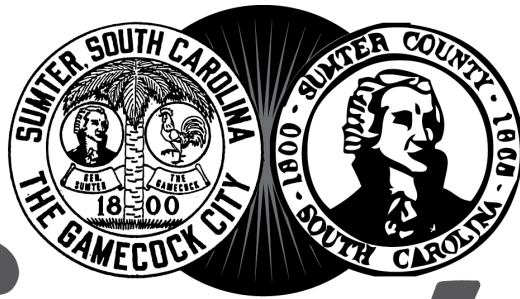


Sumter City-County Planning Department

2022 Year End Report



Sumter
SOUTH CAROLINA

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Planning Commission

Zoning Board of Appeals

**Historic Preservation Design
Review Committee**

Caseload Comparisons

2017 - 2022



BOARD AND COMMISSION CASELOAD REVIEW

2017-2022 COMPARISON

PLANNING COMMISSION CASE REVIEW	2017	2018	2019	2020	2021	2022
Total Applications Submitted	104	140	125	141	140	133
Total Cases Reviewed	104	136	119	136	139	130
Highway Corridor Requests Reviewed by Planning Commission	3	8	5	6	10	4
Highway Corridor Requests Reviewed by Planning Staff	23	29	23	28	16	31
Comprehensive Plan Text Amendments	0	0	0	0	0	0
Minor Site Plan	47	46	32	44	48	50
Major Site Plan	4	11	11	8	12	8
Ordinance Text Amendments	4	10	14	10	7	14
Planned Developments	3	2	7	5	4	1
Rezoning	10	19	21	19	28	14
Major Subdivisions	3	4	5	5	7	4
Street Name Change Requests	0	1	0	0	0	0
Subdivision Variances	0	0	2	3	1	1
City Annexation Requests*	5	5	4	10	2	6

**Planning Staff took over the review process for City Annexations in January 2016.*

BOARD OF APPEALS CASE REVIEW	2017	2018	2019	2020	2021	2022
Total Applications Submitted	25	26	44	33	40	40
Total Cases Reviewed	23	20	37	30	30	35
Appeals from Administrative Interpretation	0	0	0	0	0	1
Variances	19	19	35	29	36	25
Special Exceptions	6	7	9	6	6	9

HISTORIC PRESERVATION DESIGN REVIEW COMMITTEE CASE REVIEW	2017	2018	2019	2020	2021	2022
Downtown Requests Reviewed by Committee	4	9	10	9	8	3
Downtown Requests Reviewed by Planning Staff	2	4	7	8	5	1
Hampton Park Requests Reviewed by Committee	10	13	9	12	11	14
Hampton Park Requests Reviewed by Planning Staff	3	4	1	1	2	1
Swan Lake District Requests Reviewed by Committee	0	0	0	0	0	1
Swan Lake District Requests Reviewed by Planning Staff	0	0	0	0	0	0

Staff Review

Caseload Comparisons

2017 - 2022

PLANNING STAFF CASE REVIEW

2017-2022 COMPARISON

Mobile Home Certifications	2017	2018	2019	2020	2021	2022
City-Bought In Place*	0	0	0	0	0	0
City-New	2	3	7	3	6	5
City-Replacement	16	11	9	5	16	9
County-Bought In Place*	1	6	2	1	1	0
County-New	29	52	40	66	73	67
County-Replacement	129	113	115	108	105	174
Total Issued	177	185	173	183	201	255

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

Plats	2017	2018	2019	2020	2021	2022
Total Number of Surveys Reviewed	308	276	238	207	256	228
Total Number of Lots Approved	502	465	444	543	662	787
Total Acreage	3752.8	4587.56	3752.08	3288.85	3628.67	2046.35

Administrative Inquiries	2017	2018	2019	2020	2021	2022
of DHEC Perk Test Request Letters Issued	22	17	6	1	0	0
umber of Zoning Verification Letters Issued	60	27	48	39	35	46
od Plain Inquiries (telephone/e-mail/letters)	3160	3350	3280	3398	3507	32970
Total Number of Elevation Certificates	12	8	11	8	2	6

Temporary Uses	2017	2018	2019	2020	2021	2022
City	78	66	61	65	70	89
County	36	40	35	35	42	32

Conditional Use Approval for Banners	2017	2018	2019	2020	2021	2022
City	19	11	15	15	15	4

Conditional Use Approval	2017	2018	2019	2020	2021	2022
City	19	14	22	18	19	30
County	18	35	24	21	28	34

Planning Commission 2022 Cases

Summary & Detailed Review

2022 End of Year Report Sumter City-County Planning Commission

Total Applications Submitted:	133
Total Cases Reviewed:	130
Total Cases Approved:	102
Total Cases Failed to Approve:	0
Total Cases Denied:	5
Total Cases Pending*:	23
Total Cases Withdrawn:	3
Total Cases Administratively Closed:	0
Total Cases Placed on Hold at Applicant's Request:	0

Highway Corridor Protection District Design Review:

Approved by Planning Staff -	30
Approved by Planning Commission -	4
Denied -	0
Withdrawn -	0
Pending -	1
Total	35
	0

City:	30
County:	5

Comprehensive Plan Text Amendments (MA):

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

City:	0
County:	0

Minor Site Plan Approvals:

Approved -	39
Failed to Approve -	0
Denied -	0
Pending -	10
Withdrawn -	1
Administratively Closed -	0
Placed on Hold -	0
Total	50

City:	33
County:	27

**Pending requests are in the system for review and approval but were not granted final approval prior to December 31, 2021.*

2022 End of Year Report Sumter City-County Planning Commission

Major Site Plan Approvals:

Approved -	8	City:	5
Failed to Approve -	0	County:	3
Denied -	0		
Pending -	0		
Withdrawn -	0		
Administratively Closed -	0		
Placed on Hold -	0		
Total	8		

Ordinance Text Amendments (OA):

Approved -	6	City:	10
Failed to Approve -	0	County:	4
Denied -	0		
Pending -	8		
Withdrawn -	0		
Administratively Closed -	0		
Placed on Hold -	0		
Total	14		

Planned Developments (PD)**:

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

***All Planned Development (PD) reviewed in 2022 were revisions to existing Planned Developments in accordance with the Zoning & Development Standards Ordinance.*

2022 End of Year Report

Sumter City-County Planning Commission

Rezoning (RZ):

Approved -	6
Failed to Approve -	0
Denied -	4
Pending -	2
Withdrawn -	2
Administratively Closed -	0
Placed on Hold -	0
Converted to OA -	0
Total	14

City:	4
County:	10

Major Subdivision (SD):

Approved -	3
Failed to Approve -	0
Denied -	0
Pending -	1
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Total	4

City:	3
County:	0

Street Name Change Request (SN):

Approved -	0
Denied -	0
Pending -	0
Total	0

City:	0
County:	0

Subdivision Variance (SV):

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

City:	0
County:	1

City Annexation Requests (ANN)

Approved -	5
Denied -	1
Pending -	0
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Total	6

<i>Total City Requests:</i>	<i>92</i>
<i>Total County Requests:</i>	<i>50</i>

2022 End of Year Report

Sumter City-County Planning Commission

Case Review

Highway Corridor Protection District Design Review

Staff Approved

1. HCPD-22-02, 250 Broad St. (City), Site and building improvements for contractor office.
2. HCPD-22-03, 2910 2085 Wedgefield Rd. (City), Food Lion exterior building renovations.
3. HCPD-22-05, 2032 McCrays Mill Rd. (City), New +/-2500 sq. ft. Starbucks w/drive-thru.
4. HCPD-22-06, 1230 S. Pike E. (County), Iris Winds Mobile Home Park building and site improvements.
5. HCPD-22-07, 925 Miller Rd. (City), New +/- 2500 sq. ft. community building to support existing multi-family use.
6. HCPD-22-08, 3370 Yampa St. (City), New church youth building.
7. HCPD-22-09, 1855 Camden Hwy. (City), Façade renovation.
8. HCPD-22-10, 1260 Broad St. (City), Fence and screen for auto body repair business.
9. HCPD-22-11, 520 Wilson Hall Rd. (City), New Wilson Hall school ticket both and masonry fence.
10. HCPD-22-13, 2036 McCrays Mill Rd. (City), New +/- 2300 Taco Bell w/ drive-thru.
11. HCPD-22-14, 312 S. Main St. (City), Jobs Mortuary exterior building renovation.
12. HCPD-22-15, 821 N. Main St. (City), New free standing electronic message board sign.
13. HCPD-22-16, 3555 Camden Hwy. (County), RV Storage screening improvements.
14. HCPD-22-17, 245 Oswego Rd. (City), Church picnic shelter.
15. HCPD-22-18, 1121 Broad St. (City), Exterior building renovations.
16. HCPD-22-19, 1132 Broad St. (City), Exterior building renovations.
17. HCPD-22-20, 4275 Thomas Sumter Hwy. (County), New +/- 3200 sq. ft. office/storage building.
18. HCPD-22-21, 850 E. Liberty St. (City), New +/- 5,950 sq. ft. warehouse building.
19. HCPD-22-22, 1285 Wilson Hall Rd. (City), Urology clinic addition.
20. HCPD-22-23, 254 Broad St. (City), New commercial accessory building.
21. HCPD-22-24, 208 E. Calhoun St. (City), Burger King exterior building renovations.
22. HCPD-22-25, 5 S. Lafayette Dr. (City), Stand-alone ice vending machine.
23. HCPD-22-26, 1701 Hwy 15 S. (City), Bojangles exterior building improvements.
24. HCPD-22-27, 1020 Broad St. (City), Bojangles exterior building improvements.
25. HCPD-22-29, 522 Broad St. (City), New tire service building.
26. HCPD-22-30, 390 S. Guignard Dr. (City), Front façade improvements.
27. HCPD-22-31, 1377 Camden Hwy. (County), Building and parking renovations.
28. HCPD-22-32, 65 Masters Dr. (City), Black vinyl chain link fencing installation.
29. HCPD-22-33, 20 N. Magnolia St. (City), Magnolia Place office building exterior renovations.
30. HCPD-22-34, 614 Manning Ave. (City), New restaurant with drive-thru.

Staff Denied

NONE

Planning Commission Approved

1. HCPD-22-01, 3290 Broad St. (City), New +/- 3500 sq. ft. gas station.
2. HCPD-21-07 (Revision 1), 1128 Broad St. (City), New +/- 3838 sq. ft. Zaxby's w/ drive-thru.
3. HCPD-22-04, 375 Pinewood Rd. (City), New +/- 2815 sq. ft. Chick-Fil-A w/drive-thru.
4. HCPD-22-12, 3275 Carter Rd. (City), New +/- 43472 sq. ft. of self-storage buildings and new +/- 576 sq. ft. office buildings 2,304 sq. ft. Chipotle restaurant.

Planning Commission Denied

NONE

Pending Approval

1. HCPD-20-28, 1120 Peach Orchard Rd. (County), Scooter's Coffee new building construction.

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-22-02, 810 S. Pike W. (City)

TMS# 230-16-03-025

- Minor site plan approval for site improvements associated with a mini-storage building upfit project based on plans titled, "*Self-Storage Renovation, 810 S. Pike West, Sumter, SC*" prepared by Architectural Concepts, Inc., and dated December 14, 2021.

Approved February 11, 2022

2. MSP-22-03, 250 Broad St. (City)

TMS# 288-03-02-012

- Minor site plan approval for site improvements associated with contractor business based on plans titled, "*Trapp Construction & Remodeling Site Plan, 250 Broad St.*" prepared by David Trapp.

Approved January 28, 2022

3. MSP-22-05, 325 Boulevard Rd. (City)

TMS# 249-15-03-081

- Minor site plan approval for site improvements associated with Park Home Multi-Family Residential Park based on plans titled, *“Park Homes Multi-Family Residential Park BOA-20-08 325 Boulevard Rd.”*.

Approved March 8, 2022

4. MSP-22-06, 1255 Narrow Paved Rd. (County)

TMS# 340-00-02-035

- Minor site plan approval for a modular office building based on plans prepared by Burns Engineering, Inc., dated February 3, 2022 (with date of last revision being March 18, 2022).

Approved March 28, 2022

5. MSP-22-07, 200 Miller Rd. (City)

TMS# 204-12-01-006, 204-13-01-007, & 204-13-01-009

- Minor site plan approval for USC Sumter Parking Lot Upgrades (Lots 2 & 3) based on plans titled, *“USC Sumter Parking Lot Upgrades- Lots 2-3”*, prepared by 4D Engineering Building Design Associates, LLC, and dated April 21, 2022.

Approved April 22, 2022

6. MSP-22-08, 925 Miller Rd. (City)

TMS# 229-00-01-009

- Minor site plan approval for Poplar Square Apartment renovations based on plans titled, *“Poplar Square Apartments, 925 Miller Rd, Sumter, SC 29150”* prepared by Dyke Nelson Architecture – DNA Workshop, with the date of last revision being June 7, 2022.

Approved June 8, 2022

7. MSP-22-09, 210 N. Washington St. (City)

TMS# 228-05-04-024

- Minor site plan approval for Prisma Tuomey Parking Lot based on plans titled, *“Site Construction Drawings for Prisma Tuomey Parking Lot Located in City of Sumter, Sumter County, South Carolina”*, prepared by Cox and Dinkins, dated May 2, 2022

Approved May 10, 2022

8. MSP-22-10, 311 Manning Ave. (City)

TMS# 250-08-01-037

- Minor site plan approval for a residential care facility based on plans titled, *“Renovations and Additions for 6-Bed Residential Care Facility – 311 Manning Avenue”* prepared by Monroe Architecture, Edward Monroe, III, with the date of last revision being April 18, 2022.

Approved May 2, 2022

9. MSP-22-12, 1855 Camden Hwy. (City)

TMS# 202-00-02-018

- Minor site plan approval for First Church of God Youth Building based on plans titled, *"First Church of God Youth Building Camden Hwy"*, prepared by Building Design Associates Architects, dated March 18, 2022.

Approved April 29, 2022

10. MSP-22-13, 520 Wilson Hall Rd. (City)

TMS# 203-00-04-038

- Minor site plan approval for ticket booth and fencing for Wilson Hall based on plans titled, *"Additions and Renovations to: Wilson Hall"*, prepared by RS Bell Architects LLC, dated April 4, 2022.

Approved April 29, 2022

11. MSP-22-15, 506 N. Guignard Dr. (City)

TMS# 229-16-02-005, 229-16-03-007, 229-16-01-003, 229-01-02-019, & 229-09-006

- Minor site plan approval for CCTC parking lot renovations based on plans titled, *"Central Carolina Technical College Pavement Improvement, State Project o. H59-6179-PD"* prepared by REI Engineers, revised May 23, 2022.

Approved May 24, 2022

12. MSP-22-16, 65 Old Manning Rd. (County)

TMS# 225-00-03-056

- Minor site plan approval for new mini-storage use based on plans titled, *"Dyson Mini-Storage, 65 Old Manning Rd Sumter, SC"* prepared by Burns Engineers, Inc., dated May 9, 2022.

Approved June 15, 2022

13. MSP-22-18, 1 S. Main St. (City)

TMS# 228-13-07-030

- Minor site plan approval for Rotary Centennial Plaza renovations based on plans titled, *"Construction Drawing for Centennial Plaza Improvements Permit Set"* prepared by The Landplan Group South, dated June 9, 2022.

Approved June 13, 2022

14. MSP-22-19, 129 N. Washington St. (City)

TMS# 228-12-04-001 & 228-12-04-007

- Minor site plan approval for the proposed renovation and +/- 14,300 sq. ft. expansion of the Prisma Health Toumey emergency room based on plans titled, *"Construction Drawings for Tuomey E.D. Renovation and Expansion"* prepared by Stevens & Wilkinson - SSOE, dated June 6, 2022.

Approved June 20, 2022

15. MSP-22-20, 2036 McCrays Mill Rd. (City)

TMS# 206-13-01-021

- Minor site plan approval for a +/- 2,300 sq. ft. Taco Bell restaurant with drive-thru based on plans titled, *"Bell American Group, LLC Taco Bell 2036 McCrays Mill Rd., Sumter, SC 29154"* prepared by Civil & Environmental Consultants, Inc., with date of last revision being August 22, 2022.

Approved September 15, 2022

16. MSP-22-21, 3555 Camden Hwy. (County)

TMS# 190-14-02-022

- Minor site plan approval for Langdon office building parking lot and site improvements based on plans titled, "*Langdon Building Office Complex, 3555 Camden Hwy, Sumter County*" prepared by Champion Designs, with the date of last revision being June 10, 2022.

Approved August 11, 2022

17. MSP-11-46 Rev. 5, 1805 US Hwy 521 (County)

TMS# 252-00-05-088

- Minor site plan approval for Continental Extruder and Tire Building expansion based on plans titled, "*Continental Extruder and Tire Building Expansion*" prepared by Charles Hartman, SSOE Inc., and dated June 29, 2022.

Approved July 11, 2022

18. MSP-22-22, 216 N. Main St. (City)

TMS# 228-12-04-001, 228-12-04-003, 228-12-04-007, & 228-12-04-023

- Minor site plan approval for Prisma Health Tuomey & Tuomey Foundation parking lot improvements based on plans titled, "*Prisma Health & Tuomey Foundation Parking Lot Improvements, 216 N. Main St., Sumter, SC 29150*", prepared by Martin Engineering & Consulting, LLC, and dated June 23, 2022.

Approved June 28, 2022

19. MSP-22-23, 445 Broad St. (City)

TMS# 229-10-02-049

Pending

20. MSP-22-24, 554 Pinewood Rd. (City)

TMS# 207-03-03-011

- Minor site plan approval for Westside Christian Academy mobile classroom installation based on plans titled, "Westside Christian Academy, 554 Pinewood Rd., Sumter, SC" prepared by Burns Engineers, Inc, and dated June 24, 2022.

Approved August 3, 2022

21. MSP-22-25, 1585 Lewis Rd. (City)

TMS# 225-00-02-008

- Minor site plan approval for the construction of a +/- 5,000 sq. ft. contractor's office.

Approved December 15, 2022

22. MSP-22-26, 245 Oswego Rd. (County)

TMS# 249-00-02-011

Pending

23. MSP-22-27, 68 Market St. (City)

TMS# 249-00-02-011

- Minor site plan approval for Ragin Prep Christian Academy mobile classroom installation based on plans titled, "*Ragin Preparatory Christian Academy, 68 Market St., Sumter, SC 29150*" prepared by Monroe Architecture, dated July 22, 2022.
Approved August 5, 2022

24. MSP-22-29, 830 Loring Mill Rd. (County)

TMS# 184-04-01-001

- Minor site plan approval for a family cemetery based on the submitted site plan and annotated survey plat.
Approved August 3, 2023

25. MSP-22-30, 2341 Corporate Way (County)

TMS# 209-00-02-032

- Minor site plan approval for a +/- 3,600 sq. ft. addition to the Sumter Packaging industrial building based on plans titled, "*Sumter Packaging Cyclone Addition*", prepared by Lynam Construction, LLC, and dated August 1, 2022.
Approved August 4, 2022

26. MSP-22-31, 254 Broad St. (City)

TMS# 210-00-03-030

- Minor site plan approval for a commercial accessory building based on submitted site plans.
Approved September 15, 2022

27. MSP-22-32, 1720 US Hwy 15 S. (City)

TMS# 225-00-02-078

- Minor site plan approval for a playground area at Alice Dr. Baptist Church (Pocalla Campus) based on plans titled "*Alice Drive Baptist Church – Pocalla Campus*", prepared by Michael E. Weatherly, P.E., and dated May 21, 2022 (with date of last revision being July 27, 2022)
Approved August 23, 2022

28. MSP-22-33, 300 Myrtle Beach Hwy. (County)

TMS# 267-01-02-003

- Minor site plan approval for a new commercial storage building based on plans titled, "*Carolina Truck Parts 300 Myrtle Beach Hwy, Wall & Roof Framing Plan*", prepared by Atlantic ECS, LLC, and dated July 5, 2022
Approved August 19, 2022

29. MSP-22-34, 4275 Thomas Sumter Hwy. (County)

TMS# 152-03-02-039 & 152-03-02-040

- Minor site plan approval for a new +/- 3,200 sq. ft. HVAC contractor office/workshop with associated parking and landscaping improvements based on plans titled, "*Close Call heating & Air, US Highway 521, Dalzell, SC*", prepared by Burns Engineers, Inc., and last revised August 31, 2022.
Approved September 26, 2022

30. MSP-22-35, 850 E. Liberty St. (City)

TMS# 249-00-05-019 & 249-00-05-021

Pending

31. MSP-22-36, 1285 Wilson Hall Rd. (City)

TMS# 203-00-05-054

- Minor site plan approval for Sumter Urology Clinic addition based on plans titled, *Sumter Urology, 1285 Wilson Rd., Sumter, SC* prepared by Jones & VanPatten, LLC., dated January 19, 2017 (with date of last revision being August 23, 2022).

Approved August 25, 2022

32. MSP-22-37, 522 Broad St. (City)

TMS# 229-10-03-059

- Minor site plan approval for new tire service building with associated parking and landscaping improvements based on plans titled, *"24 Hour Tire, 522 Broad Street, Sumter, SC"* prepared by Burns Engineers, Inc., and last revised September 8, 2022.

Approved October 12, 2022

33. MSP-22-38, 200 Miller Rd. (City)

TMS# 204-13-01-006

- Minor site plan approval for USC Sumter ADA parking and drainage improvements based on submitted plans.

Approved December 14, 2022

34. MSP-22-39, 1880 Lynette Dr. (County)

TMS# 208-00-03-002

- Minor site plan approval for a new waste tire processing use with associated site improvements based on submitted plans.

Approved September 8, 2022

35. MSP-22-40, 3750 Broad St. (City)

TMS# 185-00-02-001

- Minor site plan approval for the construction of a driveway and parking lot at 3750 Broad St. based on plans titled, *"Andrews Building Renovations, 3750 Broad St., Sumter, SC"* prepared by Champion Designs, LLC., and last revised June 1, 2022.

Approved September 28, 2022

36. MSP-22-41, 1690 Stamey Livestock Rd. (City)

TMS# 186-00-01-025

- Minor site plan approval for the construction of a +/- 1500 sq. ft. office building and parking area based on plans submitted by the applicant titled *"1690 Stamey Livestock Rd., General Layout, Sumter, SC 29150"*, and dated October 7, 2022

Approved November 1, 2022

37. MSP-22-42, 5 S. Lafayette Dr. (City)

TMS# 249-16-02-002

- Minor site plan approval for a stand-alone ice vending unit based submitted by the applicant and titled, *“Proposed Ice machine and 3 new parking stalls, 5 S. Lafayette Dr”*.
Approved November 14, 2022

38. MSP-22-43, 1120 Peach Orchard Rd. (County)

TMS# 132-00-01-024

Pending

39. MSP-22-44, 2132 & 2138 N. Main St. (County)

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

Withdrawn

40. MSP-22-45, 1377 Camden Hwy. (County)

TMS# 203-05-01-001 & 203-05-01-003

- Minor site plan approval for building and parking area improvements associated with a proposed real estate office use based plans titled, *“Proposed Site Plan: 1377 Camden Hwy”* prepared by Ron Del Beni (General Contractor #G117592), and last revised November 9, 2022.

Approved November 10, 2022

41. MSP-22-46, 20 N. Magnolia St. (City)

TMS# 249-09-02-037

- Minor site plan approval for Magnolia Place renovations and site improvements based on plans titled, *“Renovations to Magnolia Place, a Facility of Sumter County”*, prepared by RS Bell Architects, and dated August 31, 2022.

Approved December 8, 2022

42. MSP-22-47, 2530 Broad St. (City)

TMS# 203-07-02-004

- Minor site plan approval for new prep canopy for Tidal Wave Auto Spa based on plans titled, *“Site & Staking Plan: Tidal Wave Auto Spa”* prepared by EMC Engineering Services, Inc., provided to Sumter Planning on October 26, 2022, and *“New Tidal Wave Auto Spa 134 Left Entry STD”*, prepared by M. Todd Albritton, Architect and dated September 9, 2022.

Approved November 14, 2022

43. MSP-22-48, 3760 Patriot Parkway (City)

TMS# 184-00-01-015

Pending

44. MSP-22-50, 1980 Camden Hwy. (County)

TMS# 202-08-01-020

Pending

45. MSP-22-51, 2050 US Hwy 15 S. (County)

TMS# 209-00-02-008

- Minor site plan approval for a +/- 3,105 sq. ft. addition to the Pilgrims' Pride industrial facility based on plans titled, "*Pilgrim's Protein Conversion Expansion*" prepared by ISG Inc., dated November 16, 2022.

Approved December 12, 2022

46. MSP-22-52, 1255 S. Guignard Dr. (City)

TMS# 226-13-01-021

Pending

47. MSP-22-53, 103 Plowden Mill Rd. (County)

TMS# 250-03-01-004

Pending

48. MSP-22-54, 129 N. Washington St. (City)

TMS# 228-12-04-001

- Minor site plan approval for general replacements at Prisma Health Tuomey based on plans titled, "*Prisma Tuomey Emergency Generators*" prepared by Cox & Dinkins and dated December 7, 2022.

Approved December 13, 2022

49. MSP-22-55, 1273 N. Main St. (County)

TMS# 247-00-01-002

Pending

50. MSP-22-56, 614 Manning Ave. (City)

TMS# 250-16-01-001

Pending

Major Site Plan Review

1. MSP-22-01, 3290 Broad St. (City) – RaceTrac Convenience Store & Gas Station

TMS# 186-00-03-029

- Major Site Plan approval for the construction of a +/- 3,500 sq. ft. convenience store and gas station subject to the set of site plans titled, "*Racetrac at the Retreat*", prepared by Seamon Whiteside & Associates, submitted on January 14, 2022, and the adopted Sumter City-County Planning Commission conditions of approval.

Approved January 26, 2022

2. MSP-21-08 (Revision 1), 1128 Broad St. (City) – Zaxby's Restaurant Redevelopment

TMS# 203-13-01-015 & 203-13-01-009

- Major site plan approval for the construction of a +/- 2,815 sq ft. drive-thru restaurant subject to the set of site plans titled, "*Site Plans for Zaxby's Restaurant prepared for Back Forty Holdings, LLC in the City of Sumter, Sumter County, South Carolina*," prepared by Heritage Engineering, revised February 10, 2022.

Approved February 23, 2022

3. MSP-22-04, 375 Pinewood Rd. (City) – Chick-Fil-A Restaurant

TMS# 206-12-02-033

- Major site plan approval for the construction of a new +/- 3,838 sq ft. drive-thru restaurant subject to the set of site plans titled, “*Proposed Chick-fil-A*,” prepared by G. Robert George and Associates, Inc., submitted on February 14, 2022, and the adopted Sumter City-County Planning Commission conditions of approval.
Approved February 23, 2022

4. MSP-22-11, 2160 US Hwy 521 S. (County) – Industrial Spec Building

TMS# 253-00-02-016

- Major site plan approval for a 106,522 sq. ft. industrial spec building subject to the set of site plans titled, “*Pocotaligo Spec Building, Sumter County, South Carolina*”, prepared by Carlisle Associates, Inc, dated February 11, 2022, and subject to the adopted Sumter City-County Planning Commission conditions of approval.
Approved April 27, 2022

5. MSP-22-14, 1416 N. Main St. (County) – Utility Scale Solar Farm

TMS# 230-00-03-006

- Major site plan approval for a 10-acre utility scale solar farm subject the set of site plans titled, “*Runnymede Solar, LLC Major Site Plan*”, prepared by Booth & Associates, LLC, dated April 25, 2022, and the adopted Sumter City-County Planning Commission conditions of approval.
Approved May 25, 2022

6. MSP-22-17, 3275 Carter Rd. (City) – Carter Rd. Mini-Storage Facility

TMS#186-00-04-034 & 186-00-04-002

- Major site plan approval for +/- 43,472 sf of self-storage building areas and +/- 576 office building space subject to the set of civil plans titled, “*Carter Road Storage Owner: C & M Enterprises 688 Bultman Drive Sumter, SC 29150*”, prepared by Michael E. Weatherly dated June 22, 2022, and the approved Sumter City-County Planning Commission conditions of approval.
Approved July 27, 2022

7. MSP-22-28, 2620 S. Kings Hwy. (County) – Mini-Storage Facility Expansion

TMS# 100-00-03-003

- Major site plan approval for a +/- 27,000 sq. ft. mini-storage facility expansion subject to the set of site plans titled, “*Tri Star Storage II, Hwy 261 South, Sumter, SC*”, prepared by Jones & VanPatten, LLC Civil Engineers dated July 28, 2022, and the adopted Sumter City-County Planning Commission conditions of approval.
Approved August 24, 2022

8. MSP-22-49, 3110 Quandary Rd. (City) – Quandry Rd. Mini-Storage Facility

TMS# 186-00-04-021

- Major site plan approval for the construction of a 10 building mini-storage facility with a total building of a +/- 41,400 sq. ft. subject to the set of site plans titled, “*Proposed Storage Units at 3110 Quandry Rd., Sumter, SC*”, prepared by Martin Engineering and Consulting, LLC and last revised December 12, 2022, and the approved Sumter City-County Planning Commission conditions of approval.

Ordinance Amendments

Pending Ordinance Amendment Cases at 2021 Year End

1. OA-21-07, Manufactured Home Standards (City)

- Remove Article 3, Section 3.d.6 and Article 3, Section 3.d.7; Add Article 4, Section Q, and Article 6, Section F; and Amend Article 3, Section 3.d.2, 3.d.3, 3.i.3, 3.m.2, 3.m.3, 3.n.2, 3.o.2, 3.r.11; Article 3, Exhibit 3-2; Article 3, Exhibit 3-4; Article 3, Exhibit 3-5; Article 3, Exhibit 3-8; Article, Section R (Note); Article 6, Section 6.c.3; and Article 10, Section 10.b.1 to establish clear definitions for mobile homes and manufactured homes, to remove existing mobile home and mobile home park development standards from the GR zoning district text in Article 3 and move to a new section in Article 4, to add additional design and age requirements for manufactured homes, and to update text in multiple sections to be consistent with the new definitions.

Final Reading Approval January 4, 2022

2022 Ordinance Amendment Cases

1. OA-22-01, Gasoline and Alternative Fuel Service Stations and Truck Fueling as Conditional Uses, and Updates to Commercial Site Circulation Regulations (City)

- Amend Article 3, Sections g, h, i, j, k, and l to permit gasoline and alternative fuel service stations, with or without convenience stores, classified under SIC Code 5541 as a conditional use, Amend Article 3, Sections i, k, and l to permit truck stops classified under SIC Code 5541 as a Conditional Use, to amend Article 10 to include a definition for truck stops, gasoline and alternative fuel service stations, and Gasoline and alternative fuel service stations with convenience stores, and to Add standards under Article 8.b.4 for commercial and industrial site design.

Final Reading Approval March 1, 2022

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

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

Pending

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

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

Pending

4. OA-22-04, Streets (City)

- Amend *Article 8, Section 8.d.1* to update certain city street construction standards.
Pending

5. OA-22-05, Traffic Impact Study (City)

- *Amend Article 7, Section 7.d.10* to update TIS requirements.
Pending

6. OA-22-06, Transit Signage (City)

- Amend *Article 8, Section H* to allow transit-related signage and marketing panels on private property and on public property or within public right-of-way.
Final Reading Approval May 3, 2022

7. OA-22-07, Transit Signage (County)

- Amend *Article 8, Section I* to allow transit-related signage and marketing panels on private property and on public property or within public right-of-way.
Final Reading Approval May 10, 2022

8. OA-22-08, Residential Front Setback Requirements in the R-9, R-6, GR, RMF, and Commercial Districts (City)

- Amend *Article 3, Section 3.b.5.; Article 3, Exhibit 3-1; Article 3, Exhibit 3-2; Article 3, Exhibit 3-3; and Article 3, Exhibit 3-6* to increase front setback requirements for various residential development types to 35 ft.
Final Reading Approval July 19, 2022

9. OA-22-09, Flood Damage Prevention Ordinance (County)

- Amend relevant portions of the Sumter County Flood Damage Prevention Ordinance to adopt the Black River Watershed Maps and Flood Insurance Study (FIS) revisions that become effective October 27, 2022; and, to update the Ordinance to make corrections and clarifications required for compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS) Program.
Final Reading Approval October 11, 2022

10. OA-22-10, Flood Damage Prevention Ordinance (City)

- Amend relevant portions of the City of Sumter Flood Damage Prevention Ordinance to adopt the Black River Watershed Maps and Flood Insurance Study (FIS) revisions that become effective October 27, 2022; and, to update the Ordinance to make corrections and clarifications required for compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS) Program.
Final Reading Approval September 6, 2022

11. OA-22-11, Convert Industry Reference Codes from Standard Industrial Classification (SIC) to North American Industry Classification System (NAICS) (City)

- Amend *Articles 2, 3, 5, 6, and 10* to convert previous references to Standard Industrial Classification (SIC) reference codes to the North American Industry Classification System (NAICS).
Pending

12. OA-22-12, Convert Industry Reference Codes from Standard Industrial Classification (SIC) to North American Industry Classification System (NAICS) (County)

- Amend *Articles 2, 3, 5, 6, and 10* to convert previous references to Standard Industrial Classification (SIC) reference codes to the North American Industry Classification System (NAICS).

Pending

13. OA-22-13, Infill Residential Development (City)

- Amend *Article 3, Exhibit 3-1; Article 3, Exhibit 3-2; Article 3, Exhibit 3-3; Article 3, Exhibit 3-5; Article 3, Exhibit 3-6; and Article 10* to revised standards for missing middle housing types (townhouses, duplexes, triplexes, patio homes, zero lot line) to encourage additional infill development.

Pending

14. OA-22-14, Artisan Food Manufacturing (City)

- Amend *Article 3, Exhibit 3-5* to permit Artisan Food and Beverage Manufacturing uses classified under NAICS 3113, 3114, 3115, 3118, 3119, and 312 as conditional uses in the Light Industrial-Warehouse (LI-W) and Central Business District (CBD), to amend Article 5 to adopt conditional use review criteria, and to amend Article 10 to include a definition for artisan food and beverage manufacturing.

Pending

Planned Developments

1. PD-00-08 (Revision 25), 530 & 560 Brushwood Dr.– Sumter West (City)

TMS# 185-00-01-097 & 185-00-01-099

- Request to increase the number of units and structures allowed within the Townhouse Development on Brushwood and Constitution Drives from 40 to 44 in accordance with a site-specific development plan.

Pending

Rezoning

Pending Rezoning Cases at 2021 Year End

1. RZ-21-21, 375 Pinewood Rd. (City)

TMS# 206-12-02-033

- A request to rezone a +/- 1.63-acre parcel from Planned Development (PD) to General Commercial (GC).

Final Reading Approval January 4, 2022

2. RZ-21-22, 4185 & 4189 Thomas Sumter Hwy. (County)

TMS# 152-03-02-034 & 152-03-02-044

- A request to rezone two parcels of land totaling +/- 1.35 acres from Agricultural Conservation (AC) to General Commercial (GC).

Final Reading Approval January 25, 2022

3. RZ-21-23, 796 & 798 Lang Jennings Dr. (City)

TMS# 203-14-02-001 & 203-14-02-002

- A request to rezone two parcels of land totaling +/- 1.62 acres from Residential-15 (R-15) to Neighborhood Commercial (NC).

Final Reading Approval January 4, 2022

4. RZ-21-24, 601 Pitts School Rd. (County)

TMS# 206-00-04-002

- A request to rezone a +/- 5.8 acre parcel from Residential-15 (R-15) to Agricultural Conservation (AC).

Final Reading Approval February 8, 2022

5. RZ-21-25, 200 Williams St. (City)

TMS# 227-12-01-018

- A request to rezone a +/- 0.17 acre parcel from Residential-6 (R-6) to General Residential (GR).

Final Reading Approval April 5, 2022

6. RZ-21-26, 4065 Country Ln. (County)

- A request to rezone a +/- 5.81 acre parcel from General Residential (GR) to Agricultural Conservation (AC).

Applicant requested an indefinite postponement of consideration after the required public hearing in order to meet with surrounding property owners. The applicant has not requested to bring this request back for consideration.

2022 Rezoning Cases

1. RZ-22-01, 2175 N. Main St. (County)

TMS# 246-02-02-001

- A request to rezone a +/- 1.77 acre parcel from Neighborhood Commercial (NC) to Agricultural Conservation (AC).

Final Reading Approval April 12, 2022

2. RZ-22-02, 2675 Warehouse Blvd. (County)

TMS# 223-00-01-008

- A request to rezone +/- 17.25 acre area of a larger tract from Heavy Industrial (HI) to Limited Commercial (LC).

Final Reading Approval May 10, 2022

3. RZ-22-03, 20 Council St. (City)

TMS# 228-13-01-035 & 228-13-02-028

- A request to rezone two parcel totaling +/- 6.32 acre from Residential-6 (R-6) to Limited Commercial (LC)

Final Reading Approval June 7, 2022

4. RZ-2-04, 2550 Hwy. 261 S. (County)

TMS# 100-00-03-108

- A request to rezone a +/- 5.92 acre from Agricultural Conservation (AC) to General Residential (GR).

Denied

5. RZ-22-05, 2210 Camden Hwy. (City)

TMS# 202-00-01-003

- A request to rezone a +/- 19.58 acre parcel from Agricultural Conservation (AC) to Residential-6 (R-6).

Final Reading Approval June 7, 2022

6. RZ-22-06, 1651 N. Kings Hwy. (County)

TMS# 093-00-01-024

- A request to rezone a +/- 6.0 acre from Residential-15 (R-15) to Agricultural Conservation (AC).

Denied

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

TMS# 220-00-01-078 (part)

- A request to rezone +/- 2.35 acres from a +/- 29.12 acre tract of land from Agriculture Conservation (AC) to Limited Commercial (LC).

Denied

8. RZ-22-08, 1991 Stamey Livestock Rd. (City)

TMS# 187-00-02-009

- A request to rezone a +/- 374.91 acre parcel from Residential-9 (R-9) to Residential-6 (R-6).

Final Reading Approval September 6, 2022

9. RZ-22-09, 1990 Hideaway Dr. (County)

TMS# 180-13-01-006

- A request to rezone +/- 2.65 acre parcel from Agricultural Conservation (AC) to Residential-15 (R-15).

Denied

10. RZ-22-10, 2590 Peach Orchard Rd. (County)

TMS# 135-00-01-019

- A request to rezone a +/- 51.90 acre parcel from Agricultural Conservation (AC) to Residential-15 (R-15).

Withdrawn by Applicant

11. RZ-22-11, 1980 McCrays Mill Rd. (City)

TMS# 206-12-03-016

- A request to rezone a +/- 1.84 acre parcel from Planned Development (PD) to General Commercial (GC).

Final Reading Approval December 6, 2022

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

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

- A request to rezone two parcels totaling +/- 2.88 acres from Limited Commercial (LC) to General Commercial (GC).

Withdrawn by Applicant

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

TMS# 133-15-02-036

- A request to rezone +/- .022-acre portion of TMS# 133-15-02-036 from Agricultural Conservation (AC) to General Commercial (GC).

Pending

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

TMS# 156-00-01-009

- A request to rezone a +/- 1.89 acre parcel from General Residential (GR) to Agricultural Conservation (AC).

Pending

Major Subdivisions

Pending Major Subdivision Cases at 2021 Year End

1. SD-20-01 (Revision 1), Bradford Meadows (City)

TMS# 202-00-03-030

- A revision to the preliminary subdivision approval granted under SD-20-01 add a total of 21 additional lots to Phase 2 of Bradford Meadows.

Approved January 26, 2022

2. SD-21-04, Canopy of Oaks (City)

TMS# 187-00-02-018

- A request for preliminary plat approval to develop a 65 unit/lot townhouse and zero lot line dwelling subdivision in the General Residential (GR) district.

Approved January 26, 2022

3. SD-21-05, Wall St. Townhomes (City)

TMS# 229-00-01-017

- A request for preliminary plat approval to develop a 53 unit/lot townhouse subdivision in the Residential-6 (R-6) and Professional Office (PO) zoning districts.

Approved January 26, 2020

4. SD-14-01 (Revision 2), Ellerbe Estates (County)

TMS# 094-00-01-007 & 094-00-01-031

- A request for preliminary plat approval to revise the layout of Ellerbe Estates Subdivision Phase 2 and to rename a portion of the subdivision to “Depass Heights”.

2022 Major Subdivision Cases

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

TMS# 202-00-03-022

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

Pending

2. SD-06-05 (Revision 2), Southbridge (City)

TMS# 182-00-02-008

- A request to revise an approved preliminary plat for Ashbrook Phases 2-6 (former name of development) in order to allow for the creation 332 lots (Phase 3 -7) with single family detached, single attached, and patio home lot typologies. The request represents an increase of 52 lots for the development, with a new total lot count 393 lots for the overall Southbridge (new name of development) Subdivision.

Approved October 26, 2022

3. SD-22-02, S. Guignard Dr. Light Industrial Subdivision (City)

TMS# 226-00-02-017

- A request for preliminary plat approval for a 17 lot light industrial subdivision in the Light Industrial-Warehouse (LI-W) zoning district.

Approved November 16, 2022

4. SD-22-03 Crystal Downs (City)

TMS# 202-00-01-003

- A request for preliminary plat approval to develop a 75 lot single family detached residential subdivision in the Residential-6 (R-6) zoning district.

Approved December 14, 2022

Street Name Changes

NONE

Subdivision Variances

1. SV-22-01, Haywood Choice Rd. (County)

TMS# 101-00-02-029

- Relationship approval for God Mother to God Child for a lifetime family conveyance.

Approved July 27, 2022

Annexations

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

1. ANN-22-01, Rodney Allen Jordan & Robert Preston III – 2210 Camden Hwy.

TMS# 202-00-01-003

- 100% Petition for Annexation of +/- 22.5 acres including SCDOT right-of-way.
Final Approval May 17, 2022

2. ANN-22-02, J.H. Seale & Sons, Inc. – 3880 Patriot Parkway

TMS# 184-00-01-018

- 100% Petition for Annexation of +/- 2.62 acres including SCDOT right-of-way.
Final Reading Approval June 21, 2022

3. ANN-23-03, Patriot Palms Apartment Homes, LLC – 3860 Patriot Parkway

TMS# 184-00-01-009

- 100% Petition for Annexation of +/- 5.87 acres including SCDOT right-of-way.
Final Reading Approval June 21, 2022

4. ANN-22-04, DDH Developers, LLC – S. Guignard Dr.

TMS# 226-00-02-017

- 100% Petition for Annexation of +/- 76.21 acres including SCDOT right-of-way.
Final Reading Approval December 20, 2022

5. ANN-22-05, City of Sumter – 614 Manning Ave.

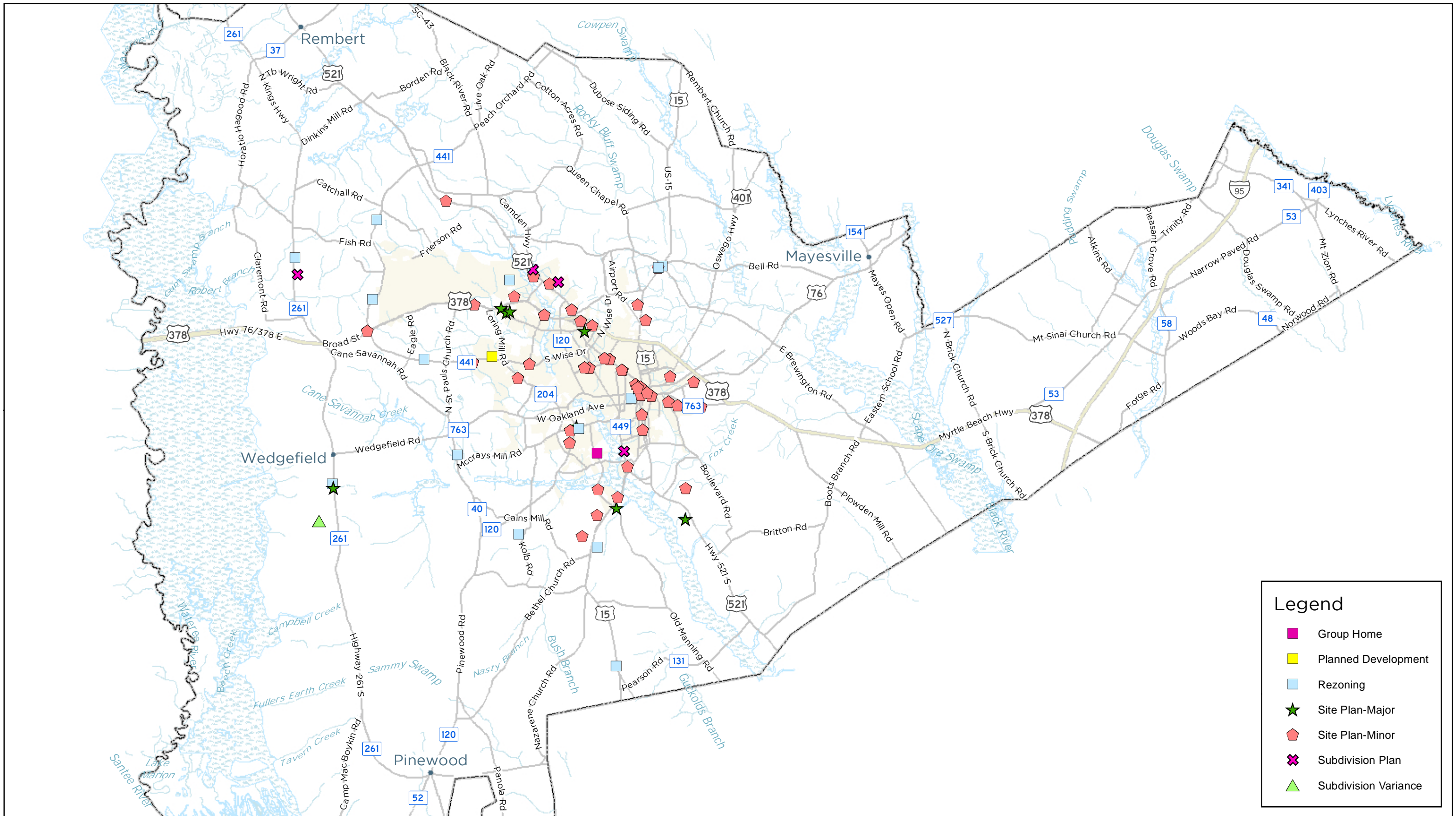
TMS# 250-16-01-001

- 100% Petition for Annexation of +/- 0.65 acres including SCDOT right-of-way.
Pending

6. ANN-22-06, James L. Holliday – 860 & 864 Weeks St.

TMS# 250-15-03-070 & 250-15-03-071

- 100% Petition for Annexation of +/- 0.53 acres including SCDOT right-of-way
Pending



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0 1 2 4 6 Miles
1 in = 3 miles



2022 Planning Commission Cases Map

Zoning Board of Appeals 2022 Cases

Summary & Detailed Review

2022 End of Year Report Zoning Board of Appeals

Total Applications Submitted*:	38
Total Cases Reviewed:	35
Total Cases Approved:	28
Total Cases Failed to Approve:	0
Total Cases Denied:	7
Total Cases Withdrawn:	2
Pending:	3
Total Cases Placed on Hold at Applicant's Request:	0

Appeals from Administrative Interpretation:

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

City	0
County	1

Variances:

Approved -	20
Failed to Approve -	0
Denied -	5
Withdrawn -	2
Pending -	2
Placed on Hold -	0
Total	29

City	7
County	22

Special Exceptions:

Approved -	7
Failed to Approve -	0
Denied -	2
Withdrawn -	0
Pending -	1
Placed on Hold -	0
Total	10

City	5
County	5

Total County Requests:	28 *
Total City Requests:	12

**One (1) County request included both a special exception and variance request. The above totals have been adjusted to remove the double counting of these requests.*

2022 End of Year Report

Sumter City-County Board of Zoning Appeals

Case Review

Appeal of Zoning Administrator's Interpretation

1. BOA-22-18, 1416 N. Main St. (County)

TMS# 230-00-03-006

- Appeal of the Zoning Administrator's decision to approve a conditional use request for a proposed utility scale solar farm on a +/- 44.36-acre property. Conditional use approval (Case# CU-22-21) for the project was issued on May 26, 2022. The conditional use request was reviewed against the criteria outlined in *Article 5, Section 5.b.1.a thru Section 5.b.1.f* & the criteria outlined in *Article 5, Section 5.b.1.m* of the Sumter County Zoning & Development Standards Ordinance.

Board Action: Zoning Administrator's Decision Affirmed (with modifications made to project approval conditions)

Variances

Pending Variance Cases at 2021 Year End

1. BOA-21-33, 38 & 40 Robinson St. (City)

TMS# 227-06-03-039

- Request for multiple variances in order to subdivide a +/- 0.39-acre parcel to support duplex and triplex redevelopment on the property. Specifically, the applicant is requesting variances to 1) the minimum lot area per structure required for the establishment of duplex units, 2) the minimum site area required for the establishment of triplex units, 3) the minimum lot width required for the establishment of both duplex and triplex units, 4) the minimum side setback requirements for triplex units, and 5) common open space provisions required for triplex units as outlined in *Article 3, Exhibit 3-2: Development Standards for Uses in the GR District* of the City of Sumter Zoning & Development Standards Ordinance.

Board Action: Approved

2. BOA-21-33, 38 & 40 Robinson St. (City)

TMS# 227-06-03-039

- Request for extension to a previously issued time-specific variance from the front setback requirements outlined in *Article 3, Section 3.i.5: Minimum Yard and Building Setback Requirements* of the City of Sumter of Sumter – Zoning & Development Standards Ordinance in order to maintain an outdoor testing shelter in the parking area in front of the building.

Board Action: Approved

2022 Variances Cases

1. BOA-22-01, 3175 Florence Hwy. (County)

TMS# 283-00-02-009

Withdrawn By Applicant

2. BOA-22-02, 331 W. Hampton Ave. (City)

TMS# 228-11-02-046

- Request for a variance to the minimum side yard standards outlined in *Article 3, Exhibit 3-1: Development Standards for Uses in R-6 District* of the City of Sumter Zoning & Development Standards Ordinance in order to construct a Carport/Garage addition that will be located +/- 3 ft. from the side property line where the minimum required side yard is 8 ft.

Board Action: Approved

3. BOA-22-03, 3175 Florence Hwy. (County)

TMS# 283-00-02-009

- Request for a variance in order to modify an existing sign located in road right-of-way to be +/- 12.5 ft. in height with an expanded area footprint. The maximum sign height permitted at this location is 10 ft. and the modified sign does not appear to meet the criteria for signs permitted in road right-of-way. Therefore, the applicant is applying for variances to the following provisions of the Sumter County Zoning & Development Standards Ordinance - *Article 8, Exhibit 19: Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs* and *Article 8, Section 8.i.4.e: Signs within street or highway right-of-way*.

Board Action: Approved With Conditions

4. BOA-22-04, 1710 Reedroman Dr. (County)

TMS# 266-00-01-030

- Request for a variance to the maximum number of accessory structures permitted for residential parcels, as outlined in *Article 4, Section 4.g.2.b: Residential Accessory Structures Development Standards* of the Sumter County Zoning & Development Standards Ordinance, in order to construct/install one additional accessory building on the property.

Board Action: Approved

5. BOA-22-05, 1126 Shoreland Dr. (County)

TMS# 207-09-02-025

- Request for a variance to the requirements outlined in *Article 4, Section 4.f.8: Height, Fencing Materials, and Proximity Regulations for Fences Allowed in Required Yards* of the Sumter County Zoning & Development Standards Ordinance in order to permit the finished side of a wooden privacy fence to face inward in the front yard setback area.

Board Action: Denied

6. BOA-22-06, 30 Durham Ct. (County)

TMS# 099-12-01-003

- Request for a variance to the requirements outlined in *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* and *Article 4, Section 4.g.2.b.3: Number of Residential Accessory Structures* of the Sumter County Zoning & Development Standards Ordinance in order to (1) establish a total of +/- 1,555 sq. ft. of residential accessory structure area on the property and (2) establish a total of 3 residential accessory structures on the property. The property is +/- 0.68 acres in size. As per applicable ordinance requirements, no more than 1,150 sq. ft. of residential accessory structure area and no more than 2 residential accessory structures are permitted on this property.

Board Action: Approved With Conditions

7. BOA-22-07, 525 Dingle St. (City)

TMS# 227-03-04-024

Withdrawn By Applicant

8. BOA-22-08, 2980 W. Brewington Rd. (County)

TMS# 188-04-02-004

- Request for a variance to the requirements outlined in *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* and *Article 4, Section 4.g.2.b.3: Number of Residential Accessory Structures* of the Sumter County Zoning & Development Standards Ordinance in order to (1) establish a total of +/- 1,446 sq. ft. of residential accessory structure area on the property and (2) establish a total of 3 residential accessory structure on the property. The property is +/- 0.75 acres in size. As per applicable ordinance requirements, no more than 1,250 sq. ft. of residential accessory structure area and no more than 2 residential accessory structures are permitted on this property.

Board Action: Denied

9. BOA-22-09, 2309/2315 Boulevard Rd. (County)

TMS# 264-00-04-007 & 264-00-04-008

- Request for variance to the requirements outlined in *Article 3, Section 3.n.5.a: AC District Minimum Lot Requirements* in order to allow for a property line adjustment that will reduce the size of an existing lot to +/- 0.55 acres in size. The minimum lot size requirement in the AC District is 1 acre.

Board Action: Approved

10. BOA-22-10, 2645 Autumn Terrace (County)

TMS# 134-04-03-001

- Request for a variance from the requirements outlined in *Article 4, Section 4.g.2.b.3: Number of Residential Accessory Structures* of the Sumter County Zoning & Development Standards Ordinance in order to establish a total of 3 residential accessory structure on the property. As per applicable ordinance requirements, no more than 2 residential accessory structures are permitted on this property.

Board Action: Denied

11. BOA-22-14, 405 W. Wesmark Blvd. (City)

TMS# 203-14-01-029

- Request for a variance from the requirements outlined in *Article 8, Section 8.h.8.e: Automobile Franchise Signs* of the City of Sumter Zoning & Development Standards Ordinance in order to permit an addition to an existing automobile franchise sign exceeding the 200 sq. ft. maximum sign area permitted for this sign type. The proposed total area of the automobile franchise sign, with the addition, will be +/- 212 sq. ft.

Board Action: Approved

12. BOA-22-15, 445 Broad St. (City)

TMS# 229-10-02-049

- Request for a variance from the requirements outlined in *Article 4, Section 4.b.1: Visual Clearance at Intersection (General)*, *Article 44, Exhibit 4-2: Sight Triangles*, and *Article 8, Exhibit 8-5: Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs* of the City of Sumter Zoning & Development Standards Ordinance in order to permit a new freestanding sign to be located +/- 7 ft. from the front property line.

Board Action: Approved With Conditions

13. BOA-22-16, 586 Pittman Dr. (County)

TMS# 183-00-03-060

- Request for a variance from the requirements outlined in *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance in order to establish a total of +/- 3992 sq. ft. of residential accessory structure area on the property. The property is +/- 1.72 acres in size. As per applicable ordinance requirements, no more than 1,6750 sq. ft. of total residential accessory structure area is permitted on this property.

Board Action: Denied

14. BOA-22-17, 812/814 S. Guignard Dr. (County)

TMS# 226-03-01-013 & 226-03-01-004

- Request for a variance to the requirements outlined in *Article 8, Section 8.j.3.g: Common Off-Street Parking Areas* and *Article 8, Exhibit 23: Off-Street Parking Requirements for Non-Residential Land Uses* of the Sumter County Zoning & Development Standards Ordinance in order for two principal uses to share a common compliant parking area that does not have the minimum amount of off-street parking spaces required for each separate principal use.

Board Action: Approved

15. BOA-22-19, 6325 Legendary Ln. (County)

TMS# 100-00-03-053

- Request for a variance from the requirements outlined in *Article 3, Section 3.n.5.b AC District Minimum Yard & Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to permit work to convert an existing building on the property to a residential dwelling. The existing building does not meet the required 12 ft. side setback requirements, and a variance of 6 ft. is being requested.

Board Action: Approved

16. BOA-22-20, 2310 Topsail Dr. (City)

TMS# 205-11-04-003

- Request for a variance from the requirements outlined in *Article 3, Section 3.b.5.a: R-15 District Minimum Lot Requirements* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the approval a lot line adjustment that will decrease the width of the lot to +/- 80 ft. and will decrease the size of the lot to +/- 11,744 sq. ft. The minimum lot width required per district development standards is 100 ft. The minimum lot size required per zoning district standards is 15,000 sq. ft.

Board Action: Approved

17. BOA-22-21, 586 Pittman Dr. (County)

TMS# 183-00-03-060

- Request for a variance from the requirements outlined in *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance in order to establish a total of +/- 3000 sq. ft. of residential accessory structure area on the property. The property is +/- 1.72 acres in size. As per applicable ordinance requirements, no more than 1,675 sq. ft. of total residential accessory structure area is permitted on this property.

Board Action: Denied

18. BOA-22-22, 6115 Fish Rd. (County)

TMS# 093-00-02-044

- Request for a variance from the requirements outlined in *Article 4, Section 4.g.2.b.4: (Residential Accessory Structures) Development Standards* of the Sumter County Zoning & Development Standards Ordinance in order to permit the establishment of a new detached storage building in the front yard of the property. Residential storage buildings are only permitted in rear yard locations.

Board Action: Approved

19. BOA-22-23, 514 W. Liberty St. (City)

TMS# 228-14-04-002

- Request for a variance from the requirements outlined in *Article 8, Exhibit 8-5: Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the approval of a new freestanding sign to be setback +/- 8 ft. from the front property line, where the required front setback is 10 ft.

Board Action: Approved

20. BOA-22-24, 4325 US Hwy. 15 S. (County)

TMS# 220-00-02-003

- Request for a variance from the requirements outlined in *Article 3, Section 3.n.5.a (AC District) Minimum Lot Requirements* and *Article 3, Section 3.n.5.b (AC District) Minimum Yard & Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to allow for a subdivision of the property that will 1) create a +/- 0.54-acre lot and 2) create a side property line located +/- 30 ft. from a commercial non-residential structure. The applicable minimum lot size requirement is 1 acre and the applicable side setback requirement for commercial non-residential structures is 50 ft.

Board Action: Approved

21. BOA-22-25, 2462 Wedgefield Rd. (County)

TMS# 206-00-02-009

- Request for a variance from the requirements outlined in *Article 3, Section 3.b.5.a.: R-15 District Minimum Lot Requirements* and *Article 8, Section 8.e.13: Lots* of the Sumter County Zoning & Development Standards Ordinance in order to subdivide an existing +/- 7.46 acre tract of land into two separate lots, with one of the proposed lots only having +/- 13 ft. of road frontage and +/- 13 ft. of lot width (at the front setback line). At least 100 ft. of lot width at the front setback line and 60 ft. of frontage on a public road is required for new lots in the R-15 district.

Board Action: Approved

22. BOA-22-27, 1270 Rockdale Blvd. (County)

TMS# 182-15-01-003

- Request for a variance from the requirements outlined in *Article 4, Section 4.g.2.b.5: Setbacks (Residential Accessory Structures)*, *Article 4, Section 4.g.2.b.6: Maximum Size (Residential Accessory Structures)*, and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance in order to permit the construction of an addition to an existing 864 sq. ft. residential accessory building that will result in a 1,326 sq. ft. residential accessory building that will be located +/- 5 ft. from the side and rear property lines. The property is +/- 0.66 acres in size and is allowed no more than 1150 sq. ft. of total residential accessory building area. Residential accessory buildings over 1200 sq. ft. in size must be setback 10 ft. from the rear and side property lines.

Board Action: Approved With Conditions

23. BOA-22-28, 5670 Pear Tree Rd. (County)

TMS# 130-16-01-003

- Request for a variance from the requirements outlined in *Article 4, Section 4.g.2.b.6: Maximum Size (Residential Accessory Structures)* and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance in order to permit a total of +/- 1960 sq. ft. of residential accessory building area on the property. The property is +/- 0.91 acres in size and is allowed no more than 1450 sq. ft. of total residential accessory building area.

Board Action: Approved with Conditions

24. BOA-22-30, 175 Lakewood Dr. (County)

TMS# 223-15-03-001

- Request for a variance from the requirements outlined in *Article 4, Section 4.g.2.b.2: Separation Criteria (Residential Accessory Structures)* and *Article 4, Section 4.g.2.b.5: Setbacks (Residential Accessory Structures)* of the Sumter County Zoning & Development Standards Ordinance in order to construct a detached garage +/- 6 ft. from the principal dwelling unit on the property and +/- 15 ft. from the side exterior property line. Under current requirements, accessory structures must be separated from the principal dwelling unit by at least 10 ft. and setback from the side exterior property line by at least 17.5 ft.

Board Action: Approved

25. BOA-22-31, 5015/5019 Peach Orchard Rd. (County)

TMS# 150-00-03-010

- Request for a variance from the requirements outlined in *Article 3, Section 3.n.5.a: (AC District) Minimum Lot Requirements* and *Article 3, Section 3.n.5.b: (AC District) Minimum Yard and Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to permit the subdivision of a +/- 1.98 acre lot into two (2) separate 0.99 acre lots. The minimum lot size required for this property is 1 acre. The proposed subdivision will also result in an existing mobile home being located +/- 12 ft. from the proposed front property line and +/- 4.5 ft. from a proposed side property line. The required front setback for this property is 35 ft. and the required side setback for this property is 12 ft.

Board Action: Approved

26. BOA-22-32, 4375 Spencer Rd. (County)

TMS# 137-00-01-083

- Request for a variance from the requirements outlined in *Article 3, Section 3.n.5.a: (AC District) Minimum Lot Requirements* and *Article 3, Section 3.n.5.b: (AC District) Minimum Yard and Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to permit a property boundary adjustment and lot recombination that will result in a reduction of lot width to +/- 45' on a portion of one of the subject properties, where the required lot width throughout the property is 60 ft., and will result in a principle dwelling unit being located 10.6 ft. from a proposed side property line where the required side setback for the property is 12 ft.

Board Action: Approved

27. BOA-22-36, 312 S. Main St. (City)

TMS# 227-04-01-066

- Request for a variance from the requirements outlined in *Article 3, Section 3.k.5.b: (LI-W District) (Minimum) Yard and Building Setback Requirement* and *Article 4, Section 4.f.4: Front Yards* of the City of Sumter Zoning & Development Standards Ordinance in order to allow for the establishment of a detached carport +/- 10 ft. from the property line and to allow for the detached carport structure to have less separation distance from a principle structure than required. The minimum required side setback applicable to the property is 15 ft. and all commercial/industrial structures on the property must be separated horizontally by a distance that is at least equal to the height of the highest adjacent building.

Board Action: Approved

28. BOA-22-37, 4140 Wedgefield Rd. (County)

TMS# 158-14-01-020

- Request for a variance from the rear building setback requirements outlined in *Article 3, Section 3.g.5.b: (NC District) Minimum Yard and Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to permit the approval of a rear lot line adjustment. This lot line adjustment that will result in further building encroachment into the required rear setback area. The closest building is proposed to be +/- 1 ft. from the rear property line. The required rear building setback for the property is 25 ft.

Board Action: Pending (1/11/23 BOA meeting)

29. BOA-22-39, 4676 Broad St. (County)

TMS# 155-08-02-003

- Request for a variance from the minimum off-street parking requirements outlined in *Article 8, Exhibit 23: Off Street Parking Requirements for Non-Residential Land Uses* of the Sumter County Zoning & Development Standards Ordinance in order to permit +/- 1,500 sq. ft. of tenant space within the multi-tenant building on the property to be converted to a restaurant use.

Board Action: Pending (1/11/23 BOA meeting)

Special Exceptions

1. BOA-22-11, 1311 Peach Orchard Rd. (County)

TMS# 132-00-02-015

- Request to establish a Special Events Facility referred to the Board of Zoning Appeals by the Zoning Administrator for review as a special exception consistent with *Article 5, Section 5.a.3: Review* and *Article 5, Section 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance

Board Action: Approved With Conditions

2. BOA-22-12, 10290 Lynches River Rd. (County)

TMS# 365-00-04-004

- Request to establish a Special Events Facility referred to the Board of Zoning Appeals by the Zoning Administrator for review as a special exception consistent with *Article 5, Section 5.a.3: Review* and *Article 5, Section 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance

Board Action: Approved With Conditions

3. BOA-20-13, 336 Pinewood Rd. (City)

TMS# 206-12-02-016

- Request for special exception approval in accordance with *Article 3, Section 3.i.4: GC District Special Exceptions*, *Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, Agricultural, and Conservation Districts*, *Article 5, Section 5.b.2.: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*, and *Article 5, Section 5.b.3.m: Special Design Review Criteria for Liquor Stores* of the City of Sumter Zoning & Development Standards Ordinance in order to establish a Liquor Store on the property.

- Board Action: Approved

4. BOA-22-26, 210/212 W. Liberty St. (City)

TMS# 228-13-02-002

- Request to establish an Automotive Repair Facility referred to the Board of Zoning Appeals by the Zoning Administrator for review as a special exception consistent with *Article 5, Section 5.a.3: Review* and *Article 5, Section 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance

Board Action: Denied

5. BOA-22-29, 5633 Broad St. (County)

TMS# 365-00-04-004

- Special Exception approval in accordance with *Article 3, Section 3.i.4: GC District Special Exceptions, Article 3; Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities, and Article 5, Section 5.b.3.m: Tattoo Parlors (Special Design Criteria)* of the Sumter County Zoning & Development Standards Ordinance in order to establish a Tattoo Parlor on the property.

Board Action: Approved

6. BOA-22-33, 3375, 3405, 3435, & 3455 Peach Orchard Rd. (County)

TMS# 136-00-04-020

- Special Exception approval in accordance with *Article 3, Section 3.n.4: (AC District Special Exceptions); Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5, section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5, Section 5.b.3.b: Stockyards, Poultry Houses, Commercial Kennels, Slaughter Houses, and Animal Auction Houses* of the Sumter County Zoning & Development Standards Ordinance (the Ordinance) in order to establish a Commercial Kennel on the property.

Board Action: Approved

7. BOA-22-34, 437 Haynsworth St. (City)

TMS# 228-07-01-028

- Special Exception approval in accordance with *Article 3, Section 3.b.4: (R-9 District) Special Exceptions; Article 3, Exhibit 3-5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5, Section 5.b.3.p: Bed & Breakfast Inns* of the City of Sumter Zoning & Development Standards Ordinance in order to establish a Bed & Breakfast Inn on the property.

- **Board Action: Approved With Conditions**

8. BOA-22-35, 1029 Broad St. (City)

TMS# 229-01-01-002

- Special Exception approval in accordance with *Article 3, Section 3.i.4: (GC District) Special Exceptions; Article 3, Exhibit 3-5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5, Section 5.b.3.j: Tattoo Parlors* of the City of Sumter Zoning & Development Standards Ordinance in order to establish a Tattoo Parlor on the property.

Board Action: Approved

9. BOA-22-38, 4320 Queen Chapel Rd. (County)

TMS# 199-00-02-015

- Special Exception approval in accordance with *Article 3, Section 3.n.4: (AC District Special Exceptions); Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities; and Article 5, Section 5.b.3.f: Drinking*

Places/Bottle Clubs/Night Clubs of the Sumter County Zoning & Development Standards Ordinance (the Ordinance) in order to establish a Drinking Place on the property. Request for variance to the minimum separation criteria to residential uses as outlined in *Article 5, Section 5.b.3.f: Drinking Places/Bottle Clubs/Night Clubs* of the Ordinance.

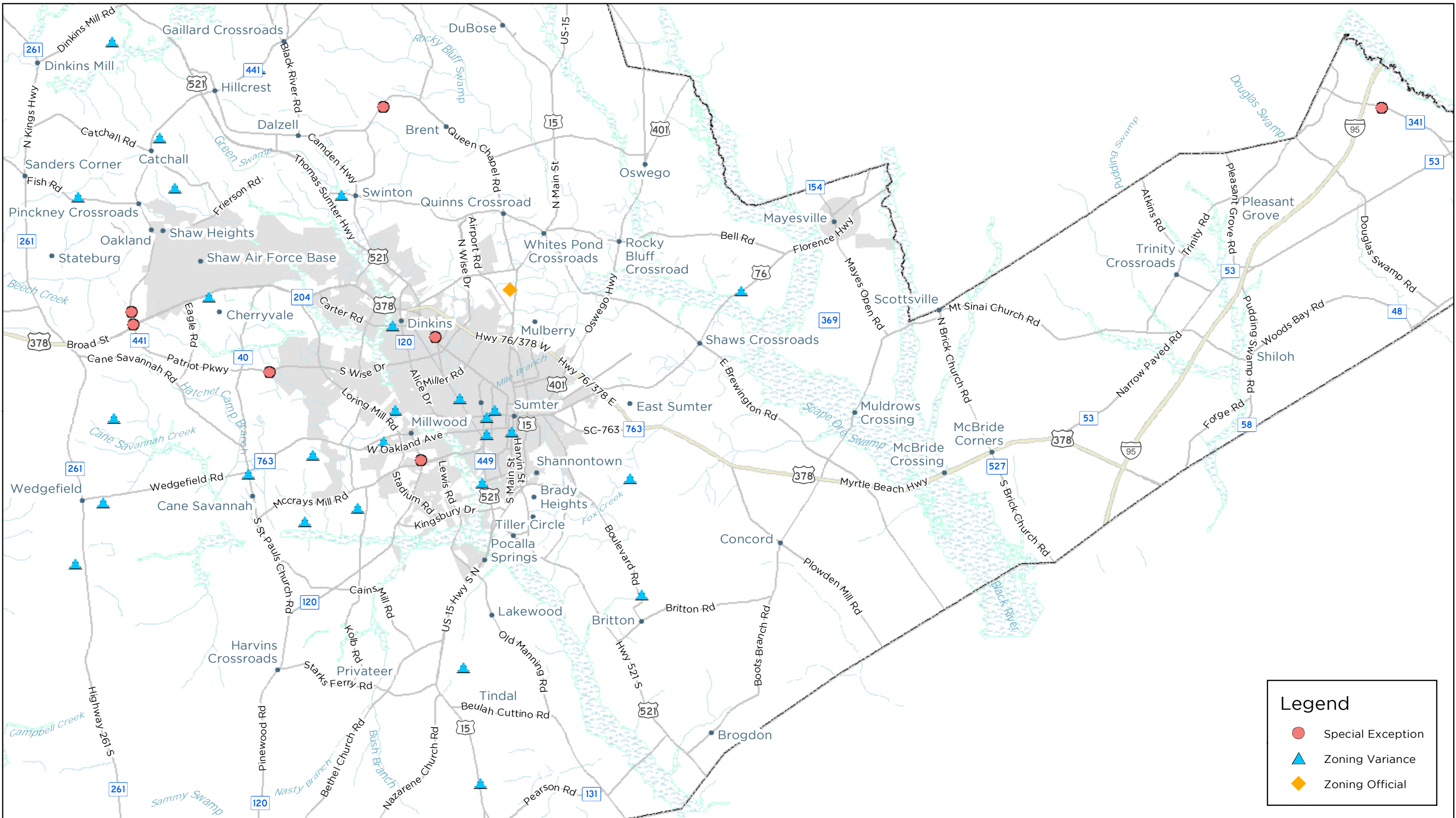
Board Action: Denied

10. BOA-22-40, 3880 Patriot Parkway (City)

TMS# 184-00-01-018

- Special Exception approval in accordance with *Article 3, Section 3.b.4: (LC District Special Exceptions)*; *Article 3, Exhibit 3-5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts*; *Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5, Section 5.b.3.m: Liquor Stores* of the City of Sumter Zoning & Development Standards Ordinance (the Ordinance) in order to establish a Liquor Store on the property.

Board Action: Pending



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1 in = 2.1 miles



2022 Board of Appeals Cases Map

Historic Preservation Design Review Committee 2022 Cases

Summary & Detailed Review

2022 End of Year Report Historic Preservation Design Review Committee

Downtown Historic District

Committee Reviewed:

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

Staff Reviewed:

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

Hampton Park Historic District

Committee Reviewed:

Approved -	13
Denied -	0
Withdrawn -	1
Pending -	<u>0</u>
Total	14

Staff Reviewed:

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

Swan Lake District

Committee Reviewed:

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

Staff Reviewed:

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

<i>Total Cases Reviewed:</i>	<i>20</i>
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**2022 End of Year Report
City of Sumter
Historic Preservation Design Review Committee**

Case Review

Downtown Design Review District

Staff Approved:

1. **HP-22-06, 10 S. Main St.**– COA for signage
Approved December 13, 2022

Committee Approved:

1. **HP-22-01, 146 & 150 S. Main St.**
TMS# 228-12-04-027
 - Design review approval for renovations to existing structure that include replacing rear canvas awning, staining and repairing all wooden doors and windows, and adding 3 new exterior paint colors.
Approved January 27, 2022
2. **HP-22-04, 6 Law Range**
TMS# 249-09-01-018
 - Design review approval for replacement of existing wood windows with vinyl windows, replacement of wood front door and awning with new wood door and trim surround, and replacement of existing rear metal balcony and spiral staircase with a larger metal balcony and switchback staircase.
Approved April 28, 2022
3. **HP-22-17, 129 N. Washington St.**
TMS# 228-12-04-001
 - Design review approval for construction/placement of two new outdoor generator units adjacent to the campus engineering building.
Approved With Conditions November 17, 2022

Committee Denied:

None

Pending Review in 2022:

None

Hampton Park Historic District

Staff Approved:

1. **HP-22-15, 14 Church St. - COA for paint color.**

Approved October 19, 2022

Committee Approved:

1. **HP-22-02, 331 W. Hampton St.**

TMS# 228-11-02-046

- Design review approval for demolition of rear porch roof, installation of a pergola, and construction of a +/- 1,150 sq. ft. carport/garage with second floor living space to the rear of the existing residence, connected via open breezeway.

Approved With Conditions January 27, 2022

2. **HP-22-03, 115 Church St.**

TMS# 228-12-02-016

- Design review approval for installation of gates/fences on the front property line.

Approved February 24, 2022

3. **HP-22-05, 24 Park Ave.**

TMS# 228-12-02-016

- Design review approval for installation of a 6 ft. tall wood fence to screen the HVAC units, which will connect to a 6 ft. tall black coated vinyl fence located along the south side of the residence.

Approved April 28, 2022

4. **HP-22-06, 6 Church St.**

TMS# 228-12-01-046

- Design review approval for two new front doors on the existing dwelling.

Approved June 23, 2022

5. **HP-22-07, 443 W. Hampton Ave.**

TMS# 228-11-01-042

- Design review approval for the construction of a 12 x 16 ft. (192 sq. ft.) accessory structure in the property's rear yard.

Approved June 23, 2022

6. **HP-22-09, 410 W. Hampton Ave.**

TMS# 228-11-04-002

- Design review approval for reconstruction of the rear deck (porch), including addition of railings.

Approved July 28, 2022

7. **HP-22-11, 11 Church St.**

TMS# 228-11-01-015

- Design review approval for installation of a 6 ft. tall stained wood privacy fence in the lot's rear yard along the north property line.

Approved July 28, 2022

8. **HP-22-12, 123 McQueen St.**

TMS# 228-11-01-009

- Design review approval for construction of a new 30 x 30 ft. (900 sq. ft.) accessory structure in the property's rear yard.
Approved August 25, 2022

9. HP-22-13, 210 Church St.

TMS# 228-05-05-023

- Design review approval for construction of a new second floor access stair at the rear of the residence.
Approved November 17, 2022

10. HP-22-14, 6 Church St.

TMS# 228-12-01-046

- Design review approval for installation of 6 ft. tall wood privacy fencing on the property.
Approved October 27, 2022

11. HP-22-18, 418 W. Calhoun St.

TMS# 228-11-01-004

- Design review approval for extension of a 6 ft. tall wood privacy fencing on the property's side yards and installation of a metal access gate at the driveway.
Approved December 15, 2022

12. HP-22-19, 508 W. Hampton St.

TMS# 228-11-03-005

- Design review approval for replacement of a 6 ft. tall wood privacy fence in the lot's west rear yard.
Approved December 15, 2022

13. HP-22-20, 20 Calhoun Pl.

TMS# 228-81-01-002

- Design review approval for construction of a two-story, 1,800 sq. ft. single family residence with attached two-car garage.
Approved With Conditions December 15, 2022

Committee Denied:

NONE

Pending Review in 2023:

NONE

Swan Lake Overlay District

1. HP-22-10, 10 Bland Ave.

TMS# 228-09-01-018

- Design review approval for construction of a new 1,809 sq. ft. raised slab single-family home with an attached carport and 576 sq. ft. detached garage to serve as the Swan Lake-Iris Gardens Caretaker's Cottage.
Approved July 28, 2022

Applications Withdrawn:

1. HP-22-08, 418 W. Calhoun St.



Legend

- Downtown Design District
- Hampton Historic District

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1 in = 0.125 miles



2022 Historic Preservation Cases Map

Staff Review 2022 Cases

Summary

MOBILE HOME CERTIFICATIONS:

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

A Total of 255 Mobile Homes Certifications were issued in the year 2022

City:

Zoning	Bought in Place	New	Replacement	Totals:
AC				0
GR		5	7	12
GC			2	2
R-6				0
R-9				0
R-15				0
Totals:	0	5	9	14

0 Mobile Home were established in City Mobile Home Parks

County:

Zoning	Bought in Place	New	Replacement	Totals:
AC		49	77	126
CP				0
GR		18	97	115
GC				0
R-6				0
R-9				0
R-15				0
Totals:	0	67	174	241

91 Mobile Homes were in established County Mobile Home Parks

PLATS:

Month	# of Lots	Acreage	Resurvey	Total Plats Reviewed
January	59	267.42	7	14
February	99	778.36	1	21
March	144	71.79	3	26
April	124	74.09	6	17
May	46	66.83	3	25
June	73	166.83	4	18
July	25	86.4	3	17
August	33	93.8	9	19
September	50	185.51	4	19
October	83	39.96	0	26
November	31	121.96	5	15
December	20	93.4	2	11
Total:	787	2046.35	47	228

CONDITIONAL USE APPROVALS:

A Total of 64 Conditional Use Applications were reviewed in the year 2022

City:

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

Total City Requests: 30

County:

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

Total County Requests: 34

Proposed Use	R-6	R-9	R-15	GR	RMF	NC	LC	GC	PD	LI-W	HI	PO	AC	Total
Automotive Repair								4		4				8
Automotive Sales										1				1
Cemetery			1	1									1	3
Church/Religious Organization	1	1					1							3
Community Center													1	1
Daycare Center	1			1			1							3
Day Spa/Massage Therapy								2	1			1		4
Flea Market								1						1
Home Daycare		1	4	2					1				4	12
Home Tutoring	1													1
Ice Vending Machine								1						1
Local Trucking without Storage								1						1
Mini-Warehouse								1						1
Misc Repair													1	1
Misc Services										3		1	1	5
Parking Lot								1						1
Pet Grooming								1						1
Professional Office/Clinic										1				1
Produce Stand								1						1
Restaurant													1	1
RV Lot													1	1
Secondary School								1						1
Solar Farm											1			1
Special Event Facility								2					1	3
Specialty Contractor								1						1
Towing								1					2	3
Trucking Office								1						1
Zero Lot Line/Townhome Subdivision	1	1												2
Totals:	4	3	5	4	0	0	2	19	2	9		2	13	64

TEMPORARY USES:

A Total of 141 Temporary Use Certifications were issued in the year 2020

City:

	<i>Zoning</i>											
<i>Type</i>	R-15	R-9	R-6	GR	NC	LC	GC	CBD	LI-W	HI	PD	<i>Totals:</i>
Construction/Office Trailer											2	2
Fireworks Stand					2	3	19				4	28
Mobile Classroom												0
Mobile Vending						2	26		1			29
Portable Storage												0
Sandwich Board Sign					1	1	18				1	21
Subdivision Construction Sign		1	4								4	9
Totals:	0	1	4	0	3	6	63		1	0	11	89

4 Banner Conditional Use Approvals were granted

County:

	<i>Zoning</i>											
<i>Type</i>	R-15	R-9	R-6	PO	NC	GC	PD	HI	LI-W	AC	CP	<i>Totals:</i>
Caretaker Mobile Homes						1	1	1				3
Fireworks Stand					2	15				3		20
Mobile Vending						10			1			11
Sandwich Board Sign						4						4
Off-Premise Directional Sign										1		1
Construction/Office Trailer								2	1			3
Portable Storage	2	4										6
Temp Lab Bldg									1			1
Subdivision Construction Sign	3											3
Totals:	5	4	0	0	2	30	1	3	3	4	0	52

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

TOTAL NUMBER OF ZONING VERIFICATION LETTERS ISSUED: 46

Annual Activity Reports

Sumter Area Transportation Study
(SUATS)

Geographic Information Systems (GIS)

Zoning Enforcement

Floodplain Management



Sumter Area Transportation Study (SUATS) Overview

The Sumter Area Transportation Study (SUATS) is the Metropolitan Planning Organization (MPO) responsible for executing transportation planning for the Urbanized Area of Sumter County. The MPO's population is estimated at 85,635 based on the 2010 Census, with slightly under half residing in the City of Sumter and the remainder in suburban areas surrounding the City. The SUATS "study area" includes a 200 square mile portion of Sumter County, South Carolina. This study area represents a 20-year growth projection of the urban area as defined by the 2010 U.S. Census. In addition to planning and research related to the region's transportation network, SUATS receives an allocation of \$5 million annually to program for transportation system improvements.

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

Highlights/Accomplishments

Completion of the Shot Pouch Greenway between Dillon Park and Swan Lake-Iris Gardens

Shot Pouch Creek spans over 3 miles, connecting Dillon Park to Swan Lake-Iris Gardens. Along the way, it runs through Sumter neighborhoods, commercial corridors, and public parks. In the early 2000s it didn't look like much, but it had tremendous potential. Great places have great vision. Following development of a Shot Pouch Greenway Master Plan by Sumter Planning Staff at the request of the Mayor and Council, funding for the Shot Pouch Greenway was included in the 2nd Penny for Progress Referendum held in 2014.

The Shot Pouch Greenway, as envisioned in the original Master Plan as a linear park serving as a "spine" for greater connectivity in Sumter, natural greenway, community amenity, and catalyst for new economic development, was completed in December 2022, and a ribbon cutting was held on January 6, 2023.

Turkey Creek Greenway Feasibility Study

The Turkey Creek Greenway Feasibility Study evaluated a 4.5-mile corridor in the southeast quadrant of the Sumter Metro Area for development of a future off-street paved greenway. The studied corridor begins at Crosswell Drive Park, passes through the eastern portion of

Downtown Sumter, travels south along Turkey Creek, and culminates near the intersection of S. Guignard Parkway and Manning Rd. The greenway recommended via the study would begin at Crosswell Drive Park and end at Red Bay Rd.

The Feasibility Report further defines the greenway's mission; identifies potential environmental, cultural, and social resources; determines natural features or social concerns that may be constraints to greenway construction; informs, educates, and solicits input from the public about the greenway; provides a detailed concept plan and recommended alignment for the greenway; and provides cost estimates for implementing the project.

Activities/Projects in Development

Projects are chosen based on the priorities developed through the Long Range Transportation Plan (LRTP). These projects may vary from retrofitting intersections to building new roads. Capital projects are approved by the SUATS Policy Committee and placed on the SUATS capital plan, known as the Transportation Improvement Program (TIP). The TIP contains a record of all federally assisted and regionally significant transportation projects in the SUATS area. The current TIP for SUATS includes Federal Fiscal Years 2021-2027.

Active Corridor Projects

Name	Budget	Current Phase
North Main Street Corridor Revitalization	\$11,546,000	Engineering & Design
Manning Avenue Corridor Revitalization	\$11,546,000	Engineering & Design
West Liberty Street Road Diet	\$135,000* <i>*Feasibility Study, not yet approved for construction</i>	Planning
Lafayette Drive Operational and Design Improvements	\$100,000* <i>*Feasibility Study, not yet approved for construction</i>	Planning
West Calhoun Street Traffic Calming	\$200,000	Engineering & Design
US-378 (Robert Graham Freeway) Operational and Design Improvements	\$400,000	Planning

Active Intersection Projects

Name	Budget	Current Phase
N. Washington Street at Liberty Street, Calhoun Street, and Hampton Avenue	\$3,000,000	Construction
Broad Street at Robert Dinkins Road	\$1,833,000	Engineering & Design
Broad Street at Loring Mill Road	\$2,063,000	Engineering & Design

Broad Street at N. Saint Paul's Church Road	\$394,000* <i>*DoD grant being pursued for construction funding</i>	Engineering & Design
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Active Bike and Pedestrian Projects

Name	Budget	Current Phase
Sumter Walk + Bike Master Plan	\$200,000	Planning

Active Bridge Projects

Name	Budget	Current Phase
US-378/76 Bridge Replacement over US-15	\$19,100,000	Engineering & Design
US-378/76 Bridge Replacement over US-76 Bus	\$18,830,000	Engineering & Design
Manning Avenue Bridge Replacement	\$21,450,000	Engineering & Design
Miller Road Bridge Replacement over Shot Pouch Creek	\$5,565,000	Engineering & Design
Hauser Street Bridge Replacement over Turkey Creek	\$3,525,000	Engineering & Design
Red Bay Road Bridge Replacement over Turkey Creek	\$4,568,000	Engineering & Design
Kolb Road Bridge Replacement over Cane Savannah Creek	\$3,276,000	Engineering & Design
N. Saint Paul's Church Road Bridge Replacement over Mush Swamp	\$3,115,000	Engineering & Design

2022 End of Year Report

GIS Department Activity Overview

Sumter City-County Planning Department

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

- **City Administration** – The City was mandated to perform an analysis and possible redistricting of its Wards based upon the data collected from the 2020 Census. Previous efforts at the state level were problematic due to data access issues and it was determined that this that the new Wards would be completed internally. After extensive population evaluation and meetings with existing Council members the new Wards were determined and set for approval by State authority. After some minor changes the final submission was approved and ultimately approved for use in the Elections held in November. Data access was fully available for citizen access and review, in various forms including Web Mapping Applications (WMA) along with printable PDF maps of the new Wards.
 - The following graph show overall usage peaking around the election of 2022.

FINAL WARD PLAN MAP



crobbins@sumtersc.gov_SUMTERCITY

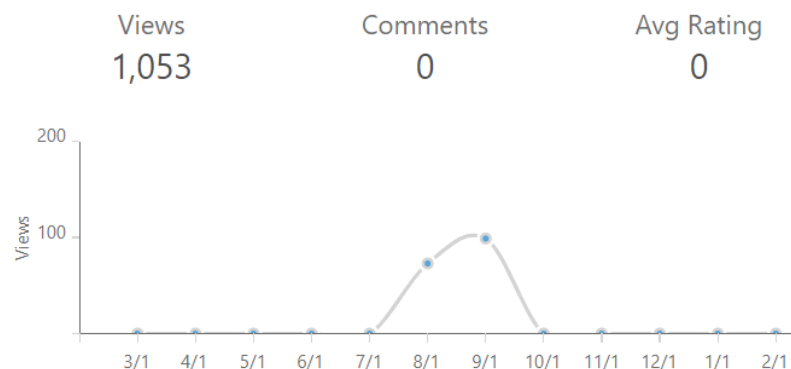
Created: 4/5/2022

Modified on: 9/27/2022

Shared: Public

Item Snippet: FINAL WARD PLAN based upon the 2020 Census Adopted 05-10-2022

Item Usage



- **County Voting Administration** – As part of the City's redistricting the County's Voting and Elections staff needed to determine the addresses in the new voting wards. This effort was supported with data and maps.

- **Code Enforcement** – The Code Enforcement department has long depended upon the GIS as part of their ongoing operational requirements. 2022 provided a full years' worth of data being provided by the daily operations of the department. Code Enforcement personnel are the most extensive users of the data provided by the GIS platform.
 - **Litter Enforcement** – The Code Enforcement includes direct enforcement of litter ordinances. Working with local public and county departments litter data is collected. This operation is directly supported by the GIS platform.
- **Health and Safety** – The City of Sumter deployed a new Computer Aided Dispatch (CAD) System in 2020. As part of this deployment the GIS Manager ongoing direct support of the mapping requirements of the emergency services. Additionally, support was also given to the Fire Department for some of its operations and adjacent county response.
- **Citizen Support** – In an effort to continually support the citizens and their questions regarding the City of Sumter several of the newly deployed web-based mapping applications have been popular. The most popular being the basic map showing address, street centerline and parcel information.
 - The following graphic shows it's overall use for the year.

FINAL WARD PLAN MAP



crobbins@sumtersc.gov_SUMTERCITY

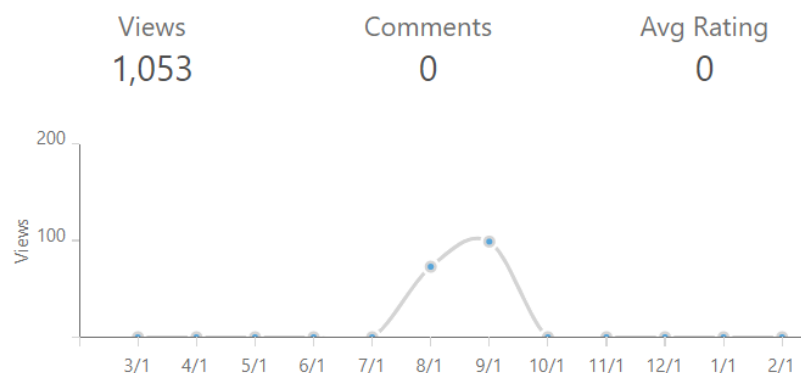
Created: 4/5/2022

Modified on: 9/27/2022

Shared: Public

Item Snippet: FINAL WARD PLAN based upon the 2020 Census Adopted 05-10-2022

Item Usage



- Of note the Find My Elected Representatives Map has been updated showing the new approved Wards and members.
- **Mapping Support** – Continued direct support of GIS requirements along with database support to the various departments with data analysis and maps.

- ArcGIS Online user management from various departments being over 70 individual users.

2022 End of Year Report GIS Department Activity Overview Sumter City-County Planning Department

The following is a brief summary of activities undertaken by Zoning Enforcement staff in the 2022 calendar year.

Daily Enforcement Responsibilities Include the Following:

- Patrol City and County of Sumter to identify and/or prevent zoning violations.
- Work with City and County Codes Enforcement to resolve zoning violations.
- Complete commercial and residential inspections as needed for zoning requirements.
- Maintain zoning enforcement database.
- Visit citizens in the community to identify how zoning staff can be of assistance.
- Share zoning information with other City and County Departments.
- Work with the Building Official to ensure building/zoning related issues are handled in an efficient manner.
- Work with Business License Department to ensure to ensure licensing/zoning issues are handled in an efficient manner.
- Investigate zoning complaints and violations.

Staffing:

The Zoning Enforcement/Inspector position was filled in March 2022.

Complaints & Zoning Violations:

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

- Citizen complaints are received via the internet, telephone, and in person. Zoning staff promptly handles the complaint and/or directs it to the appropriate City or County Codes Enforcement Office. It is the goal of Enforcement Personnel to address all complaints within 24 hours of receipt of the complaint.
- Zoning Enforcement staff have issued approximately 45 formal notices of zoning violation, during the 2022 calendar year.

Ordinance Summons:

An ordinance summons is issued when efforts to remedy a violation have repeatedly failed. The offender is issued a citation with a stated Magistrate's Court date. In the 2022 calendar year two, (2) violations have been escalated to this enforcement level. One (1) case was successfully resolved, while another has a jury trial pending for the 2023 calendar year.

Injunctions:

Injunctions offer an alternative zoning enforcement remedy through civil action against the offender via a court order to correct the violation and an assessment of damages in lieu of criminal legal action. In the 2022 calendar year, temporary injunctions have issued for two (2) separate zoning violation cases.

Inspections:

Zoning Enforcement staff 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, have been planted and that sidewalks and driveways have been properly installed where required.

- Zoning Enforcement Officer conducted 300 plus zoning finals since March of 2022. Progress has been made in holding residential builders to Zoning Ordinance requirements.

Sign Violations:

Enforcement of sign requirements is an ongoing task and will be a key responsibility of the zoning inspector position, once filled. In the 2022 Calendar year, focused efforts have been made to reduce sign clutter along Sumter's primary corridors and intersections.

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

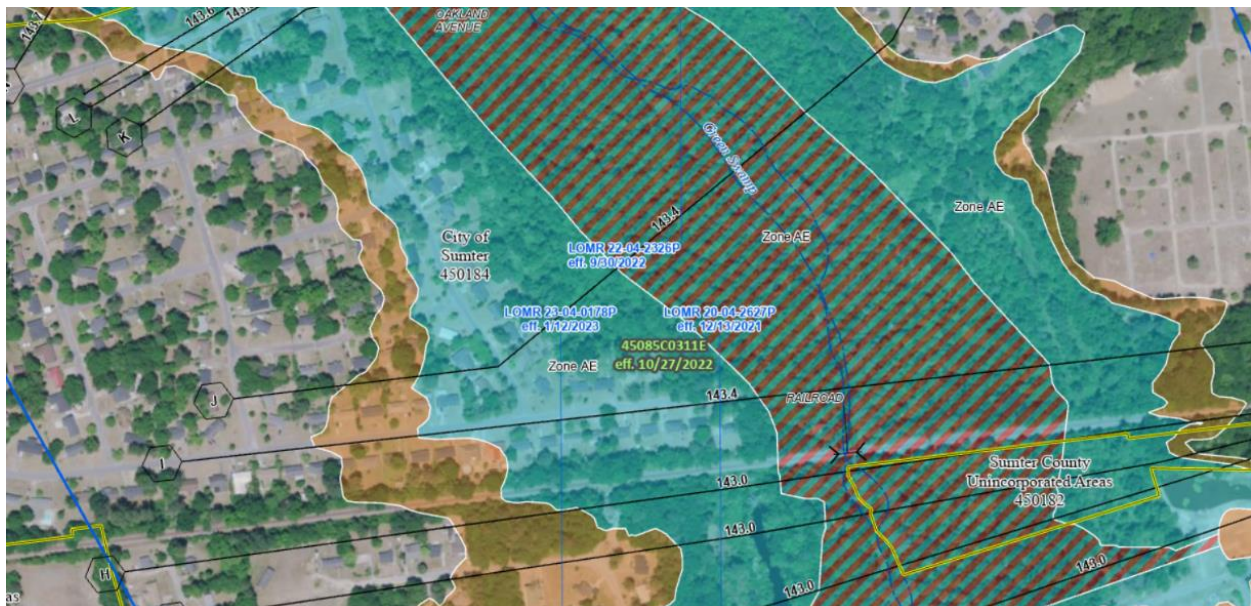
2022 End of Year Report FEMA & CRS Floodplain Administration Sumter City-County Planning Department

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 2022:

Black River Watershed Floodplain Map Updates:

- Met with identified community stakeholders, select County Council members, and SC Floodplain Mitigation Program staff to discuss pending special flood hazard area (SFHA) boundary changes along Pocalla Creek.
- City Council adopted an updated Flood Damage Prevention Ordinance incorporating the new Black River Watershed Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) on September 6, 2022. New SFHA boundaries within these areas have an October 27, 2022 effective date.
- County Council adopted an updated Flood Damage Prevention Ordinance incorporating the new Black River Watershed Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) on October 11, 2022. New SFHA boundaries within these areas have an October 27, 2022 effective date.



Community Rating System (CRS) Program 5-year Cycle Visit

- The Floodplain Manager participated in virtual CRS program cycle visit led by Insurance Services Office (ISO) representatives. Cycle visits are conducted every five years to review floodplain management activities carried out by participating local governments for CRS credit. The more CRS credits received, the greater the premium reduction. Both the City of Sumter and Sumter County maintained a **7 CRS Rating**.

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.
- A floodplain information kiosk was maintained at the Planning Department office and materials were shared with other public entities for display.

Public Education & Outreach:

- Worked with Board of Realtors and Homebuilder's Association to disseminate current floodplain information and FEMA regulations.
- Manned floodplain information booth at the annual "Art in the Park" festival.
- We continue our relationship with local insurance agents to help with floodplain questions.

Site Visits for Floodplain Compliance:

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

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

Floodplain Inquiries:

The Planning staff answered at least 3000 telephone, fax, and walk-in inquiries in addition to formal floodplain inquiries regarding properties in the floodplain and completed at least 275 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 South Carolina Department of Natural Resources. She completed the required amount of continuing education credits to maintain her Certified Floodplain Manager (CFM) certification.

Jeff Derwort and Toni McLellan attended FEMA Course L273: Managing Floodplain Development Through The National Flood Insurance Program. Both individuals passed the course end evaluation.

2012 - 2022 Building Activity

Summary

Sumter City-County
Building Activity Summary
2012 - 2022

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

	NUMBER OF UNITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	UNIT TOTALS	CITY	COUNTY	TOTALS (\$)
Residential (units)						
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
Duplex Dwelling Units	0	0	0	\$0	\$0	\$0
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	96	0	96	\$5,409,195	\$0	\$5,409,195
Manufactured Units	3	40	43	\$0	\$0	\$0
Residential Subtotal	226	164	390	\$21,243,315	\$13,853,508	\$35,096,823
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
Duplex Dwelling Units	0	0	0	\$0	\$0	\$0
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	308	0	308	\$14,495,380	\$0	\$14,495,380
Manufactured Units	1	35	36	\$0	\$0	\$0
Residential Subtotal	461	159	620	\$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
Duplex Dwelling Units	0	0	0	\$0	\$0	\$0
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	0	0	0	\$0	\$0	\$5,409,195
Manufactured Units	0	49	49	\$0	\$0	\$0
Residential Subtotal	156	158	314	\$20,732,802	\$14,965,696	\$41,107,693

**Sumter City-County
Building Activity Summary
2012 - 2022**

	NUMBER OF UNITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	UNIT TOTALS	CITY	COUNTY	TOTALS (\$)
Residential (Continued)						
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
Duplex Dwelling Units	0	0	0	\$0	\$0	\$0
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	0	0	0	\$0	\$0	\$0
Manufactured Units	1	29	30	\$0	\$0	\$0
Residential Subtotal	149	87	236	\$20,219,082	\$7,325,760	\$27,544,842
Year: 2016						
Single Family Detached	157	92	249	\$21,482,566	\$13,704,836	\$35,187,402
Single Family Attached	0	0	0	\$0	\$0	\$0
Duplex Dwelling Units	2	1	3	\$143,000	\$139,722	\$282,722
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	30	0	30	\$3,200,000	\$0	\$3,200,000
Manufactured Units	2	23	25	\$0	\$0	\$0
Residential Subtotal	191	116	307	\$24,825,566	\$13,844,558	\$38,670,124
Year: 2017						
Single Family Detached	129	85	214	\$18,852,391	\$10,478,143	\$29,330,534
Single Family Attached	0	0	0	\$0	\$0	\$0
Duplex Dwelling Units	0	0	0	\$0	\$0	\$0
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	0	0	0	\$0	\$0	\$0
Manufactured Units	2	29	31	\$0	\$0	\$0
Residential Subtotal	131	114	245	\$18,852,391	\$10,478,143	\$29,330,534
Year: 2018						
Single Family Detached	188	100	288	\$22,318,809	\$13,274,795	\$35,593,604
Single Family Attached	0	0	0	\$0	\$0	\$0
Duplex Dwelling Units	0	0	0	\$0	\$0	\$0
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	421	0	421	\$22,615,448	\$0	\$22,615,448
Manufactured Units	3	52	55	\$0	\$0	\$0
Residential Subtotal	612	152	764	\$44,934,257	\$13,274,795	\$58,209,052

Sumter City-County
Building Activity Summary
2012 - 2022

	NUMBER OF UNITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	UNIT TOTALS	CITY	COUNTY	TOTALS (\$)
Residential (Continued)						
Year: 2019						
Single Family Detached	163	131	294	\$20,187,716	\$0	\$20,187,716
Single Family Attached	0	0	0	\$0	\$0	\$0
Duplex Dwelling Units	2	0	2	\$20,000	\$0	\$20,000
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	48	0	48	\$2,500,000	\$0	\$2,500,000
Manufactured Units	7	40	47	\$0	\$0	\$0
Residential Subtotal	220	171	391	\$22,707,716	\$0	\$22,707,716
Year: 2020						
Single Family Detached	182	130	312	\$24,233,297	\$16,878,960	\$41,112,257
Single Family Attached	0	0	0	\$0	\$0	\$0
Duplex Dwelling Units	30	0	30	\$1,140,877	\$0	\$1,140,877
Multi-plex Dwelling Units	12	0	12	\$992,826	\$0	\$992,826
Apartment Dwelling Units	0	0	0	\$0	\$0	\$0
Manufactured Units	3	66	69	\$0	\$0	\$0
Residential Subtotal	227	196	423	\$26,367,000	\$16,878,960	\$43,245,960
Year: 2021						
Single Family Detached	239	145	384	\$36,114,172	\$24,760,594	\$60,874,766
Single Family Attached	0	0	0	\$0	\$0	\$0
Duplex Dwelling Units	4	2	6	\$280,000	\$180,000	\$460,000
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	192	0	192	\$6,850,000	\$0	\$6,850,000
Manufactured Units	6	73	79	\$0	\$0	\$0
Residential Subtotal	441	220	661	\$43,244,172	\$24,940,594	\$68,184,766
Year: 2022						
Single Family Detached	177	138	315	\$31,546,176	\$25,388,283	\$56,934,459
Single Family Attached	0	0	0	\$0	\$0	\$0
Duplex Dwelling Units	120	0	120	\$6,101,489	\$0	\$6,101,489
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0

**Sumter City-County
Building Activity Summary
2012 - 2022**

	NUMBER OF UNITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	UNIT TOTALS	CITY	COUNTY	TOTALS (\$)
Residential (Continued)						
Apartment Dwelling Units	36	0	36	\$965,000	\$0	\$965,000
Manufactured Units	6	80	86	\$0	\$0	\$0
Residential Subtotal	339	218	557	\$38,612,665	\$25,388,283	\$64,000,948
Residential 2012 - 2022 Totals	3,153	1,755	4,908	\$313,479,978	\$157,447,574	\$476,336,747

**Sumter City-County
Building Activity summary
2012 - 2022**

		NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
		CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
COMMERCIAL							
Year:							
	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
	2016	14	22	36	\$2,936,183	\$11,760,510	\$14,696,693
	2017	27	24	51	\$43,292,895	\$3,125,926	\$46,418,821
	2018	25	24	49	\$21,103,997	\$6,776,951	\$27,880,948
	2019	27	30	57	\$33,093,002	\$7,847,681	\$40,940,683
	2020	13	36	49	\$25,798,783	\$3,997,132	\$29,795,915
	2021	26	42	68	\$18,073,089	\$32,984,287	\$51,057,376
	2022	24	26	50	\$17,166,335	\$3,244,725	\$20,411,060
Commerical Totals		218	345	563	\$195,476,997	\$109,865,273	\$305,342,270
INDUSTRIAL:							
Year:							
	*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
	2016	0	8	8	\$0	\$2,662,269	\$2,662,269
	2017	0	0	0	\$0	\$0	\$0
	2018	0	2	2	\$0	\$594,640	\$594,640
	2019	0	2	2	\$0	\$2,272,661	\$2,272,661
	2020	0	0	0	0	\$0	\$0
	2021	0	3	3	0	\$7,969,885	\$7,969,885
	2022	0	1	1	\$0	\$65,000	\$65,000
Industrial Totals		0	33	33	\$0	\$17,106,806	\$17,106,806

* 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
2012 - 2022**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
ALTERATIONS/ADDITIONS:						
Year: 2012						
Residential	1,116	1,045	2,161	\$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	1,307	1,116	2,423	\$18,733,794	\$17,727,389	\$36,461,183
Year: 2013						
Residential	638	801	1,439	\$4,099,292	\$6,075,986	\$10,175,278
Commercial/Industrial	8	79	87	\$12,015,463	\$6,716,542	\$18,732,005
Alterations/Additions Subtotals	646	880	1,526	\$16,114,755	\$12,792,528	\$28,907,283
Year: 2014						
Residential	680	1,677	2,357	\$5,127,809	\$13,601,622	\$18,729,431
Commercial/Industrial	8	51	59	\$7,330,637	\$4,125,932	\$11,456,569
Alterations/Additions Subtotals	688	1,728	2,416	\$12,458,446	\$17,727,554	\$30,186,000
Year: 2015						
Residential	736	894	1,630	\$6,406,744	\$7,662,648	\$14,069,392
Commercial/Industrial	13	55	68	\$7,242,513	\$6,847,097	\$14,089,610
Alterations/Additions Subtotals	749	949	1,698	\$13,649,257	\$14,509,745	\$28,159,002
Year: 2016						
Residential	791	935	1,726	\$7,347,705	\$8,622,791	\$15,970,496
Commercial/Industrial	10	86	96	\$7,609,020	\$4,723,653	\$12,332,673
Alterations/Additions Subtotals	801	1,021	1,822	\$14,956,725	\$13,346,444	\$28,303,169
Year: 2017						
Residential	663	827	1,490	\$6,368,367	\$8,937,700	\$15,306,067
Commercial/Industrial	5	82	87	\$19,872,471	\$11,573,569	\$31,446,040
Alterations/Additions Subtotals	668	909	1,577	\$26,240,838	\$20,511,269	\$46,752,107
Year: 2018						
Residential	635	723	1,358	\$7,118,773	\$9,285,838	\$16,404,611
Commercial/Industrial	135	63	198	\$10,554,682	\$18,771,350	\$29,326,032
Alterations/Additions Subtotals	770	786	1,556	\$17,673,455	\$28,057,188	\$45,730,643

**Sumter City-County
Building Activity Summary
2012 - 2022**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
ALTERATIONS/ADDITIONS						
(Continued)						
Year: 2019						
Residential	542	633	1,175	\$6,357,565	\$7,930,436	\$14,288,001
Commercial/Industrial	148	65	213	\$14,577,893	\$8,672,615	\$23,250,508
Alterations/Additions Subtotals	690	698	1,388	\$20,935,458	\$16,603,051	\$37,538,509
Year: 2020						
Residential	562	678	1,240	\$7,138,718	\$10,573,936	\$17,712,654
Commercial/Industrial	132	51	183	\$23,470,463	\$3,565,453	\$27,035,916
Alterations/Additions Subtotals	694	729	1,423	\$30,609,181	\$14,139,389	\$44,748,570
Year: 2021						
Residential	488	613	1,101	\$7,177,702	\$12,114,639	\$19,292,341
Commercial/Industrial	156	64	220	\$22,989,649	\$4,223,140	\$27,212,789
Alterations/Additions Subtotals	644	677	1,321	\$30,167,351	\$16,337,779	\$46,505,130
Year: 2022						
Residential	515	700	1,215	\$8,683,356	\$12,519,549	\$21,202,905
Commercial/Industrial	152	81	233	\$38,204,327	\$38,563,697	\$76,768,024
Alterations/Additions Subtotals	667	781	1,448	\$46,887,683	\$51,083,246	\$97,970,929
ALTERATION/ADDITION						
2012 - 2022 TOTALS	8,324	10,274	18,598	\$248,426,943	\$222,835,582	\$471,262,525

**Sumter City-County
Building Activity Summary
2012 - 2022**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
MISCELLANEOUS:						
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
Year: 2016						
Institutional	0	0	0	\$0	\$0	\$0
Signs	114	39	153	\$402,771	\$197,028	\$599,799
Demolition	99	58	0	\$586,895	\$406,649	\$993,544
Swimming Pools	14	24	38	\$425,416	\$691,307	\$1,116,723
Miscellaneous Subtotals	227	121	191	\$1,415,082	\$1,294,984	\$2,710,066

Sumter City-County
Building Activity Summary
2012 - 2022

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
MISCELLANEOUS (Continued)						
Year: 2017						
Institutional	0	0	0	\$0	\$0	\$0
Signs	141	53	194	\$570,281	\$192,368	\$762,649
Demolition	116	72	188	\$1,359,939	\$370,557	\$1,730,496
Swimming Pools	12	19	31	\$395,110	\$490,636	\$885,746
Miscellaneous Subtotals	269	144	413	\$2,325,330	\$1,053,561	\$3,378,891
Year: 2018						
Institutional	0	0	0	\$0	\$0	\$0
Signs	116	32	148	\$410,605	\$171,710	\$582,315
Demolition	74	99	173	\$663,861	\$1,124,605	\$1,788,466
Swimming Pools	23	21	44	\$814,686	\$619,149	\$1,433,835
Miscellaneous Subtotals	213	152	365	\$1,889,152	\$1,915,464	\$3,804,616
Year: 2019						
Institutional	0	0	0	\$0	\$0	\$0
Signs	118	42	160	\$597,160	\$336,829	\$933,989
Demolition	70	78	148	\$597,050	\$278,711	\$875,761
Swimming Pools	20	23	43	\$719,618	\$818,254	\$1,537,872
Miscellaneous Subtotals	208	143	351	\$1,913,828	\$1,433,794	\$3,347,622
Year: 2020						
Institutional	0	0	0	\$0	\$0	\$0
Signs	151	27	178	\$832,403	\$141,735	\$974,138
Demolition	52	65	117	\$286,940	\$208,679	\$495,619
Swimming Pools	33	20	53	\$1,898,229	\$792,438	\$2,690,667
Miscellaneous Subtotals	236	112	348	\$3,017,572	\$1,142,852	\$4,160,424
Year: 2021						
Institutional	0	0	0	\$0	\$0	\$0
Signs	98	32	130	\$353,845	\$366,812	\$720,657
Demolition	48	76	124	\$190,804	\$205,820	\$396,624
Swimming Pools	24	17	41	\$1,382,418	\$685,653	\$2,068,071
Miscellaneous Subtotals	170	125	295	\$1,927,067	\$1,258,285	\$3,185,352





**Sumter City-County
Building Activity Summary
2012 - 2022**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
MISCELLANEOUS (Continued)						
Year: 2022						
Institutional	0	0	0	\$0	\$0	\$0
Signs	107	26	133	\$841,402	\$101,682	\$943,084
Demolition	45	65	110	\$2,843,239	\$221,650	\$3,064,889
Swimming Pools	23	21	44	\$1,224,006	\$1,007,051	\$2,231,057
Miscellaneous Subtotals	175	112	287	\$4,908,647	\$1,330,383	\$6,239,030
Miscellaneous 2012 - 2022 Totals	2308	1293	3444	\$23,631,917	\$13,999,614	\$37,631,531

City & County





Major Subdivision Activity Report

City of Sumter Major Subdivision Activity Profiles 2022

SUBDIVISION NAME	File Numbers	TOTAL Units Approved	Units Built	Units Remaining	% Complete	Established
Ashbrook Plantation	SD 0605	103	102	1	99%	2006
Beach Forest	PD 0208	446	280	166	63%	2002
Bradford Meadows	SD 2001 (Rev 1)	76	24	52	32%	2022
Canopy of Oaks	SD 2104	66	0	66	0%	2022
Crystal Downs	SD 2203	75	0	75	0%	2022
Hampshire Estates	SD 2076	42	37	5	88%	2001
Heritage Bay	SD1301(Rev1)	190	127	63	67%	2013
Hunters Crossing	PD 0415	699	499	200	71%	2004
Loringwood	PD 0008	30	22	8	73%	2000
Magnolia Courtyard	PD 0008 (8)	30	28	2	93%	2006
Pocalla Springs	PD 0610	358	328	30	92%	2007
Rast Street Townhomes	SD 2102	18	0	18	0%	2021
Reserve at Mill Run	SD 0404/PD0404	39	14	25	36%	2006
Southbridge	SD 0605 (Rev 2)	393	32	361	8%	2018
Stillpointe (Townhomes)	SD 1901	110	60	50	55%	2019
Stillwater	SD 0008	74	59	15	80%	2000
Summit	SD 2087	35	17	18	49%	2001
Sumter West (Townhomes)	PD 0008 (Rev 23)	44	26	18	59%	2020
The Cove	SD 0606	153	58	95	38%	2007
Timberline Meadows	PD 9807	380	174	206	46%	1998
Wall Street Townhomes	SD 2105	53	0	53	0%	2022
Williamsburg	SD 2033, 0502/Rev1	220	131	89	60%	2000
Woodridge	SD 1606	92	82	10	89%	2017
Totals		 3726	 2100	 1626	 56%	

1. Research window: Updated through December 31, 2022
2. Data collected in the following manner: Building Permit Review, review of Orthophotography
3. Total units approved taken from approved subdivision and/or planned development files
4. Total units built includes units under construction and permitted
5. List of active approved subdivisions updated as of December 31, 2022
6. Hunters Crossing is a mix of single-family detached, single-family attached, and townhouse units.
7. Pocalla Springs is a mix of single-family and townhouse units.

Sumter County Major Subdivision Activity Profiles 2022

SUBDIVISION NAME	File Numbers	TOTAL Units Approved	Units Built	Units Remaining	% Complete	Established
Beech Creek	SD 1413	225	149	76	66%	1990
Depass Heights	SD 1401 (Rev 2)	14	0	14	0%	2022
Ellerbe Estates	SD 1401/1401(Rev.1)	58	46	12	79%	2016
Equestrian Trail	SD 1501/1501 (Rev. 1)	31	0	31	0%	2020
Ginkgo Hills	SD 0601/0203	153	129	24	84%	2004
Jackson Preserve	SD 1903	62	23	39	37%	2019
Lee's Preserve	SD 1202/1202(Rev.1)	36	25	11	69%	2012
Linwood	SD 0608/0406/1411	314	186	128	59%	2005
Middleton	PUD 98-08	91	7	84	8%	1998
Presidio Park	SD 0703	28	22	6	79%	2007
Rolling Hills II	SD 0604	88	61	27	69%	2006
Stonecroft	SD 0401	236	145	91	61%	2004
Wild Valley Pointe	SD 2101	16	0	16	0%	2021
Totals		 1352	 793	 559	 59%	

1. Research window: Updated through December 31, 2022.
2. Data collected in the following manner: Building Permit Review, Orthophography Review
3. Total units approved taken from approved subdivision and/or planned development files
4. Total units built includes units under construction and permitted
5. List of active approved subdivisions updated as of December 31, 2022.