

Sumter City-County Planning Commission

July 27, 2022

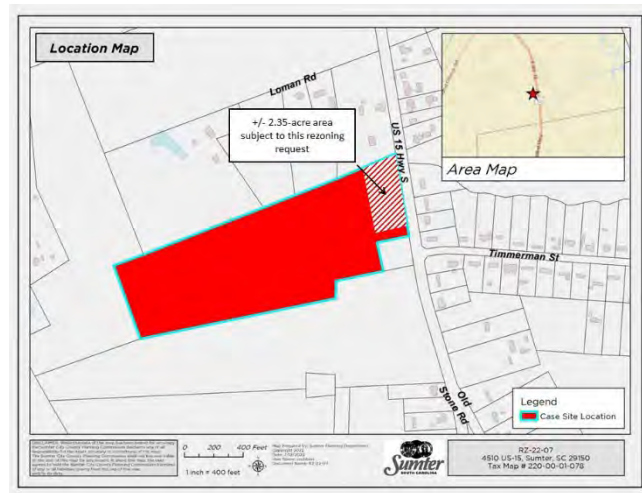
RZ-22-07, 4510 US 15 Hwy S (County)

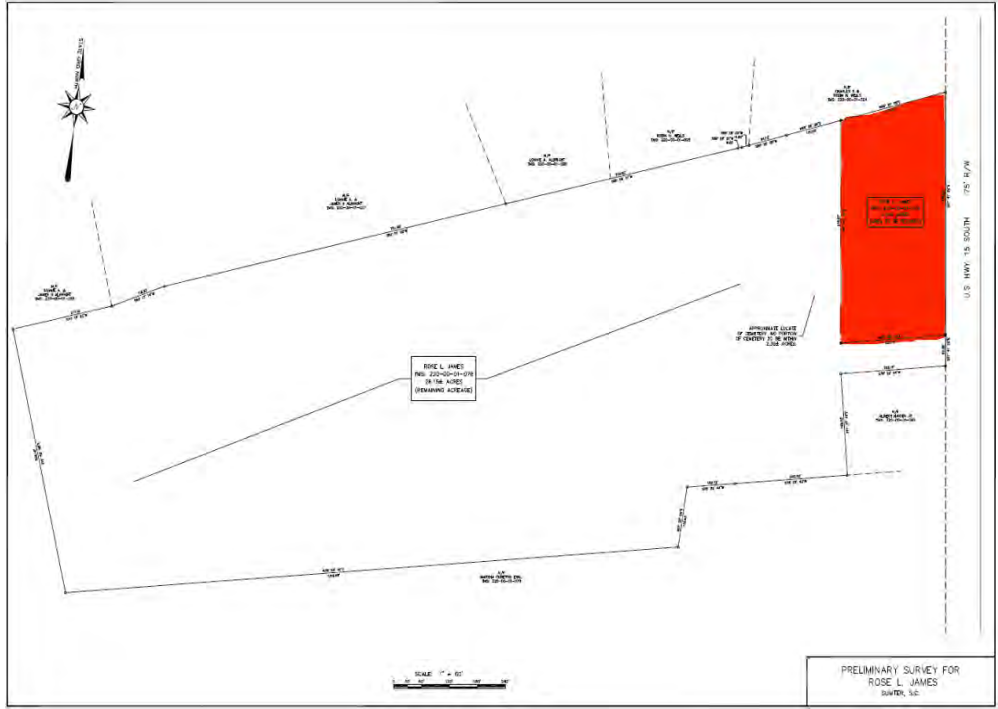
I. THE REQUEST

| | |
|---|--|
| Applicant: | Patrick James |
| Status of the Applicant: | Authorized Agent for Property Owner |
| Request: | Request to rezone +/- 2.35 acres from a +/- 29.12 acre tract of land from Agriculture Conservation (AC) to Limited Commercial (LC). |
| County Council District | District 3 |
| Location: | 4510 US 15 Hwy S |
| Size of Property: | +/- 2.35 acres |
| Present Use/Zoning: | Undeveloped / Agriculture Conservation (AC) |
| Proposed Use of Property: | Funeral Home |
| Tax Map Reference: | 220-00-01-078 (Part) |
| Adjacent Property Land Use and Zoning: | North – Single-Family Residential / AC South – Undeveloped / AC East – Single-Family Residential / AC West – Undeveloped / AC |

II. BACKGROUND

This is a request to rezone +/- 2.35 acres of land located at 4510 US 15 Hwy S. (herein referred to as the property) from Agricultural Conservation (AC) to Limited Commercial (LC). The property is currently a portion of a larger +/- 29.12 acre tract. The larger tract and area subject to this request is shown on the location map to the right. The +/- 2.35 acre are is more clearly displayed on a plat submitted by the applicant and shown on page 2.





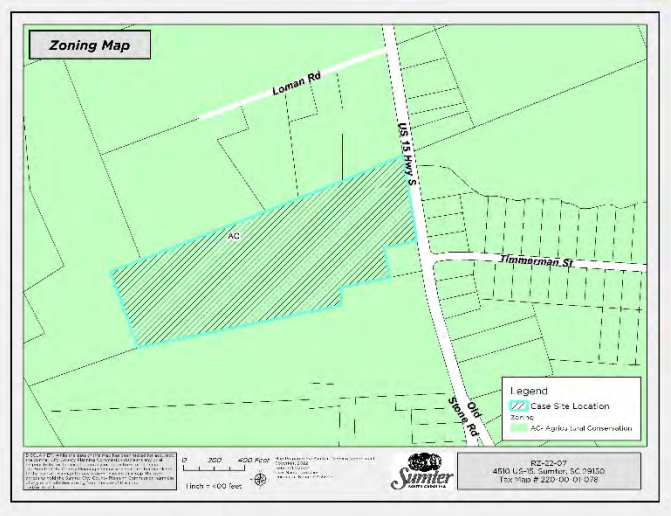
Above: Area to be Rezoned highlighted in red.

The applicant has indicated their intent is to place a funeral home on the property. Funeral homes are a C-500 used in the AC zoning district, however; they are a by-right permitted use in the Limited Commercial zoning district. Although, funeral homes are a permitted use in the LC district, with approval of a rezone, the applicant has the option to develop the wide range of permitted uses in the Limited Commercial District.

II. ZONING

The property is currently zoned Agricultural Conservation (AC) and is surrounded by the Agricultural Conservation (AC) zoning district in all directions.

The intent of the AC zoning district is to protect and preserve areas of the county which are presently rural or agricultural in character and use and are uniquely suited to agricultural use. Where urban development is permitted within the district, strict quality standards are required.



Permitted and Conditional Uses:
 Funeral homes uses (SIC Code 726) require Conditional-500 use approval in the AC zoning district. In addition to demonstrating compliance

with all applicable conditions, the applicant must obtain consent signatures from owners and/or tenants within 500 ft. of the proposed.

Funeral home uses (SIC Code 726) in the LC district are permitted by-right. However, if the request is approved, the applicant would be permitted to develop all uses indicated for the LC zoning district as shown on the use table found at *Article 3, Exhibit 5* of the Ordinance in accordance with the indicated process. This use table is attached to this report as Exhibit 1. Uses with a “P” are allowed by-right, uses with a “C” require conditional use approval, uses with an “S” require special exception approval by the Sumter City-County Board of Zoning Appeals (BZA), and uses with no letter are not permitted.

III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows that the property is influenced by the Rural Development Planning Area future land use designation.

The primary goal of the Rural Development Planning Area is to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate. Small scale, rural serving non-residential uses are directed to locate at intersections with arterial roads or major crossroads. Agribusiness and other rural employment options are encouraged to locate at major crossroads as well.



The subject property located along a major arterial road, and a request to rezone to the LC district is generally consistent with the Sumter 2040 Comprehensive Plan.

IV. TRANSPORTATION REVIEW

The site’s road frontage is on US 15 Hwy S (SC-251), which is SCDOT-owned and maintained.

The 2020 annual average daily traffic (AADT) volume for US 15 Hwy S. in the area of the site was 7,700, based on SCDOT count station #43-0101.

The site is located in Traffic Analysis Zone (TAZ) #19022.

Any proposed development at the subject property will have its transportation impacts evaluated at time of site plan approval with appropriate mitigation measures required.

V. STAFF RECOMMENDATION

Staff recommends **approval** of this request. Rezoning from AC to Limited Commercial is generally supported by the Sumter 2040 Comprehensive Plan

VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend **approval** of RZ-22-07, rezoning +/- 2.35 acres from Agriculture Conservation (AC) to Limited Commercial (LC)
- 2) I move that the Planning Commission recommend **denial** of RZ-22-07, rezoning +/- 2.35 acres from Agriculture Conservation (AC) to Limited Commercial (LC).
- 3) I move an alternate motion.

VII. PLANNING COMMISSION – July 27, 2022

Exhibit 1

EXHIBIT 5 PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

| PERMITTED & CONDITIONAL USES | PO | NC | LC | GC | CBD | LI | HI | M-U-I | AC | AC-10 | CP | SIC CODE |
|---|----|----|----|----|-----|----|----|-------|-------|-------|----|--|
| Agriculture, Farming | | | | C | | P | P | | P | P | P | 01, 02, 021, 0212, 0214, 0219, 024, 027, 0271, 0272, 0273, 0279, 029 |
| Stockyards | | | | | | S | S | | S | | | 0211 |
| Poultry Houses | | | | | | | | | S | S | | 025 |
| Swine Farms | | | | | | | | | S | S | | 0213 |
| Soil Preparation Services/Crop Services | | | | P | P | P | P | | P | P | P | 071, 072 |
| Veterinary Services | C | | | P | | P | P | | P | P | | 074 |
| Vet Services for Animal Specialties [Small Animals Only] | C | | P | | | | | | | | | 0742 |
| Animal Services (except veterinary) | | | | C | | C | | C | C-500 | C | | 075 |
| Commercial Kennels | | | | S | | S | S | | S | S | | 0752 |
| Farm Labor & Management Services | | | | P | P | P | P | | C-500 | | | 076 |
| Landscape & Horticultural Services | | | | P | P | P | P | | P | P | P | 078 |
| Landscape Counseling & Land Planning | | | P | | | | | | | | | 0781 |
| Forestry | | | | | | P | P | | P | P | P | 08 |
| Fishing, Hunting & Trapping | | | | | | P | P | | P | P | P | 09 |
| Administrative Offices | P | P | P | P | P | P | P | C | C-200 | | | 1 Auxiliary Code |
| Metal Mining | | | | | | | S | | S | | | 10 |
| Oil & Gas Extraction | | | | | | | P | | C1000 | | | 13 |
| Mining & quarrying of non-metallic minerals | | | | | | | C | | C | C | | 14 |
| Building Construction-general contractors | | | | P | | P | P | C | C-500 | | | 15 |
| Heavy Construction-other than building construction contractors | | | | | | | P | C | C-500 | | | 16 |
| Construction-Special Trade Contractors | | | | C | | P | P | C | C-500 | | | 17 |
| Research, Development testing labs | P | | P | P | P | P | P | C | C-500 | | | 2 Auxiliary Code |
| Food & Kindred Products | | | | | | | P | C | | | | 20 |
| Slaughter Houses | | | | | | | S | | | | | 2011/2015 |
| Tobacco Products | | | | | | | P | C | | | | 21 |
| Textile Mill Products | | | | | | | P | C | | | | 22 |

EXHIBIT 5
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL
INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

| PERMITTED & CONDITIONAL USES | PO | NC | LC | GC | CBD | LI | HI | M-U-I | AC | AC-10 | CP | SIC CODE |
|--|----|----|----|----|-----|----|----|-------|-------|-------|----|------------------|
| Apparel & Other Finished Products made from Fabric | | | | | | | P | C | | | | 23 |
| Lumber & Wood Products, except furniture | | | | | | P | P | C | | | | 24 |
| Furniture & Fixtures | | | | | | P | P | C | | | | 25 |
| Paper and Allied Products | | | | | | | P | C | | | | 26 |
| Printing & Publishing | | | | P | P | P | P | C | C-500 | | | 27 |
| Chemicals & Allied Products | | | | | | | P | C | | | | 28 |
| Petroleum Refining | | | | | | | P | | | | | 29 |
| Warehouses | | | | P | P | P | P | C | | | | 3 Auxiliary Code |
| Rubber and Misc. Plastic Products | | | | | | | P | C | | | | 30 |
| Leather and Leather Products | | | | | | | P | C | | | | 31 |
| Stone, Clay, Glass, and Concrete Production | | | | | | | P | C | | | | 32 |
| Primary Metals Industries | | | | | | | P | C | | | | 33 |
| Fabricated Metal Products, Except Machinery & Transportation Equipment | | | | | | P | P | C | | | | 34 |
| Fabricated Structural Metal | | | | | | P | P | C | S | | | 3441 |
| Metal Doors, Sash, Frames, Molding, and Trim Manufacturing | | | | | | P | P | C | S | | | 3442 |
| Sheet Metal Work | | | | | | P | P | C | S | | | 3444 |
| Architectural and Ornamental Metal Work | | | | | | P | P | C | S | | | 3446 |
| Prefabricated Metal Building and Components | | | | | | P | P | C | S | | | 3448 |
| Miscellaneous Structural Metal Work | | | | | | P | P | C | S | | | 3449 |
| Industrial & Commercial Machinery & Computer Equipment | | | | | | | P | C | | | | 35 |
| Electronic & Other Electrical Equipment and Components Except Computer Equipment | | | | | P | P | P | C | | | | 36 |

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|--|----|----|----|----|-----|----|----|-------|-------|-------|----|--|
| Transportation Equipment | | | | | | | P | C | | | | 37 |
| Truck Trailers | | | | | | P | P | C | | | | 3715 |
| Optical Goods Stores/Misc. Manufacturing | | | | | P | P | P | C | | | | 38/39 |
| Transportation Communications | | | | C | C | P | P | C | | | | 40, 41, 42, 44 (only permitted in AC) 4212, 46 |
| Mini-Warehouses | | | C | C | | C | C | C | C | | | 4225 |
| U.S. Postal Services | P | P | P | P | P | P | P | C | P | | | 43 |
| Transportation by Air | | | | | | | P | C | C | | | 45 |
| Transportation Services | | | | P | P | P | P | C | C-500 | | | 47 |
| Travel Agencies, Tour Operators, Arrangement of Transportation | | | P | | | | | | | | | 472 |
| Telephone Utility | P | P | P | P | P | P | P | P | P | P | P | 48 |
| Communications | | | | P | P | P | P | C | C | C | | 48 |
| Communication Towers | S | S | S | S | S | S | S | S | S | S | S | 48 |
| Cable Services | P | P | P | P | P | P | P | P | P | P | P | 484 |
| Electric, Gas, & Sanitary Services | | | | S | | S | S | S | S | S | | 49 |
| Electrical Services | P | P | P | P | P | P | P | P | P | P | P | 491 |
| Photovoltaic Solar Energy System, Primary or Accessory | | | | | | C | C | | C | C | C | 4911 |
| Gas Production & Distribution | P | P | P | P | P | P | P | P | P | P | P | 492 |
| Combination of Electric & Gas | P | P | P | P | P | P | P | P | P | P | P | 493 |
| Water Supply Facilities | P | P | P | P | P | P | P | P | P | P | | 494 |
| Sewerage Systems | P | P | P | P | P | P | P | P | P | P | P | 4952 |
| Manned Convenience Centers | | | C | C | C | C | C | | C | | | 4953 |
| Poultry Incinerators | | | | | | | | | S | S | | 4953 |
| Wholesale Trade | | | | | | P | P | | | | | 50/51 (Except 5015,5093 & 5194) |
| Motor Vehicle Parts, Used | | | | | | | P | | | | | 5015 |
| Scrap Metal | | | | | | | P | | | | | 5093 |

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|--|----|----|----|----|-----|----|----|-------|-------|-------|----|-----------|
| Animal Auctions | | | | | | S | S | | S | S | | 5154 |
| Building Materials | | | | P | | P | P | | C-500 | | | 52 |
| Paint, Glass, and Wallpaper | | | | P | P | P | P | | C-500 | | | 523 |
| Paint and Wallpaper – Not Glass | | | P | | | | | | | | | 523 |
| Hardware Stores | | P | P | P | P | P | P | | C-300 | | | 525 |
| Retail Nurseries & Lawn Garden Shop | | | P | P | P | P | | | C | C | | 526 |
| Mobile Home Dealers | | | | C | | C | | | | | | 527 |
| General Merchandise Stores (less than or equal to 11,000 sq. ft. of GFA) | | C | C | P | P | C | | C | C-500 | | | 53 |
| General Merchandise Stores (greater than 11,000 sq. ft. of GFA) | | | | P | P | C | | C | C-500 | | | 53 |
| Grocery Stores | | P | P | P | P | C | | C | C-500 | | | 54 |
| Convenience Stores | | P | P | P | C | P | P | C | C-500 | | | 541 |
| Automotive Dealers | | C | C | P | C | C | | C | | | | 55 |
| Fuel Dealers | | | | | | | P | | | | | 5541 |
| Apparel & Accessory Store | | P | P | P | P | C | | C | C-500 | | | 56 |
| Home Furniture, Furnishing Stores | | P | P | P | P | C | | C | C-500 | | | 57 |
| Eating Places | | P | P | P | P | P | | C | C | | | 5812 |
| Drinking Places | | S | S | S | S | S | | S | S | | | 5813 |
| Drug & Sundry Stores | P | P | P | P | P | C | | C | C-500 | | | 591 |
| Liquor Stores | | S | S | S | S | S | | | | | | 592 |
| Used Merchandise & Pawn Shops | | | | P | P | C | | | C-300 | | | 593 |
| Flea Markets | | | | C | | C | | | C-300 | | | 593 |
| Sporting Goods & Bicycle Shops | | P | P | P | P | C | | C | C-300 | | | 5941 |
| Book Stores | | P | P | P | P | C | | C | C-300 | | | 5942 |
| Stationary Shops | | P | P | P | P | C | | C | C-300 | | | 5943 |
| Jewelry Stores | | P | P | P | P | C | | C | C-300 | | | 5944 |
| Hobby, Toy, Game Shop | | P | P | P | P | C | | C | C-300 | | | 5945 |
| Camera, Photo Supply Houses | | P | P | P | P | C | | C | C-300 | | | 5946 |
| Gift, Novelty, Souvenirs Shops | | P | P | P | P | C | | C | C-300 | | | 5947/5948 |
| Sewing, Needle & Piece Goods | | P | P | P | P | C | | C | C-300 | | | 5949 |

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|--|----|----|----|----|-----|----|----|-------|--------------|-------|----|-----------|
| Catalog & Mail Order Houses | | P | P | P | P | C | | C | C-300 | | | 5961 |
| Automatic Merchandising Machine Operators | | C | C | C | | C | C | | C | | | 5962 |
| Fuel Dealers | | | | P | | P | P | | | | | 598 |
| Florist | | P | P | P | P | C | | C | C-300 | | | 5992 |
| Tobacco Stores | | P | P | P | P | C | | C | C-300 | | | 5993 |
| Optical Goods Store | P | P | P | P | P | C | | C | C-300 | | | 5995 |
| Misc. Retail (i.e. artist supplies, Antenna rooms, stamps, & Telephone stores) | | P | P | P | P | C | | C | C-300 | | | 5999 |
| Firewood Shops | | | | P | | P | | | P | P | | 5999 |
| Pet Shops | | P | P | P | P | C | | C | C-300 | | | 5999 |
| Fireworks | | | | P | | P | P | | C-300 | | | 5999 |
| Monuments & Tombstones | | | | P | | P | P | | C | | | 5999 |
| Depository & Non-Depository Institution | P | P | P | P | P | C | | C | C-300 | | | 60, 61 |
| Security & Commodity Brokers | P | P | P | P | P | C | | C | C-300 | | | 62 |
| Insurance Carriers & Agents | P | P | P | P | P | C | | C | C-300 | | | 63, 64 |
| Real Estate, Holding Investment | P | P | P | P | P | C | | C | C-300 | | | 65 |
| Hotel & Motels | | | | P | P | C | | C | C-300 | | | 701 |
| Rooming & Boarding Houses | C | C | C | C | C | | | C | | | | 702 |
| Recreational Vehicle Parks and Camps | | | | C | | C | | C | C-300 | | C | 703 |
| Organization Hotels & Lodges | C | C | C | P | C | | | C | C-300 | | | 704 |
| Power Laundries/Dry Cleaning Plants | | | C | C | | P | P | C | C-500 | | | 7211/7216 |
| Agents for Laundry & Dry Cleaners, Linen Supply | | P | P | P | P | P | P | C | C | | | 7212/7213 |
| Coin Operated Laundries | | P | P | P | C | P | | C | C-300 | | | 7215 |
| Carpet & Upholstery Cleaning, Other | | | | P | | P | P | C | C-300 | | | 7217/7219 |
| Industrial Laundries | | | | C | C | P | P | C | | | | 7218 |
| Photographic Studios | P | P | P | P | P | P | | C | C-300 | | | 722 |
| Beauty & Barber Shops | P | P | P | P | P | P | | C | C | | | 723, 724 |
| Shoe Repair, Shoe Shine, Hat Cleaning | | P | P | P | P | P | | C | C-300 | | | 725 |
| Funeral Homes & Crematories | | | P | P | | P | | | <u>C-500</u> | | | 726 |

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|---|----|----|----|----|-----|----|----|-------|-------|-------|----|----------|
| Miscellaneous Personal Services | C | P | P | P | P | C | | C | C-300 | | | 729 |
| Massage Parlors and Spas | C | | | C | | C | | C | | | | 7299 |
| Adult Uses | | | | S | | | | | | | | 7299 |
| Tattoo Parlor | | | | S | | S | | | | | | 7299 |
| Business Services | | | | P | P | C | | C | | | | 73 |
| Advertising Agencies | | | P | | | | | | | | | 7311 |
| Credit Consumer Reporting | | | P | | | | | | | | | 732 |
| Mailing Reproduction, Art & Photography | | | P | | | | | | | | | 733 |
| Commercial Art / Graphic Design | | | P | | | | | | | | | 7336 |
| Secretarial / Court Services | | | P | | | | | | | | | 7338 |
| Disinfecting and Pest Control Services including the following: bird proofing; deodorant servicing of rest rooms; disinfecting service; exterminating service; fumigating service; pest control in structures; rest room cleaning service; termite control; and washroom sanitation | | | | | | P | P | | | | | 7342 |
| Heavy construction equipment rental and leasing including the following: Bulldozer rental and leasing; construction equipment, heavy: rental and leasing; crane rental & leasing; earth moving equipment rental & leasing | | | | | | P | P | | | | | 7353 |

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|---|----|----|----|----|-----|----|----|-------|----|-------|----|-------------------|
| Equipment Rental & Leasing, Not Elsewhere Classified including <u>only</u> the following: airplane rental and leasing; appliance rental & leasing; coin-operated machine rental & leasing; electronic equipment rental & leasing, except medical and computer; industrial truck rental & leasing; oil field equipment rental and leasing; oil well drilling equipment rental & leasing; toilets, Portable: rental & leasing; tool rental and leasing; vending machines, rental only | | | | | | P | P | | | | | 7359 |
| Employment Agencies | P | | | P | P | C | | C | | | | 7361 |
| Help Supply Services | | | P | | | | | | | | | 7363 |
| Computer Programming Services | | | P | | | | | | | | | 7371, 7376, 7379, |
| Detective Agencies [except rental of dog for protective service & armored care services | | | P | | | | | | | | | 7381 |
| Security System Services | | | P | | | | | | | | | 7382 |
| Salvage of Damaged Merchandise | | | | | | | S | | | | | 7389 |

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| PERMITTED & CONDITIONAL USES | PO | NC | LC | GC | CBD | LI | HI | M-U-I | AC | AC-10 | CP | SIC CODE |
|---|----|----|----|----|-----|----|----|-------|-------|-------|----|----------|
| Business Services [not elsewhere classified] Specifically listed below: Agents & Brokers for Authors and Non-performing Artists; Appraisers[except real estate]; Arbitration and Conciliation Services; Artists' Agents and Brokers [except performing artists]; Authors' Agents and Brokers; Business Brokers[buying and selling business enterprises]; Decoration Service for Special Events; Drafting Services; Fundraising on a Contract or Fee Basis; Handwriting analysis; Interior Decorating Consulting Service [except painters and paper hangers]; Interior Designing services [except painters and paper hangers]; Lecture Bureaus; Map Drafting Service, Map Making-including aerial; Message Service/Telephone Answering[except beeper service]; Notary Public, Paralegal Service; Photogrammetric mapping Service[not professional engineers]; | | | P | | | | | | | | | 7389 |
| Business Services [not elsewhere classified] continued; Photography Brokers, Playwrights' Brokers; Process Serving Service; Recording Studios on a Contract or Fee Basis; Speakers' Bureaus; Tax Collection Agencies: collecting for a city, county or state; and Translation Services | | | P | | | | | | | | | 7389 |
| Auto Rental & Leasing | | | P | P | P | P | | C | C-300 | | | 751 |

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|--|----|----|----|----|-----|----|----|-------|-------|-------|----|---------------|
| Automotive Parking | | | | C | C | P | P | C | | | | 752 |
| Commercial Truck and Trailer Parking | | | | C | C | P | P | C | C-500 | | | 752 |
| Auto Repair Shop | | | | C | C | P | P | C | C-300 | | | 753 |
| Automotive Tops (Canvas or plastic), installation, repair, or sales and installation; and upholstery repair, automotive ONLY | | | C | | | | | | | | | 7532 |
| Auto Service Except Repair | | | P | P | P | P | | C | C | | | 754/7549 |
| Car Washes | | C | P | P | | P | | | C-300 | | | 7542 |
| Miscellaneous Repairs | | | | P | P | P | P | C | C-300 | | | 76 |
| Watch, Clock & Jewelry Repair | | | P | | | | | | | | | 7631 |
| Motion Picture Dist. | | | | P | P | P | | C | | | | 782 |
| Motion Picture Theaters | | | C | P | P | C | | C | | | | 783 |
| Video Tape Rentals | | P | P | P | P | P | | C | C | | | 784 |
| Dance Studios | | | P | P | P | C | | C | C | | | 791 |
| Bowling Alley's / Theatrical Producers | | | | P | P | C | | C | C-500 | | | 793/792 |
| Professional Sports Clubs & Promoters | | | | P | P | P | | | C-500 | | | 7941 |
| Racing Track and Operations | | | | S | | S | | | | | | 7948 |
| Bingo Parlor / Pool Hall | | | | S | | S | | | | | | 7999 |
| Physical Fitness Facilities | | P | P | P | P | P | C | C | C-300 | | | 7991 |
| Golf Courses, Public | | | | P | | P | | C | C | | C | 7992 |
| Coin Operated Amusement Devices | | C | C | P | P | P | | C | C-300 | | | 7993 |
| Amusement Parks | | | | P | | P | | C | | | | 7996 |
| Membership Sports & Rec. Clubs | | | | P | P | P | | C | C | | | 7997 |
| Amusements & Rec. (Not Classified) | | S | S | S | | S | | S | S | | | 7999 |
| Electronic Gaming Establishments | | | | S | | S | | | | | | 7999 |
| Outdoor Pistol, Rifle and Skeet Ranges | | S | S | S | | S | S | S | S | | | 7999 |
| Medical & Dental Offices | P | | P | P | P | C | | C | C | | | 801, 802, 804 |
| Doctors of Osteopathy | P | | P | P | P | C | | C | C | | | 803 |
| Nursing Care Facility | P | P | P | P | P | C | | C | C-500 | | | 805 |
| Hospitals | | | | P | P | C | | C | | | | 806 |

EXHIBIT 5
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL
INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

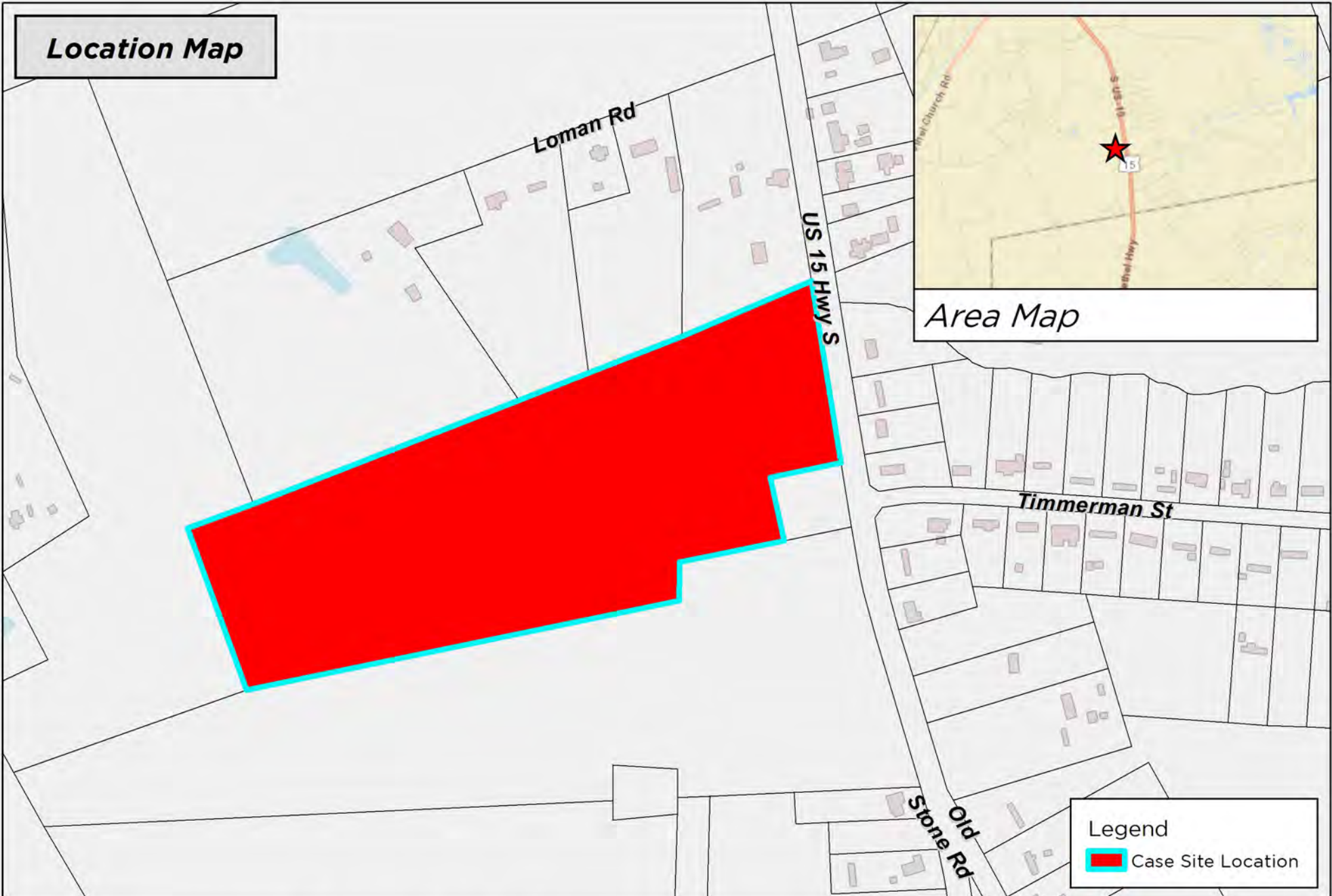
| PERMITTED & CONDITIONAL USES | PO | NC | LC | GC | CBD | LI | HI | M-U-I | AC | AC-10 | CP | SIC CODE |
|--|----|----|----|----|-----|----|----|-------|-------|-------|----|-----------------------------------|
| Medical & Dental Laboratories | | | | P | P | P | | C | C-300 | | | 807 |
| Home Healthcare Services/Misc. | P | | P | P | P | P | C | C | C | | | 808 |
| Legal Services Offices | P | | P | P | P | C | | C | C | | | 81 |
| Elementary, Secondary Schools | C | C | C | C | C | | | | C | | | 821 |
| Colleges, University, Professional Schools | | | | | C | C | | | C | | | 822 |
| Libraries | P | | P | P | P | P | | C | C | | | 823 |
| Vocational Schools | | | P | P | P | P | P | C | C | | | 824 |
| Other Schools & Education Services | | | P | P | P | P | P | C | C | | | 829 |
| Social Seminars Individual & Family | P | | | P | P | C | | C | C | | | 832 |
| Individual & Family Social Services | | | P | | | | | | | | | 832 |
| Job Training & Rehabilitation Services | | | P | P | P | P | | C | C-300 | | | 833 |
| Child Care Services | P | P | P | P | P | P | P | C | C | | | 835 |
| Residential Care | P | P | P | P | P | | S | | P | | P | 836 |
| Other Social Services | | | | P | P | P | | C | C-300 | | | 839 |
| Museums & Art Galleries | P | | P | P | P | C | | C | C-300 | | | 841 |
| Botanical Gardens | P | | P | P | P | C | | C | C-300 | | | 842 |
| Organization Facilities & Business Assoc. | P | | P | P | P | P | | C | C | | | 861, 862, 863, 864, 865 |
| Churches & Religious Organizations | C | C | C | C | C | C | | C | C | | | 866 |
| Other Membership Organizations | P | | P | P | P | C | | C | C-500 | | | 869 |
| Engineering, Accounting, Research | P | | P | P | P | P | P | C | C-300 | | | 87 |
| Misc. Services—Artist, Authors, etc. | P | | P | P | P | C | | C | C-300 | | | 89 |
| Government Offices | P | | P | P | P | P | C | C | C | | | 911, 912, 919, 92, 93, 94, 95, 96 |
| Correctional Institutions/Facilities | | | S | S | S | S | S | | S | | | 9223 |
| Fire Protection Facilities | P | P | P | P | P | P | P | C | P | P | | 9224 |
| National Guard Armory | | | | P | | P | P | | C | | | 97 |
| Social Service Facilities & Ash Gardens | C | C | C | C | C | C | | | C | | C | N/A |
| Single Family Detached | C | C | C | P | C | | | C | P | P | P | N/A |
| Single Family Attached | C | C | C | P | C | | | C | | | | N/A |
| Duplex, Residential | C | C | C | P | C | | | C | | | | N/A 2 Acre Minimum |

EXHIBIT 5
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL
INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

| PERMITTED & CONDITIONAL USES | PO | NC | LC | GC | CBD | LI | HI | M-U-I | AC | AC-10 | CP | SIC CODE |
|-----------------------------------|----|----|----|----|-----|----|----|-------|-------|-------|-------|----------|
| Townhouses, Patio Holmes | C | C | C | P | C | | | C | | | | N/A |
| Tri-plex & Quadraplex | C | C | C | C | C | | | C | | | | N/A |
| Multi-family Apartments | C | C | C | C | C | | | C | | | | N/A |
| Parks & Playgrounds | P | C | P | P | P | | | C | P | P | P | N/A |
| Cemeteries | | | | | | | | | C-300 | C-300 | C-300 | N/A |
| Mobile Homes | | | | | | | | | P | P | P | N/A |
| Mobile Home Park | | | | C | | | | | | | | N/A |
| Bed & Breakfast | C | C | C | | C | | | | C | C | | N/A |
| Second Story and above Residences | | | | | P | | | | C | | | N/A |
| Ambulance Services | | | P | P | | | | | | | | |
| Produce Sales | | C | C | C | | | | | C | | | |


1. If just a C, then staff review and/or established conditions are used.
2. If C with a distance, the Conditional Use approval is based on the following
 - a. The distances are measured in a straight line from the building walls
 - b. Distances are in feet
 - c. Any movement of the building/site requires a re-evaluation of the distance.
 - d. Any adjacent property that falls within the prescribed distance is an affected property.
 - e. Approval from 2/3 or 67 percent of the effected property owners is required
 - f. Additionally, if any property is occupied by renters, approval from 2/3 or 67 percent of the effected renters is required.
 - g. The applicant is required to contact and secure approval from all effected property owners and/or renters.
 - h. The completed approval document should then be attached to the conditional use.
 - i. Established fees and administrative procedures will be used to approve the conditional use and issue an approval letter.
 - j. A copy of the approval letter will be attached to any associated building permits and business licenses.

Location Map

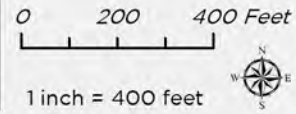


Area Map

Legend

-  Case Site Location

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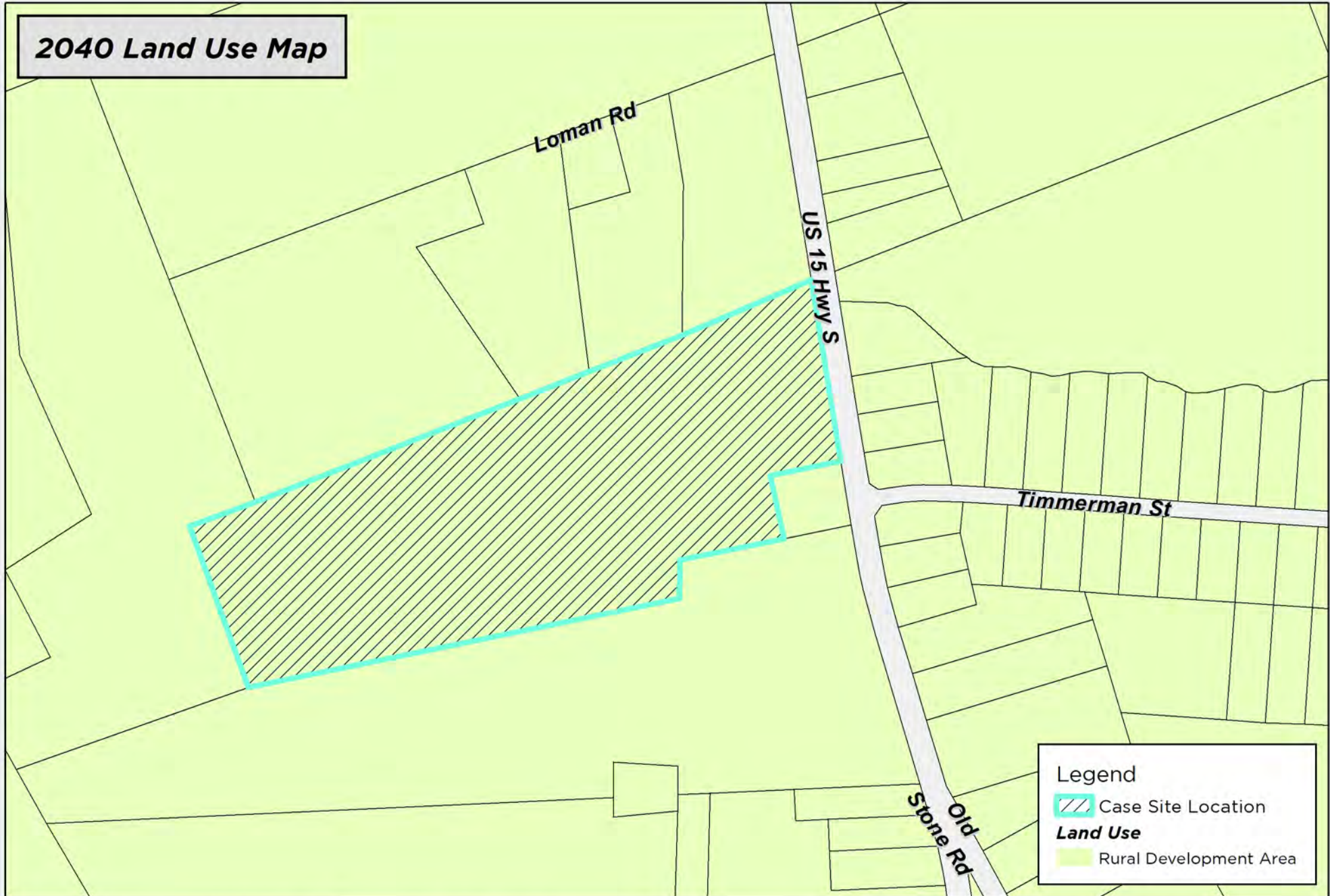


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4510 US-15, Sumter, SC 29150
Tax Map # 220-00-01-078

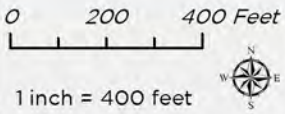
2040 Land Use Map



Legend

- Case Site Location
- Land Use**
- Rural Development Area

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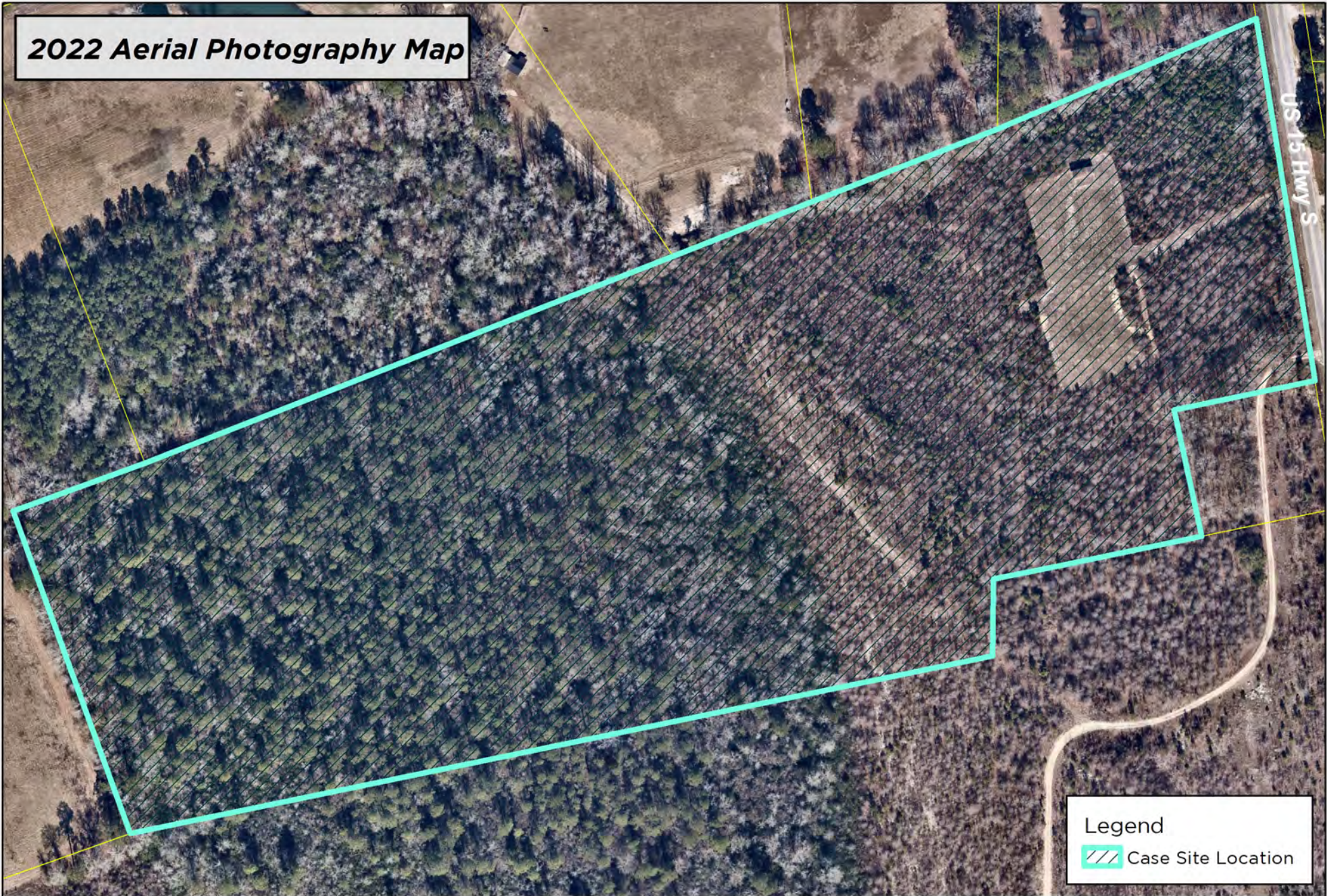


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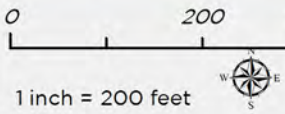
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2022 Aerial Photography Map



Legend
Case Site Location

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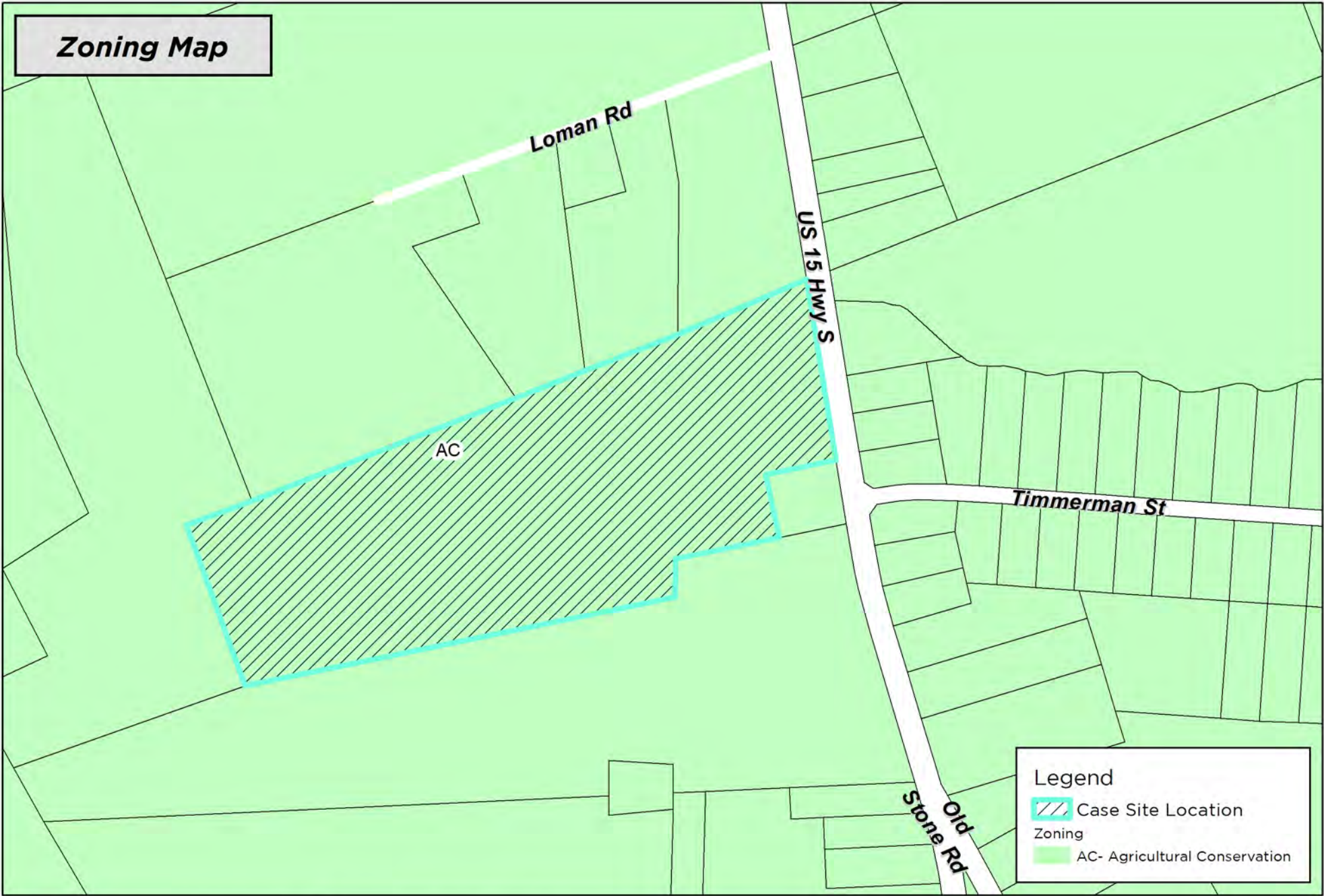


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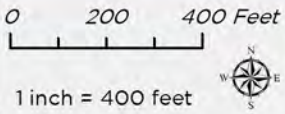
Zoning Map



Legend

- Case Site Location
- Zoning**
- AC- Agricultural Conservation

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