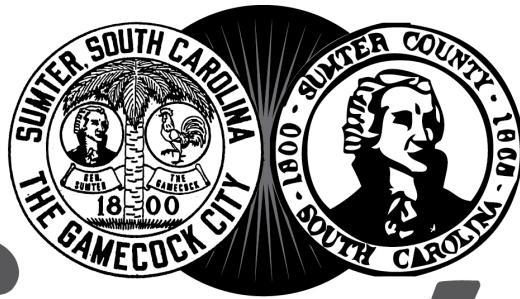


Sumter City-County Planning Department

2025 Year End Report



Sumter
SOUTH CAROLINA

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BOARD AND COMMISSION CASELOAD REVIEW

2020 - 2025 COMPARISON

PLANNING COMMISSION CASE REVIEW	2020	2021	2022	2023	2024	2025
Total Applications Submitted	141	140	133	123	170	173
Total Cases Reviewed	136	139	130	120	168	167
Highway Corridor Requests Reviewed by Planning Commission	6	10	4	5	11	9
Highway Corridor Requests Reviewed by Planning Staff	28	16	31	21	37	35
Comprehensive Plan Text Amendments	0	0	0	0	2	0
Minor Site Plan	44	48	50	39	62	65
Major Site Plan	8	12	8	7	7	8
Ordinance Text Amendments	10	7	14	5	6	7
Planned Developments	5	4	1	1	1	2
Rezoning	19	28	14	23	23	22
Major Subdivisions	5	7	4	6	6	9
Street Name Change Requests	0	0	0	1	2	0
Subdivision Variances	3	1	1	3	8	3
City Annexation Requests	10	2	6	9	3	5

BOARD OF APPEALS CASE REVIEW	2020	2021	2022	2023	2024	2025
Total Applications Submitted	33	40	40	30	45	48
Total Cases Reviewed	30	30	35	24	37	44
Appeals from Administrative Interpretation	0	0	1	0	0	1
Variances	29	36	25	19	33	32
Special Exceptions	6	6	9	5	4	11

HISTORIC PRESERVATION DESIGN REVIEW COMMITTEE CASE REVIEW	2020	2021	2022	2023	2024	2025
Downtown Requests Reviewed by Committee	9	8	3	8	5	4
Downtown Requests Reviewed by Planning Staff	8	5	1	6	3	9
Hampton Park Requests Reviewed by Committee	12	11	14	6	10	10
Hampton Park Requests Reviewed by Planning Staff	1	2	1	1	1	3
Swan Lake District Requests Reviewed by Committee	0	0	1	0	0	1
Swan Lake District Requests Reviewed by Planning Staff	0	0	0	0	0	0

PLANNING STAFF CASE REVIEW

2020-2025 COMPARISON

Mobile Home Certifications	2020	2021	2022	2023	2024	2025
City-Bought In Place*	0	0	0	0	0	0
City-New	3	6	6	4	3	0
City-Replacement	5	16	8	2	2	3
County-Bought In Place*	1	1	0	0	0	0
County-New	66	73	80	85	83	37
County-Replacement	108	105	165	89	136	134
Total Issued	183	201	259	180	224	174

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

Plats	2020	2021	2022	2023	2024	2025
Total Number of Surveys Reviewed	207	256	228	287	250	256
Total Number of Lots Approved	543	662	787	675	925	646
Total Acreage	3288.85	3628.67	2046.35	2110.51	2030.09	2306.37

Administrative Inquiries	2020	2021	2022	2023	2024	2025
Total Number of Zoning Verification Letters Issued	39	35	46	46	43	55
Total Flood Plain Inquiries (telephone/e-mail/letters)	3398	3507	3270	3350	3255	3432
Total Number of Elevation Certificates	8	2	6	4	7	7

Temporary Uses	2020	2021	2022	2023	2024	2025
City	65	70	89	72	47	56
County	35	42	32	51	40	36

Conditional Use Approval for Banners	2020	2021	2022	2023	2024	2025
City	15	15	4	4	3	0

Conditional Use Approval	2020	2021	2022	2023	2024	2025
City	18	19	30	32	19	23
County	21	28	34	23	25	33



Planning Commission 2025 Cases

Summary & Detailed Review

Planning Commission 2025 Caseload Summary

Total Applications Submitted:	171
Total Cases Reviewed:	167
Total Cases Approved:	139
Total Cases Failed to Approve:	0
Total Cases Denied:	7
Total Cases Pending*:	19
Total Cases Withdrawn:	4
Total Cases Administratively Closed:	2
Total Cases Placed on Hold at Applicant's Request:	0

Highway Corridor Protection District Design Review:

Approved by Planning Staff -	34
Approved by Planning Commission -	9
Denied -	0
Withdrawn -	0
Pending -	1
Total	44
	0

City:	34
County:	10

Comprehensive Plan Text Amendments (MA):

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

City:	0
County:	0

Minor Site Plan Approvals:

Approved -	54
Failed to Approve -	0
Denied -	0
Pending -	11
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Total	65

City:	32
County:	33

**Pending requests are in the system for review and approval but were not granted final approval prior to December 31, 2025.*

Major Site Plan Approvals:

Approved -	8
Failed to Approve -	0
Denied -	0
Pending -	0
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Total	8

City:	6
County:	2

Ordinance Text Amendments (OA):

Approved -	5
Failed to Approve -	0
Denied -	0
Pending -	2
Withdrawn -	0
Administratively Closed -	1
Placed on Hold -	0
Total	8

City:	3
County:	5

Planned Developments (PD):**

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

City:	1
County:	1

*** PDs reviewed in 2025 include a revision to an existing PD and newly created PD.*

Rezoning (RZ):

Approved -	11
Failed to Approve -	0
Denied -	7
Pending -	4
Withdrawn -	4
Administratively Closed -	0
Placed on Hold -	0
Converted to OA -	0
Total	26

City:	9
County:	17

Major Subdivision (SD):

Approved -	8
Failed to Approve -	0
Denied -	0
Pending -	1
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Total	9

City:	5
County:	4

Street Name Change Request (SN):

Approved -	0
Denied -	0
Pending -	0
Total	0

City:	0
County:	0

Subdivision Variance (SV):

Approved -	3
Denied -	0
Pending -	0
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Total	3

City:	0
County:	3

City Annexation Requests (ANN)

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

Total City Requests:	96
Total County Requests:	75

Planning Commission

2025 Detailed Case Review

Highway Corridor Protection District Design Review

Staff Approved

1. HCPD-25-01, 675 W. Liberty St. (City), Addition of a parapet with EIFS finish.
2. HCPD-25-03, 1011 Broad St. (City), Fence installation.
3. HCPD-25-04, 1290 Broad St. (City), New commercial retail building.
4. HCPD-25-07, 2700 Broad St. (City), Commercial building renovations and additions.
5. HCPD-25-08, 4660 Thomas Sumter Hwy. (County), New commercial gazebo.
6. HCPD-25-09, 710 S. Pike W. (City), Commercial accessory structure.
7. HCPD-25-11, 667 W. Liberty St. (City), Exterior building renovations.
8. HCPD-25-12, 5785 Broad St. (County), New billboard.
9. HCPD-25-13, 2945 Thomas Sumter Hwy. (County), New billboard.
10. HCPD-25-14, 1585 N. Wise Dr. (County), New industrial silo.
11. HCPD-25-16, 5155 Patriot Parkway (County), New commercial storage building.
12. HCPD-25-17, 5785 Thomas Sumter Hwy. (County), New free-standing sign.
13. HCPD-25-18, 840 Masatosagawa Dr. (County), New free-standing sign.
14. HCPD-25-19, 1355 Alice Dr. (City), New free-standing sign.
15. HCPD-25-20, 810 S. Pike W. (City), Mini-storage facility expansion.
16. HCPD-25-21, 11 Croswell Dr. (City), Fence installation.
17. HCPD-25-22, 498 Pinewood Rd. (City), Fence installation.
18. HCPD-25-23, 2475 Broad St. (City), Sign improvements.
19. HCPD-25-24, 105 N. Magnolia St. (City), Site improvements, including signage.
20. HCPD-25-25, 200 Miller Rd. (City), New open air pavilion.
21. HCPD-25-26, 343 Pinewood Rd. (City), Site improvements, including signage.
22. HCPD-25-26 (Revision 1), 343 Pinewood Rd. (City), Site improvements, including signage.
23. HCPD-25-27, 2995 Broad St. (City), New retail building.
24. HCPD-25-28, 615 Bultman Dr. (City), Building renovations and additions.
25. HCPD-25-29, 1240 Alice Dr. (City), New commercial accessory building.
26. HCPD-25-30, 822 W. Liberty St. (City), Swan Lake entrance improvements.
27. HCPD-25-31, 1280 Broad St. (City), Commercial building façade renovations.
28. HCPD-25-33, 822 W. Liberty St. (City), Swan Lake playground installation.
29. HCPD-25-34, 4756 Broad St. (County), New free-standing sign.
30. HCPD-25-35, 1135 W. Liberty St. (City), New free-standing sign.
31. HCPD-25-38, 1140 Pocalla Rd. (County), New warehouse building.
32. HCPD-25-39, 748 Bultman Dr. (City), New free-standing sign.
33. HCPD-25-41, 234 Broad St. (City), New free-standing sign.
34. HCPD-25-43, 2570 Broad St. (City), New free-standing sign.

Staff Denied

NONE

Planning Commission Approved

1. HCPD-25-02, 215 N. Magnolia St. (City), New urban multi-family apartment complex.
2. HCPD-25-06, 3075 Carter Rd. (City), New suburban multi-family apartment complex.
3. HCPD-25-10, 2275 Thomas Sumter Hwy. (County), Alternate exterior materials.
4. HCPD-25-15, 241 Manning Ave. (City), New community center/arts studio.
5. HCPD-24-20 (Revision 1), 70 S. Guignard Dr. (City), Alternate exterior materials and roof form from previous approval.
6. HCPD-24-38 (Revision 1), 380 General Dr. (City), Patriot Park Miracle Field Phase 2.
7. HCPD-25-32, 2381 Broad St. (City), New commercial bank.
8. HCPD-25-36, 535 Brushwood Dr. (City), New eating place.
9. HCPD-25-37, 1200 Broad St. (City), Alternate exterior materials.

Planning Commission Denied

NONE

Pending Approval

1. HCPD-25-05, 3663 Broad St. (City), New free-standing sign.

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-25-01, 3215 Beulah Cuttino Rd. (County)**
TMS# 221-00-01-112
 - Request for Minor site plan approval for a new +/- 2,250 sq. ft. building w/ attached storage area.
Approved January 31, 2025
2. **MSP-25-02, 100 Theare Dr. (City)**
TMS# 204-13-01-006
 - Request for Minor site plan approval for parking lot improvements.
Approved February 10, 2025

3. **MSP-25-04, 495 Myrtle Beach Hwy. (County)**
TMS# 268-15-01-033
 - Request for Minor site plan approval for commercial fence installation.
Approved January 28, 2025
4. **MSP-25-05, 2050 US Hwy 15 S. (County)**
TMS# 209-00-02-008
 - Request for Minor site plan approval for expansion of protein Pilgrims' Pride protein conversion facility.
Approved January 29, 2025
5. **MSP-25-06, 1305 Clara Louise Kellog Dr. (County)**
TMS# 230-00-02-010
 - Request for Minor site plan approval for construction of +/- 5,000 sq. ft. utility building for Crystal Lakes Golf Course.
Approved January 29, 2025
6. **MSP-25-08, 118 Winn St. (City)**
TMS# 228-10-03-072
 - Request for Minor site plan approval for construction of a residential accessory building pursuant to *Article 4.g.2.c.*
Approved April 17, 2025
7. **MSP-25-09, 1057 Broad St. (City)**
TMS# 230-16-01-005
 - Request for Minor site plan approval for new playground area, new parking lot infrastructure, and building upfit for expansion of Liberty STEAM Charter School at the Sumter Mall.
Approved February 28, 2025
8. **MSP-25-10, 4460 Thomas Sumter Hwy. (County)**
TMS# 151-00-01-018
 - Request for Minor site plan approval for a new gazebo structure for New Beginning Outreach Center.
Approved March 13, 2025
9. **MSP-25-11, 1290 Broad St. (City)**
TMS# 203-11-02-015
 - Request for Minor site plan approval for construction of a new Kay Jewler's commercial building.
Approved March 4, 2025
10. **MSP-25-12, 2491 Broad St. (City)**
TMS# 203-07-01-015
 - Request for Minor site plan approval for construction of 4 new parking spaces to support hotel room additions.
Approved March 27, 2025

11. **MSP-25-13, 1208 N. Main St. (County)**
TMS# 203-07-01-015
 - Request for Minor site plan approval for site improvements to support proposed car lot.
Pending - incomplete application
12. **MSP-25-15, 2700 Broad St. (City)**
TMS# 203-00-04-041
 - Request for Minor site plan approval for building additions and associate parking and site improvement for Freedom Honda.
Approved April 9, 2025
13. **MSP-25-16, 710 S. Pike W. (County)**
TMS# 230-16-02-032
 - Request for Minor site plan approval for the construction of a +/- 1,400 sq. ft. commercial shed.
Approved March 11, 2025
14. **MSP-25-17, 2275 Thomas Sumter Hwy. (County)**
TMS# 202-00-01-001
 - Request for Minor site plan approval for the construction of a +/- 1,500 sq. ft. pole barn/open shelter for Sumter Forest Temple.
Approved April 11, 2025
15. **MSP-25-18, 17 & 21 N. Main St. (City)**
TMS# 228-12-05-009 & 228-12-05-010
 - Request for Minor site plan approval for site improvements associated with the Sumter Opera House renovation project.
Approved April 11, 2025
16. **MSP-25-19, 35 Elkhorn Trl. (City)**
TMS# 185-03-04-025
 - Request for Minor site plan approval for construction of a residential accessory building pursuant to *Article 4.g.2.c.*
Pending – incomplete application
17. **MSP-25-20, 1585 N. Wise Dr. (County)**
TMS# 232-00-03-020
 - Request for Minor site plan approval for construction of silo for Sumter Easy Home.
Approved April 2, 2025
18. **MSP-25-22, 5155 Patriot Pkwy. (County)**
TMS# 232-00-03-020
 - Request for Minor site plan approval for construction of 700 sq. ft. commercial accessory structure.
Approved April 7, 2025

19. **MSP-25-23, 916 N. Main St. (City)**
TMS# 229-05-02-039
 - Request for Minor site plan approval for commercial reuse of structure.
Pending - incomplete application
20. **MSP-25-24, 634 Antlers Dr. (City)**
TMS# 205-02-01-003
 - Request for Minor site plan approval for construction of a residential accessory building pursuant to *Article 4.g.2.c.*
Pending – incomplete application
21. **MSP-25-25, 508 E. Calhoun St. (City)**
TMS# 249-10-01-006
 - Request for Minor site plan approval for parking area to support daycare use. Request proposed use of an alternate parking surface material that was approved by the Planning Commission.
Approved April 23, 2025
22. **MSP-25-26, 105 N. Magnolia St. (City)**
TMS# 249-09-02-029
 - Request for Minor site plan approval for renovations (including site improvements) for the E. Alex Heise building.
Approved May 6, 2025
23. **MSP-25-27, 350 Old Manning Rd. (County)**
TMS# 224-00-01-037
 - Request for Minor site plan approval for Lakewood High School athletic field renovations.
Approved May 5, 2025
24. **MSP-25-28, 495 Myrtle Beach Hwy. (County)**
TMS# 268-15-01-033
 - Request for Minor site plan approval for landscaping improvements.
Approved July 14, 2025
25. **MSP-25-29, 200 Miller Rd. (City)**
TMS# 204-13-01-006
 - Request for Minor site plan approval for the construction of outdoor open-air pavilion on the USC Sumter campus.
Approved July 14, 2025
26. **MSP-25-30, 335 N. Kings Hwy. (County)**
TMS# 095-00-02-008
 - Request for Minor site plan approval for new ramp and stairs for the Church of the Holy Cross.
Approved May 22, 2025

27. **MSP-25-31, 835 S. Saint Paul's Church Rd. (County)**
TMS# 159-00-02-003
➤ Request for Minor site plan approval for temporary Duke Energy laydown yard to support ongoing transmission line improvement project.
Approved May 27, 2025
28. **MSP-25-32, 3001 Tara Dr. (City)**
TMS# 185-12-01-077
➤ Request for Minor site plan approval construction of a residential accessory building pursuant to *Article 4.g.2.c.*
Approved May 30, 2025
29. **MSP-25-33, 343 Pinewood Rd. (City)**
TMS# 206-12-02-044
➤ Request for Minor site plan approval site marking and signage changes for the Walmart Neighborhood Market.
Approved July 7, 2025
30. **MSP-25-33 (Rev 1), 343 Pinewood Rd. (City)**
TMS# 206-12-02-044
➤ Request for Minor site plan approval revision for site marking and signage changes for the Walmart Neighborhood Market.
Approved October 27, 2025
31. **MSP-25-34, 2995 Broad St. (City)**
TMS# 187-00-02-015
➤ Request for Minor site plan approval for parking lot renovations and landscaping improvements.
Approved July 25, 2025
32. **MSP-25-35, 1490 Airport Rd. (County)**
TMS# 230-00-02-031
➤ Request for Minor site plan approval for construction of +/- 12,250 sq. ft. warehouse building.
Approved July 9, 2025
33. **MSP-25-36, 2050 US Hwy 15 S. (County)**
TMS# 209-00-02-008
➤ Request for Minor site plan approval for construction of +/- 2,450 sq. ft. office building to support Pilgrim's Pride rendering operations.
Approved July 11, 2025

34. **MSP-25-37, 18 Parker Dr. (City)**
TMS# 209-00-02-008
➤ Request for Minor site plan approval for construction of a residential accessory building pursuant to *Article 4.g.2.c.*
Approved July 21, 2025
35. **MSP-25-39, 1242 Alice Dr. (City)**
TMS# 203-00-05-005 & 203-11-02-004
➤ Request for Minor site plan approval for construction of +/- 120 ft. tall monopole structure to Duke Energy wireless communications.
Approved October 9, 2025
36. **MSP-25-40, 2397 Harper St. (City)**
TMS# 203-00-02-008
➤ Request for Minor site plan approval for construction of Sibley Village force main and pump station.
Approved August 5, 2025
37. **MSP-25-41, 100 & 108 E. Liberty St. (City)**
TMS#s 249-16-01, 249-16-01-002, & 249-16-01-011
➤ Request for Minor site plan approval for demolition of former Newmans Automotive site.
Approved August 6, 2025
38. **MSP-25-42, 2434 Wedgefield Rd. (City)**
TMS# 206-00-02-010
➤ Request for Minor site plan approval for construction of +/- 120 ft. tall monopole structure for Duke Energy wireless communications.
Approved October 9, 2025
39. **MSP-25-43, 2041 Stadium Rd. (City)**
TMS# 207-05-02-031
➤ Request for Minor site plan approval for Stadium Rd. Fire Station additions and associated site improvements.
Approved September 15, 2025
40. **MSP-25-44, 3975 Oswego Hwy. (County)**
TMS# 274-00-02-013
➤ Request for Minor site plan approval for parking and site improvements required to convert and existing building into a restaurant.
Approved November 6, 2025
41. **MSP-25-46, 615 Bultman Dr. (City)**
TMS# 229-09-02-043
➤ Request for Minor site plan approval for parking area restriping, signage, and building renovations for Walmart Neighborhood Market.
Approved November 20, 2025

42. **MSP-25-47, 1240 Alice Dr. (City)**
TMS# 203-11-02-005
➤ Request for Minor site plan approval for +/- 1,200 sq. ft. building addition.
Approved September 15, 2025
43. **MSP-25-48, 822 W. Liberty St. (City)**
TMS# 228-00-03-001
➤ Request for Minor site plan approval for Swan Lake north entrance renovations.
Approved September 16, 2025
44. **MSP-25-49, 6975 Dinkins Mill Rd. (County)**
TMS# 090-00-01-004
➤ Request for Minor site plan approval for new monopole wireless communications tower.
Approved November 5, 2025
45. **MSP-25-50, 3925 US Hwy 15 S. (County)**
TMS# 221-00-02-018
➤ Request for Minor site plan approval for parking and landscaping improvements to support a special event facility.
Approved December 29, 2025
46. **MSP-25-52, 822 W. Liberty St. (City)**
TMS# 228-00-03-002
➤ Request for Minor site plan approval for Swan Lake playground improvements.
Approved October 14, 2025
47. **MSP-25-53, 219 Crescent Ave. (City)**
TMS# 228-00-04-02-056
➤ Request for Minor site plan approval for parking lot improvements for Progressive Church of Our Lord Jesus Christ.
Approved October 27, 2025
48. **MSP-25-54, 1010, 1012, & 1016 Pocalla Rd. (County)**
TMS#s 251-08-01-001 & 251-08-01-006
➤ Request for Minor site plan approval for accessory structure sales lot.
Approved October 21, 2025
49. **MSP-25-56, 3020 Ebenezer Rd. (County)**
TMS# 189-00-03-026
➤ Request for Minor site plan approval for construction of +/- 1,000 sq. ft. office and sales facility with associated site improvements to support Relinoca Farms.
Approved November 6, 2025

50. **MSP-25-57, 200 Miller Rd. (City)**
TMS#s 104-13-01-006, 204-13-01-008, & 204-13-01-007
➤ Request for Minor site plan approval for USC Sumter streetscape improvements.
Approved November 14, 2025
51. **MSP-25-58, 1805 US Hwy 521 S. (County)**
TMS# 252-00-05-088
➤ Request for Minor site plan approval for new monopole wireless communications tower.
Approved November 5, 2025
52. **MSP-25-59, 6825 Middleton Rd. (County)**
TMS# 101-00-05-001
➤ Request for Minor site plan approval for new monopole wireless communications tower.
Pending – under review
53. **MSP-25-60, 2050 US Hwy 15 S. (County)**
TMS# 209-00-02-008
➤ Request for Minor site plan approval for new ventilation room for Pilgrim's Pride facility.
Approved November 12, 2025
54. **MSP-25-61, 1200 Broad St. (City)**
TMS# 203-11-04-001
➤ Request for Minor site plan approval for new showroom of Jones GMC.
Approved November 26, 2025
55. **MSP-25-62, 1140 Pocalla Rd. (County)**
TMS# 226-12-06-001
➤ Request for Minor site plan approval for new city warehouse building.
Approved November 26, 2025
56. **MSP-25-63, 2575 Trinity Rd. (County)**
TMS# 348-00-03-010
➤ Request for Minor site plan approval for new +/- 1,500 sq. ft. commercial building.
Pending – under review
57. **MSP-25-64, 5770 Peach Orchard Rd. (County)**
TMS# 292-00-01-135
➤ Request for Minor site plan approval for parking area to support a special events facility.
Approved November 21, 2025

58. **MSP-25-65, 755 Industrial Rd. (County)**
TMS# 250-10-01-002
➤ Request for Minor site plan approval for 2 industrial accessory storage buildings.
Approved November 20, 2025
59. **MSP-25-66, 1965 Stadium Rd. (City)**
TMS# 250-10-01-002
➤ Request for Minor site plan approval for 2 industrial accessory storage buildings.
Pending – under review
60. **MSP-25-67, 2185 E. Brewington Rd. (County)**
TMS# 284-00-02-014
➤ Request for Minor site plan approval for restroom building and equipment room to support County outdoor shooting range.
Approved December 1, 2025
61. **MSP-25-68, 1737 Peach Orchard Rd. (County)**
TMS# 133-15-03-12
➤ Request for Minor site plan approval for free standing ice vending machine.
Pending – under review
62. **MSP-25-69, 1175 Cockerill Rd. (County)**
TMS# 209-00-02-004
➤ Request for Minor site plan approval for construction of +/- 120 ft. tall monopole structure for Duke Energy wireless communications.
Pending – under review
63. **MSP-25-70, 5830 Arthur Rd. (County)**
TMS# 131-00-01-011
➤ Request for Minor site plan approval for construction of model home/sales office building.
Pending – under review
64. **MSP-25-71, 4428 Dorsey Dr. (County)**
TMS# 155-10-03-007
➤ Request for Minor site plan approval for construction of mobile home park garage building.
Approved December 19, 2025
65. **MSP-25-72, 355 Theatre Dr. (City)**
TMS# 204-12-01-047
➤ Request for Minor site plan approval for construction of USC Sumter softball field renovations.
Pending – under review

Major Site Plan Review

Pending Major Site Plan Cases at 2024 Year End

NONE

2025 Major Site Plan Cases

1. MSP-25-07, 215 N. Magnolia St. (City)

TMS# 249-09-02-027

- Request for Major Site Plan Approval for the construction of a 50-unit urban multi-family apartment building with associated site infrastructure.

Board Action: Approved February 26, 2025

2. MSP-25-14, 3075 Carter Rd. (City)

TMS#s 186-00-04-036, 186-00-04-037, & 186-00-04-025

- Request for Major Site Plan Approval for the construction of 96-unit suburban multi-family apartment complex (4 buildings) and associated site improvements.

Board Action: Approved March 26, 2025

3. MSP-25-21, 241 Manning Ave. (City)

TMS#s 227-04-04-049, 227-04-04-051, 227-04-04-053, 227-04-04-054, 227-04-04-056, 227-04-04-057, 227-04-04-058, & 227-04-04-059

- Request for Major Site Plan Approval for a 3-story +/- 9,000 sq. ft. community center/art studio, rehabilitation of an existing structure on the property, and associated site infrastructure.

Board Action: Approved April 23, 2025

4. MSP-25-38, 811 Bethel Church Rd. (County)

TMS# 210-00-03-040

- Request for Major Site Plan Approval for the construction of a +/- 10,640 sq. ft. general merchandise store.

Board Action: Approved August 27, 2025

5. MSP-25-45, 3555 Camden Hwy. (County)

TMS# 189-00-01-016

- Request for Major Site Plan approval for 3 new mini storage warehouse buildings totaling +/- 13,000 sq. ft.

Board Action: Approved September 24, 2025

6. MSP-24-57 (Rev 1), 380 General Dr. (City)

TMS# 185-00-01-101

- Request for Major Site Plan approval for construction of new public recreation facilities at Sumter County's Patriot Park, to include a Phase 2 comprised of a 15-court pickleball facility, 3 pavilions, an additional parking lot, and additional landscaping and stormwater management area to support the overall project.

Board Action: Approved September 24, 2025

7. MSP-25-51, 2831 Broad St. (City)

TMS# 202-00-01-049

- Request for major site plan approval for the construction of a +/- 5,164 sq. ft. bank facility and associated site infrastructure.

Board Action: Approved October 22, 2025

8. MSP-25-55, 535 Brushwood Dr. (City)

TMS# 185-00-01-103

- Request for major site plan approval for 2 phases of development resulting in the establishment of a +/- 800 sq. ft. food/dining facility and associated site infrastructure.

Board Action: Approved November 19, 2025

Ordinance Amendments

Pending Ordinance Amendment Cases at 2024 Year End

NONE

2025 Ordinance Amendment Cases

1. OA-25-01, Screening Standards for Used Motor Vehicle Parts Merchant Wholesalers (County)

- Request to amend *Article 5.b.3.g* in order to add an earthen berm and/or earthen berm and fence or wall combinations to meet the established special design criteria screening standards for Used Motor Vehicle Parts Merchants (NAICS 42314) with on-site vehicle dismantling and/or storage in the Light Industrial-Warehouse (LI-W) District.

Council Action: Final Reading Approval on April 8, 2025

2. OA-25-02, Telecommunications Towers in CBD Zoning District (City)

- Request to amend *Article 3, Exhibit 3-5*, and *Article 5.b.4.a.* to allow telecommunications towers via special exception use in the Central Business District (CBD).

Council Action: Final Reading Approval on October 7, 2025

3. **OA-25-03, Civic & Social Organizations in Neighborhood Commercial Zoning District (County)**
 - Request to amend *Article 3, Exhibit 5* in order to allow Civic & Social Organizations (NAICS 8134) as a conditional use in the Neighborhood Commercial (NC) district.
Council Action: Final Reading Approval on September 9, 2025
4. **OA-25-04, Extend Downtown Design District Boundary to Match CBD Zoning District (City)**
 - Request to amend *Article 1* to extend the Downtown Design District boundary to match CBD zoning district.
Case Administratively Closed
5. **OA-25-05, Amendments to Residential Standards, Supplementary Standards, & Other Various Development Standards (County)**

Request to amend Articles 1, 3, 4, 5, and 10 to revise certain residential, supplementary, and other development standards within the Sumter County Zoning & Development Standards Ordinance.

Council Action: Final Reading Approval on October 14, 2025
6. **OA-25-06, Special Event Facilities (City)**
 - Request to amend *Article 3, Exhibit 3-5; Article 5.b.1.i.; Article 5.b.2.; Article 5.b.3., and Article 10.b.1* to modify the zoning districts that special event facilities can be established in, to require special exception approval for zoning districts where special event facilities can be established, to establish more robust use specific criteria for special event facilities, and to modify the definition of special event facility.
Council Action: Final Reading Approval on November 18, 2025
7. **OA-25-07, Boat/RV/Non-Commercial Trail Storage (County)**
 - Request to amend *Article 3, Exhibit 5* and add *Article 5.b.1.* in order to allow boat, recreational vehicle (RV), and non-commercial trailer storage in the General Commercial (GC) and Agricultural Conservation (AC) zoning district subject to conditional use approval and use specific conditions.
Pending
8. **OA-25-08, Landscaping Standards (County)**
 - Request to amend *Article 8.d* in order to establish new landscaping standards.
Pending

Planned Developments

Pending Planned Development Cases at 2024 Year End

NONE

2025 Planned Development Cases

1. **PD-06-05 (Revision 2), Hwy. 521 South/1391 Mooneyhan Rd. (County)**
TMS# 252-00-04-015
 - Request to revise existing Planned Development to add commercial, industrial, institutional and retail uses.
Council Action: Final Reading Approval on March 10, 2025
2. **PD-25-01, 1071 Pinewood Rd. (City)**
TMS# 252-00-04-015
 - Request to establish a new +/- 34.38-acre Planned Development consisting of a mini-storage facility and a residential subdivision to be constructed certain housing types to be developed at R-6 standards.
Council Action: Final Reading Approval on June 3, 2025

Rezoning

Pending Rezoning Cases at 2024 Year End

1. **RZ-23-23, Race Track Rd. (County)**
TMS# 264-00-01-044
 - Request rezone a +/- 78.69-acre tract from Agricultural Conservation (AC) to Heavy Industrial (HI).
Pending
2. **RZ-24-21, 3840 Patriot Parkway (City)**
TMS# 184-00-01-009
 - Request rezone a +/- 5.21-acre tract from Agricultural Conservation (AC) to Residential Multi-Family (RMF).
Council Action: Final Reading Approval on January 8, 2025
3. **RZ-24-22, 425 Myrtle Beach Hwy. (County)**
TMS# 268-15-01-033
 - Request rezone a +/- 37.39-acres from Light Industrial-Warehouse (LI-W) to Residential-6 (R-6).
Pending

4. RZ-24-23, 314 Lesesne Ct. (City)

TMS# 228-01-01-039(p)

- Request rezone a +/- 0.34-acre portion of a larger property (TMS# 228-01-01-039) from Residential-9 (R-9) to Limited Commercial (LC).

Council Action: Final Reading Approval on March 4, 2025

2025 Rezoning Cases

1. RZ-25-01, 3580 Peach Orchard Rd. (County)

TMS# 136-00-02-023

- Request to rezone a +/- 1.86-acre parcel from Agricultural Conservation (AC) to Neighborhood Commercial.

Council Action: Final Reading Approval on May 13, 2025

2. RZ-25-02, 819 S. Guignard Dr. (City)

TMS# 226-03-03-005

- Request to rezone a +/- 3.0-acre parcel from Residential-15 (R-15) to General Commercial (GC)

Withdrawn by applicant

3. RZ-25-03, 1940 Peach Orchard Rd. (County)

TMS# 133-10-01-008

- Request to rezone a +/- 3.47-acre portion of the 4.50-acre parcel from Agricultural Conservation (AC) to General Commercial (GC).

Council Action: Final Reading Approval on July 8, 2025

4. RZ-25-04, 2615 Peach Orchard Rd. (County)

TMS# 134-00-02-022

- Request to rezone a +/- 4.3-acre parcel from General Commercial (GC) to Light Industrial-Warehouse (LI-W).

Council Action: Final Reading Approval on July 8, 2025

5. RZ-25-05, 3535 Broad St. (County)

TMS# 186-00-01-005

- Request to rezone a +/- 2.44-acre portion of a 4.77-acre parcel from Residential-15 (R-15) to General Commercial (GC).

Council Action: Denied on July 8, 2025

6. RZ-25-06, 1771 Airport Rd. (City)

TMS# 231-00-02-001

- Request to rezone a +/- 211.65-acre parcel from Planned Development (PD) to Heavy Industrial (HI).

Council Action: Final Reading Approval on July 15, 2025

7. RZ-25-07, 1445 Camden Hwy. (City)

TMS# 202-00-03-014 & 202-00-03-021

- Request to rezone two parcels totaling of +/- 1.85-acres in area from Agricultural Conservation (AC) to Residential-6 (R-6).

Council Action: Final Reading Approval on August 20, 2025

8. RZ-25-08, 2825 Camden Hwy. (County)

TMS# 200-00-02-009

- Request to rezone a +/- 3.26-acre parcel from Agricultural Conservation (AC) to Residential-15 (R-15).

Council Action: Final Reading Approval on August 12, 2025

9. RZ-25-09, 1980 Hideaway Dr. (County)

TMS# 180-13-01-021

- Request to rezone a +/- 1.0-acre parcel from Agricultural Conservation (AC) to Residential-15 (R-15)

Council Action: Denied on July 22, 2025

10. RZ-25-10, 1992 Hideaway Dr. (County)

TMS# 180-13-01-020

- Request to rezone a +/- 0.64-acre parcel from Agricultural Conservation (AC) to Residential-15 (R-15)

Council Action: Denied on July 22, 2025

11. RZ-25-11, 1402 Eagle Rd. (County)

TMS# 155-00-01-003

- Request to rezone a +/- 21.01-acre split zoned parcel from Light Industrial-Warehouse (LI-W) & Heavy Industrial (HI) to General Commercial (GC).

Withdrawn by applicant

12. RZ-25-12, 2385, 2395, & 2415 Cuda Way (County)

TMS#s 074-00-04-012, 074-00-04-013, & 074-00-04-014

- Request to rezone 3 parcels totaling +/- 4.69-acres from Agricultural Conservation (AC) to Residential Multifamily (RMF)

Council Action: Denied on November 11, 2025

13. RZ-25-13, 180 Progress St. (County)

TMS# 249-00-06-004

- Request to rezone a +/- 3.2-acre parcel from Light Industrial- Warehouse (LI-W) to General Residential (GR).

Withdrawn by applicant

14. RZ-25-14, 419 S. Lafayette Dr. (City)

TMS# 249-00-06-004

- Request to rezone a +/- 0.15-acre parcel from General Commercial (GC) to General Residential (GR).

Council Action: Denied on November 4, 2025

15. RZ-25-15, 3241 Wedgefield Rd. (City)

TMS# 183-00-02-010

- Request to rezone a +/- 2.2-acre portion of a 9.15-acre parcel from Residential-15 (R-15) to General Commercial (GC).

Council Action: Denied on October 7, 2025

16. RZ-25-16, 1865 US Hwy 15 S. (County)

TMS# 224-00-01-022

- Request to rezone a +/- 5.58-acre parcel from Neighborhood Commercial (NC) to General Commercial (GC).

Council Action: Final Reading Approval on October 7, 2025

17. RZ-25-17, 1650 S. Guignard Pkwy. (County)

TMS#s 225-00-03-010 & 225-00-03-035

- Request to rezone 2 parcels totaling +/- 2.2-acres of land from Agricultural Conservation (AC) to Heavy Industrial (HI).

Council Action: Denied on November 25, 2025

18. RZ-25-18, 100 E. Liberty St. (City)

TMS#s 249-16-01-001, 249-16-01-002, & 249-16-01-011

- Request to rezone 3 parcels which are a combined +/- 1.28-acres from General Commercial (GC) to Central Business District (CBD).

Council Action: Final Reading Approval on December 2, 2025

19. RZ-25-19, 501 Bell Rd. (County)

TMS# 245-14-01-005

- Request to rezone +/- 2.59-acres from Residential-15 (R-15) to Agricultural Conservation (AC).

Council Action: Denied on December 2, 2025

20. RZ-25-20, 685 Deschamps Rd. (City)

TMS# 184-00-01-001

- Request to rezone +/- 31.34-acres of land from Residential-6 (R-6) to Residential-9 (R-9)

Council Action: Final Reading Approval on December 2, 2025

21. RZ-25-21, 20 Pack Rd. (City)

TMS# 225-00-03-013(p)

- Request to rezone a 5.10-acre parcel from Agricultural Conservation (AC) to General Commercial (GC)

Council Action: Final Reading Approval on December 2, 2025

22. RZ-25-22, 240 Progress St. (County)

TMS# 249-00-06-004(p)

- Request to rezone a +/- 0.19-acre portion of a larger 3.2-acre parcel from Light Industrial- Warehouse (LI-W) to General Residential (GR).

Pending

23. RZ-25-23, 2471 Wedgefield Rd. (County)

TMS# 206-02-01-007

- Request to rezone a 2.0-acre parcel from Residential-15 (R-15) to General Residential (GR).

Pending – Incomplete Application

24. RZ-25-24, 2140 Four Bridges Rd. (County)

TMS#s 182-12-01-010 & 188-00-02-023

- Request to rezone 2 parcels totaling +/- 14.05-acres from Agricultural Conservation (AC) to General Residential (GR)

Pending

25. RZ-25-25, 2640 W. Oakland Ave. (City)

TMS#s 206-00-03-024, 206-00-03-025, & 206-00-02-001(p)

- Request to rezone 2 parcels totaling +/- 18.54-acres from Residential-15 (R-15) and General Commercial (GC) to Residential-6 (R-6).

Converted to Planned Development (PD) application

26. RZ-25-26, 4520 Pinewood Rd. (County)

TMS#s 165-00-01-043, 165-00-01-035, 165-00-01-051, 165-00-01-003, 165-00-01-041, 165-00-01-033, 165-00-01-047, 165-00-01-046, 165-00-01-032, & 165-00-01-034

- Request to rezone 10 parcels totaling +/- 48.46-acres from Conservation Preservation (CP) to Agricultural Conservation (AC)

Pending

Major Subdivisions

Pending Major Subdivision Cases at 2024 Year End

1. SD-24-01, Sportsman Dr. (County)

TMS# 151-00-02-073

- Request for preliminary plat approval for 30 lot single family detached residential subdivision.

Pending

2. SD-24-02, Black River Rd. (County)

TMS# 191-00-01-004

- Request for preliminary plat approval for 45 lot single family detached residential subdivision.

Pending

3. SD-24-04, Mara Hills Subdivision (County)

TMS# 151-00-01-027

- Request for preliminary plat approval to develop a 30-lot single family residential subdivision.

Board Action: Approved January 22, 2025

2025 Major Subdivision Cases

1. SD-21-04 (Revision 2), Canopy of Oaks Phase 2 (County)

TMS# 187-00-02-018

- Request for preliminary plat approval for 21 new patio home lots in the Canopy of Oaks Subdivision.

Board Action: Approved February 26, 2025

2. SD-25-01, Meadowview Plantation Subdivision (County)

TMS# 184-00-03-001

- Request for preliminary plat approval to develop a 44-lot single-family residential subdivision.

Board Action: Approved December 18, 2024

3. SD-25-02, Patriot Gardens Subdivision (County)

TMS# 156-00-01-067

- Request for preliminary plat approval for a 12-lot single-family residential subdivision.

Board Action: Approved September 24, 2025

4. SD-23-03 (Revision 1), Sibley Village Subdivision (City)

TMS# 151-00-01-027

- Request for preliminary plat approval to reduce total lot count from 162 lots to 129 lots.

Board Action: Approved October 22, 2025

5. SD-25-03, Triplecrown at the Village Subdivision (City)

TMS# 187-00-02-009(p)

- Request for preliminary plat approval for a 139-lot single-family residential subdivision.

Board Action: Approved November 19, 2025

6. SD-25-04, Shenandoah at the Village Subdivision (City)

TMS# 187-00-02-009(p)

- Request for preliminary plat approval for a 217-lot single-family residential subdivision.

Board Action: Approved November 19, 2025

7. SD-25-05, Valley Ridge Subdivision (County)

TMS#s 150-00-02-007, 150-00-03-008, 150-00-03-047, 150-00-03-068, & 150-00-03-065.

- Request for preliminary plat approval for a 232-lot single-family residential subdivision.

Board Action: Approved November 19, 2025

8. SD-20-01 (Revision 3), Bradford Meadows Subdivision (City)

TMS#s 202-00-03-014(p), 202-00-03-021, & 202-00-03-030

- Request for preliminary plat approval to add a total of 6 additional lots to the Bradford Meadows Subdivision.

Board Action: Approved November 19, 2025

9. SD-25-06, Oakview Cottages Subdivision (City)

TMS#s 206-00-03-024, 206-00-03-025, & 206-00-02-001(p)

- Request for preliminary plat approval for 68-lot single-family residential subdivision.

Pending

General Development Plans

NONE

Street Name Changes

Pending Street Name Change Cases at 2024 Year End

1. SN-24-02, Champion Ln. (County)

- A request to change the name of a private road from Champion Ln. to Matriarch Ln.

Board Action: Approved February 26, 2025

2025 Street Name Change Cases

NONE

Subdivision Variances

Pending Subdivision Variance Cases at 2024 Year End

NONE

2025 Subdivision Variance Cases

1. SV-25-01, 6905 Depass St. (County)

TMS#s 094-01-01-038 & 094-00-01-007

- Request for subdivision width-to-depth variance to allow the depth of a proposed lot at 6905 Depass St. to exceed the current Ordinance maximum depth requirement (2.5 times lot width).

Board Action: Approved February 26, 2025

2. SV-25-02, 6900-6920 Depass St. (County)

TMS#s 094-01-01-039, 094-01-01-040, 094-01-01-041, & 094-00-01-007

- Request for subdivision width-to-depth variance to allow the depth of a proposed lot at 6905 Depass St. to exceed the current Ordinance maximum depth requirement (2.5 times lot width).

Board Action: Approved March 26, 2025

3. SV-25-03, 6320 Jasper Dr. (County)

TMS# 090-00-02-068

- Request for approval of 2nd Cousin to 2nd Cousin relationship for a lifetime family conveyance to subdivide a +/- 1.0-acre lot from a larger tract.

Board Action: Approved June 25, 2025

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.

Pending Annexation Cases at 2024 Year End

NONE

2025 Annexation Cases

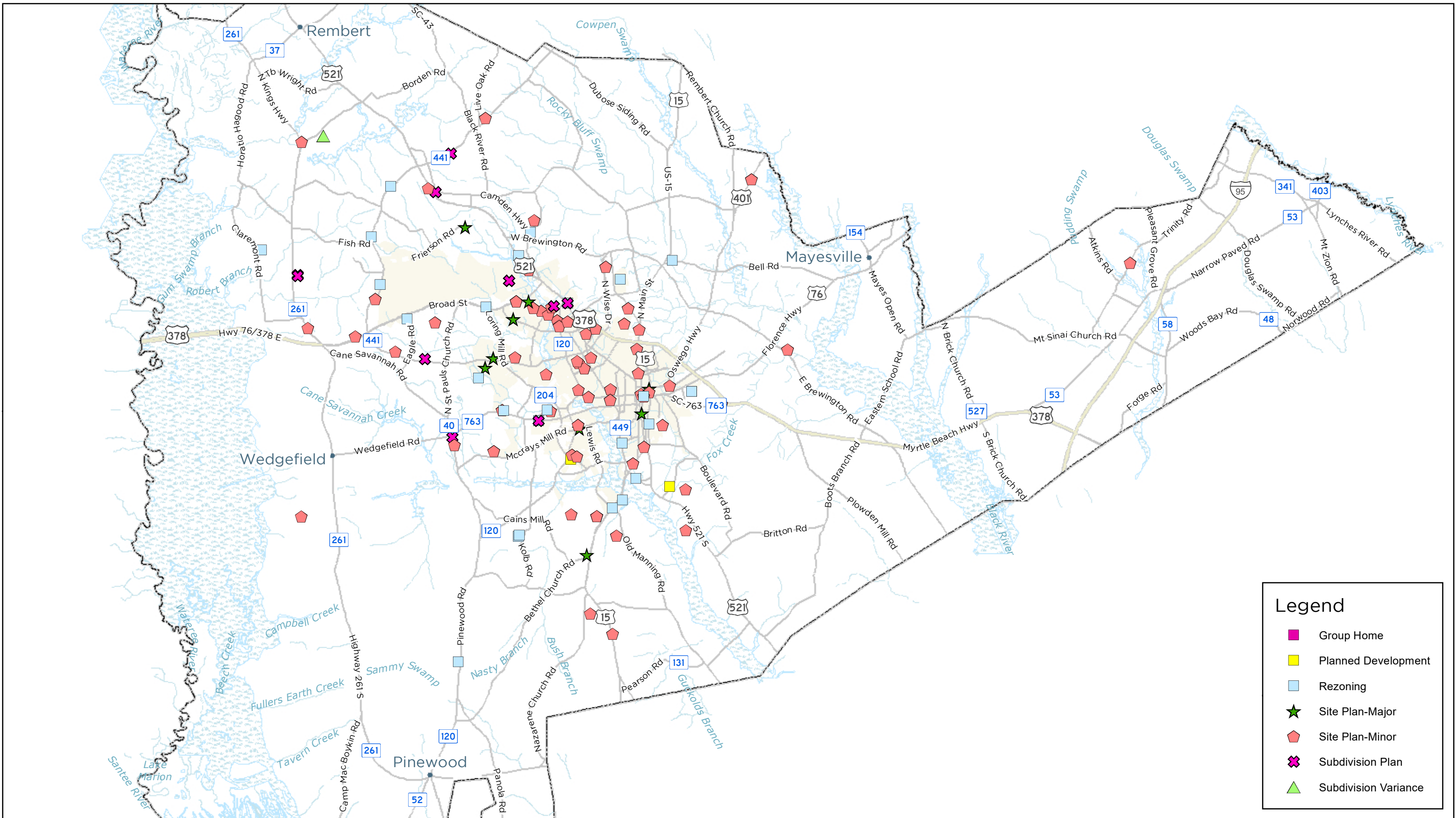
1. ANN-25-01, - John Hilton III, Esq. - W. Oakland Ave.

TMS# 206-00-03-023(p)

- 100% Petition Annexation Request for +/- 2.99- acres, including ROW.

Council Action: Final Reading Approval on March 18, 2025

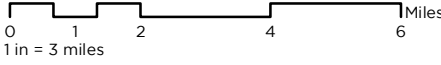
2. **ANN-25-02 - Mary M. Smith - 775 St. Augustine Dr.**
TMS# 185-00-02-054
 - 100% Petition Annexation Request for +/- 2.27-acres
Council Action: Final Reading Approval on March 18, 2025
3. **ANN-25-03 - Mack Kolb - 1155 Pinewood Rd.**
TMS# 207-11-07-006(p)
 - 100% Petition Annexation Request for +/- 8.11-acres, including ROW
Council Action: Final Reading Approval on April 15, 2025
4. **ANN-25-04 - Bradford Meadows, LLC - 1445 Camden Hwy.**
TMS#s 202-00-03-014 & 202-00-03-021
 - 100% Petition Annexation Request for +/- 2.33-acres, including ROW
Council Action: Final Reading Approval on June 17, 2025
5. **ANN-25-05 - John Hilton III, Esq. - 2665 W. Oakland Ave.**
TMS# 206-00-02-001
 - 100% Petition Annexation Request for +/- 12.33-acres, including ROW
Council Action: Final Reading Approval on October 21, 2025
6. **ANN-25-06 – Pocalla Springs Partners – 38 Pack Rd.**
TMS# 225-00-03-013
Administratively Closed



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2025 Planning Commission Cases Map

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Zoning Board of Appeals 2025 Cases

**Summary & Detailed
Review**

Zoning Board of Appeals 2025 Caeload Summary

Total Applications Submitted*:	48
Total Cases Reviewed:	44
Total Cases Approved:	31
Total Cases Failed to Approve:	0
Total Cases Denied:	9
Total Cases Withdrawn:	2
Pending:	4
Total Cases Placed on Hold at Applicant's Request or Incomplete :	2

Appeals from Administrative Interpretation:

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

City	1
County	0

Variances:

Approved -	25
Failed to Approve -	0
Denied -	4
Withdrawn -	2
Pending -	3
Placed on Hold -	2
Total	36

City	18
County	18

Special Exceptions:

Approved -	5
Failed to Approve -	0
Denied -	5
Withdrawn -	
Pending -	1
Placed on Hold -	0
Total	11

City	7
County	4

Total County Requests:	22
Total City Requests:	26

**Three (3) City applications included both special exception and variance requests within the same application case number.*

Board of Zoning Appeals

2025 Detailed Case Review

Appeal of Zoning Administrator's Interpretation

1. BOA-25-34, 330 Rast St. (City)

TMS# 230-16-01-009

- Appeal to the Zoning Administrator's determination that a "drinking place" use on the property is subject to a use discontinuance pursuant to *Article 6.a.2.b.1: Nonconforming Uses of the Zoning Ordinance*; *Article 6.b.1: Proof of Legal Nonconformance and Continuance of Use*; *Article 6.b.2: Loss of Nonconforming Use Status*; and *Article 10.b.1: "Drinking Place" Definition* of the City of Sumter Zoning & Development Standards Ordinance.

Board Action: Affirmed determination of the Zoning Administrator

Variances

Pending Variance Cases at 2024 Year End

1. BOA-24-41, 420 Lakewood Dr. (County)

TMS# 223-00-01-047

- Request for a variance from the residential accessory structure setback requirements outlined in *Article 4.g.2.b.: (Residential Accessory Structures) Setbacks* of the Sumter County Zoning & Development Standards Ordinance to establish a new 700 sq. ft. detached garage in the side yard within the required side setback area.

Board Action: Denied on January 8, 2025

2. BOA-24-43, 667-675 W. Liberty St. (City)

TMS# 228-10-02-055 & 228-10-02-056

- Request for a variance from the minimum off-street parking requirements outlined in *Article 8, Exhibit 8-12: Off-Street Parking Requirements For Non-Residential Land Uses* of the City of Sumter Zoning & Development Standards Ordinance, and variances from the free standing sign setback requirements outlined in *Article 8.b.2.f.: General Provisions* and *Article 8, Exhibit 8-8: Permanent Sign Development Standards* of the Zoning Ordinance to allow for the establishment of a restaurant/eating place and full range of retail uses on a nonconforming site and to allow for significant improvements or reestablishment of the existing free-standing sign in its current location.

Board Action: Approved with conditions on January 8, 2025

3. BOA-24-44, 3075 – 3145 Carter Rd. (City)

TMS# 186-00-04-036, 186-00-04-037, & 186-00-04-025

- Request for a variance from the side and rear setback requirements for Suburban Multi-Family Apartment Complexes outlined in *Article 3, Exhibit 3-6: Development Standards for Residential Uses in Commercial Districts* of the City of Sumter Zoning & Development Standards Ordinance to develop an apartment building structure +/- 20 ft. from the rear property line of TMS# 186-00-04-037 and 2 apartment building structures +/- 35 ft. from the side property line of TMS# 186-00-04-036 that is adjacent to Companion Ct.

Board Action: Approved on January 8, 2025

4. BOA-24-45, 1045 Pocalla Rd. (County)

TMS# 251-08-02-002

- Request for a variance from building setback requirements applicable to properties with frontage on multiple roads, as outlined in *Article 4.f.4.b.: Front Yards* of the Sumter County Zoning & Development Standards Ordinance, and variances from the landscaping requirements outlined in *Article 8.d.6: Street Trees* and *Article 8.d.7: Buffering* of the Zoning Ordinance to establish a new commercial structure +/- 20 ft. from the property line fronting Roosevelt Cir. right-of-way and to establish less buffer width and less street tree plantings than required by the Zoning Ordinance.

Board Action: Approved on January 8, 2025

2025 Variances Cases

1. BOA-25-02, 2491 Broad St. (City)

TMS# 203-07-01-021

- Request for a variance from the requirements outlined in *Article 8, Exhibit 8-12: Off Street Parking Requirements For Non-Residential Land Uses* of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”) to establish 3 additional guest rooms within an existing hotel development that has 66 off-street parking spaces.

Board Action: Denied on February 12, 2025

2. BOA-25-04, 2870 Old Field Rd. (City)

TMS# 187-00-02-018

- Request for variances from the “Patio Home” minimum front and side exterior (corner lot) building setback requirements outlined in *Article 3.d.5: (GR District) Development Standards*; *Article 3, Exhibit 3-3: Development Standards for Uses in the GR District*; and *Article 4.f.5: Side Yards* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”) to facilitate the establishment of 21 new “Patio Home” lots with a front building setback of 25 ft. and side exterior (corner lot) setback of 12.5 ft.

Board Action: Approved on March 12, 2025

3. BOA-25-05, 241 Manning Ave. (City)

TMS# 227-04-04-049, 227-04-04-051, 227-04-04-053, 227-04-04-054, 227-04-04-056, 227-04-04-057, 227-04-04-058, & 227-04-04-059

- Request for variances from the front building setback requirements outlined in *Article 3.i.5.b: (GC District) Minimum Yard & Building Setbacks*, the minimum off-street parking requirements outlined in *Article 8, Exhibit 8-12: Off-Street Parking Requirements for Non-Residential Land Uses*, the landscape buffering requirements outlined *Article 9.b.1: Landscaping Requirements*, *Article 9.b.2: Landscaping Determination*, *Article 9, Table 9-1 Landscaping Chart*, and *Article 9.b.4: Landscaping Type Depictions* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance to allow for new non-residential development on the property).

Board Action: Approved on March 12, 2025

4. BOA-25-07, 845 Corporate Cir. (County)

TMS# 210-00-03-007

Incomplete Application. Request unable to be reviewed by the Board until additional information is submitted by the applicant.

5. BOA 25-08, 100 W. College St. (City)

TMS# 229-12-04-031 & 229-12-04-020

- Request for a variance from the fence requirements found in *Article 4.f.8: Height, Fencing Materials, and Proximity Regulations for Fences Allowed in Required Yards* of the City of Sumter Zoning & Development Standards Ordinance to construct a gateway entrance over W. College St. and a brick wall that will be partially located on 2 separate lots of record on each side of W. College St.

Board Action: Approved on April 9, 2025

6. BOA 25-09, 1825 Trinity Rd. (County)

TMS# 348-00-03-006

- Request for a variance to the building setback and accessory structure requirements found in *Article 3.n.5.b: (AC District) Minimum Yard & Building Setback Requirements*, *Article 4.g.2.b.2: Accessory Structure Development Standards (Max. Number)*, *Article 4.g.2.b.5: Accessory Structure Development Standards (Max. Size)*, *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage*, & *Article 4, Exhibit 8A (Note #3)* of the Sumter County Zoning & Development Standards Ordinance to subdivide the property to create a single new 1-acre lot.

Board Action: Approved on April 9, 2025

7. BOA-25-10, 1715 Reedroman Rd. (County)

TMS# 267-15-01-016

- Request for a variance from the minimum lot size requirements found in *Article 3.n.5.a: (AC District) Minimum Lot Requirements* of the Sumter County Zoning & Development Standards Ordinance to allow for the approval of a lot line adjustment plat that will reduce the size of the property below minimum lot size requirements in order to resolve a structure encroachment onto the property.

Board Action: Approved on April 9, 2025

8. BOA-25-11, 3632 Broad St. (County)

TMS# 186-01-02-009

- Request for a variance from the sign requirements minimum lot found in *Article 8, Exhibit 19: Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs* of the Sumter County Zoning & Development Standards Ordinance to establish a new free-standing sign less than 5 ft. from the front property line.

Board Action: Approved with conditions on April 9, 2025

9. BOA-25-12, 640 Broad St. (City)

TMS# 229-10-03-003

- Request for a variance from the minimum parking requirements found in *Article 8.1: Parking Regulations* and *Article 8, Exhibit 8-12: Off-Street Parking Requirements for Non-Residential Land Uses* of the City of Sumter Zoning & Development Standards Ordinance to allow for the establishment of a Tea Room (Eating Place) on the property utilizing the current parking area with no proposed changes.

Board Action: Approved on April 9, 2025

10. BOA-25-13, 4095 Oswego Hwy. (County)

TMS# 274-00-02-025

- Request for variances from the minimum lot width and road frontage requirements found in *Article 3.n.5.a: (AC District) Minimum Lot Requirements* and *Article 8.e.13.c & Article 8.e.13.g: Lots* of the Sumter County Zoning & Development Standards Ordinance to combine a portion of the property with an adjacent tract of land.

Board Action: Approved on May 14, 2025

11. BOA-25-15, 1475 Alice Dr. (City)

TMS# 203-00-03-025

Request withdrawn by applicant

12. BOA-25-16, 312 Pack Rd. (County)

TMS# 224-12-02-014

- Request for variances from the residential accessory structure requirements outlined in *Article 4.g.2.b.2. (Max Residential Accessory Structure Number)*, *Article 4.g.2.b.4 (Minimum Residential Accessory Structure Setbacks)*, *Article 4.g.2.b.5 (Maximum Residential Accessory Structure Size)*, *Article 4 Exhibit 8A (Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage)*, and *Article 4 Exhibit 8A Note# 3* of the Sumter County Zoning & Development Standards Ordinance to subdivide a +/- 1.07-acre tract from the property while retaining all existing residential accessory structures on the property.

Board Action: Approved with conditions on May 14, 2025

13. BOA-25-17, 667 – 675 W. Liberty St. & 10 N. Guignard Dr. (City)

TMS# 228-10-02-055 & 228-10-02-056

- Request for a variance from the minimum off-street parking requirements outlined in *Article 8, Exhibit 8-12: Off-Street Parking Requirements For Non-Residential Land Uses* of the City of Sumter Zoning & Development Standards Ordinance to allow for the establishment of a temporary restaurant/eating place dining area in a portion of a separate building on TMS# 228-10-02-055.

Board Action: Approved with conditions on June 11, 2025

14. BOA-25-18, 2041 Stadium Rd. (City)

TMS# 207-05-02-031

- Request for a variance from the building setback requirements found in *Article 3, Exhibit 3-1(A) Development Standards for Uses in R-15 District* of the City of Sumter Zoning & Development Standards Ordinance to construct an addition on the east side of the Stadium Rd. Fire Station Building. The proposed addition will be located +/- 6 ft. from the side property line.

Board Action: Approved with conditions on July 9, 2025

15. BOA-25-19, 200 Miller Rd. (City)

TMS#s 204-13-01-006 & 204-13-01-009

- Request for variances from the following City of Sumter Zoning & Development Standards Ordinance requirements: 1) building setback requirements found in *Article 3, Exhibit 3-1(A) Development Standards for Uses in R-15 District* and 2) principal building separation requirements found in *Article 4.f.3.b: Yards Located On Located With More Than One Principal Building* to construct an and outdoor pavilion with roof that will be located +/- 9 ft. from a side property line and that will located closer to an adjacent principal building by +/- 10 ft. than is permitted.

Board Action: Approved on July 9, 2025

16. BOA-25-20, 5560 Catchall Rd. (County)

TMS# 135-00-01-024

- Request for variances from the following Sumter County Zoning & Development Standards Ordinance requirements: 1) minimum lot size requirements found in *Article 3.n.5.a. (AC District) Minimum Lot Requirements*; 2) minimum public street frontage requirements found in *Article 8.e.13.c: Lots*; and 3) minimum AC district supplemental lot width requirements found in *Article 8.e.13.g: Lots* to subdivide the property to create 2 new lots that do not meet minimum lot size requirements, do not have public road frontage, and result in widths of less than 60 ft. in certain areas of the parent parcel.

Board Action: Approved on July 9, 2025

17. BOA-25-21, 1475 Boots Branch Rd. (County)

TMS# 297-00-01-029

- Request for a variance from the residential accessory structure location requirements outlined in *Article 4.g.2.b.3: (Residential Accessory Structure) Location Requirements* of the Sumter County Zoning & Development Standards Ordinance to place a new shop building in front of the dwelling on the property.

Board Action: Approved on July 9, 2025

18. BOA-25-22, 1475 Alice Dr. (City)

TMS#s 203-00-03-025, 203-00-03-001, 203-00-03-002, & 203-00-03-014

- Request for a variance from the sign requirements found in *Article 8, Exhibit 8-8: Permanent Sign Development Standards by Zoning District* of the City of Sumter Zoning & Development Standards Ordinance to construct 1 free-standing sign up to 40 ft. in height along Alice Dr. on TMS# 203-00-03-025.

Board Action: Approved with conditions on July 9, 2025

19. BOA-25-23, 5115 Longbranch Rd. (County)

TMS# 135-00-04-031

- Request for variances from the following Sumter County Zoning & Development Standards Ordinance requirements: 1) residential accessory structure minimum building setback requirements found in *Article 4.g.2.b.4: (Residential Accessory Structure) Setbacks*; and 2) residential accessory structure location requirements found in *Article 4.g.2.b.3: (Residential Accessory Structure) Location Requirements* to allow for approval of a lot line revision plat that will resolve an existing encroachment onto an adjacent property.

Board Action: Approved with conditions on August 13, 2025

20. BOA-25-24, 4300 Nazarene Church Rd. (County)

TMS# 213-00-03-066

- Request for a variance from the following Sumter County Zoning & Development Standards Ordinance requirement: 1) non-residential structure side building setback requirements found in *Article 3.n.5.b: (AC District) Minimum Yard and Building Setback Requirements* to establish a non-residential structure on the property +/- 25 from a side property line.

Board Action: Approved with conditions on August 13, 2025

21. BOA-25-25, 4400 Prairie Rd. (County)

TMS# 150-00-02-025

- Request for a variance from the following Sumter County Zoning & Development Standards Ordinance requirements: (1) AC District minimum lot size requirements found in *Article 3.n.5.b: (AC District) Minimum Yard and Building Setback Requirements* to subdivide an existing +/- 1.86-acre property into 2 separate lots.

Board Action: Approved on September 10, 2025

22. BOA-25-28, 314 Brown St. (City)

TMS#s 229-13-01-002, 229-13-01-003, & 229-13-01-004

- Request for variances from the following City of Sumter Zoning & Development Standards Ordinance requirements: (1) non-residential structure side building setback requirements found in *Article 3, Exhibit 3-2: Development Standards for Uses in R-6 District*, and (2) the building separation requirements found in *Article 4.f.3.b: Yards Located on Lots with More Than One Principal Building* to construct a new city park maintenance building on the property.

Board Action: Approved on October 8, 2025

23. BOA-25-29, 1520 Illery Rd.(County)

TMS# 298-00-02-028

Incomplete Application. Request unable to be reviewed by the Board until additional information submitted by the applicant.

24. BOA-25-31, T.B. Wright Rd. (County)

TMS# 088-00-03-009

- Request for variances from the following Sumter County Zoning & Development Standards Ordinance requirements: (1) side building setback requirement found in *Article 3.n.5.b (AC District) Minimum Yard & Building Setback Requirements* to allow for approval of a plat that is part of a court settlement agreement.

Board Action: Approved on October 8, 2025

25. BOA-25-35, 4035 Golden Bay Dr. (County)

TMS# 165-00-01-035

- Request for variances from the following Sumter County Zoning & Development Standards Ordinance requirements: (1) request for relief from the minimum lot size requirements found in *Article 3.o.5.a (CP District) Minimum Lot Requirements*; and (2) request for relief from the minimum road frontage requirements for lots outlined in *Article 8.e.14.c Lots* to subdivide an existing +/- 3.81-acre lot, that will result in 2 separate lots.

Board Action: Denied on December 10, 2025

26. BOA-25-36, 99 Paisely Park (City)

TMS# 204-15-04-005

- Request for a variance from R-15 district side setback requirements outlined in *Article 3, Exhibit 3-1(A): Development Standards for Uses in R-15 District* of the City of Sumter Zoning & Development Standards Ordinance in order to construct an addition to the existing house to be located +/- 9.5 ft. from the interior side property line.

Board Action: Approved on November 12, 2025

27. BOA-25-37, 615 Westbury Mill Rd. (City)

TMS# 236-00-03-012

Request withdrawn by applicant

28. BOA-25-38, 718 S. Harvin St. (City)

TMS# 250-09-03-059

- Request for a variance from R-6 district side front and side setback requirements outlined in *Article 3, Exhibit 3-2: Development Standards for Uses in R-6 District* of the City of Sumter Zoning & Development Standards Ordinance in order to allow a +/-840 sq. ft. pavilion to be located +/- 10 ft. from the interior side property lines and +/- 10 ft. from the S. Harvin St. frontage.

Board Action: Approved on November 12, 2025

29. BOA-25-39, 1775 Horne Rd. (County)

TMS# 133-15-01-001

- Request for variances from the following Sumter County Zoning & Development Standards Ordinance requirements: (1) minimum lot size requirements found in *Article 3.n.5.a (AC District) Minimum Lot Requirements*; (2) rear setback requirements found in *Article 3.n.5.b (AC District) Minimum Yard and Building Setback Requirements*; and (3) minimum property line setbacks for manufactured home parks found in *Article 4.o.2.g: Manufactured Home Park Supplementary Development Standards* to establish a new +/- 0.27-acre lot around an existing dwelling on the property as proposed.

Board Action: Approved on December 10, 2025

30. BOA-25-40, 3060 Carter Rd. (City)

TMS# 186-00-03-009

- Request for variances from the following City of Sumter Zoning & Development Standards Ordinance requirements: (1) request for relief from the R-15 district lot width requirements outlined in *Article 3, Exhibit 3-1(A): Development Standards for Uses in R-15 District*; and (2) request for relief from the minimum road frontage requirements for lots outlined to subdivide the property into 2 separate lots.

Board Action: Approved on December 10, 2025

31. BOA-25-42, 1605 N. Pike E. (County)

TMS# 268-00-03-024

- Request for a variance from the following Sumter County Zoning & Development Standards Ordinance requirements: 1) minimum freestanding sign height requirement for the LI-W district provided for in *Article 8, Exhibit 19: Maximum Total Sign Area By Use, Number, Dimensions, and Location of Individual Signs* to construct and 18 ft. tall freestanding sign on the property.

Pending

32. BOA-25-43, 5580 Dais Rd. (County)

TMS# 088-00-02-055

- Request for a variance from the following Sumter County Zoning & Development Standards Ordinance requirement: (1) residential accessory structure location requirements provided for in *Article 4.g.2.b.3.b: (Residential Accessory Structure) Location Requirements* to establish a new detached garage/carport in the front yard of the property.

Pending

33. BOA-25-44, 1270 Trivoli Rd. (County)

TMS# 182-00-04-007

- Request for a variance from the following Sumter County Zoning & Development Standards Ordinance requirement: (1) total number of residential accessory buildings provided for in *Article 4.g.2.b.2: (Residential Accessory Structure) Number* to establish more than 2 residential accessory buildings on the property.

Pending

Special Exceptions

Pending Special Exception Cases at 2024 Year End

1. BOA-24-42, 1813 US Hwy 15 S. (Couty)

TMS# 203-00-03-001

- Request for special exception approval in accordance with *Article 3, Exhibit 5: Permitted Uses in All Zoning Districts*; *Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*; and *Article 5, Section 5.b.3.0: Liquor Stores* of the Sumter County Zoning & Development Standards Ordinance **to establish a Liquor Store Use** within an individual tenant space that is part of a larger commercial multi-tenant development.

Board Action: Approved on January 8, 2025

2025 Special Exception Cases

1. BOA-25-01, 160 E. Wesmark Blvd. (City)

TMS# 203-00-06-024

- Request for special exception approval in accordance with *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*; *Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*; and *Article 5, Section 5.b.3.l: Drinking Places/Bottle Clubs/Night Clubs* of the City of Sumter Zoning & Development Standards Ordinance to establish a **Night Club, Private Club, Concert/Entertainment Venue** at the property.

Board Action: Denied on March 12, 2025

2. BOA-25-02, 7 N. Guignard Dr. (City)

TMS# 228-10-04-016

- Request for special exception approval in accordance with *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*; *Article 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*; and *Article 5.b.3.m: Liquor Stores* of the City of Sumter Zoning & Development Standards Ordinance to establish a **Liquor Store** on the property. The applicant (Market Place Spirits #2) is also requesting variance approval from the liquor store special design criteria outlined in *Article 5.b.3.m.*, and any other variances as maybe required, to establish a liquor store use closer than 300 ft. from a residential use and to allow for the use of existing landscaping to meet the 6 ft. screening fence requirement.

Board Action: Denied on March 12, 2025.

Action appealed to Circuit Court

Circuit Court appeal withdrawn by applicant

3. **BOA-25-06, 3460 Myrtle Beach Hwy. (County)**

TMS# 299-00-01-005

- Conditional Use request to operate a **Specialty Trade Contractor** business on the property. The Zoning Administrator has referred this Conditional Use request to the Board of Zoning Appeals for review as a special exception consistent with *Article 5.a.3: Review*, *Article 5.a.5: Conditional Use – Distance*, and *Article 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance.

Board Action: Denied on March 12, 2025

4. **BOA-25-14, Borden Rd. (County)**

TMS#s 139-00-01-038, 139-00-01-043, 139-00-02-001, 139-00-02-002, 140-00-02-009, 140-00-02-033, 147-00-01-016, 148-00-03-001, 139-00-01-004, 148-00-02-038, 148-00-02-009, & 147-00-02-042 (part).

- Request for special exception approval for the establishment of a utility scale (+/- 170 MWac) **Primary Photovoltaic Solar Energy System** on multiple parcels of land with frontage along or near Black River Rd., Borden Rd., Cimmaron Rd., Log Cabin Rd., & New Hope Church Rd. pursuant to *Article 3, Exhibit 5: Permitted Uses in All Zoning Districts*; *Article 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*, and *Article 5.b.3.f: Primary Photovoltaic Solar Energy Systems* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”). The request also includes consideration for setback area reductions pursuant to *Article 5.b.3.f.* of the Ordinance.

Board Action: Denied on May 14, 2025

Action appealed to Circuit Court

Circuit Court appeal withdrawn by applicant

Request to preempt local zoning controls made to SC Public Services Commission

5. **BOA-25-26, 1242 Alice Dr. (City)**

TMS# 203-00-05-005

- Request for special exception approval for the establishment of a +/- 120 ft. tall **Monopole Telecommunications Tower** in a residential zoning district pursuant to *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*; *Article 5.b.2. Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5.b.4: Communication Towers and Antennae* of the City of Sumter Zoning & Development Standards Ordinance.

Board Action: Approved on October 8, 2025

6. **BOA-25-27, 2434 Wedgefield Rd. (City)**

TMS# 206-00-02-010

- Request for special exception approval for the establishment of a +/- 120 ft. tall **Monopole Telecommunications Tower** in a residential zoning district pursuant to *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*; *Article 5.b.2. Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5.b.4: Communication Towers and Antennae* of the City of Sumter Zoning & Development Standards Ordinance.

Board Action: Approved with conditions on October 8, 2025

7. BOA-25-30, 1420 Camden Hwy. (City)

TMS# 203-03-02-047

- Request for special exception approval for a **Liquor Store** pursuant to *Article 1.b.4.c.: Special Exceptions*; *Article 3, Exhibit 3-5: Permitted uses in All Zoning Districts*; *Article 5.b.2. Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5.b.3.m: Liquor Stores* of the City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”). A variance from the 300 ft. residential use separation requirement found in *Article 5.b.3.m: Liquor Stores* of the Zoning Ordinance is also requested.

Board Action: Denied on October 8, 2025

8. BOA-25-32, 5664 Broad St. (County)

TMS# 131-00-02-024

- Request for special exception approval for a **Liquor Store** pursuant to *Article 1.b.4.c.: Special Exceptions*; *Article 3, Exhibit 5: Permitted uses in All Zoning Districts*; *Article 5.b.2. Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities*; and *Article 5.b.3.o: Liquor Stores* of the Sumter County Zoning & Development Standards Ordinance.

Board Action: Approved on October 8, 2025

9. BOA-25-33, 5770 Peach Orchard Rd. (County)

TMS# 192-00-01-135

- Conditional Use request for the establishment of a **Special Events Facility** on the property. The Zoning Administrator has referred this Conditional Use request to the Board of Zoning Appeals for review as a special exception consistent with *Article 5.a.3: Review*, *Article 5.a.5: Conditional Use – Distance*, and *Article 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance.

Board Action: Approved with conditions on October 8, 2025

10. BOA-25-41, 330 Rast St. (City)

TMS# 230-16-01-009

- Request for special exception approval for a **Drinking Place** pursuant to *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*, *Article 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*, and *Article 5.b.3.l: Drinking Places* of the City of Sumter Zoning & Development Standards Ordinance. A variance from the 300 ft. church separation requirement found in *Article 5.b.3.l: Drinking Places* of the Zoning Ordinance is also requested.

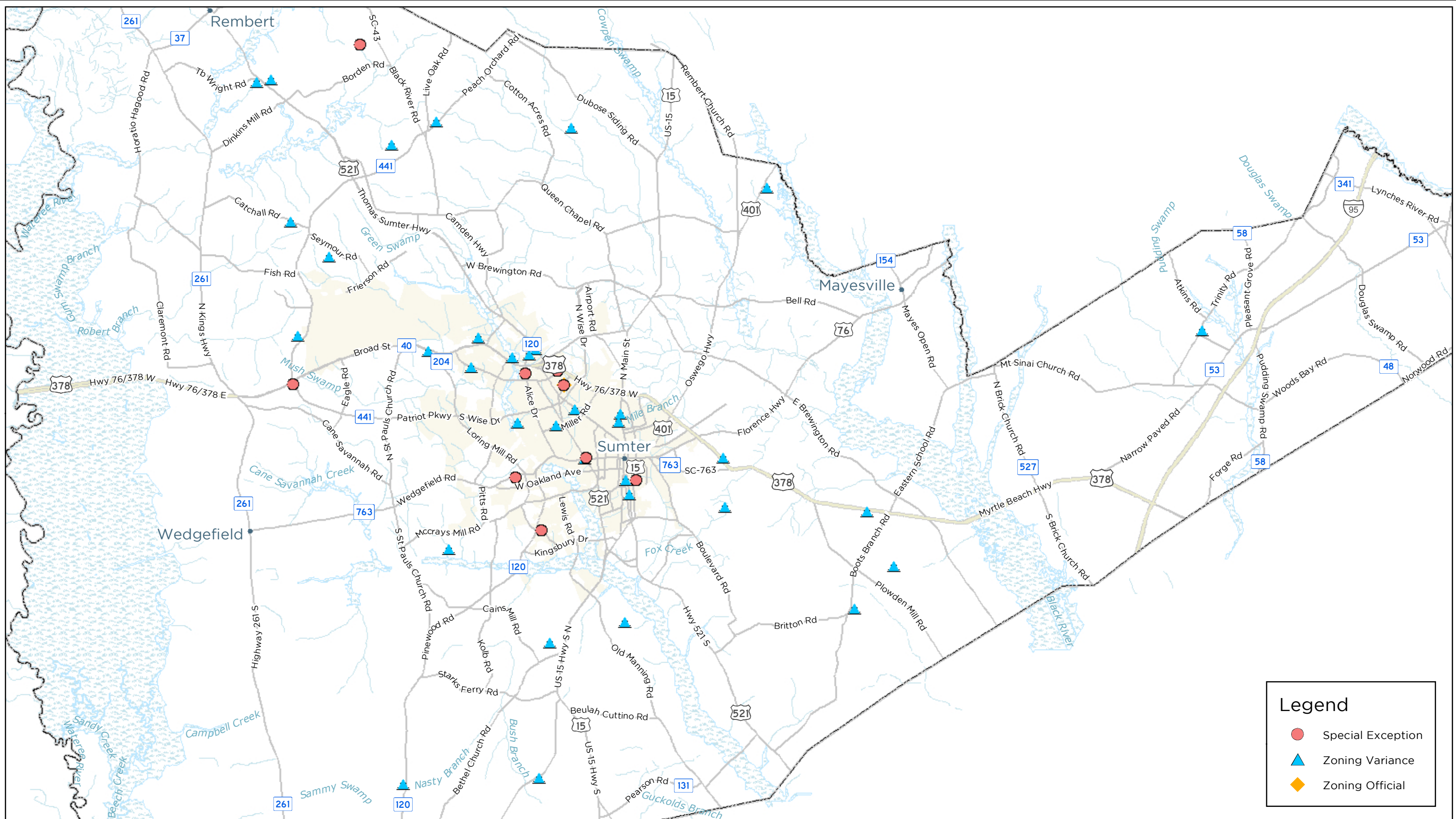
Board Action: Approved with conditions on December 10, 2025

11. BOA-25-45, 187 S. Lafayette Dr. (City)

TMS# 230-16-01-009

- Request for special exception approval for an **Automobile Salvage Yard** pursuant to *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*, *Article 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*, and *Article 5.b.3.b: Used Motor Vehicle Parts Merchant Wholesalers, Junkyards* of the City of Sumter Zoning & Development Standards Ordinance

Pending



Legend

- Special Exception
- ▲ Zoning Variance
- ◆ Zoning Official

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0 1 2 4 6 Miles
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2025 Board of Appeals Cases Map

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Historic Preservation Design Review Committee 2025 Cases

Summary & Detailed
Review

Historic Preservation Design Review Committee 2025 Caseload Summary

Downtown Design Review District

Committee Reviewed:

Approved -	4
Denied -	0
Withdrawn -	0
Pending -	0
Total	4

Staff Reviewed:

Approved -	9
Denied -	0
Withdrawn -	0
Pending -	0
Total	9

Hampton Park Design Review District

Committee Reviewed:

Approved -	10
Denied -	0
Withdrawn -	0
Pending -	0
Total	10

Staff Reviewed:

Approved -	3
Denied -	0
Withdrawn -	0
Pending -	0
Total	3

Swan Lake District

Committee Reviewed:

Approved -	1
Denied -	0
Withdrawn -	0
Pending -	0
Total	1

Staff Reviewed:

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

<i>Total Cases Reviewed:</i>	<i>19</i>
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Historic Preservation Design Review Committee

2025 Detailed Case Review

Downtown Design Review District

Staff Approved:

1. **HP-25-03, 14 Law Range** – COA for new signage.
TMS# 228-13-07-064, 228-13-07-065, 228-13-07-072, & 228-13-07-066.
Approved February 6, 2025
2. **HP-25-04, 24 W. Liberty St.** - COA for new signage.
TMS#228-13-07-004
Approved February 18, 2025
3. **HP-25-05, 2 N. Main St.** - COA for new signage.
TMS#228-12-04-070
Approved February 25, 2025
4. **HP-25-11, 1 W. Liberty St.** - COA for replacement awnings.
TMS#228-12-04-072
Approved June 9, 2025
5. **HP-25-14, 28 W. Liberty St.** - COA for new signage.
TMS#228-12-04-040
Approved July 1, 2025
6. **HP-25-18, 1 W. Bartlette St.** - COA for new signage.
TMS#228-13-08-031
Approved July 1, 2025
7. **HP-25-22, 8 Law Range** - COA for new exterior paint.
TMS#249-09-01-019
Approved September 22, 2025
8. **HP-25-23, 126 N. Main St.** - COA for new exterior paint.
TMS#228-12-04-026
Approved September 26, 2025
9. **HP-25-24, 1 W. Liberty St.** - COA for new exterior paint and removal/replacement of rotten material.
TMS#228-12-05-011
Approved October 15, 2025

Committee Approved:

1. HP-25-02, 138 &140 N. Main St.

TMS#228-12-04-081

- Request for Design Review approval to complete multiple façade alterations to include replacement of front doors, installation of new awnings, storefront replacement and reconstruction of front structural column, new light fixtures, new exterior paint, removal of existing side transom window, and installation of new side window openings and windows.

Board Action: Approved February 28, 2025

2. HP-25-02 (Rev 1), 138 &140 N. Main St.

TMS#228-12-04-081

- Revision to previously issued Design Review approval to permit demolition and reconstruction of the façade at 138 N. Main St.

Board Action: Approved May 22, 2025

3. HP-25-02, 17 & 21 N. Main St.

TMS#228-12-05-009 & 228-12-05-010

- Request for Design Review approval to complete multiple façade alterations to include storefront replacement at 17 N. Main St., removal of the awning on 21 N. Main St., infill of the existing alley to connect the two buildings, addition to the rear of 17 N. Main St., new exterior paint, and associated site improvements at the rear of both buildings.

Board Action: Approved April 24, 2025

4. HP-25-19, 6 & 8 E. Hampon Ave.

TMS#228-12-05-009 & 228-12-05-010

- Request for Design Review approval to remove awnings.

Board Action: Approved November 20, 2025

Committee Denied:

NONE

Pending Review:

NONE

Hampton Park Historic District

Staff Approved:

1. HP-25-16, 115 N. Salem Ave. – COA for foundation repair and gutter replacement.

Approved August 7, 2025

2. HP-25-25, 410 W. Hampton Ave. – COA for roof replacement (like for like).

Approved October 22, 2025

3. **HP-25-26, 215 W. Hampton Ave.** – COA for new signage.
Approved November 24, 2025

Committee Approved:

1. **HP-25-07, 511 W. Hampton Ave.**

TMS# 228-11-01-018

- Request for Design Review approval to remove an existing 6 ft. wooden fence and construct a new 6 ft. wooden shadowbox fence in the lot's rear yard.

Board Action: **Approved May 22, 2025**

2. **HP-25-08, 443 W. Hampton Ave.**

TMS# 228-11-01-042

- Request for Design Review approval to construct a new 6 ft. wooden privacy fence and a 10 ft. double drive gate to the side of the home.

Board Action: **Approved June 26, 2025**

3. **HP-25-09, 509 W. Hampton Ave.**

TMS# 228-11-01-042

- Request for Design Review approval to construct a new 6 ft. wooden privacy fence and a 10 ft. double drive gate to the side of the home.

Board Action: **Approved June 26, 2025**

4. **HP-25-12, 218 Church St.**

TMS# 228-05-05-038

- Request for Design Review approval to construct a new +/- 616 sq. ft. accessory garage in the property's rear yard, and to replace an existing natural wood privacy fence with a new white-painted wood privacy fence to fully enclose the rear of the property.

Board Action: **Approved June 26, 2025**

5. **HP-25-13, 424 W. Hampton Ave.**

TMS# 228-11-03-039

- Request for Design Review approval to construct a new 6 ft. vinyl fence in the lot's side yard.

Board Action: **Approved June 26, 2025**

6. **HP-25-15, 344 W. Calhoun St.**

TMS# 228-11-01-027

- Request for Design Review approval to construct a new 6 ft. wooden privacy fence in the rear yard and a 4 ft. black aluminum fence to enclose an existing pool.

Board Action: **Approved July 24, 2025**

7. **HP-25-17, 20 Calhoun Pl.**

TMS# 228-81-01-002

- Request for Design Review approval to construct a 4 ft tall white picket in the front yard of the property.

Board Action: **Approved August 28, 2025**

8. HP-25-17, 20 Calhoun Pl.

TMS# 228-81-01-002

- Request for Design Review approval to construct a 4 ft tall white picket in the front yard of the property.

Board Action: Approved August 28, 2025

9. HP-25-20, 343 W. Calhoun St.

TMS# 228-06-02-018

- Request for Design Review approval to install a new metal roof over the existing asphalt shingle roof.

Board Action: Approved October 23, 2025

10. HP-25-21, 129 Church St.

TMS# 228-12-02-002

- Request for Design Review approval to 1) enclose existing *porte cochere* to serve as a 300 sq. ft. mudroom, 2) convert existing screen porch to a sunroom, and 3) construct a wooden privacy fence to replace existing chain link and wire fencing.

Board Action: Approved October 23, 2025

Committee Denied:

NONE

Pending:

NONE

Swan Lake Overlay District

1. HP-25-10,13 Bland Ave.

TMS# 228-09-02-079

- Request for Design Review approval for construction of a new 2,300 sq. ft. raised slab single-family home with an attached garage.

Board Action: Approved June 26, 2025

Applications Withdrawn:

NONE



Legend

- Downtown Design District
- Hampton Historic District
- Historic Preservation-Downtown Design District
- Historic Preservation-Hampton Park Historic District

DISCLAIMER:
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Map Prepared by: Sumter Planning Department
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Geographic Information Systems (GIS)
Date: 1/28/2026, User Name: crobbins
Document Name: Historic_Preservation_2025

0 0.05 0.1 0.2 0.3 0.4 Miles

1 in = 0.125 miles





Planning Staff Review 2025 Cases

Summary

MOBILE HOME CERTIFICATIONS:

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

A Total of 179 Mobile Homes Certifications were issued in the year 2025

City:

Zoning	Bought in Place	New	Replacement	Totals:
AC	0	0	0	0
GR	0	0	2	2
GC	0	0	0	0
R-6	0	0	0	0
R-9	0	0	1	1
R-15	0	0	0	0
Totals:	0	0	3	3

0 Mobile Homes were established in City Mobile Home Parks

County:

Zoning	Bought in Place	New	Replacement	Totals:
AC	0	36	71	107
CP	0	1	0	1
GR	0	8	60	68
GC	0	0	0	0
R-6	0	0	0	0
R-9	0	0	0	0
R-15	0	0	0	0
Totals:	0	45	131	176

34 Mobile Homes were in established County Mobile Home Parks

PLATS:

Month	# of Lots	Acreage	Resurvey	Total Plats Reviewed
January	37	101.88	2	18
February	101	72.32	0	16
March	45	436.81	2	30
April	44	72.71	7	25
May	36	50.34	2	18
June	30	282.72	2	19
July	59	148.36	3	39
August	48	397.03	2	28
September	39	50.95	2	11
October	111	236.46	2	20
November	75	139.02	1	19
December	21	317.77	1	13
Total:	646	2306.37	26	256

CONDITIONAL USE APPROVALS:

*A Total of 56 Conditional Use Applications were reviewed in the year 2025**

**Requests that have been withdrawn or referred to the BOA are not counted as received.*

City:

Approved -	22	
Denied -	0	
Pending -	1	
Withdrawn -	1	Total City Requests: 24
Referred to BOA	0	

County:

Approved -	21	
Denied -	0	
Pending -	12	
Withdrawn -	3	Total County Requests: 37
Referred to BOA	1	

Proposed Use	R-6	R-9	R-15	GR	RMF	CBD	NC	LC	GC	PD	LI-W	HI	PO	AC	Total
Automotive Repair									1						1
Automotive Sales									1		1				2
Billboard														1	1
Cemetery														2	2
Church/Religious Organization									1						1
Community Center									1						1
Daycare Center		1													1
Day Spa/Massage Therapy						1		3	2	2			1		9
Food Processing											1				1
Home Daycare		1		1										2	4
Ice Vending Machine									1						1
Mini-Warehouse															0
Misc Services											1		1	2	4
Non-Profit Organization								1						2	3
Produce Stand & Other Agricultural Sales														2	2
Restaurant														1	1
Recreation									1		1				2
RV Lot														1	1
SF Detached Dwelling - Existing Lot								4	1						5
SF Detached - Major Subdivision									1						1
SF Patio Home - Major Subdivision				1											1
Special Event Facility									1					1	2
Specialty Contractor									1					4	5
Tobacco/Vape Retail									1						1
Urban Multi-Family Apartment Complex									1						1
Used Merchandise Retail						1		1	1						3
Totals:	0	2	0	2	0	2	0	9	15	2	4	0	2	18	56

TEMPORARY USES:

A Total of 92 Temporary Use Certifications were issued in the year 2025

City:

	<i>Zoning</i>											
<i>Type</i>	R-15	R-9	R-6	GR	NC	LC	GC	CBD	LI-W	PO	PD	<i>Totals:</i>
Construction/Office Trailer	0	0	0	0	0	0	5	0	0	0	0	5
Fireworks Stand	0	0	0	0	0	1	19	0	0	2	2	24
Mobile Classroom	0	0	0	0	0	0	0	0	0	0	0	0
Mobile Vending	0	0	0	0	0	1	11	0	0	0	0	12
Portable Storage	0	0	2	0	0	0	0	0	0	0	0	2
Sandwich Board Sign	0	0	0	0	0	0	12	0	0	0	0	12
Tent Revival	0	0	0	0	0	1	0	0	0	0	0	1
Totals:	0	0	2	0	0	3	47		0	2	2	56

0 Banner Conditional Use Approvals were granted

County:

	<i>Zoning</i>											
<i>Type</i>	R-15	R-9	GR	PO	NC	GC	PD	HI	LI-W	AC	CP	<i>Totals:</i>
Caretaker Mobile Homes	0	0	0	0	0	0	0	0	0	0	0	0
Fireworks Stand	0	0	0	0	2	18	0	0	1	4	0	25
Mobile Vending	0	0	0	0	0	3	0	1	1	0	0	5
Sandwich Board Sign	0	0	0	0	0	3	0	0	0	0	0	3
Off-Premise Directional Sign	0	0	0	0	0	0	0	0	0	0	0	0
Construction/Office Trailer	0	0	1	0	0	0	0	0	0	0	0	1
Portable Storage	2	0	0	0	0	0	0	0	0	0	0	2
Subdivision Construction Sign	0	0	0	0	0	0	0	0	0	0	0	0
Totals:	2	0	1	0	2	24	0	1	2	4	0	36

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: 55



Annual Activity Reports

**Sumter Area Transportation Study
(SUATS)**

Geographic Information Systems (GIS)

Zoning Enforcement

Floodplain Administration



SUATS

Sumter Area Transportation Study

Metropolitan Planning Organization

The Sumter Area Transportation Study (SUATS) is the Metropolitan Planning Organization (MPO) responsible for transportation planning for the Urbanized Area of Sumter County. The MPO's population is estimated at 92,605 based on the 2020 Census, with roughly half that population residing in the City of Sumter, and the remainder in suburban and rural areas surrounding the City. The SUATS "study area" covers a 225 square mile portion of Sumter County. This study area represents a 20-year growth projection of the urban area as defined by the 2020 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 allocate for transportation system improvements.

Federal regulations require that all urban areas with populations larger than 50,000 develop and maintain a comprehensive, cooperative, and continuing 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 SUATS. The Sumter City-County Planning Department continues to serve as the support staff of the Sumter Area Transportation Study.

2025 Highlights/Accomplishments

2014 Penny for Progress Projects Proceed to Construction Stage

During the 2025 calendar year, the final 3 transportation projects from the 2014 Sumter County Penny for Progress initiative reached the construction phase. These projects are the Manning Avenue Bridge Replacement, North Main Street Corridor Revitalization, and Manning Avenue Corridor Revitalization.

Thriving Communities Program Concludes

In June 2025, SUATS completed a 2-year technical assistance program funded by the U.S. Department of Transportation known as the "Thriving Communities Program (TCP)". Support received through the TCP program helped SUATS implement the annual LRTP report card, developed transit stop signage templates for Santee-Wateree Regional Transportation Authority, created designs for Sumter's

landscaped gateways, and developed conceptual plans for utilization of vacant commercial space in the James E. Clyburn Intermodal Transportation Center.

Neighborhood Traffic Calming Completed in Hampton Park and West End Neighborhoods

During 2025, in response to requests made by the West End and Heart of Sumter Neighborhood Associations, SUATS worked with SCDOT's District 1 Traffic Office and Sumter Maintenance Office to implement neighborhood-wide traffic calming efforts through installation of 4-way stop signage and pavement markings. Initial data collected for the W. Calhoun St. and Dingle St. segments indicates a reduction to average speeds of over 5 mph.

Safe Streets and Roads for All (SS4A) Project Kicks Off

In October 2025, Sumter kicked off development of a County-wide Safe Streets and Roads for All (SS4A) Vision Zero plan. Base data was collected and the first stakeholder workshops and public workshop were held.

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 2024-2033.

Active Corridor Projects

Project Name	Budget	Current Phase
North Main St. Corridor Revitalization	\$12,739,000	Construction
Manning Ave. Corridor Revitalization	\$12,316,000	Construction
E./W. West Calhoun St. Corridor Improvement	\$2,020,000	Engineering Design
West Liberty St. Corridor Improvement	\$3,835,000* <i>*Engineering and ROW acquisition budget only</i>	Engineering Design
Broad St. Corridor Improvements	\$5,570,000	Engineering Design
N./S. Harvin St. Complete Street Retrofit	\$2,701,000	Engineering Design
Lafayette Dr. Corridor Improvement	\$100,000* <i>*Feasibility Study budget only</i>	Planning
Connect 378 – Robert Graham Freeway Operational and Design Improvement	\$400,000* <i>*Feasibility Study budget only</i>	Planning
Total	\$39,681,000	

Active Intersection Projects

Project Name	Budget	Current Phase
N. Washington St. at W. Liberty St., at W. Calhoun St., and at W. Hampton Ave.	\$3,000,000	Construction

Broad St. at N. Saint Paul's Church Rd. and at Oleander Dr.	\$1,394,000	Construction
Broad St. at Robert Dinkins Rd. and at Alice Dr.	\$2,083,000	Engineering Design
Broad St. at Loring Mill Rd.	\$2,088,000	Engineering Design
Broad St. at Mason Rd.	\$1,875,000	Engineering Design
Total	\$7,440,000	

Active Walk + Bike Projects

Project Name	Budget	Current Phase
Turkey Creek Greenway, Phase 1	\$2,050,000* <i>*Engineering Design and ROW acquisition budget only</i>	Engineering Design
N. Lafayette Dr. Sidepath	\$690,000	Engineering Design
Uptown/Folsom Park Sidewalks	\$1,000,000* <i>(Partial funding)</i>	Engineering Design
Palmetto Park Greenway Connector	\$200,000* <i>*Feasibility Study budget only</i>	Planning
Total	\$3,940,000	

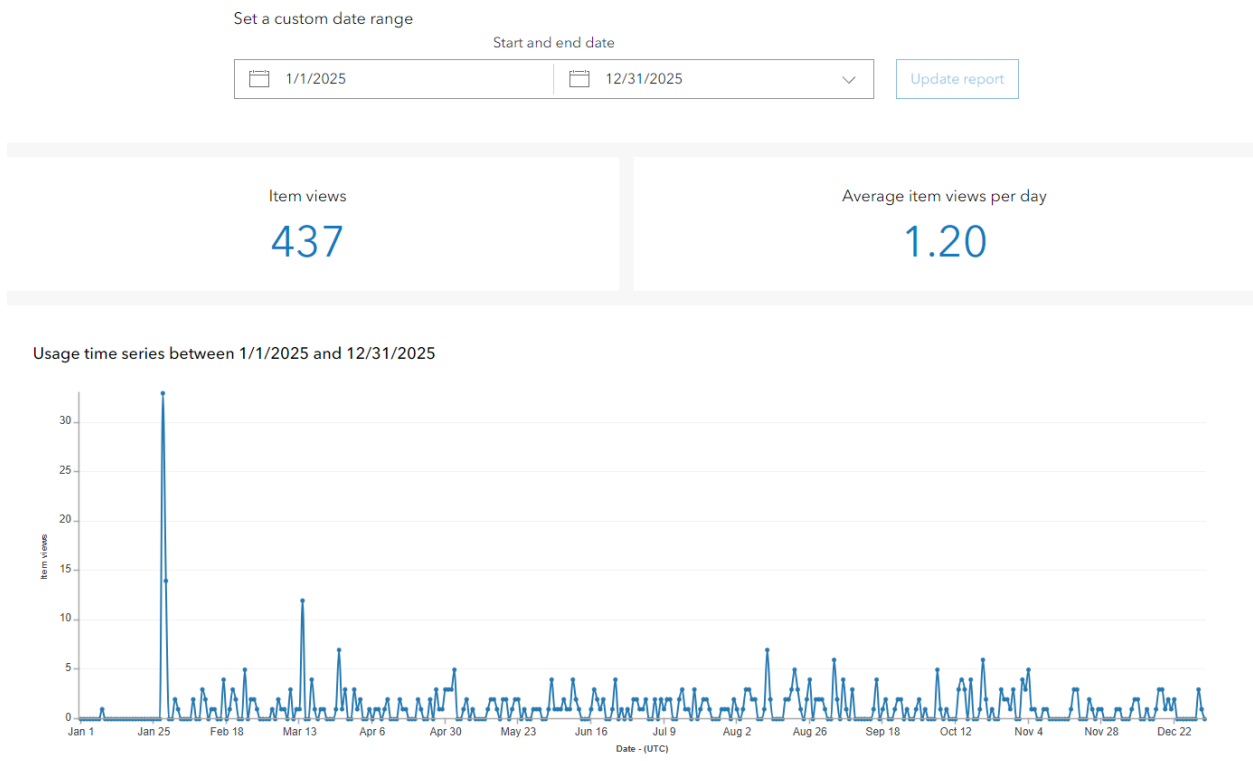
Active Bridge Replacement Projects

Project Name	Budget	Current Phase
Manning Ave Bridge over CSX Railroad	\$25,780,000	Construction
Miller Rd. Bridge over Shot Pouch Creek	\$7,010,000	Construction
Kolb Rd. Bridge over Cane Savannah Creek	\$5,466,000	Construction
N. Saint Paul's Church Rd. Bridge over Mush Swamp	\$3,115,000	Construction
US-378/76 Bridge over US-15	\$23,518,500	Engineering Design
US-378/76 Bridge over US-76 Business	\$1,500,000* <i>*Engineering Design and ROW acquisition budget only</i>	Engineering Design
Hauser St. Bridge over Turkey Creek	\$4,172,000	Engineering Design
US-15 South (SB) Bridge over Pocatoligo River	\$14,080,000	Engineering Design
US-76/378 Bypass over E. Calhoun St. Extension and CSX RR	\$500,000* <i>*Engineering Design budget only</i>	Engineering Design
Total	\$88,800,000	

2025 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.

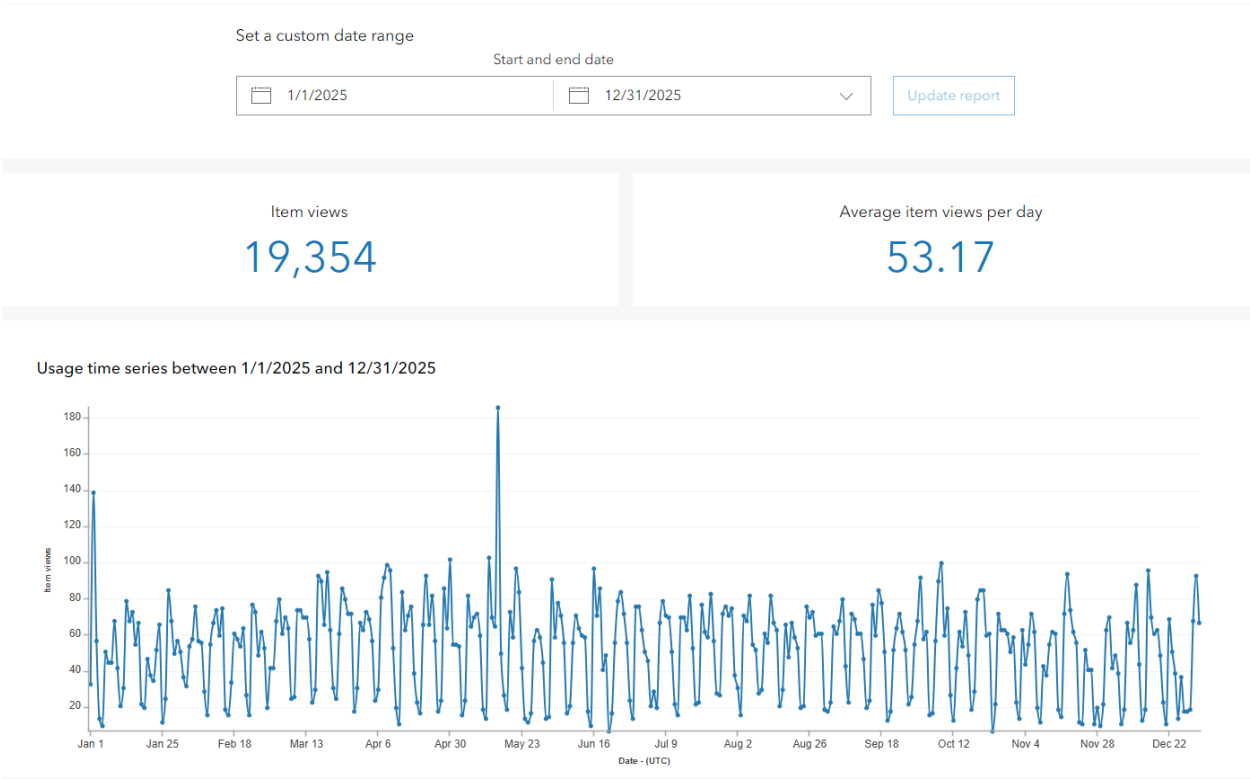
- **City Administration** – Continued support for City staff and Council, as well as direct citizen support for the “My Elected Representative” web app which allows citizens to determine governmental representation at all levels.
 - The web app titled “My Elected Representative” has an average of 1.2 views per day (See graphic) just over half of last year’s averages. This Web based application is accessible in two different locations on the City’s website. It gives a result for every level of government representation based on location within the City of Sumter or Sumter County. The result is graphic and is easy to follow.



Graphic 1 My Elected Representative Web Application Usage 1/1/25-12/31/25

- The Parcel, Road & Address Map web based app provides Parcel information, Road Information and Address Information. This app is used to obtain specific information

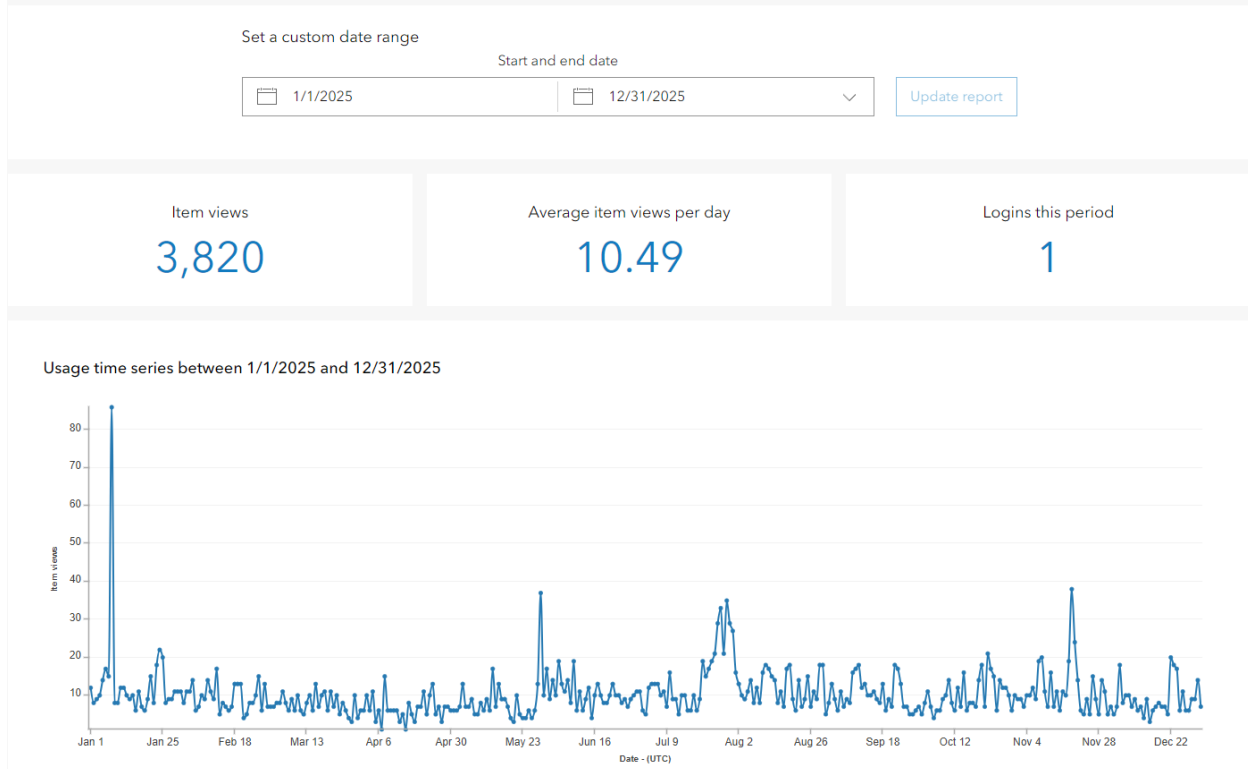
on parcel ownership and assessment information. It can also be used to determine road ownership or specific mailing addresses. It had 19K total views last year. It has an average of 53 views per day, with a high of 186 one day hits.



Graphic 2 Sumter County Parcel, Road, and Address Map Web Application Usage 1/1/25-12/31/25

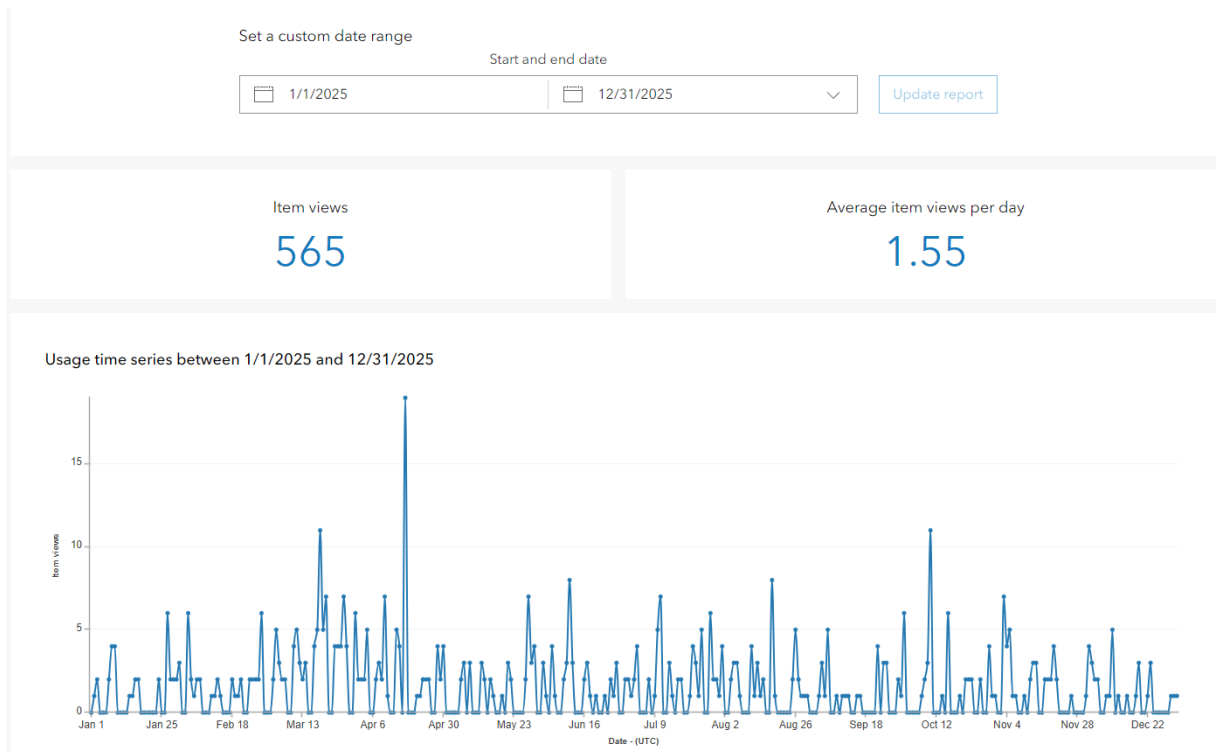
- **Transportation**—2025 has included updates to the Sumter Area Transportation Study (SUATS) data on an ongoing basis.
- **Planning**— Direct support of the planning staff on daily data needs, including the spatial display of two legacy databases for Temporary Uses and Mobile Homes. Spatial display of this data is critical to determining the use of various parcels with the City and County. In addition,
 - Ongoing support for City Planners and Citizen information request.
 - New methods for data transfer and ownership due to the County’s upgrades.

- **Citizen Support** – Ongoing citizen support for newly deployed web-based applications is being regularly provided. The most popular web-based application is the basic map showing address, street centerline and parcel information. A web-based app for open data access is seen as an improvement to data access to City and County data sets was employed in 2024 and continues to be popular. This application has reduced the number of phone call and email requests for data. The site has an average of over 10 visits per day. Free and open access to our data provides for quicker decision making for a variety of interested stakeholders.



Graphic 3 City of Sumter South Carolina Data Web Application Usage 1/1/25-12/31/25

- **Utility Billing**
 - The application was built for internal use inside the Utility Billing department. Its use has also been incorporated into the Building Department's workflows.



Graphic 4 City of Sumter Utility Finance Map App Web Application Usage 1/1/25-12/31/25

- A search feature to be incorporated into the Roll Cart and Lawn Debris data web application. The application displays the information from Utility Billing on accounts along with the routing information provided by Sanitation.

Roll Cart and Lawn Debris Pickup Day Search

Find your day

CHURCH ST x Q

Search result ^

CHURCH ST

- Roll Cart is **MONDAY**
- Lawn Debris is **THURSDAY**

Email Us for No Result in Sea...

Graphic 5 City of Sumter Roll Cart and Lawn Debris Pickup Day Search App Web Application

- **Mapping Support** – Continued direct support of GIS needs along with database support to various departments with data analysis and mapping needs.
 - A new Enterprise agreement with ESRI was completed and approved.
 - ArcGIS Online user management of 82 individual users from various departments, representing a very strong buy-in by users.
 - The period also had **138,570** user logins. This represents an extensive use of the web and cloud-based Geographic Information System. This does not include use by City personnel of computer-based GIS.

Zoning Enforcement Activity Overview Sumter City-County Planning Department

*The following is a brief summary of activities undertaken by the
Zoning Enforcement Officer in the 2025 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 residential inspections as needed for zoning requirements.
- Maintain zoning enforcement database.
- Post/Pick up public hearing signs for upcoming cases related to the Planning Department/City and County Council, Board of Appeals, and Planning Commission.
- 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 licensing/zoning issues are handled in an efficient manner.
- Investigate zoning complaints and violations.
- Attending Magistrate court upon issuance of citations.

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 a department goal to address all complaints within 24 hours of receipt of the complaint.
- Zoning Enforcement staff have issued approximately 58 formal notices of zoning violations during the 2025 calendar year throughout the City and County. Approximately 75% of these cases have been satisfactorily resolved.

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. 1 case was successfully resolved in Magistrate's Court, with fines totaling approximately \$1,000.

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. No new injunctions were obtained in the 2025 calendar year.

Inspections:

Zoning Enforcement staff are responsible for all zoning final inspections 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. New individual dwellings units are inspected to ensure that required vegetation has been planted, that sidewalks and driveways have been properly installed where required, and that any required subdivisional approval conditions have been satisfied. These inspections are required in order to obtain a Certificate of Occupancy for an individual dwelling unit.

Sign Violations:

Enforcement of sign requirements is an ongoing task and is an important responsibility of the Zoning Inspector position. In the 2025 Calendar year, focused efforts have been made to reduce sign clutter along Sumter's primary corridors and intersections.

- Zoning Enforcement staff have removed hundreds of illegal portable signs from street right-of-way, utility poles, street signs (posts), and City and County Property.

Note: James Bostic was hired to fill the Zoning Inspector position and started work in April, 2025. The position was vacant for 10 months prior to Mr. Bostic filling this role.

2025 End of Year Report FEMA & CRS Floodplain Administration Sumter City-County Planning Department

Sumter has over 5,000 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 2025:

Letter of Map Revisions:

- The City of Sumter has continued pursuing a Letter of Map Revision (LOMR) for areas around Healthywood Canal/Tributary H-1 and for areas around Miles Branch. In the County, FEMA issued a final determination subject to a 90-day appeal period for a LOMR adjusting the SFHA area within Carolina Bay 24. An approved LOMR changes the formal SFHA boundaries within a defined study area to reflect accurate on-ground conditions as documented via updated hydrologic and hydraulic modeling and topographic data.

Community Rating System (CRS) Program Annual Certification:

- FEMA did not require an annual recertification submission for calendar year 2025 due to reduced funding to the CRS Program. Staff continue to implement CRS activities and are prepared to submit recertification documents as directed by FEMA.

Community Notification:

- Sent approximately 5,000 mail-outs notifying property owners that own land impacted by existing floodplain. Sent 125 mail-outs to banks, lenders, and realtors. Sent approximately 350 notices to property owners within identified repetitive loss areas.
- Staff spent over 30 hours preparing and distributing information under the FEMA Annual Public Outreach Program – this included preparation of letters, brochures, and website updates.
- 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.
- Established a floodplain information booth at the Sumter STEAM Festival.
- Provided ongoing assistance to local insurance agents with floodplain questions.

Site Visits for Floodplain Compliance:

Conducted site visits to properties for floodplain permitting and compliance purposes. 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:

Planning staff provided floodplain information to a variety of stakeholders via telephone, fax, email, permit comments, and face-to-face interactions. Planning staff communicated general floodplain information in over 3000 instances. Approximately 150 formal individual written floodplain determinations were provided to stakeholders.

Continuing Education:

Helen Roodman completed continuing education credits to maintain her Certified Floodplain Manager (CFM) certification.



2015 - 2025 Building Activity

Summary

Sumter City-County
Building Activity Summary
2015 - 2025

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: 2015						
Single Family Dwelling Units	148	58	206	\$20,219,082	\$7,325,760	\$27,544,842
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	N/A	N/A	\$0
Residential Subtotal	149	87	236	\$20,219,082	\$7,325,760	\$27,544,842
Year: 2016						
Single Family Dwelling Units	157	92	249	\$21,482,566	\$13,704,836	\$35,187,402
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	N/A	N/A	\$0
Residential Subtotal	191	116	307	\$24,825,566	\$13,844,558	\$38,670,124
Year: 2017						
Single Family Dwelling Units	129	85	214	\$18,852,391	\$10,478,143	\$29,330,534
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	N/A	N/A	\$0
Residential Subtotal	131	114	245	\$18,852,391	\$10,478,143	\$29,330,534

Sumter City-County
Building Activity Summary
2015 - 2025

	NUMBER OF UNITS			VALUE OF CONSTRUCTION		TOTALS (\$)
	CITY	COUNTY	UNIT TOTALS	CITY	COUNTY	
Residential (Continued)						
Year: 2018						
Single Family Dwelling Units	188	100	288	\$22,318,809	\$13,274,795	\$35,593,604
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	N/A	N/A	\$0
Residential Subtotal	612	152	764	\$44,934,257	\$13,274,795	\$58,209,052
Year: 2019						
Single Family Dwelling Units	163	131	294	\$20,187,716	\$13,274,795	\$33,462,511
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	N/A	N/A	\$0
Residential Subtotal	220	171	391	\$22,707,716	\$13,274,795	\$35,982,511
Year: 2020						
Single Family Dwelling Units	182	130	312	\$24,233,297	\$16,878,960	\$41,112,257
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	N/A	N/A	\$0
Residential Subtotal	227	196	423	\$26,367,000	\$16,878,960	\$43,245,960
Year: 2021						
Single Family Dwelling Units	239	145	384	\$36,114,172	\$24,760,594	\$60,874,766
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	23	209	232	N/A	N/A	\$0
Residential Subtotal	458	356	814	\$43,244,172	\$24,940,594	\$68,184,766

**Sumter City-County
Building Activity Summary
2015 - 2025**

	NUMBER OF UNITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	UNIT TOTALS	CITY	COUNTY	TOTALS (\$)
Residential (Continued)						
Year: 2022						
Single Family Dwelling Units	177	138	315	\$31,546,176	\$25,388,283	\$56,934,459
Duplex Dwelling Units	120	0	120	\$6,101,489	\$0	\$6,101,489
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	36	0	36	\$965,000	\$0	\$965,000
Manufactured Units	<i>18</i>	<i>245</i>	<i>263</i>	N/A	N/A	\$0
Residential Subtotal	351	383	734	\$38,612,665	\$25,388,283	\$64,000,948
Year: 2023						
Single Family Dwelling Units	237	186	423	\$39,595,831	\$30,595,798	\$70,191,629
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	7	<i>175</i>	<i>182</i>	N/A	N/A	\$0
Residential Subtotal	244	361	605	\$39,595,831	\$30,595,798	\$70,191,629
Year: 2024						
Single Family Dwelling Units				\$42,231,950	\$21,982,245	\$64,214,195
<i>Single Family Detached</i> 202	126	328	SF Detach & SF Attached construction values combined above			
<i>Single Family Attached</i> 46	2	48				
Duplex Dwelling Units	0	0		\$0	\$0	\$0
Multi-plex Dwelling Units	0	0		\$0	\$0	\$0
Apartment Dwelling Units	0	0		\$0	\$0	\$0
Manufactured Units	<i>9</i>	<i>215</i>	<i>224</i>	N/A	N/A	\$0
Residential Subtotal	257	343	600	\$42,231,950	\$21,982,245	\$64,214,195

Note: Italized numbers for manufactured home units mean that there has been a revision from previous reports

**Sumter City-County
Building Activity Summary**

	NUMBER OF UNITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	UNIT TOTALS	CITY	COUNTY	TOTALS (\$)
Year: 2025						
Single Family Dwelling Units				\$61,996,039	\$25,206,443	\$87,202,482
<i>Single Family Detached</i> 286	138	424		SF Detach & SF Attached construction values combined above		
<i>Single Family Attached</i> 34	0	34				
Duplex Dwelling Units	0	0	0	\$0	\$0	\$0
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	181	0	181	\$34,503,085	\$0	\$34,503,085
Manufactured Units	3	171	174	N/A	N/A	\$0
Residential Subtotal	504	309	813	\$61,996,039	\$25,206,443	\$121,705,567
Residential						
2015 - 2025 Totals	3,344	2,588	5,932	\$383,586,669	\$203,190,374	\$621,280,128

**Sumter City-County
Building Activity Summary
2015 - 2025**

		NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
		CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
COMMERCIAL							
Year:							
	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
	2023	15	28	43	\$7,103,865	\$3,055,759	\$10,159,624
	2024	19	40	59	\$32,204,001	\$8,790,202	\$40,994,203
	2025	26	58	84	\$34,575,079	\$8,770,225	\$43,345,304
Commerical Totals		237	377	614	\$248,578,586	\$112,167,147	\$360,745,733
INDUSTRIAL:							
Year:							
	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
	2023	0	0	0	\$0	\$0	\$0
	2024	0	7	7	\$0	\$67,494,000	\$67,494,000
	2025	0	7	7	\$0	No Construction Value Available	
Industrial Totals		0	31	31	\$0	\$81,354,806	\$81,354,806

**Sumter City-County
Building Activity Summary
2015 - 2025**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
ALTERATIONS/ADDITIONS:						
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
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

**Sumter City-County
Building Activity Summary
2015 - 2025**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
ALTERATIONS/ADDITIONS (Continued)						
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
Year: 2023						
Residential	652	752	1,404	\$13,122,809	\$15,302,277	\$28,425,086
Commercial/Industrial	115	51	166	\$10,869,882	\$11,784,044	\$22,653,926
Alterations/Additions Subtotals	767	803	1,570	\$23,992,691	\$27,086,321	\$51,079,012
Year: 2024						
Residential	550	656	1,206	\$10,906,900	\$12,611,043	\$23,517,943
Commercial/Industrial	115	64	179	\$30,387,580	\$9,620,830	\$40,008,410
Alterations/Additions Subtotals	665	720	1,385	\$41,294,480	\$22,231,873	\$63,526,353
Year: 2025						
Residential	563	614	1,177	\$10,711,496	\$12,289,593	\$23,001,089
Commercial/Industrial	131	48	179	\$63,577,304	\$8,337,746	\$71,915,050
Alterations/Additions Subtotals	694	662	1,356	\$74,288,800	\$20,627,339	\$94,916,139
ALTERATION/ADDITION	7,809	8,735	16,544	\$340,695,919	\$244,533,644	\$585,229,563

**Sumter City-County
Building Activity Summary
2015 - 2025**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
MISCELLANEOUS:						
Year: 2015						
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						
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
Year: 2017						
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						
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						
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						
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

**Sumter City-County
Building Activity Summary
2015 - 2025**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
MISCELLANEOUS (Continued)						
Year: 2021						
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
Year: 2022						
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
Year: 2023						
Signs	109	26	135	\$618,168	\$176,973	\$795,141
Demolition	31	72	103	\$815,454	\$136,500	\$951,954
Swimming Pools	15	19	34	\$838,475	\$1,021,895	\$1,860,370
Miscellaneous Subtotals	155	117	272	\$2,272,097	\$1,335,368	\$3,607,465
Year: 2024						
Signs	88	24	112	\$449,941	\$245,635	\$695,576
Demolition	40	75	115	\$471,706	\$307,056	\$778,762
Swimming Pools	10	13	23	\$838,475	\$1,021,895	\$1,860,370
Miscellaneous Subtotals	138	112	250	\$1,760,122	\$1,574,586	\$3,334,708
Year: 2025						
Signs	128	35	163	\$1,047,025	\$282,629	\$1,329,654
Demolition	51	58	109	\$1,226,978	\$227,179	\$1,454,157
Swimming Pools	19	18	37	\$1,433,468		\$1,433,468
Miscellaneous Subtotals	198	111	309	\$3,707,471	\$509,808	\$4,217,279
Miscellaneous 2015 - 2025 Totals	2253	1349	3445	\$27,181,965	\$15,502,648	\$42,684,613



City & County Subdivision Absorption Report

Summary

City of Sumter Major Subdivision Activity Profiles 2025

SUBDIVISION NAME	File Numbers	TOTAL Units Approved	Units Built	Units Remaining	% Complete	Established
Beach Forest	PD 0208	446	235	211	53%	2002
Beckwood Estates	SD 2201	262	0	262	0%	2024
Bradford Meadows	SD 2001 (Rev 2)	79	76	3	96%	2022
Canopy of Oaks	SD 2104	69	48	21	70%	2022
Carter Road (unnamed)	SD 2403	45	0	45	0%	2024
Crystal Downs	SD 2203	75	75	0	100%	2022
Hampshire Estates	SD 2076	42	41	1	98%	2001
Heritage Bay	SD1301(Rev1, Rev2)	199	161	38	81%	2013
Hunters Crossing	PD 0415	699	499	200	71%	2004
Loringwood	PD 0008	30	22	8	73%	2000
Magnolia Courtyard	PD 0008 (Rev 8)	30	28	2	93%	2006
Pocalla Springs	PD 0610	358	345	13	96%	2007
Rast Street Townhomes	SD 2102	18	0	18	0%	2021
Reserve at Mill Run	SD 0404/PD0404	39	18	21	46%	2006
Sibley Village	SD 2303	129	54	75	42%	2023
Southbridge	SD 0605 (Rev 2)	393	54	339	14%	2018
Stillwater	SD 0008	74	62	12	84%	2000
Summit	SD 2087	35	17	18	49%	2001
Sumter West (Townhomes)	PD 0008 (Rev 23, 25, 26)	56	40	16	71%	2020
The Cove	SD 0606	153	77	76	50%	2007
<i>The Village (Booth East)</i>	<i>SD 2301_GDP 2301</i>	<i>991</i>	<i>0</i>	<i>635</i>	<i>0%</i>	<i>2023</i>
Shenandoah at the Village (F')	SD2504	217	0	217	0%	2025
Triplecrown at the Village (E')	SD2503	139	0	139	0%	2025
Timberline Meadows	PD 9807	380	299	81	79%	1998
Wall Street Townhomes	SD 2105	53	40	13	75%	2022
Williamsburg	SD 2033, 0502/Rev2	217	145	72	67%	2000
Woodridge	SD 1606	92	82	10	89%	2017
Totals		 4329	 2418	 1911	 56%	

1. Research window: Updated through December 31, 2025
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; units built includes units under construction and permitted
4. Hunters Crossing is a mix of single-family detached, single-family attached, and townhouse units.
5. Pocalla Springs is a mix of single-family and townhouse units.
6. Sibley Village has 83 single family detached and 46 single-family attached units.
7. Beckwood Estates is 166 single-family detached and 96 single-family attached units.

Sumter County Major Subdivision Activity Profiles 2025

SUBDIVISION NAME	File Numbers	TOTAL Units Approved	Units Built	Units Remaining	% Complete	Established
Beech Creek	SD 1413	225	149	76	66%	1990
Ellerbe Estates	SD 1401/1401(Rev.1)	58	57	1	98%	2016
Equestrian Trail	SD 1501/1501 (Rev. 1)	31	25	6	81%	2020
Gingko Hills	SD 0601/0203	153	129	24	84%	2004
Jackson Preserve	SD 1903 (Rev. 2)	66	62	4	94%	2019
Lee's Preserve	SD 1202/1202(Rev.1)	36	28	8	78%	2012
Linwood	SD 0608/0406/1411	314	186	128	59%	2005
Mara Hills	SD 2404	30	0	30	0%	2025
Meadowview Plantation	SD 2501	44	0	44	0%	2025
Middleton	PUD 98-08	91	15	76	16%	1998
Moonlite II	SD 1102 (rev. 3)	202	0	202	0%	2023
Patriot Gardens	SD 2502	12	0	12	0%	2025
Presidio Park	SD 0703	28	22	6	79%	2007
Rolling Hills II	SD 0604	88	62	26	70%	2006
Stonecroft	SD 0401	236	174	62	74%	2004
Vallaey Ridge (Red Lane Rd)	SD 2505	232	0	232	0%	2025
Wild Valley Pointe	SD 2101	16	8	8	50%	2021
Totals		 1862	 917	 945	 49%	

1. Research window: Updated through December 31, 2025.
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: units built includes units under construction and permitted

Single-Family Dwelling Units Permitted Outside of "Active" Subdivisions* 2025

Month	City	County
January	1	8
February	4	11
March	1	6
April	2	4
May	0	7
June	3	10
July	3	3
August	4	8
September	1	8
October	2	7
November	4	8
December	2	22
Total	27	102

*This data reflects the number of residential permits issued outside of active subdivisions on existing lots of record. These lots represent in-fill development and/or utilization of remnant lots in residential developments that are not active but have undeveloped lots, or parcels in the county that are outside of formal subdivisions.