supported the Neighborhood Improvement Program with mapping and graphics creation.

Parade Permitting Process – Streamlined the Parade Permitting Process to include digital access to the application form and maps of all processions within the City.

Data Storage – Planning and Public Services GIS data storage was combined and reduced on the VC3 network thereby saving the City approximately \$750-1000 per month on long-term data storage costs.

**2015 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 2015:

October 2015 Flood Event:

- Completed 1450 damage assessments on properties in the floodplain.
 - Dedicated over 300 personnel hours to completion of FEMA assisted Substantial Damage Assessments on flood impacted properties in the Special Flood Hazard Area (SFHA).
- Reviewed and processed damage estimates while working on permitting repair work to flood damaged properties in the regulatory floodplain – only 17 properties have been deemed to be substantially damaged.
- Worked with the property owners in the City and County whose homes were substantially damaged to progress with either permitting repairs or moving forward with demolition of the structures.
- Planning staff continues to work with impacted property owners on the repair permitting process and working to help bring non-conforming structures into compliance with the Flood Damage Prevention Ordinances.

CRS Recertification:

- In September Donna McCullum completed the County wide Community Rating System (CRS) recertification for 2015.
- In May 2013, both the City of Sumter and Sumter County attained Class 8 status. Class 8 status gives all property owners that maintain flood insurance on their properties a 10% reduction in annual insurance premiums on flood insurance policies. We have maintained a Class 8 status for 2015.
- In 2015, staff participated in the final review of the Hazard Mitigation Plan for Sumter County. The process was initiated in 2013 by the Sumter County Emergency Management Director. Members of the Planning Staff have been involved in the working group to ensure floodplain management is adequately addressed. A full rewrite of the Hazard Mitigation Plan has been completed and went through public the plan was adopted in 2015.

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. These mail-outs are a requirement 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.

Public Education & Outreach:

- Worked with Board of Realtors and Homebuilder's Association to disseminate current floodplain information and FEMA regulations.
- Planning Staff participated in the 2015 Earth Day Celebration at Swan Lake Iris Gardens and provided information on floodplain issues in the community.

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:

The Planning staff answered at least 2958 telephone, fax, and walk-in inquiries regarding properties in the floodplain, and completed at least 322 written individual floodplain determinations that were delivered via fax, email, or US Mail.

Continuing Education:

Helen Roodman attended FEMA sponsored training classes through the South Carolina Association of Hazard Mitigation (SCAHM) and the Federal Emergency Management Instituted (EMI). She received a total of 12 hours worth Floodplain Management continuing education at the Annual Hazard Mitigation Conference in April 2015. Additionally, she attended a week long 12 credit course at EMI related the Community Rating System (CRS) Program Manual. Helen Roodman has met the requirements to maintain Certified Floodplain Manager (CFM) accreditation through 2017. CFM certification is completed through the Association of State Floodplain Managers (ASFPM).

**Sumter City - County
Building Activity Summary
2005 - 2015**

***NOTE:** Single Family Detached permit count and dollar value from 2008 to present reflect new permits only; Reissued permits and associated values have been subtracted from the numbers reflected in the Annual Building Department Reports. Manufactured Units numbers to present reflect only new units and do not include permits issued for replacement units; Permits for replacement units have been subtracted from the numbers reflected in the Annual Building Department Reports.*

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
Residential (units)						
Year: 2005						
Single Family Detached	334	359	693	\$34,482,771	\$36,847,504	\$71,330,275
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	48	0	48	\$5,173,303	\$0	\$5,173,303
Single Family Multi-plex	0	0	0	\$0	\$0	\$0
Apartment Buildings	0	0	0	\$0	\$0	\$0
Manufactured Units	3	96	99	\$0	\$0	\$0
Residential Subtotal	385	455	840	\$39,656,074	\$36,847,504	\$76,503,578
Year: 2006						
Single Family Detached	394	366	760	\$46,782,576	\$40,227,507	\$87,010,083
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	7	0	7	\$749,441	\$0	\$749,441
Single Family Multi-plex	0	0	0	\$0	\$0	\$0
Apartment Buildings	7	0	7	\$6,828,800	\$0	\$6,828,800
Manufactured Units	4	64	68	\$0	\$0	\$0
Residential Subtotal	412	430	842	\$54,360,817	\$40,227,507	\$94,588,324
Year: 2007						
Single Family Detached	280	287	567	\$37,407,940	\$33,503,873	\$70,911,813
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	32	0	32	\$3,731,886	\$0	\$3,731,886
Single Family Multi-plex	0	0	0	\$0	\$0	\$0
Apartment Buildings	14	0	14	\$11,648,970	\$0	\$11,648,970
Manufactured Units	1	58	59	\$0	\$0	\$0
Residential Subtotal	327	345	672	\$52,788,796	\$33,503,873	\$86,292,669
Year: 2008						
Single Family Detached	100	137	237	\$13,307,454	\$17,070,706	\$30,378,160
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	0	0	0	\$0	\$0	\$0
Single Family Multi-plex	3	0	3	\$90,000	\$0	\$90,000
Apartment Buildings	0	0	0	\$0	\$0	\$0
Manufactured Units	1	47	48	\$0	\$0	\$0
Residential Subtotal	104	184	288	\$13,397,454	\$17,070,706	\$30,468,160

**Sumter City - County
Building Activity Summary
2005 - 2015**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
Residential (Continued)						
Year: 2009						
Single Family Detached	125	163	288	\$12,548,273	\$20,116,222	\$32,664,495
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	0	0	0	\$0	\$0	\$0
Single Family Multi-plex	8	0	8	\$3,256,320	\$0	\$3,256,320
Apartment Buildings	0	0	0	\$0	\$0	\$0
Manufactured Units	5	66	71	\$0	\$0	\$0
Residential Subtotal	138	229	367	\$15,804,593	\$20,116,222	\$35,920,815
Year: 2010						
Single Family Detached	122	133	255	\$13,304,061	\$15,208,847	\$28,512,908
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	2	0	2	\$278,400	\$0	\$278,400
Single Family Multi-plex	0	0	0	\$0	\$0	\$0
Apartment Buildings	3	0	3	\$5,081,600	\$0	\$5,081,600
Manufactured Units	0	35	35	\$0	\$0	\$0
Residential Subtotal	127	168	295	\$18,664,061	\$15,208,847	\$33,872,908
Year: 2011						
Single Family Detached	191	154	345	\$20,718,512	\$15,808,051	\$36,526,563
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	0	0	0	\$0	\$0	\$0
Single Family Multi-plex	0	0	0	\$0	\$0	\$0
Apartment Buildings	0	0	0	\$0	\$0	\$0
Manufactured Units	0	51	51	\$0	\$0	\$0
Residential Subtotal	191	205	396	\$20,718,512	\$15,808,051	\$36,526,563
Year: 2012						
Single Family Detached	127	124	251	\$15,834,120	\$13,853,508	\$29,687,628
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	0	0	0	\$0	\$0	\$0
Single Family Multi-plex	0	0	0	\$0	\$0	\$0
Apartment Buildings	48	0	48	\$5,409,195	\$0	\$5,409,195
Manufactured Units	3	40	43	\$0	\$0	\$0
Residential Subtotal	178	164	342	\$21,243,315	\$13,853,508	\$35,096,823

**Sumter City - County
Building Activity Summary
2005 - 2015**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
Residential (Continued)						
Year: 2013						
Single Family Detached	152	124	276	\$17,245,632	\$16,497,277	\$33,742,909
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	0	0	0	\$0	\$0	\$0
Single Family Multi-plex	0	0	0	\$0	\$0	\$0
Apartment Buildings	15	0	15	\$14,495,380	\$0	\$14,495,380
Manufactured Units	1	35	36	\$0	\$0	\$0
Residential Subtotal	168	159	327	\$31,741,012	\$16,497,277	\$48,238,289
Year: 2014						
Single Family Detached	156	109	265	\$20,732,802	\$14,965,696	\$35,698,498
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	0	0	0	\$0	\$0	\$0
Single Family Multi-plex	0	0	0	\$0	\$0	\$0
Apartment Buildings	0	0	0	\$0	\$0	\$5,409,195
Manufactured Units	0	49	49	\$0	\$0	\$0
Residential Subtotal	156	158	314	\$20,732,802	\$14,965,696	\$41,107,693
Year: 2015						
Single Family Detached	148	58	206	\$20,219,082	\$7,325,760	\$27,544,842
Single Family Attached	0	0	0	\$0	\$0	\$0
Single Family Duplexes	0	0	0	\$0	\$0	\$0
Single Family Multi-plex	0	0	0	\$0	\$0	\$0
Apartment Buildings	0	0	0	\$0	\$0	\$0
Manufactured Units	1	29	30	\$0	\$0	\$0
Residential Subtotal	149	87	236	\$20,219,082	\$7,325,760	\$27,544,842
Residential Totals	2,335	2,584	4,919	\$309,326,518	\$231,424,951	\$546,160,664

**Sumter City - County
Building Activity Summary
2005 - 2015**

		NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
		CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
COMMERCIAL							
Year:							
2005		35	52	87	\$14,344,312	\$4,451,858	\$18,796,170
2006		32	58	90	\$8,911,092	\$8,118,418	\$17,029,510
2007		28	63	91	\$9,714,499	\$6,464,200	\$16,178,699
2008		37	47	84	\$22,903,779	\$6,798,536	\$29,702,315
2009		20	37	57	\$5,607,613	\$2,278,674	\$7,886,287
2010		18	37	55	\$9,299,007	\$2,759,896	\$12,058,903
2011		14	27	41	\$26,895,350	\$3,380,199	\$30,275,549
2012		13	37	50	\$13,502,020	\$8,436,962	\$21,938,982
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
Commerical Totals		246	462	708	\$131,688,365	\$74,379,842	\$206,068,207
INDUSTRIAL:							
Year:							
2005		0	0	0	\$0	\$0	\$0
2006		0	0	0	\$0	\$0	\$0
2007		0	1	1	\$0	\$34,000	\$34,000
2008		0	1	1	\$0	\$8,858,598	\$8,858,598
2009		0	1	1	\$0	\$5,000	\$5,000
2010		0	0	0	\$0	\$0	\$0
2011		0	1	1	\$0	\$42,494	\$42,494
*2012		0	14	14	\$0	\$3,020,000	\$3,020,000
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
Industrial Totals		0	21	20	\$0	\$12,482,443	\$12,186,092

* In 2012 the first phase of Continental Tire the Americas 3,000,000 sq. ft. manufacturing facility was constructed in Sumter County. Valuation for this project is not reflected in the industrial totals.

**Sumter City - County
Building Activity Summary
2005 - 2015**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
ALTERATIONS/ADDITIONS:						
Year: 2005						
Residential	289	412	701	\$3,764,543	\$3,715,661	\$7,480,204
Commercial/Industrial	120	24	144	\$12,957,481	\$1,009,010	\$13,966,491
Alterations/Additions Subtotals	409	436	845	\$16,722,024	\$4,724,671	\$21,446,695
Year: 2006						
Residential	270	364	634	\$5,631,995	\$3,366,149	\$8,998,144
Commercial/Industrial	162	47	209	\$49,729,557	\$2,014,099	\$50,738,567
Alterations/Additions Subtotals	432	411	843	\$55,361,552	\$5,380,248	\$59,736,711
Year: 2007						
Residential	302	401	703	\$3,233,171	\$4,498,222	\$7,731,393
Commercial/Industrial	161	42	203	\$40,254,629	\$2,121,099	\$42,375,728
Alterations/Additions Subtotals	463	443	906	\$43,487,800	\$6,619,321	\$50,107,121
Year: 2008						
Residential	232	347	579	\$2,854,676	\$3,659,702	\$6,514,378
Commercial/Industrial	214	39	253	\$7,705,166	\$2,222,526	\$9,927,692
Alterations/Additions Subtotals	446	386	832	\$10,559,842	\$5,882,228	\$16,442,070
Year: 2009						
Residential	160	406	566	\$447,436	\$3,452,218	\$3,899,654
Commercial/Industrial	136	71	207	\$494,963	\$537,076	\$1,032,039
Alterations/Additions Subtotals	296	477	773	\$942,399	\$3,989,294	\$4,931,693
Year: 2010						
Residential	508	525	1033	\$3,928,383	\$4,386,413	\$8,314,796
Commercial/Industrial	179	37	216	\$8,707,436	\$3,298,670	\$12,006,106
Alterations/Additions Subtotals	687	562	1249	\$12,635,819	\$7,685,083	\$20,320,902
Year: 2011						
Residential	1005	1305	2310	\$7,461,492	\$8,408,987	\$15,870,479
Commercial/Industrial	133	72	205	\$10,649,126	\$3,126,818	\$13,775,944
Alterations/Additions Subtotals	1138	1377	2515	\$18,110,618	\$11,535,805	\$29,646,423
Year: 2012						
Residential	1116	1045	2161	\$8,566,138	\$4,969,035	\$13,535,173
Commercial/Industrial	191	71	262	\$10,167,656	\$12,758,354	\$22,926,010
Alterations/Additions Subtotals	1307	1116	2423	\$18,733,794	\$17,727,389	\$36,461,183

**Sumter City - County
Building Activity Summary
2005 - 2015**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
ALTERATIONS/ADDITIONS (Continued)						
Year: 2013						
Residential	638	801	1439	\$4,099,292	\$6,075,986	\$10,175,278
Commercial/Industrial	8	79	87	\$12,015,463	\$6,716,542	\$18,732,005
Alterations/Additions Subtotals	646	880	1526	\$16,114,755	\$12,792,528	\$28,907,283
Year: 2014						
Residential	680	1677	2357	\$5,127,809	\$13,601,622	\$18,729,431
Commercial/Industrial	8	51	59	\$7,330,637	\$4,125,932	\$11,456,569
Alterations/Additions Subtotals	688	1728	2416	\$12,458,446	\$17,727,554	\$30,186,000
Year: 2015						
Residential	736	894	1630	\$6,406,744	\$7,662,648	\$14,069,392
Commercial/Industrial	13	55	68	\$7,242,513	\$6,847,097	\$14,089,610
Alterations/Additions Subtotals	749	949	1698	\$13,649,257	\$14,509,745	\$28,159,002
ALTERATION/ADDITION TOTALS	6829	8354	15183	\$163,414,754	\$103,193,618	\$236,422,372

**Sumter City - County
Building Activity Summary
2005 - 2015**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
MISCELLANEOUS						
Year: 2005						
Institutional	0	0	0	\$0	\$0	\$0
Signs	164	56	220	\$517,905	\$214,128	\$732,033
Demolition	41	33	74	\$0	\$0	\$0
Swimming Pools	15	22	37	\$355,800	\$391,615	\$747,415
Miscellaneous Subtotals	220	111	331	\$873,705	\$605,743	\$1,479,448
Year: 2006						
Institutional	0	0	0	\$0	\$0	\$0
Signs	165	41	206	\$607,893	\$228,837	\$836,730
Demolition	54	19	73	\$0	\$48,205	\$48,205
Swimming Pools	29	35	64	\$609,598	\$627,423	\$1,237,021
Miscellaneous Subtotals	248	95	343	\$1,217,491	\$904,465	\$2,121,956
Year: 2007						
Institutional	0	0	0	\$0	\$0	\$0
Signs	150	47	197	\$538,832	\$337,222	\$876,054
Demolition	39	36	75	\$0	\$0	\$0
Swimming Pools	29	37	66	\$789,369	\$670,536	\$1,459,905
Miscellaneous Subtotals	218	120	338	\$1,328,201	\$1,007,758	\$2,335,959
Year: 2008						
Institutional	0	0	0	\$0	\$0	\$0
Signs	125	24	149	\$432,209	\$78,503	\$510,712
Demolition	68	19	87	\$0	\$0	\$0
Swimming Pools	22	26	48	\$449,941	\$560,568	\$1,010,509
Miscellaneous Subtotals	215	69	284	\$882,150	\$639,071	\$1,521,221
Year: 2009						
Institutional	0	1	1	\$0	\$2,395,000	\$2,395,000
Signs	128	21	149	\$24,603	\$64,491	\$89,094
Demolition	75	25	100	\$0	\$0	\$0
Swimming Pools	18	18	36	\$682,166	\$385,596	\$1,067,762
Miscellaneous Subtotals	221	65	286	\$706,769	\$2,845,087	\$3,551,856
Year: 2010						
Institutional	0	0	0	\$0	\$0	\$0
Signs	118	36	154	\$316,436	\$105,837	\$422,273
Demolition	66	32	98	\$0	\$0	\$0
Swimming Pools	15	36	51	\$273,245	\$649,423	\$922,668
Miscellaneous Subtotals	199	104	303	\$589,681	\$755,260	\$1,344,941

**Sumter City - County
Building Activity Summary
2005 - 2015**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
MISCELLANEOUS (cont.)						
Year: 2011						
Institutional	0	0	0	\$0	\$0	\$0
Signs	116	31	147	\$468,747	\$69,467	\$538,214
Demolition	58	37	95	\$0	\$0	\$0
Swimming Pools	17	27	44	\$333,746	\$514,009	\$847,755
Miscellaneous Subtotals	191	95	286	\$802,493	\$583,476	\$1,385,969
Year: 2012						
Institutional	0	0	0	\$0	\$0	\$0
Signs	108	34	142	\$477,384	\$196,747	\$674,131
Demolition	66	45	111	\$40,000	\$0	\$40,000
Swimming Pools	21	22	43	\$600,642	\$326,048	\$926,690
Miscellaneous Subtotals	195	101	296	\$1,118,026	\$522,795	\$1,640,821
Year: 2013						
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
Miscellaneous Subtotals	167	107	274	\$1,234,479	\$806,708	\$2,041,187
Year: 2014						
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
Miscellaneous Subtotals	184	76	260	\$1,837,137	\$587,225	\$2,424,362
Year: 2015						
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
Miscellaneous Subtotals	264	100	364	\$2,045,597	\$2,653,563	\$4,699,160
Miscellaneous Totals	2322	1043	3365	\$12,635,729	\$11,911,151	\$24,546,880

Sumter City-County Major Subdivision Activity Profiles 2015

SUBDIVISION NAME	File Numbers	TOTAL Units Approved	Units Built	Units Remaining	% Complete	Established
Arbors	SD 0311	110	56	54	51%	2006
Ashbrook Plantation	SD 0605	103	96	7	93%	2006
Beach Forest	SD 2089	446	185	261	41%	2002
Carolina Palms	SD 0207	170	131	39	77%	2002
Cascades	SD 0901	17	10	7	59%	2009
The Cove	SD 0606	153	13	140	8%	2007
Foxcroft	PD 0303/SD 2103	254	231	23	91%	2003
Garden Gate	PUD 9710/SD 2038	81	56	25	69%	1998
Hampshire Estates	SD 2076	42	34	8	81%	2001
Heritage Bay	SD1301(Rev1)	190	16	174	8%	2013
Hunters Crossing	PD 0415	540	315	225	58%	2004
Knights Village	SD 2099	177	144	33	81%	2004
Loringwood	PD 0008	30	22	8	73%	2000
Magnolia Courtyard	PD 0008 (8)	30	4	26	13%	2006
Park Place	SD 2080	43	37	6	86%	2001
Pocalla	PD 0610	225	129	96	57%	2007
Reserve at Mill Run	SD 0404/PD0404	39	10	29	26%	2006
Stafford Meadows	SD 1201	108	17	91	16%	2012
Stillwater	SD 0008	74	38	36	51%	2000
Summit	SD 2087	35	16	19	46%	2001
Timberline Meadows	PD 9807	380	158	222	42%	1998
Williamsburg	SD 2033, 0502	220	93	127	42%	2000
Totals		3467	1811	1656	52%	

1. Research window: Updated through Dec 31, 2015
2. Data collected in the following manner: Building Permit 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 August 31, 2015

Sumter City-County Major Subdivision Activity Profiles 2015

SUBDIVISION NAME	File Numbers	TOTAL Units Approved	Units Built	Units Remaining	% Complete	Established
Beckwood Shires	SD 0508	47	40	7	85%	2005
Beech Creek	SD 1413	225	137	88	61%	1990
Casey Villas	SD 0506	60	50	10	83%	2005
Gingko Hills	SD 0601/0203	153	122	31	80%	2004
Kel-Sam	SD 1186	80	56	24	70%	1989
Lee's Preserve	SD 1202/1202(Rev.1)	36	10	26	28%	2012
Linwood	SD 0608/0406/1411	314	157	157	50%	2005
Mayfield	SD 0303	61	50	11	82%	2004
Moonlite Village (Phase 2)	SD 1102	79	0	79	0%	2012
Pershing Hills	SD 0902	49	41	8	84%	2009
Presidio Park	SD 0703	28	20	8	71%	2007
Rolling Hills II	SD 0604	88	47	41	53%	2006
Saddlebrook	SD 0607	47	39	8	83%	2007
Stonecroft	SD 0401	236	83	153	35%	2004
The Traditions	SD 0903	26	21	5	81%	2009
Totals		1529	873	656	57%	

1. Research window: Updated through Dec 31, 2015
2. Data collected in the following manner: Building Permit 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 August 31, 2015