



# Sumter City-County

## Planning Department

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COUNTY ADMINISTRATOR

### **MEMORANDUM**

**TO:** Sumter City-County Planning Commission

**FROM:** Jeff Derwort, Zoning Administrator

**DATE:** September 25, 2024

**SUBJECT:** **Sumter 2040 Comprehensive Plan 5 Year Review & Update**

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The Sumter 2040 Comprehensive Plan was formally adopted by the City of Sumter on December 3, 2019 and by Sumter County on December 10, 2019. In accordance with *S.C. Code 6-29-510 (E)* and applicable case law (*See Momeier v. John McAlister, Inc.*), the Planning Commission must re-evaluate the elements of the comprehensive plan at least every 5 years.

Sumter City-County Planning Commission staff have reviewed each element of the Sumter 2040 Comprehensive Plan. Staff finds that the existing policies contained therein remain sound and serve as a strong framework to guide growth and development decision making for the City and County over the next 5 years.<sup>1</sup>

Staff is recommending updates to certain elements, as provided in more detail on page 2 & 3. Changes include updates to the underlying data used in the various elements and other minor modifications to strengthen the document. The only change proposed to the Future Land Use Maps is an update to the Conservation Planning Area. These changes are being proposed to align the Conservation Planning Area with the latest adopted FEMA floodplain maps.

A copy of the draft resolution recommending approval to City and County elected bodies is enclosed with this memo.

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<sup>1</sup> A full comprehensive plan update is required every 10 years. Work on the next comprehensive plan is anticipated to begin in 2027.

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## Proposed Updates

Please note that each underlined item below is linked to a completed copy of the proposed section or element of the plan.

### Table of Contents

- Updated to reflect revised tables, figures, maps, and page numbers.

### Population Element

- Updated all tables, figures, and maps to reflect latest available demographic data.
- Made minor adjustments to text to reflect new data and trends.

### Housing Element

- Updated all tables, figures, and maps to reflect latest available housing and building permit data.
- Provided new figures for monthly median mortgage payment, monthly median rent payment, and percentage of renters that are experiencing housing cost burden.
- Provided new building permit data figure for attached dwellings.
- Made minor adjustments to text to reflect to new data and trends.
- Updated references to other documents cited in element.

### Economic Development Element

- Updated all tables, figures, and maps to reflect latest available economic data.
- Made minor adjustments to text to reflect new data and trends.

### Green Infrastructure Element

- Updated floodplain map to reflect latest FEMA maps adopted by the City and County.
- Made minor adjustments to text to reflect data updates.
- Updated references to other documents cited in element.

### Transportation Element

- Provided new AADT map
- Updated Roadway Functional Classification map
- Provided new Transit Propensity map
- Updated Bicycle and Pedestrian Infrastructure Map
- Added Freight and Rail Sections
- Provided new Freight Network and Rail maps
- Made adjustments to text to reflect new and updated maps and figures provided in element.
- Updated references to other documents cited in element.

### Community Facilities Element

- Updated school enrollment figures.
- Added reference to new charter school.

### Priority Investment Element

- Revised text concerning local option sales tax funding.
- Removed list of local option sales tax projects listed in original document.

### Land Use Element (City)

### Land Use Element (County)

- Updated all future land use maps to reflect the proposed changes to the Conservation Planning Areas.
  - Removed Downtown Planning Area from County land use element, as there is no land area in County jurisdiction with this designation
  - Removed Rural Planning Area from City land use element, as there is no land area in city jurisdiction with this designation.
  - Updated zoning maps.
  - Updated active subdivision map and residential pipeline table.
  - Updated references to other documents cited in element.
  - Made minor adjustments to reflect new data and information.
  - Made edits to policy statements so that county and city land use policies are not intertwined across the separate City and County land use elements.
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**A RESOLUTION OF  
THE SUMTER CITY-COUNTY PLANNING COMMISSION  
RECOMMENDING UPDATES TO THE 2040 SUMTER  
COMPREHENSIVE PLAN FOR ADOPTION BY SUMTER COUNTY  
COUNCIL AND SUMTER CITY COUNCIL**

**Whereas**, the Sumter City Council adopted the Sumter 2040 Comprehensive Plan on December 3, 2019; and

**Whereas**, the Sumter County Council adopted the Sumter 2040 Comprehensive Plan on December 10, 2019; and

**Whereas**, the Sumter City-County Planning Commission finds it appropriate to re-evaluate and update the Sumter 2040 Comprehensive Plan to meet changing conditions; and

**Whereas**, The Sumter County Council and the Sumter City Council will consider the adoption of updates to the 2040 Sumter Comprehensive Plan, hereinafter referred to as "the Comprehensive Plan" to provide a long-range land use vision for the community's future; and

**Whereas**, the minimum public hearing requirements will be met; and

**Whereas**, the efforts of the Sumter City-County Planning Commission and the staff of the Planning Department have resulted in a balanced Comprehensive Plan to guide future growth; and

**Whereas**, the Planning Commission finds that the updated elements of the Comprehensive Plan, transmitted to the Commission on September 25, 2024, and maps included therein are critical, necessary, and desirable to guide the development and redevelopment of the City and the County.

**Now, therefore be it resolved** by the Sumter City-County Planning Commission that, having met the requirements of Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, be hereby recommended to the Sumter County Council and the Sumter City Council for adoption.

**Be it further resolved** that the Comprehensive Plan, as updated, shall be utilized by the County Council, the City Council, the Sumter City-County Planning Commission and all Sumter County and City Departments, agencies and officials as the official policy guide for making decisions concerning the growth and development of Sumter County.

**SUMTER CITY-COUNTY PLANNING COMMISSION**

BY: \_\_\_\_\_  
James Munford, Chairman

THIS 25<sup>TH</sup> DAY OF SEPTEMBER 2024

ATTEST: \_\_\_\_\_  
Helen M. Roodman, Planning Director