



WHY PLAN?

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The 2030 Comprehensive Plan represents the Sumter community’s collective land use vision for the future. The Plan is the product of an 18-month public process. It is the policy document which guides where Sumter will develop, how it will develop, and what that development will look like. By definition, it is the deliberative design and development consensus of Sumter’s citizens, businesses, and elected decision makers.

The Plan is mandated by South Carolina State Law: the Planning Enabling Legislation found in Chapter 29 of the South Carolina Code of Law. By law, Sumter must update its comprehensive plan every 10 years. The current plan was adopted in 1999. The year 2009 marks the time for update.

The purpose of the 2030 Comprehensive Plan is to direct and guide growth in both the City of Sumter and Sumter County. As such, it is an aspirational expression of our vision through policy. The Plan is not a regulatory document and is not a book of law. Strict over-interpretive construction should be avoided in lieu of a broader spirit. The Plan – its map and policies – is not intended to be parcel specific and should not be applied so acutely.

The planning process for the 2030 Plan Update has been thoroughly public, beginning with a citizen survey in September 2008. Public meetings, hearings, presentations, and open house events have been held by the Citizen Task Force, the Sumter City-County Planning Commission, and Sumter City and County Councils, respectively.





## SUMTER 2030 COMPREHENSIVE PLAN PARTICIPANTS

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### SUMTER CITY COUNCIL

Joseph T. McElveen, Jr., Mayor	At Large
Thomas J. Lowery	Ward 1
Ione Dwyer	Ward 2
Hattie S. Scarborough, Mayor Pro Tem	Ward 3
Walter G. "Sonny" Newman	Ward 4
Robert A. "Bob" Galiano	Ward 5
William T. Painter	Ward 6
Deron McCormick	City Manager
Linda Hammett	City Clerk

### SUMTER COUNTY COUNCIL

Vivian Fleming-McGhaney, Chair	District 5
Naomi D. Sanders	District 1
Artie Baker	District 2
James Byrd, Jr.	District 3
Charles T. Edens	District 4
Larry Blanding	District 6
Eugene "Gene" Baten, Vice-Chair	District 7
William T. Noonan	County Administrator
Mary Blanding	Clerk to Council

### PLANNING COMMISSION

Ed Bynum, Chair	Roland Robinson
Jay Davis, Vice-Chair	Wayne Owens
David Durham	Rev. Ellie Palmer
Tammy Adams Kelly	W. Burke Watson, Jr.
Charles Segars	



**2030 COMPREHENSIVE PLAN CITIZENS TASK FORCE**

Jay Davis, Chair  
Charles Segars  
Meree McAllister  
Tommy Frederick  
Ashley McMillan  
Emmie Harvin  
Judy Tyl  
April English  
Sandra McBride  
James "Jimmy" Byrd  
Larry Blanding  
Sam Lowery  
Jennifer Russell  
Rev. William Randolph  
Bob Galiano  
Gwen Clyburn  
John Acken  
Carl Croft  
Sheryl Kendrick  
John Brabham  
Talmadge Tobias  
Joseph Tobiere  
Capt. Allyson Strickland  
SMSgt. Chip Campbell  
Maj. Robin Newton  
Gary Hallmark



**PLANNING STAFF**

George K. McGregor  
Donna McCullum  
Helen M. Roodman  
Susanna B. Smith  
Claudia Rainey  
Charlie Holmes  
Michael Herr  
Patricia Nelson  
Wanda Scott  
Julie Scarborough

Planning Director  
Zoning Administrator  
Senior Planner  
Planner  
Planner  
Transportation Coordinator  
GIS Analyst  
Planning Technician  
Planning Secretary  
Administrative Assistant



## GOALS

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Sumter's broader land use vision requires setting reasonable, actionable and achievable community goals. The 2030 Comprehensive Plan offers eight overarching goals, all of which can be achieved through the land use policies details on the following pages and in the implementation section of the document. The goals are limited in number yet express the full aspirations of the Sumter Community. As such, the City and County support specific community **Goals**:

1. To protect Shaw Air Force Base and Poinsett Range, its facilities and its mission from unwanted and incompatible development encroachment;
2. To transform the built, visual image of Sumter;
3. To direct new suburban development to areas planned for, or already served by, adequate infrastructure such as public water and sewer, public services, schools, transportation network capacity, and recreational opportunities;
4. To revitalize and redevelop existing residential neighborhoods and commercial corridors at risk or in decline;
5. To support the quality of life and existing pattern of development in the rural portions of the County;
6. To preserve the community's Green Infrastructure, Natural, Cultural, and Historic resources;
7. To foster a diverse development pattern where opportunities to live, work, shop, and play are all within close proximity to one another in an atmosphere dedicated to quality architecture, landscaping, sustainability, and site design; and
8. To create a Downtown Sumter which is the center of urban living, commerce, entertainment, education, government, and healthcare in a 24-hour, active and lively environment.



## How to Use the Plan

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The Sumter 2030 Comprehensive Plan is a tool for guiding growth and development in the community for the next 20 years. It is not intended as a rigid and unyielding land use document. The purpose of the Plan is to help Sumter, its citizens and elected officials alike, make informed decisions about development issues, in the best interests of both property owners and the broader community.

Many land use decisions are complex, with diverse and diverging interests thrust into the public spotlight. So, the Plan attempts to provide decision makers with clear goals and policies. These are the foundations of how we as a community—City and County—go about managing our future. There will be conflicts, vagaries, and unintended consequences for sure, as that is what happens when property rights are balanced with a community's interest. In the end, the Plan is grounded in fostering a land use pattern that is efficient, compact, diverse, and mixed-use. It sets the stage for a built environment which is greener, more attractive, and increasing in quality design every day.

## Changing the Plan

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The planning process anticipates a changing environment. The Plan will be reviewed every five years and updated every ten years in an ongoing quest to ensure relevancy. From time to time citizens, developers, or even City and County Council may request changes to the Plan. Although changes to the Plan should be extraordinary and rare, the City and County will consider changes to the Plan which:

- Are necessary in order to implement a Community Vision
- Implement the Goals of this Plan
- Recognize changing conditions in our community

Amendments to the Plan require Planning Commission review consistent with State Law, a public hearing either at the Planning Commission or at Council, and formal adoption by Ordinance.

## Public Project Review

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All public projects—schools, parks, roads, or other public buildings must be reviewed for conformity with the Comprehensive Plan by the Planning Commission (*Section 6-29-540, S.C. Code of Laws*). In effect, public projects should make every effort to conform to the 2030 Comprehensive Plan.