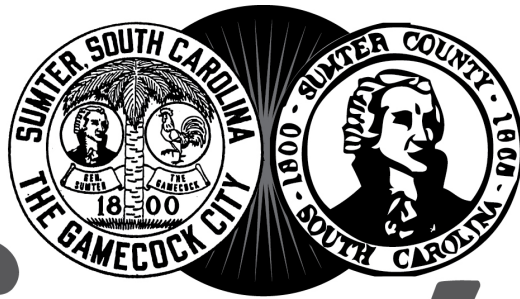


Sumter City-County Planning Department

2024 Year End Report



Sumter
SOUTH CAROLINA

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Planning Commission

Zoning Board of Appeals

**Historic Preservation
Design
Review Committee**

Caseload Comparisons

2019 - 2024

BOARD AND COMMISSION CASELOAD REVIEW

2019 - 2024 COMPARISON

PLANNING COMMISSION CASE REVIEW	2019	2020	2021	2022	2023	2024
Total Applications Submitted	125	141	140	133	123	170
Total Cases Reviewed	119	136	139	130	120	168
Highway Corridor Requests Reviewed by Planning Commission	5	6	10	4	5	11
Highway Corridor Requests Reviewed by Planning Staff	23	28	16	31	21	37
Comprehensive Plan Text Amendments	0	0	0	0	0	2
Minor Site Plan	32	44	48	50	39	62
Major Site Plan	11	8	12	8	7	7
Ordinance Text Amendments	14	10	7	14	5	6
Planned Developments	7	5	4	1	1	1
Rezoning	21	19	28	14	23	23
Major Subdivisions	5	5	7	4	6	6
Street Name Change Requests	0	0	0	0	1	2
Subdivision Variances	2	3	1	1	3	8
City Annexation Requests	4	10	2	6	9	3

BOARD OF APPEALS CASE REVIEW	2019	2020	2021	2022	2023	2024
Total Applications Submitted	44	33	40	40	30	45
Total Cases Reviewed	37	30	30	35	24	37
Appeals from Administrative Interpretation	0	0	0	1	0	0
Variances	35	29	36	25	19	33
Special Exceptions	9	6	6	9	5	4

HISTORIC PRESERVATION DESIGN REVIEW COMMITTEE CASE REVIEW	2019	2020	2021	2022	2023	2024
Downtown Requests Reviewed by Committee	10	9	8	3	8	5
Downtown Requests Reviewed by Planning Staff	7	8	5	1	6	3
Hampton Park Requests Reviewed by Committee	9	12	11	14	6	10
Hampton Park Requests Reviewed by Planning Staff	1	1	2	1	1	1
Swan Lake District Requests Reviewed by Committee	0	0	0	1	0	0
Swan Lake District Requests Reviewed by Planning Staff	0	0	0	0	0	0



Planning Staff Review

Caseload Comparisons

2019 - 2024

PLANNING STAFF CASE REVIEW

2019-2024 COMPARISON

Mobile Home Certifications	2019	2020	2021	2022	2023	2024
City-Bought In Place*	0	0	0	0	0	0
City-New	7	3	6	6	4	3
City-Replacement	9	5	16	8	2	2
County-Bought In Place*	2	1	1	0	0	0
County-New	40	66	73	80	85	83
County-Replacement	115	108	105	165	89	136
Total Issued	173	183	201	259	180	224

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

Plats	2019	2020	2021	2022	2023	2024
Total Number of Surveys Reviewed	238	207	256	228	287	250
Total Number of Lots Approved	444	543	662	787	675	925
Total Acreage	3752.08	3288.85	3628.67	2046.35	2110.51	2030.09

Administrative Inquiries	2019	2020	2021	2022	2023	2024
Total Number of Zoning Verification Letters Issued	48	39	35	46	46	43
Total Flood Plain Inquiries (telephone/e-mail/letters)	3280	3398	3507	3270	3350	3255
Total Number of Elevation Certificates	11	8	2	6	4	7

Temporary Uses	2019	2020	2021	2022	2023	2024
City	61	65	70	89	72	47
County	35	35	42	32	51	40

Conditional Use Approval for Banners	2019	2020	2021	2022	2023	2024
City	11	15	15	4	4	3

Conditional Use Approval	2019	2020	2021	2022	2023	2024
City	22	18	19	30	32	19
County	24	21	28	34	23	25



Planning Commission 2024 Cases

Summary & Detailed
Review

Planning Commission 2024 Caseload Summary

Total Applications Submitted:	170
Total Cases Reviewed:	168
Total Cases Approved:	145
Total Cases Failed to Approve:	0
Total Cases Denied:	3
Total Cases Pending*:	20
Total Cases Withdrawn:	1
Total Cases Administratively Closed:	1
Total Cases Placed on Hold at Applicant's Request:	0

Highway Corridor Protection District Design Review:

Approved by Planning Staff -	35
Approved by Planning Commission -	11
Denied -	0
Withdrawn -	0
Pending -	2
Total	48
	0

City:	39
County:	9

Comprehensive Plan Text Amendments (MA):

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

Minor Site Plan Approvals:

Approved -	53
Failed to Approve -	0
Denied -	0
Pending -	9
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Total	62

City:	31
County:	31

**Pending requests are in the system for review and approval but were not granted final approval prior to December 31, 2024.*

Major Site Plan Approvals:

Approved -	6
Failed to Approve -	0
Denied -	0
Pending -	1
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Total	7

City:	6
County:	1

Ordinance Text Amendments (OA):

Approved -	6
Failed to Approve -	0
Denied -	0
Pending -	0
Withdrawn -	0
Administratively Closed -	1
Placed on Hold -	0
Total	7

City:	3
County:	4

Planned Developments (PD):**

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

City:	1
County:	0

***All Planned Development (PD) reviewed in 2024 were revisions to existing Planned Developments in accordance with the Zoning & Development Standards Ordinance.*

Rezoning (RZ):

Approved -	17
Failed to Approve -	0
Denied -	2
Pending -	4
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Converted to OA -	0
Total	23

City:	10
County:	13

Major Subdivision (SD):

Approved -	3
Failed to Approve -	0
Denied -	0
Pending -	3
Withdrawn -	0
Administratively Closed -	0
Placed on Hold -	0
Total	6

City:	2
County:	4

Street Name Change Request (SN):

Approved -	0
Denied -	1
Pending -	1
Total	2

City:	0
County:	2

Subdivision Variance (SV):

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

City:	0
County:	9

City Annexation Requests (ANN)

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

Total City Requests:	96
Total County Requests:	74

Planning Commission

2024 Detailed Case Review

Highway Corridor Protection District Design Review

Staff Approved

1. HCPD-24-01, 1116 Manning Rd. (County), New front entrance and steps for church.
2. HCPD-24-02, 1152 Pocalla Rd. (County), Warehouse building addition.
3. HCPD-24-03, 9 Bland Ave. (City), Shot Pouch Greenway trailhead improvements.
4. HCPD-24-04, 625 Broad St. (City), Shot Pouch Greenway trailhead improvements.
5. HCPD-24-05, 1645 US Hwy 15 S. (City), Gas station exterior improvements.
6. HCPD-24-06, 3980 Broad St. (City), Commercial building exterior improvements.
7. HCPD-24-07, 1283 Broad St. (City), Walmart parking area improvements.
8. HCPD-24-09, 347 Broad St. (City), New commercial accessory building.
9. HCPD-24-10, 507 N. Guignard Dr. (City), Commercial building exterior improvements.
10. HCPD-24-11, 850 E. Liberty St. (City), Revisions to previously approved warehouse.
11. HCPD-24-12, 409 N. Main St. (City), Fence and gate improvements.
12. HCPD-24-13, 5750 Broad St. (County), New commercial storage/warehouse building.
13. HCPD-24-14, 320 Loring Mill Rd. (City), New church classroom addition.
14. HCPD-24-15, 2990 Broad St. (City), New 2-story wood framed office addition.
15. HCPD-24-16, 2031 McCray's Mill Rd. (City), New auto service center building.
16. HCPD-24-17, 1143 Broad St. (City), Exterior tenant space improvements for Pet Smart.
17. HCPD-24-18, 1236 Alice Dr. (City), New covered pavilion.
18. HCPD-24-19, 2615 Hardee Ct. (City), New commercial/office building.
19. HCPD-24-21, 320 Loring Mill Rd. (City), Church office addition.
20. HCPD-24-22, 211 N. Washington St. (City), Exterior commercial building improvements.
21. HCPD-24-24, 520 Wilson Hall Rd. (City), Fence and gate improvements at Wilson Hall.
22. HCPD-24-25, 667-675 W. Liberty St. (City), New exterior paint for commercial building.
23. HCPD-24-29, 1230 S. Pike E. (County), New mobile home park office building.
24. HCPD-24-32, 758 Bultman Dr. (City), New commercial store/display building.
25. HCPD-24-34, 5 Broad St. (City), New free-standing sign.
26. HCPD-24-36, 2500 McCray's Mill Rd. (City), New bathroom building at Sumter HS softball field.
27. HCPD-24-37, 520 Wilson Hall Rd. (City), Renovations to Wilson Hall baseball stadium entrance way.
28. HCPD-24-39, 1140 Peach Orchard Rd. (County), New fast-food restaurant.
29. HCPD-24-40, 497 N. Guignard Dr. (City), Exterior improvements to commercial building.
30. HCPD-24-41, 1360 Wilson Hall Rd. (City), New free-standing sign.
31. HCPD-24-44, 58 Hwy 261 S. (County), New county water tank.
32. HCPD-24-45, 320 Miller Rd. (City), New picnic shelter.
33. HCPD-24-46, 1045 Pocalla Rd. (City), New auto sales building.
34. HCPD-24-47, 1281 N. Main St. (County), New modular office building for Sheriff's Office.
35. HCPD-24-48, 505 Miller Rd. (City), New addition to YMCA building.

Staff Denied

NONE

Planning Commission Approved

1. HCPD-24-12, 1185 N. Guignard Dr. (City), New mini-storage facility.
2. HCPD-24-20, 70 S. Guignard Dr. (City), New urban multi-family apartment complex.
3. HCPD-24-23, 5990 Broad St. (County), New mini-storage facility.
4. HCPD, 24-26, 1605 N. Pike E. (County), New mini-storage facility.
5. HCPD-24-30, 2581 Broad St. (City), New LivSmart and Home2Suites hotel buildings.
6. HCPD-24-31, 265 N. Bultman Dr. (City), New suburban multi-family apartment complex.
7. HCPD-24-33, 201 W. Hampton Ave. (City), New Sumter County Museum building.
8. HCPD-24-35, 1475 Alice Dr. (City), New BJ's wholesale membership club and gas station.
9. HCPD-24-38, 380 General Dr. (City), New Patriot Park recreational facility development.
10. HCPD-24-42, 22-24 S. Washington St. (City), New 12-unit urban multi-family apartment complex.
11. HCPD-24-43, 3760 Patriot Parkway (City), New suburban multi-family apartment complex addition.

Planning Commission Denied

NONE

Pending Approval

1. HCPD-24-27, 1083 Broad St. (City), Placement of donation bin.
2. HCPD-24-28, 410 W. Liberty St. (City), New fence and gate improvements.

Comprehensive Plan Text Amendments

1. **MA-24-01, 5-Year Sumter 2040 Plan Updates (City)**
Adopted December 3, 2024
2. **MA-24-01, 5-Year Sumter 2040 Plan Updates (County)**
Adopted November 26, 2024

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-24-01, 1116 Manning Rd. (County)**
TMS# 251-09-02-062
 - Request for Minor site plan approval for the construction of a covered front porch, steps, and ramp for Southside Baptist church.
Approved January 8, 2024

2. **MSP-24-02, 1925 Gion St. (City)**
TMS# 203-13-02-003
 - Request for Minor site plan approval for the construction of a covered walkway.
Approved January 8, 2024
3. **MSP-24-03, 220 S. Pike East (City)**
TMS# 248-08-01-005
 - Request for Minor Site Plan approval for the construction of parking lot and landscaping improvements on the property.
Approved January 22, 2024
4. **MSP-24-04, 1152 Pocalla Rd. (County)**
TMS# 226-13-01-002
 - Request for Minor Site Plan approval for the construction of warehouse building addition on the property.
Approved January 10, 2024
5. **MSP-24-05, 921 Carolina Ave. (County)**
TMS# 228-13-06-001
 - Request for Minor Site Plan approval for the construction of a fence and dumpster screening wall improvements at 921 Carolina Ave.
Approved January 12, 2024
6. **MSP-24-06, 2031 McCray's Mill Rd. (City)**
TMS# 206-00-05-007 (part)
 - Request for Minor Site Plan approval for the construction of an Express Oil Change.
Approved March 5, 2024
7. **MSP-24-07, 625 Broad St. (City)**
TMS# Multiple Parcels
 - Request for Minor Site Plan approval for the construction of Shot Pouch Greenway Trailhead improvements.
Approved December 19, 2024
8. **MSP-24-08, 3980 Broad St. (County)**
TMS# 155-04-01-005
 - Request for Minor Site Plan approval for the establishment of an outdoor storage building display lot.
Approved February 1, 2024
9. **MSP-24-09, 2160 US Hwy 521 S. (County)**
TMS# 253-00-02-016
 - Request for Minor Site Plan approval for the construction of a new Pocatigo Industrial Park entrance and stormwater improvements.
Approved February 9, 2024

10. **MSP-24-0, 3460 Myrtle Beach Hwy. (City)**
TMS# 299-00-01-005
 - Request for Minor Site Plan approval for a new site prep contractor business location.
Pending
11. **MSP-24-11, 1283 Broad St. (City)**
TMS# 203-00-02-003
 - Minor Site Plan approval for parking area upgrades to the Walmart Supercenter site.
Approved February 6, 2024
12. **MSP-24-13, 1165 Reedroman Rd. (County)**
TMS# 267-00-04-056
 - Request for Minor Site Plan approval for the construction of a new church.
Approved May 20, 2024
13. **MSP-24-14, 347 Broad St. (City)**
TMS# 29-14-01-032
 - Request for Minor Site Plan approval for the construction of a new commercial accessory storage building.
Approved May 24, 2024
14. **MSP-24-15, 1004/1006 Pocalla Rd. (County)**
TMS# 251-01-02-040 & 251-01-02-041
 - Request for Minor Site Plan approval for a pre-fab building and car sales lots.
Approved February 22, 2024
15. **MSP-24-16, 738 E. Liberty St. (County)**
TMS# 228-13-02-028
 - Request for Minor Site Plan approval for a new commercial accessory building.
Approved February 15, 2024
16. **MSP-24-17, 5750 Broad St. (County)**
TMS# 131-00-02-026
 - Request for Minor Site Plan approval for the construction of a new commercial accessory building.
Approved February 27, 2024
17. **MSP-24-18, 320 Loring Mill Rd. (City)**
TMS# 205-00-02-002
 - Request for Minor Site Plan approval for an addition to a church building.
Approved February 23, 2024
18. **MSP-24-19, 2990 Broad St. (City)**
TMS# 186-04-02-008
 - Request for Minor Site Plan approval for a 2-story office addition.
Approved March 13, 2024

19. **MSP-24-20, 1236 Alice Dr. (City)**
TMS# 203-11-02-005
 - Request for Minor Site Plan approval for a new covered pavilion.
Approved March 11, 2024
20. **MSP-24-21, 320 W. Oakland Ave. (City)**
TMS# 227-04-01-004
 - Request for Minor Site Plan approval for development of Westend Park.
Approved April 17, 2024
21. **MSP-24-22, 330 S. Pike W. (City)**
TMS# 206-00-05-026
 - Request for Minor Site Plan approval for the construction of a new 120 ft. monopole telecommunications tower.
Approved December 16, 2024
22. **MSP-24-23, 545 W. Wesmark Blvd. (City)**
TMS# 205-00-05-023 & 203-00-05-026
 - Request for Minor Site Plan approval for the construction of upgrades to a water treatment plant upgrades.
Approved April 3, 2024
23. **MSP-24-24, 2615 Hardee Ct. (City)**
TMS# 203-09-02-015
 - Request for Minor Site Plan approval for the construction of a new commercial/office building.
Approved June 24, 2024
24. **MSP-24-27, 320 Loring Mill Rd. (City)**
TMS# 205-00-02-002
 - Request for Minor Site Plan approval for an addition to a church building.
Approved April 22, 2024
25. **MSP-24-28, 2855 Broad St. (County)**
TMS# 186-04-01-005
 - Request for Minor Site Plan approval prefabricated building sales and display lot.
Approved April 15, 2024
26. **MSP-24-29, 29 E. Wesmark Blvd. (City)**
TMS# 203-13-03-001
 - Request for Minor Site Plan approval for site grading and landscaping.
Approved May 14, 2024

27. **MSP-24-30, 2050 US Hwy 15 S. (County)**
TMS# 209-00-02-008
➤ Request for Minor Site Plan approval for the installation of a concrete slab and processing equipment.
Approved April 26, 2024
28. **MSP-24-32, 3570 Thomas Sumter Hwy. (County)**
TMS# 189-00-01-056
➤ Request for Minor Site Plan approval for new commercial kennel structure and associated site improvements.
Pending
29. **MSP-24-34, 3285 Peach Orchard Rd. (County)**
TMS# 135-00-02-001
➤ Request for Minor Site Plan approval for the construction of an addition to a church.
Approved May 31, 2024
30. **MSP-24-38, 50/80 Commerce St. (City)**
TMS# 249-09-03-010
➤ Request for Minor Site Plan approval for parking area upgrades, to include approval of a parking area surface material waiver.
Alternate Parking Surface Area Waiver Approved August 28, 2025. Final Minor Site Plan Approval Pending
31. **MSP-24-39, 3350 E. Brewington Rd. (County)**
TMS# 300-00-01-011
➤ Request for Minor Site Plan approval for the construction of a pavilion structure.
Approved July 24, 2024
32. **MSP-24-40, 1083 Broad St. (City)**
TMS# 203-13-03-004
➤ Request for Minor Site Plan approval for donation bin placement.
Pending
33. **MSP-24-41, 7165 Myrtle Beach Hwy. (County)**
TMS# 339-00-01-001
➤ Request for Minor Site Plan approval for a new commercial/agricultural building.
Pending
34. **MSP-24-42, 200 Miller Rd. (City)**
TMS# 189-00-01-057
➤ Request for Minor Site approval for landscaping and grading activities at USC Sumter.
Approved September 6, 2024

35. **MSP-24-44, 1200 S. Guignard Dr. (County)**
TMS# 226-11-02-015
➤ Request for Minor Site Plan approval for the construction of 1,750 sq. ft. building addition.
Approved August 15, 2024
36. **MSP-24-45, 1230 S. Pike E. (County)**
TMS# 186-05-01-001
➤ Request for minor site plan approval for the demolition and re-building of the mobile home park office building.
Pending
37. **MSP-24-46, 3211 Frierson Rd. (County)**
TMS# 152-04-01-018
➤ Request for minor site plan approval for the demolition and rebuilding of a county fire station building.
Approved November 7, 2024
38. **MSP-24-47, 1805 Us Hwy 521 S. (County)**
TMS# 252-00-05-088
➤ Request for minor site plan approval for the expansion of a truck parking area at Continental Tire.
Approved September 4, 2024
39. **MSP-24-49, 355 Theatre Dr. (City)**
TMS# 204-12-01-047
➤ Request for Minor Site Plan approval for the construction of batting cages adjacent to USC Sumter softball field.
Approved September 18, 2024
40. **MSP-24-50, 1770 US Hwy 15 S. (County)**
TMS# 209-00-02-008
➤ Request for Minor Site Plan approval for the removal and replacement of a parking area and associated drives.
Approved September 26, 2024
41. **MSP-24-51, 58 Hwy 261 S. (County)**
TMS# 096-90-01-003 & 096-00-02-001
➤ Request for Minor Site Plan approval for the construction of two (2) new county wells, water treatment facility, and associated site developments.
Approved October 29 2024
42. **MSP-24-52, 2500 McCray's Mill Rd. (City)**
TMS# 207-00-03-002
➤ Request for Minor Site Plan approval for the construction of a fieldhouse adjacent to the Sumter High School softball field.
Approved October 11, 2024

43. **MSP-24-53, 160 N. Kings Hwy. (County)**
TMS# 095-00-01-012
➤ Request for Minor Site Plan approval for the construction of a new church sanctuary.
Approved October 8, 2024
44. **MSP-24-55, 758 Bultman Dr. (City)**
TMS# 204-05-03-053
➤ Request for Minor Site Plan approval for the construction of a new 900 sq. ft. storage/display building.
Approved September 26, 2024
45. **MSP-24-58, 520 Wilson Hall Rd. (City)**
TMS# 185-00-02-012
➤ Request for Minor Site Plan approval for renovations to the Wilson Hall baseball stadium entrance.
Approved October 15, 2024
46. **MSP-24-59, 320 Miller Rd. (City)**
TMS# 229-16-03-034
➤ Request for Minor Site Plan approval for the installation of a covered shelter.
Approved November 7, 2024
47. **MSP-24-60, 755 Industrial Blvd. (County)**
TMS# 250-10-01-002
➤ Request for Minor Site Plan approval for the construction of an 800 sq. ft. industrial storage building.
Approved October 18, 2024
48. **MSP-24-61, 497 N. Guignard Dr. (City)**
TMS# 228-00-01-005
➤ Request for Minor Site Plan approval for building modifications and site renovations.
Approved October 18, 2024
49. **MSP-24-62, 1140 Peach Orchard Rd. (County)**
TMS# 132-00-01-023
➤ Request for Minor Site Plan approval for the construction of a new fast-food restaurant with drive-thru.
Approved October 28, 2024
50. **MSP-24-63, 3760 Peach Orchard Rd. (County)**
TMS# 136-00-02-058
➤ Request for Minor Site Plan approval for the construction of a 120 sq. ft. building addition.
Approved November 1, 2024

51. MSP-24-64, 3125 Quandry Rd. (City)

TMS# 186-00-04-019

- Request for Minor Site Plan approval for the construction of a new 500,000 gallon elevated water tank.

Pending

52. MSP-24-66, 425 Boulevard Rd. (City)

TMS# 250-02-03-001

- Request for Minor Site Plan approval for the installation of a concrete slab and pole building.

Approved November 27, 2024

53. MSP-24-68, 1770 Camden Hwy. (City)

TMS# 202-10-01-003

- Request for Minor Site Plan approval for the installation of a parking area and driveway improvements.

Approved November 12, 2024

54. MSP-24-69, 1850 US Hwy 15 S. (City)

TMS# 225-00-02-071

- Request for Minor Site Plan approval for the installation of parking area improvements. An alternate parking area surface material waiver was approved by the Planning Commission on November 20, 2024.

Approved November 20, 2024

55. MSP-24-70, 1045 Pocalla Rd. (County)

TMS# 251-08-02-002

- Request for Minor Site Plan approval for the construction of a new auto sales building and associated site improvements.

Pending

56. MSP-24-71, 5900 Myrtle Beach Hwy. (County)

TMS# 322-00-01-010

- Request for Minor Site Plan approval for site improvements for a special event facility

Approved November 25, 2024

57. MSP-24-72, 1281 N. Main St. (County)

TMS# 247-00-01-002

- Request for Minor Site Plan approval for the construction of a new modular office building.

Approved November 22, 2024

58. MSP-24-73, 1736 Peach Orchard Rd. (County)

TMS# 133-15-02-026

- Request for Minor Site Plan approval for the establishment of a new auto sales building.

Pending

59. MSP-24-74, 6 Dink St. (County)

TMS# 224-00-02-016

- Request for Minor Site Plan approval for the construction of a church bathroom addition.

Approved November 27, 2024

60. MSP-24-75, 4420 Red Lane Rd. (County)

TMS# 151-00-02-002

- Request for Minor Site Plan approval for the construction of a church lobby and restroom addition.

Approved December 20, 2024

61. MSP-24-76, 505 Miller Rd. (City)

TMS# 151-00-02-002

- Request for Minor Site Plan approval for the construction of a 2-story addition to the YMCA building.

Approved December 20, 2024

62. MSP-24-77, 417 W. Hampton Ave. (City)

TMS# 228-11-02-019

- Request for Minor Site Plan approval for the construction of improvements to Memorial Park.

Pending

Major Site Plan Review

1. MSP-24-12, 1185 N. Guignard Dr. (City)

TMS# 203-13-02-017

- Request for Major Site Plan Approval for the construction of mini-storage facility consisting of 3 new building and 12,000 sq. ft. of storage area.

Approved March 27, 2024

2. MSP-24-25, 70 N. Guignard Dr. (City)

TMS# 228-15-03-005

- Request for Major Site Plan Approval for the construction of a 58-unit urban multi-family apartment complex and associated site improvements.

Approved May 22, 2024

3. MSP-24-26, 1990 Corporate Way (County)

TMS# 209-00-02-002

- Request for Major Site Plan Approval for the construction of a 34,000 sq. ft. industrial building and associated site improvements.

Approved April 24, 2024

4. MSP-24-31, 5590 Broad St. (County)

TMS# 132-00-03-021

- Request for Major Site Plan Approval for the construction of a multi-building mini-storage facility and associated site improvements.

Approved May 22, 2024

5. MSP-24-35, 3555 Camden Hwy. (County)

TMS# 190-14-02-022 & 190-14-02-034

- Request for Major Site Plan approval for a new 12,480 sq. ft. general merchandise retail store and associated site improvements.

Approved June 26, 2024

6. MSP-24-36, 2581 Broad St. (City)

TMS# 203-01-01-001, 203-07-01-002, & 203-00-01-006

- Request for Major Site Plan approval for the construction of 2 new hotel buildings with a combined total of 159 guest rooms and associated site improvements.

Approved August 28, 2024

7. MSP-24-37, 1605 N. Pike E. (County)

TMS# 200-00-03-020

- Request for major site plan approval for the conversion and expansion of an existing warehouse facility, including the construction of 14 additional mini-storage buildings and associated site improvements.

Approved June 26, 2024

8. MSP-24-43, 265 N. Bultman Dr. (City)

TMS# 230-16-02-033

- Request for major site plan approval for the construction of a 37-unit suburban multi-family apartment complex and associated site improvements.

Approved August 28, 2024

9. MSP-24-48, 201 W. Hampton Ave. (City)

TMS# 228-12-02-017

- Request for major site plan approval for the construction of a new Sumter County Museum building as associated site improvements.

Approved September 25, 2024

10. MSP-24-54, 1485 Diebold Dr. (County)

TMS# 230-00-01-042

- Request for major site plan approval for the construction of a new 18,265 sq. ft. industrial building, upfits to an existing industrial building, and associated site improvements.

Approved December 18, 2024

11. MSP-24-56, 1475 Alice Dr. (City)

TMS# 203-00-03-001

- Request for major site plan approval for the construction of a 106,370 sq. ft. wholesale membership club, stand-alone gas station with 16 fueling positions, and associated site improvements.

Approved November 20, 2024

12. MSP-24-57, 380 General Dr. (City)

TMS# 185-00-01-101

- Request for major site plan approval for the construction of new public recreation facilities at Patriot Park.

Approved October 23, 2024

13. MSP-24-65, 22-24 S. Washington St. (City)

TMS# 228-13-02-010 & 228-13-02-011

- Request for major site plan approval for the construction of a 12-unit urban multi-family apartment complex.

Approved November 20, 2024

14. MSP-24-67, 3760 Patriot Parkway (City)

TMS# 228-13-02-010 & 228-13-02-011

- Request for major site plan approval for the construction of a 3-building expansion to an existing suburban multi-family apartment complex. The addition represents 108 new multi-family units.

Approved December 18, 2024

Ordinance Amendments

Pending Ordinance Amendment Cases at 2023 Year End

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

- Request to amend *Article 8.d* to update certain city street construction standards.

Final Reading Approval on April 16, 2024

2. OA-23-04, Use table Corrections and Updates (County)

- Request to amend Article 3, Exhibit 5 and Article 5 to correct and update certain North American Industry Classification (NAICS) use references.

Final Reading Approval on April 9, 2024

3. OA-23-05, Junkyard-Used Auto Part Sales (County)

- Request to amend *Article 3, Exhibit 5; Article 5.b.2; and Article 5.b.3* of the Sumter County Zoning & Development Standards Ordinance in order to permit Used Motor Vehicle Parts Merchants (NAICS 42314) with on-site vehicle dismantling and/or storage in the Light Industrial-Warehouse (LI-W) District as special exception use with specific special design criteria.

Final Reading Approval on March 12, 2024

2024 Ordinance Amendment Cases

1. OA-24-01, Non-Conforming Lots of Record (City)

- Request to amend *Article 6.d.1* of the City of Sumter Zoning & Development Standards Ordinance to clarify requirements pertaining to nonconforming lots of record.

Final Reading Approval on May 7, 2024

2. OA-24-02, Animal Boarding (City)

- Request to amend *Article 3, Exhibit 3-5 and Article 5* of the City of Sumter Zoning & Development Standards Ordinance to correct and update certain North American Industry Classification system (NAICS) references pertaining to animal boarding uses.

Final Reading Approval on May 7, 2024

3. OA-24-03, Variances to Special Design Criteria (County)

- Request to amend *Article 1.b.4.b* of the Sumter County Zoning & Development Standards Ordinance to add provision stating the Zoning Board of Appeals may not grant variances to the special design criteria outlined in *Article 5.b.3* of the Ordinance for hazardous and/or potentially disruptive land uses. And amend *Article 1.b.4.c* in order to clarify that the City-County Board of Zoning Appeals may modify a Special Exception use approval in order to impose additional conditions upon the proposed use, not to relax established special exception use criteria. In addition, *Article 1.b.4.c* and *5.b.3* shall be amended to clarify that the Sumter County Council shall have the authority to grant variances from established use standards through application for an ordinance text amendment.

Final Reading Approval on June 25, 2024

4. OA-24-04, Conditional Use & AC District Corrections/Updates (County)

- Request to amend *Articles 3.b.3; 3.c.3; 3.d.3; 3.e.3; 3.f.3; 3.g.3; 3.h.3; 3.i.3; 3.k.3; 3.l.3; 3.n.3; 3.o.3; 3.b.4; 3.c.4; 3.d.4; 3.e.4; 3.f.4; 3.g.4; 3.h.4; 3.i.4; 3.k.4; 3.l.4; 3.n.4; 3.o.4; 3.n.2; Article 3, Exhibit 5; Article 5.a.1.; Add Article 5.a.5., and Delete Article 4.g.2.b.2.* of the Sumter County Zoning & Development Standards Ordinance to make needed corrections and updates pertaining Conditional Use, Special Exception, Agricultural Conservation (AC) zoning district, and residential accessory building separation requirements.

Final Reading Approval on July 23, 2024

5. OA-24-05, Residential Accessory Structure Separation Requirements (County)

Case Administratively Closed - Proposed amendment incorporated into OA-24-04

6. OA-24-06, Updates to Primary Solar Energy System Requirements (County)

- Request to amend *Article 5, Section 5.b.3.f. Primary Photovoltaic Solar Energy Systems (NAICS 221114)* of the Sumter County Zoning & Development Standards Ordinance to revise setback standards and to make other minor clarifications in the established special exception review criteria.

Final Reading Approval on December 10, 2024

7. OA-24-07, Residential Accessory Structure Standards (City)

- Request to amend *Article 4.g.2. Residential Accessory Structures* of the City of Sumter Zoning & Development Standards Ordinance to add provisions for site plan review in lieu of maximum residential accessory structure limitations as established by *Article 4.g.2.b and Exhibit 4-1*. In addition to minor additions, deletions, corrections and clarifications in the accessory use list.

Final Reading Approval on December 3, 2024

Planned Developments

1. PD-08 (Revision 25), Brushwood & Constitution Dr. -Additional Townhouse Units (City)

- Request to increase the number of units allowed within the Townhouse Development on Brushwood and Constitution Drives from 52 to 56 in accordance with a site-specific development plan. This represents an additional 0.93 acres proposed for residential units within the commercial portion of Sumter West Planned Development.

Final Reading Approval on August, 2024

Rezoning

Pending Rezoning Cases at 2023 Year End

1. RZ-23-21, 495 Myrtle Beach Hwy. (County)

TMS# 268-15-01-033

- Request to rezone 8.48-acres from Light Industrial-Warehouse (LI-W) to Heavy Industrial (HI).

Converted to Ordinance Text Amendment via County Council action.

Note: Matter referred to County Land Use Committee to develop Zoning Ordinance text amendment to allow applicant's desired use in the LI-W district.

2. RZ-23-23, 1130 Racetrack Rd. (County)

TMS# 264-00-01-044

- Request to rezone 78.69-acres from Agricultural Conservation (AC) to Heavy Industrial (HI).

Pending

Note: Additional information requested from County Council.

3. RZ-23-25, 605 Boulevard Rd. (City)

TMS# 250-03-02-024 & 225-03-02-029

- Request to rezone 0.68-acres from General Residential (GR) to Limited Commercial (LC).

Final Reading Approval on January 2, 2024

2024 Rezoning Cases

1. RZ-24-01, 160 Hoyt St. (City)

TMS# 227-13-01-019

- Request to rezone 0.17 acres from Residential-6 (R-6) to General Residential (GR).

Denied on February 20, 2024

2. RZ-24-02, 718 N. Main St. (City)

TMS# 229-13-01-030

- Request to rezone 0.73 split zoned acres from Residential-6 (R-6) and Limited Commercial (LC) to Light Industrial Warehouse (LI-W).

Final Reading Approval on April 2, 2024

3. RZ-24-03, 9-11 S. Blanding St. (City)

TMS# 228-14-05-001

- Request to rezone a 0.37-acre portion of TMS #228-14-05-001 from Residential-6 (R-6) and General Commercial (GC) to General Commercial (GC).

Final Reading Approval on April 2, 2024

4. RZ-24-04, 65 Barney Ln. (City)

TMS# 250-03-02-004 & 250-03-02-025

- Request to rezone 10.95-acres from General Residential (GR) to Residential Multi-Family (RMF).

Final Reading Approval on April 2, 2024

5. RZ-24-05, 545 Oxford St. (City)

TMS# 229-16-03-025

- Request to rezone 0.38-acres from Planned Development (PD-02-04 Rev. 1) to Professional Office (PO).

Final Reading Approval on May 7, 2024

6. RZ-24-06, 3520 & 3580 Thomas Sumter Hwy. (County)

TMS# 189-00-01-001 & 189-00-01-058

- Request to rezone 1.98-acres across 2 split zoned parcels from Agricultural Conservation (AC) to General Commercial (GC).

Final Reading Approval on June 11, 2024

7. **RZ-24-07, 1033 Boulevard Rd., 408 E. Red Bay Rd., & 410 E. Red Bay Rd. (County)**
TMS# 251-04-01-014 & 251-04-01-015
 - Request to rezone 0.99-acres from Agricultural Conservation (AC) to General Commercial (GC).

Final Reading Approval on June 11, 2024
8. **RZ-24-08, 1181 N. Pike W. (City)**
TMS# 203-05-03-018
 - Request to rezone 0.32-acres of a split zone property from Residential-9 (R-9) to General Commercial (GC).

Final Reading Approval on July 9, 2024
9. **RZ-24-09, 1290 Peach Orchard Rd. (County)**
TMS# 132-00-01-011
 - Request to rezone 0.98-acres of a split zone property from Agricultural Conservation (AC) to General Commercial (GC).

Final Reading Approval on August 13, 2024
10. **RZ-24-10, 585 N. Kings Hwy. (County)**
TMS# 095-00-02-002
 - Request to rezone 1.05-acres from Residential-15 (R-15) to Agricultural Conservation (AC).

Final Reading Approval on August 13, 2024
11. **RZ-24-11, 1460 Camden Hwy. (City)**
TMS# 203-03-02-020
 - Request to rezone 7.44-acres from Planned Development (PD) to General Commercial (GC).

Final Reading Approval on September 3, 2024
12. **RZ-24-12, 3200 Byrd St. (County)**
TMS# 189-00-02-095
 - Request to rezone 31.76-acres from Residential-9 (R-9) to Agricultural Conservation (AC).

Final Reading Approval on August 13, 2024
13. **RZ-24-13, 725 S. St. Paul's Church Rd. (County)**
TMS# 159-00-02-001
 - Request to rezone a 40.15-acre split zoned parcel from Agricultural Conservation (AC) and Neighborhood Commercial (NC) to Residential-9 (R-9).

Final Reading Approval on September 10, 2024 to rezone to Residential-15 (R-15), not Residential-9 (R-9).

14. RZ-24-14, 3625 McCray's Mill Rd. (County)

TMS# 182-00-01-003 & 182-00-01-004

- Request to rezone 156.01-acres from Agricultural Conservation (AC) to Residential-6 (R-6).

Pending

15. RZ-24-15, 2735 Byrd St. (County)

TMS# 182-00-01-003 & 182-00-01-004

- Request to rezone a 4.79-acre split zoned parcel from Residential-9 (R-9) and General Commercial (GC) to Agricultural Conservation (AC).

Final Reading Approval on November 12, 2024

16. RZ-24-16, 1080 W. Brewington Rd. (County)

TMS# 232-00-03-006, 232-00-03-007, & 232-00-04-030

- Request to rezone 41.7-acres from Agricultural Conservation (AC) to Heavy Industrial (HI).

Final Reading Approval on November 12, 2024

17. RZ-24-17, 1475 Alice Dr. (City)

TMS# 203-00-03-001

- Request to rezone 31.85-acres from Agricultural Conservation (AC) to General Commercial (GC).

Final Reading Approval on November 5, 2024

18. RZ-24-18, 4520 Pinewood Rd. & 4035 Golden Bay Rd. (County)

TMS# 165-00-01-035 & 165-00-01-043

- Request to rezone 9.11-acres from Conservation Preservation (CP) to Agricultural Conservation (AC).

Denied on October 22, 2024

19. RZ-24-19, 2950 Ebenezer Rd. (County)

TMS# 189-00-03-026

- Request to rezone 10.0-acres from Residential-9 (R-9) to Agricultural Conservation (AC).

Final Reading Approval on December 10, 2024

20. RZ-24-20, 725 S. St. Paul's Church Rd. (County)

TMS# 159-00-02-001

- Request to rezone a 33-acre portion of a split zoned parcel from Residential-15 (R-15) to Residential-9 (R-9).

Final Reading Approval on November 26, 2024

21. RZ-24-21, 3840 Patriot Parkway (City)

TMS# 184-00-01-009

- Request to rezone 5.21-acres from Agricultural Conservation (AC) to Residential Multi-Family (RMF).

Pending

22. RZ-24-22, 425 Myrtle Beach Hwy. (County)

TMS# 268-00-02-010

- Request to rezone 37.39-acres from Light Industrial-Warehouse (LI-W) to Residential-6 (R-6).

Pending

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

TMS# 228-01-01-039

- Request to rezone a 0.34-acre portion of a larger property from Residential-9 to Limited Commercial (LC).

Pending

Major Subdivisions

Pending Major Subdivision Cases at 2023 Year End

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

TMS# 202-00-03-022

- Request for preliminary plat approval to develop a 262-lot subdivision for various housing types in the Limited Commercial (LC) zoning district.

Approved February 28, 2024

2024 Major Subdivision Cases

1. SD-05-02 (Revision 2), Williamsburg Subdivision (City)

TMS# 187-00-01-004, 187-14-02-003, & 187-14-02-002

- Request for preliminary plat revisions for an existing 217 lot single family residential subdivision.

Approved March 27, 2024

2. SD-13-01 (Revision 2), Heritage Bay Subdivision (County)

TMS# 184-00-03-001

- Request for preliminary plat approval to revise the previously approved single family residential subdivision to increase the total number of lots from 190 to 199.

Approved December 18, 2024

3. 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

4. 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

5. SD-24-03, 2760 Carter Rd. (City)

TMS# 203-00-07-003

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

Approved December 18, 2024

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

TMS# 151-00-01-027

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

Pending

General Development Plans

NONE

Street Name Changes

1. SN-24-01, Champion Ln. (County)

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

Denied August 28, 2024

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

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

Pending

Subdivision Variances

Pending Subdivision Variance Cases at 2023 Year End

1. SV-23-03, 1025 South St Paul Church Rd (County)

TMS# 159-00-02-007

- Request for lot width-to-depth variance to subdivide a 5.55-acre tract into six (6) lots. Five (5) of the resulting lot exceed lot width-to-depth ratio standards.

Approved January 24, 2024

2024 Subdivision Variance Cases

1. SV-24-01, 4865 Solstice Dr. (County)

TMS# 153-01-02-008

- Request for approval of Godfather to God-Child family relationship for a lifetime family conveyance to subdivide a 1.0-acre lot from a larger 15.95-acre tract.

Approved February 28, 2024

2. SV-24-02, 1740 US Hwy 521 S. (County)

TMS# 252-00-02-022

- Request for subdivision width-to-depth variance to subdivide a 6.25-acre tract into three (3) lots.

Approved February 28, 2024

3. SV-24-03, 3070 Sun Valley Dr. (County)

TMS# 182-00-04-004 (part) & 182-13-05-026

- Request for subdivision width-to-depth variance to subdivide 0.92-acre portion of TMS #182-00-04-004 and combine it with the existing 0.70-acre lot known as 3070 Sun Valley Drive

Approved March 27, 2024

4. SV-24-04, 3110 Tamarah Way (County)

TMS# 182-00-04-004 9(part)

Withdrawn

5. SV-24-05, 1460 Malone Dr. (County)

TMS# 182-00-04-004 (part) & 182-13-05-038

- Request for subdivision width-to-depth variance to subdivide a 0.40-acre portion of TMS #182-00-04-004 and combine it with the existing 0.44-acre lot known as 1460 Malone Drive.

Approved July 24, 2024

6. SV-24-06, Ebenezer Rd. (County)

TMS# 189-00-03-012

- Request for subdivision width-to-depth variance to subdivide a 10.0-acre portion of TMS #189-00-03-012.

Approved July 24, 2024

7. SV-24-07, 3170 McCray's Mill Rd. (County)

TMS# 182-00-04-004

- Request for subdivision width-to-depth variance for the Meadowcroft Subdivision to allow depths of lots on Ashlynn Way, Tamarah Way, Malone Drive, Fallingwater Lane, and Sun Valley Drive adjacent to TMS #182-00-04-004 to exceed the current Ordinance maximum depth requirements.

Approved August 28, 2024

8. SV-24-08, 3325 Tamarah Way (County)

TMS# 182-00-04-004 (part) & 181-03-03-005

- Request for subdivision width-to-depth variance to subdivide a 0.88-acre portion of TMS #182-00-04-004 and combine it with the existing 0.46-acre lot known as 3325 Tamarah Way

Approved August 28, 2024

9. SV-24-09, 2920 Kaempher Cir. (County)

TMS# 189-00-03-012 (part) & 189-13-01-004

- Request for subdivision width-to-depth variance to subdivide a 2.00-acre portion of TMS #189-00-03-012 (part) and combine it with the existing 0.46-acre lot (TMS# 189-13-01-004), known as 2920 Kaempher Cir.

Approved December 18, 2024

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.

2024 Annexation Cases

1. ANN-24-01, OM of Sumter, LLC – 1950 Camden Hwy.

TMS# 202-08-03-001 & 202-00-01-05

- 100% Petition Annexation Request for 7.0- acres, including ROW.

Final Reading Approval on April 16, 2024

2. ANN-24-03, Angus F. & Susan R. McDuffie Limited Partnership – 2045 Jefferson Rd.

TMS# 203-00-03-001 & 203-00-03-002

- 100% Petition Annexation Request for 36.79 acres, including ROW

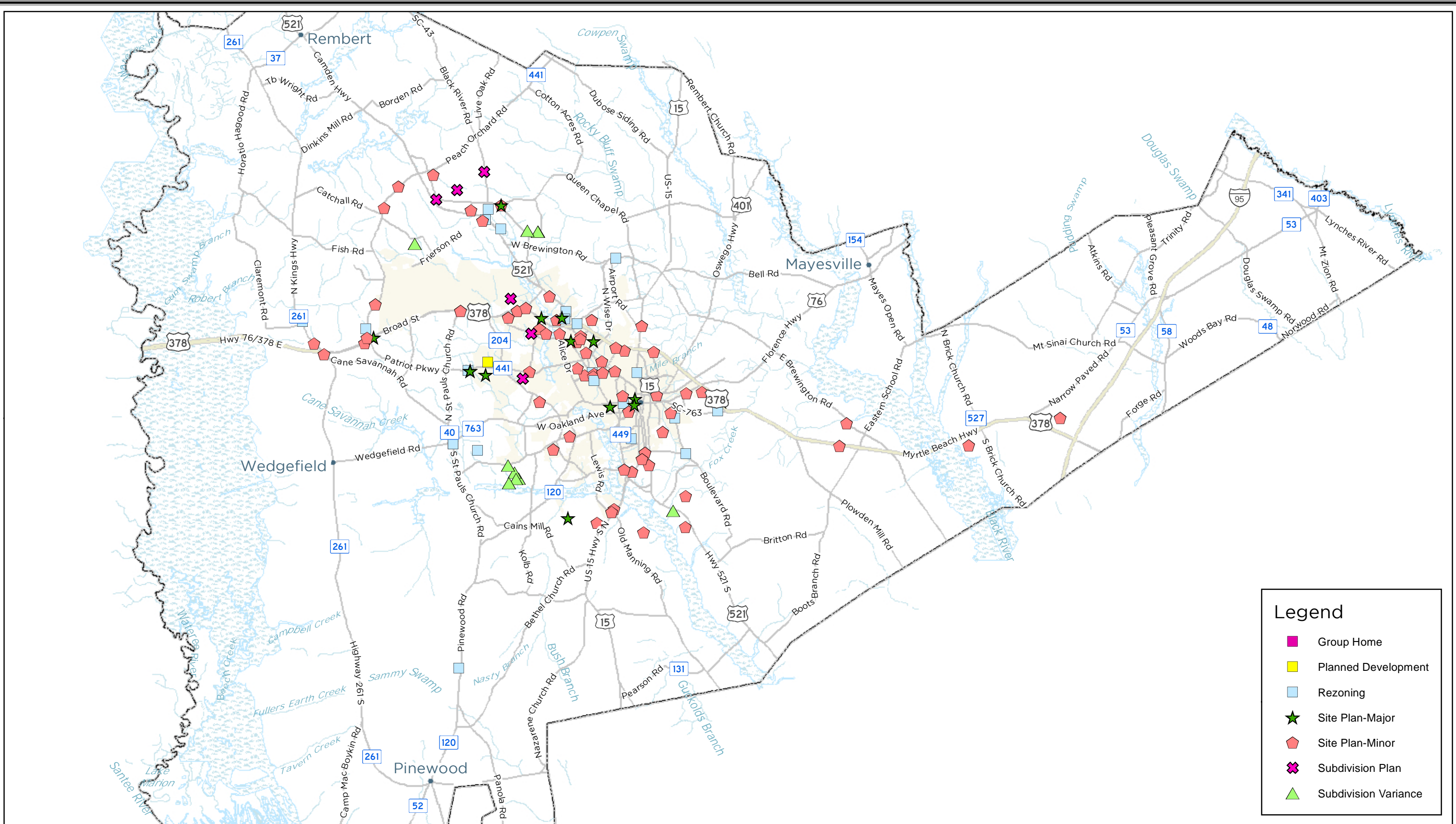
Final Reading Approval on August 20, 2024

3. ANN-24-04, Valarea Robinson – 2158 Avalon Dr.

TMS# 207-14-02-016

- 100% Petition Annexation Request for 0.63 acres, including ROW

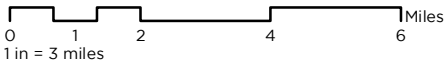
Final Reading Approval on December 17, 2024



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2024 Planning Commission Cases Map

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Zoning Board of Appeals 2024 Cases

Summary & Detailed
Review

Zoning Board of Appeals 2024 Caeload Summary

Total Applications Submitted*:	45
Total Cases Reviewed:	37
Total Cases Approved:	35
Total Cases Failed to Approve:	0
Total Cases Denied:	2
Total Cases Withdrawn:	3
Pending:	5
Total Cases Placed on Hold at Applicant's Request:	0

Appeals from Administrative Interpretation:

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

City	0
County	0

Variances:

Approved -	31
Failed to Approve -	0
Denied -	3
Withdrawn -	2
Pending -	4
Placed on Hold -	0
Total	40

City	12
County	28

Special Exceptions:

Approved -	4
Failed to Approve -	0
Denied -	0
Withdrawn -	1
Pending -	1
Placed on Hold -	0
Total	6

City	2
County	4

Total County Requests:	31 *
Total City Requests:	14

* One (1) County application included both special exception and variance requests within the same application case number. Columns representing the combined overall amount of requests (as noted with an asterisk) have been adjusted to reflect such instances as being 1 request in order to avoid double counting.

Board of Zoning Appeals

2024 Detailed Case Review

Appeal of Zoning Administrator's Interpretation

None

Variances

1. BOA-24-01, 1460 Malone Dr. (County)

TMS# 182-13-05-038

- Request for a variance from the requirements outlined in *Article 4.g.2.b.6: Maximum Size (Residential Accessory Structures)* and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards in order to establish a +/- 1,050 sq. ft. residential accessory building on the property. The gross acreage of the property is +/- 0.44 acres and the maximum total area allowed for residential accessory structures based on this land area is 1,000 sq. ft.

Withdrawn (BOA action not required)

2. BOA-24-02, 2205 Keltarr Circle (County)

TMS# 126-00-03-083

- Request for a variance from the requirements outlined in *Article 8.e.13.g: Lots* of the Sumter County Zoning & Development Standards in order to subdivide a tract of land into two (2) separate lots, where one (1) of the lots proposed does not maintain 60 ft. of lot width throughout the entirety of the lot area as required in the AC zoning district.

Board Action: Approved on February 14, 2024

3. BOA-24-03, 10 W. College St. (City)

TMS# 229-12-04-028

- Request for variances from the side building setback requirements outlined in *Article 3, Exhibit 3-2: Development Standards for Uses in R-6 District* and from the minimum parking requirements outlined in *Article 8.i.1: Purpose* and *Article 8, Exhibit 8-9: Off-Street Parking Requirements for Non-Residential Land Uses* of the City of Sumter Zoning & Development Standards Ordinance. Variances are being requested in order to permit the establishment of a +/- 2,600 sq. ft. student medical care facility that will be setback 17.5 ft. from the side interior property line and will have a total of seven (7) off-street parking spaces. The required side interior building setback for non-residential uses in the R-6 District is 25 ft. and 18 off-street parking spaces are required for a 2,600 sq. ft. medical care facility.

Board Action: Approved with conditions on February 14, 2024

4. BOA 24-04, 1116 Manning Rd. (County)

TMS# 251-09-02-062

- Request for a variance from the front building setback requirements outlined in *Article 3, Section 3.d.5: (GR District) Development Standards* and *Article 3, Exhibit 2: Development Standards For Uses In GR District* of the Sumter County Zoning & Development Standards Ordinance in order to permit the approval of a covered porch addition that will encroach +/- 2 ft. into the required 40 ft. front building setback. The 40 ft. front setback was established via a previous variance approval (BOA-23-06).

Board Action: Approved on February 14, 2024

5. BOA 24-05, 5465 Colclough Rd. (County)

TMS# 237-00-02-036

- Request for a variance from the requirements outlined in *Article 8.e.13.g: Lots* of the Sumter County Zoning & Development Standards in order to subdivide a tract of land into two (2) separate lots, where one (1) of the lots being proposed does not maintain 60 ft. lot width throughout the entirety of the lot area as required in the AC zoning district.

Board Action: Approved on February 14, 2024

6. BOA-24-07, 1740 US Hwy. 521 S. (County)

TMS# 252-00-02-022

- Request for variances from the lot development standards outlined in *Article 3.b.5.a: (R-9 District) Minimum Lot Requirements* and *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance in order to establish a new lot that will have +/- 21 ft. of frontage on a public street and will have +/- 21 ft. of lot width at the front building setback line. The Ordinance requirements applicable to the subdivision of this property require that new lots have at least 60 ft. of frontage on a public street and have at least 75 ft. of lot width at the front building setback line.

Board Action: Approved with conditions on May 8, 2024

7. BOA-24-08, 941 Clay St. (County)

TMS# 207-10-02-009

- Request for a variance from the residential accessory structure maximum size requirements outlined in *Article 4.g.2.b.6: Maximum Size* and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance in order to establish a +/- 1,200 sq. ft. residential accessory structure where the maximum total area of residential accessory structures permitted based on the size of the property is 1,150 sq. ft.

Board Action: Approved with conditions on May 8, 2024

8. BOA-24-10, 2495 Brogdon Cir. (County)

TMS# 287-00-02-033

- Request for a variance from the AC zoning district 1-acre minimum lot size requirement outlined in *Article 3.n.5.a: (AC District) Development Standards* of the Sumter County Zoning & Development Standards Ordinance in order to subdivide a +/- 1.81-acre lot into two (2) separate lots with +/- 0.9-acre lot sizes for the purpose of establishing a new mobile home.

Board Action: Denied on April 10, 2024

9. BOA-24-11, 420 S. Pike W. (City)

TMS# 229-02-02-001

- Request for a variance from the public road frontage requirements for lots outlined in *Article 8.d.14.a* and *Article 8.d.14.c* of the City of Sumter Zoning & Development Standards Ordinance in order to subdivide the property where the result will be a new lot with no public road frontage.

Board Action: Approved on May 8, 2024

10. BOA-24-12, 4672 Broad St. (County)

TMS# 155-08-02-003

- Request for a variance from the minimum off-street parking requirements outlined in *Article 8, Exhibit 23: Off-Street Parking Requirements for Non-Residential Uses* of the Sumter County Zoning & Development Standards Ordinance and any other variances required to establish a hookah lounge (with no on-site consumption of alcoholic beverages) within existing tenant space in the multi-tenant commercial building on the property.

- **Board Action: Approved with conditions on May 8, 2024**

11. BOA-24-13, 6919 & 6925 Panola Rd. (County)

TMS# 172-00-02-005

- Request for variances from requirements outlined in *Article 3.n.5.a: (AC District) Minimum Lot Requirements*, *Article 8.e.13.a: Lots*, & *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance in order to subdivide the property in a manner that will result in 1 new lot being 0.43 acres in size and will result in one (1) new lot (non-exempt) being established without required public road frontage. The property is subject to a 1-acre minimum lot size requirement and all new lots are required to have at least 60 ft. of frontage on a public road (unless exempted elsewhere in the Ordinance).

Board Action: Approved on May 8, 2024

12. BOA-24-14, 3910 Camden Hwy. (County)

TMS# 189-00-02-005

- Request for a variance from the non-residential building setback requirements outlined in *Article 3.b.5.b: (R-9 District) Minimum Yard and Building Setback Requirements* and *Article 4.g.4.a: (Agricultural Accessory Structures) Conditions & Exceptions* of the Sumter County Zoning & Development Standards Ordinance in order reuse existing non-residential structures that do not comply with applicable non-residential building setback requirements for agricultural purposes. The building setback requirement for non-residential uses applicable to this property is 50 ft.

Board Action: Approved on May 8, 2024

13. BOA-24-15, 3413 US Hwy 15 S. (County)

TMS# 222-00-02-025

- Request for variances from the front and rear building setback requirements for the AC zoning district outlined in *Article 3.n.5.b: (AC District) Minimum Yard and Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to construct a new dwelling that will be located +/- 30 ft. from the front property line and located +/- 13 ft. from the rear property line. The required front setback is 45 ft. and the required rear setback is 50 ft.

Board Action: Approved on May 8, 2024

14. BOA-24-16, 5725 Hugh Ryan Rd. (County)

TMS# 091-00-01-046

- Request for a variance from the accessory building placement requirements outlined *Article 4.g.2 Residential Accessory Structures* of the Sumter County Zoning & Development Standards Ordinance in order to construct a detached carport in the front yard. Detached residential carports are only permitted in rear or side yards.

Board Action: Approved on May 8, 2024

15. BOA-24-17, 520 Wilson Hall Rd. (City)

TMS# 185-00-02-012

- Request for a variance from the required 12" setback from road right-of-way lines for fences on street frontages as outlined in *Article 4.f.8* of the City of Sumter Zoning & Development Standards Ordinance in order to construct a new brick fence in a manner that allows existing automatic security gates to continue to operate.

Board Action: Approved on May 8, 2024

16. BOA-24-19, 2245 Oswego Hwy. (County)

TMS# 271-00-01-004

- Request for a variance from the non-residential building setback requirements outlined in *Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks* and in *Article 4.g.4.a.2: Agricultural Accessory Structures (Conditions & Exceptions)* of the Sumter County Zoning & Development Ordinance in order to establish an agricultural structure +/- 10 ft. from side and/or rear property lines. The required building setback for non-residential structures is 50 ft. from side and rear property lines.

Board Action: Approved on June 12, 2024

17. BOA-24-20, 3025 Ashlynn Way (County)

TMS# 182-12-08-003

- Request for a variance from the building separation requirements outlined in *Article 4.g.2.b.2: (Accessory Structure) Separation Criteria* of the Sumter County Zoning & Development Ordinance in order to establish a gazebo closer than 10 ft. to the principal dwelling on the property. The Ordinance requires all accessory structures to be separated from a principal structure by at least 10 ft.

Board Action: Approved on June 12, 2024

18. BOA-24-21, 1540 Stephen Tindal Dr. & 1569 Pinewood Rd. (County)

TMS# 208-00-02-004

- Request for a variance from the lot width requirements outlined in *Article 3.d.5: (GR District) Development Standards* and *Article 3, Exhibit 2: Development Standards For Uses in GR District* and the road frontage requirements outlined *Article 8.e.13.a: Lots* and *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance in order to establish one (1) new lot that does meet the required lot width standards and two (2) new lots that do not have frontage on a public road. The Ordinance requires 60 ft. of lot width (measured at the front setback line) for new lots in the GR zoning district and requires any new lots created from this property (not otherwise exempted) to have at least 60 ft. of frontage on a public road.

Board Action: Approved with conditions on June 12, 2024

19. BOA-24-22, 1900 Beulah Cuttino Rd. (County)

TMS# 256-00-01-001

- Request for a variance from the accessory structure setback requirements outlined in *Article 4.g.2.b.5.: (Accessory Structure) Setbacks* and the road frontage requirements outlined *Article 8.e.13.a: Lots* and *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance in order to establish a new lot that will result in an accessory structure over 1,200 sq. ft. in size being closer than 10 ft. to side and/or rear property lines and will result in a new lot that does not have frontage on a public road. The Ordinance requires a 10 ft. minimum setback where accessory structures are over 1,200 sq. ft. in size and requires any new lots created from this property (not otherwise exempted) to have at least 60 ft. of frontage on a public road.

Board Action: Approved on June 12, 2024

20. BOA-24-23, 1100 W. Liberty St. (City)

TMS# 205-00-03-005

Incomplete Application, Administratively Withdrawn (Board action not required)

21. BOA 24-24, 23 Haynsworth St. (City)

TMS# 228-05-01-023

- Request for variances from the accessory structure setback requirements and fence placement requirements outlined in *Article 4.g.2.b.4: (Residential Accessory Structures) Setbacks* and *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 in order to (1) establish a residential accessory structure closer to a side property line than otherwise permitted and, (2) establish an 8 ft. tall solid fence closer to an existing structure on an adjacent property than otherwise permitted.

Board Action: Approved with conditions on July 10, 2024

22. BOA-24-26, 190/220 Corbett St. (County)

TMS# 308-00-01-001

- Request for variances from the minimum lot size and public road frontage requirements outlined in *Article 3.n.5.a: (AC District) Minimum Lot Requirements* and in *Article 8.e.13.a: Lots and Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Ordinance in order a to subdivide a tract of land that will result 2 new lots being established below minimum lot area requirements, 3 new lots being established with no or less than the required amount of public road frontage. The Ordinance requires a 1-acre minimum lot size for new lots in the AC zoning district and requires at least 60 ft. of frontage on a public road (unless otherwise exempted).

Board Action: Approved on July 10, 2024

23. BOA-24-27, 850 Flagg St. (County)

TMS# 230-00-01-007

- Request for variances from the accessory structure development requirements outlined in *Article 4.g.2.a.1: (Residential Accessory Structures) Conditions & Exceptions*, *Article 4.g.2.b.6: (Residential Accessory Structure) Maximum Size*, and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Development Standards Ordinance in order to establish a residential accessory structure on a property in the AC zoning district that is less than 5 acres in size with no principal residential dwelling and to establish a residential accessory structure over the maximum size limit based on the gross acreage of the property. The Ordinance only allows for residential accessory structures to be established on property with no principal residential structure where the property is zoned AC and where the property is 5 acres or larger in size.

Board Action: Approved on July 10, 2024

24. BOA-24-28, 1370 Trappers Run Dr. (County)

TMS# 127-00-02-006

- Request for variances from the minimum lot size requirements and the accessory structure setback and placement requirements outlined in *Article 3.n.5: (AC District) Minimum Lot Requirements*, *Article 4.g.2.a.1 (Accessory Structure) Conditions & Exceptions*, and *Article 4, Exhibit 8A (Note 3)* of the Sumter County Zoning & Development Standards Ordinance in order to subdivide a +/- 1.74 acre lot into two (2) +/- 0.87 acre lots. The zoning district the property is located in has a minimum lot size of 1 acre. Also, two (2) existing accessory buildings are proposed to remain on the property in advance of a primary residential dwelling which conflicts with Ordinance requirements. Finally, the location of the accessory structures on the proposed lot do not meet accessory structure setback requirements for situations where accessory structures are permitted without a primary residential dwelling.

Board Action: Approved with conditions on August 14, 2024

25. BOA-24-29, 5785/5795 Stagecoach Rd. (County)

TMS# 139-09-01-039

- Request for a variance from the street frontage requirements outlined in *Article 8.e.13.a & 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards in order to subdivide the property into two (2) separate lots. The Ordinance requires that all new lots (not otherwise exempted) must be accessible from a compliant street and have at least 60 ft. of frontage on said street. The applicant is proposing a new lot that will have no frontage on a compliant street.

Board Action: Approved on September 11, 2024

26. BOA-24-30, 3615 Claremont Rd. (County)

TMS# 075-00-01-016

- Request for a variance from the residential accessory structure requirement outlined in *Article 4.g.2.b.3: (Residential Accessory Structure) Development Standards* of the Sumter County Zoning & Development Standards Ordinance and any other variances as may be required in order to establish a new detached carport in the front yard of the property. The Ordinance requires detached garages/carports to be located in side or rear yards only.

Board Action: Approved on September 11, 2024

27. BOA-24-31, 1411 Frank St. (County)

TMS# 225-04-02-005

- Request for a variance from applicable rear building setbacks outlined in Article 3.n.5.b: (AC District) Minimum Yard & Building Setback Requirements of the Sumter County Zoning & Development Standards Ordinance in order to construct a single-family detached dwelling that will be setback +/- 15 ft. from the rear property line. The property is located in a zoning district that requires a 50 ft. rear setback for primary residential structures.

Board Action: Approved on September 11, 2024

28. BOA-24-32, 30 Baldpate Cove (City)

TMS# 205-01-04-006

- Request for multiple variances from the residential accessory structure requirements outlined in *Article 4.g.2.b.2, Article 4.g.2.b.4, Article 4.g.2.b.5: (Residential Accessory Structure) Development Standards & Article 4, Exhibit 4-1: Maximum Square Footage of Residential Accessory Structure Based on Gross Acreage* of the City of Sumter Zoning & Development Standards Ordinance in order to legally establish a third residential accessory structure on the property, that is located +/- 1.6 ft. from the rear property line (at the closest point), and will result in +/- 3,284 sq. ft. of total residential accessory structure area on the property. The Ordinance allows no more than two (2) residential accessory structure. The Ordinance requires that residential accessory structures over 1,200 sq. ft. in size be setback at least 10 ft. from property lines. The Ordinance allows no more than 1,120 sq. ft. of total residential accessory structure area on property that is 0.6-acres in size.

Board Action: Denied on September 11, 2024

29. BOA-24-33, 1029 Broad St. (City)

TMS# 229-01-01-002

- 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 any other variances as may be required in order to expand the footprint of a restaurant/eating place use within the existing building on the property. There are +/- 46 existing off-street parking spaces and 51 off-street parking spaces are required to accommodate the proposed expansion of restaurant/eating place space within the existing building.

Board Action: Approved on September 11, 2024

30. BOA-24-34, 756/758 Bultman Dr. (City)

TMS# 204-05-03-053

- Request for a variance from the principal building separation requirements outlined in *Article 4.f.3.b: Yards Located On Lots With More Than One Principal Building* of the City of Sumter Zoning & Development Standards Ordinance and any other variances as may be required in order to construct a new principal building on the property closer to the existing building than otherwise permitted. The Ordinance requires that whenever there is more than one (1) principal building on lot, buildings shall be separated by a horizontal distance that is at least equal to the height of the highest adjacent building.

Board Action: Approved on September 11, 2024

31. BOA-24-35, 765 Breezybay Ln. (City)

TMS# 184-11-02-021

- Request for a variance from the lot width requirements applicable to the property under a specific Planned Development zoning district (Timberline Meadows – Case# PD-98-07), and any other variances as may be required, in order to adjust a side property line as approved via Court Order (No: 2018-CP-43-1399). The proposed property line adjustment will result in a lot width (measured at the front building line) that is slightly below the required 100 ft.

Board Action: Approved on October 9, 2024

32. BOA-24-36, 3580 Congruity Rd. (County)

TMS# 298-00-05-014

- Request for a variance from the public road frontage requirements outlined in *Article 8.e.13.a: Lots* and *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Ordinance (the “Ordinance”), and any other variances to the Ordinance as may be required, in order to subdivide a tract of land in accordance with a court order. If approved, the subdivision will result in at least three (3) new lots with no frontage on a public road. The Ordinance requires all new lots to have at least 60 ft. of frontage on a public road (unless otherwise exempted).

Board Action: Approved with conditions on November 13, 2024

33. BOA-24-37, 475 Boots Branch Rd. (County)

TMS# 299-00-02-031

- Request for a variance from the minimum lot requirements outlined in *Article 3.n.a.5.a: Minimum Lot Requirements* & *Article 8.e.13.g: Lots* and from public road frontage requirements outlined in *Article 8.e.13.c: Lots* of the Sumter County Zoning & Development Standards Ordinance and any other variances as may be required in order to subdivide the property into four (4) separate lots. The Ordinance requires that all new lots in the AC zoning district have 60 ft. of lot width throughout and that all new lots (not otherwise exempted) must have at least 60 ft. of frontage on a compliant street. One (1) new lot of the proposed four (4) new lots will have widths less than 60 ft. and will have less than 60 ft. of frontage on a compliant street.

Board Action: Approved on December 11, 2024

34. BOA-24-38, 1485 Diebold Dr. (County)

TMS# 230-00-01-042

- Request for a variance from the side exterior setback requirements outlined in *Article 3.1.5.: (HI District) Minimum Yard & Building Setback Requirements* and *Article 4.f.5.: (Side Yards)* of the Sumter County Zoning & Development Standards Ordinance and any other variances as may be required in order to establish a new industrial structure on the property at 0 ft. to +/- 5 ft. from the exterior side property line. The Ordinance requires a 17.5 ft. exterior side setback in this specific situation.

Board Action: Approved on December 11, 2024

35. BOA-24-40, 550/552 Brushwood Dr. (City)

TMS# 185-00-01-186

- Request for a variance from the front setback requirements outlined in the Sumter West Planned Development Ordinance (Ordinance # 2857, PD-008, Revision 26) in order to allow for a single-family attached structure (consisting of 2 dwelling units) to be established +/- 24.37 ft. from the front property line. The Sumter West Planned Development Ordinance requires a 25 ft. front building setback on this property. Planned Developments in general are authorized by *Article 3.p: Planned Development (PD) District* of the City of Sumter Zoning & Development Standards Ordinance.

Board Action: Approved on December 11, 2024

36. 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 and any other variances as may be required in order to establish a new 700 sq. ft. detached garage in the side yard within the required side setback area. Residential accessory structures 1000 sq. ft. in size or less are required to be setback at least 5 ft. from side and rear property lines.

Board Action: Pending

37. 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.h.2.f.: General Provisions* and *Article 8, Exhibit 8-8: Permanent Sign Development Standards* of the Zoning Ordinance, and any other variances as may be required in order 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: Pending

38. 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 in order 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. The Zoning Ordinance requires a 50 ft. setback from all side and rear property lines for Suburban Multi-Family Apartment Complexes.

Board Action: Pending

39. 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, variances from the landscaping requirements outlined in *Article 8.d.6: Street Trees* and *Article 8.d.7: Buffering* of the Zoning Ordinance, and any other variances as may be required 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. The Zoning Ordinance requires a 35 ft. setback along the property line fronting Roosevelt Cir. right-of-way, requires 10 ft. of buffer width where abutting less intensive uses, and generally requires canopy tree placement along all street frontages at a rate of one (1) tree per 40 ft.

Board Action: Pending

Special Exceptions

Pending Special Exception Cases at 2023 Year End

1. BOA-23-30, 2515 Pinewood Rd. (County)

TMS#179-00-01-002

- Request for Special Exception approval for the establishment of a utility scale 74.99 MWac photovoltaic solar energy system on property with frontage along or near Pinewood Rd., Starks Ferry Rd., S. St. Paul's Church Rd., and Gwyndale Rd. The total proposed area of solar array development and support facilities is +/- 650 acres in size (maximum). The total proposed project area boundary is +/- 1,254 acres in size.

Board Action: Denied on January 10, 2024

2024 Special Exception Cases

1. BOA-24-06, 9 S. Main St. (City)

TMS# 230-16-03-014

- 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 Potentially Disruptive Land Development Activities*; and *Article 5.b.3.l: Drinking Places/Bottle Clubs/Night Clubs* of the City of Sumter Zoning & Development Standards Ordinance **in order to establish a Drinking Place (NAICS 7224) use on the property.**

Board Action: Approved on March 13, 2024

2. BOA-24-09, 495 Myrtle Beach Hwy. (County)

TMS# 268-15-01-033

- Request for special exception approval in accordance with *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.g: Used Vehicle Parts Merchant Wholesalers (NAICS 42314)* of the Sumter County Zoning & Development Standards Ordinance (the "Ordinance") **in order to establish a Used Vehicle Parts Use With Outside Storage of Dismantled Vehicles and/or Parts on the property.**

Withdrawn (Board action not required)

3. BOA-24-18, 495 Myrtle Beach Hwy. (County)

TMS# 268-15-01-033

- Request for special exception approval in accordance with *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.g: Used Vehicle Parts Merchant Wholesalers (NAICS 42314)* of the Sumter County Zoning & Development Standards Ordinance (the "Ordinance") **in order to establish a Used Vehicle Parts Use With Outside Storage of Dismantled Vehicles and/or Parts on the property.** Request for variances from the fence/wall screening requirements and landscaping requirements outlined in *Article 5.b.3.g.6 & Article 5.b.3.g.7: Used Vehicle Parts Merchant Wholesalers (NAICS 42314)* of the Ordinance and the landscape requirements outlined in *Article 8.d.6: Street Trees and Article 8.d.7: Buffering* of the Ordinance in order to reduce the required

amount of screening wall/fence and landscaping required to establish the use on the property. The Ordinance requires that all vehicle storage areas, vehicle parts storage areas, vehicle crushing/shredding areas, vehicle fluid drainage/storage areas, and any other primary activities associated with the use be screened by an opaque wall or fence at least 7 ft. in height. Further, the Ordinance requires that landscape plantings and buffering in accordance with *Article 8.d.7.* be provided.

Board Action: Special Exception approved with conditions on June 12, 2024. Variance requests denied on June 12, 2024.

4. BOA-24-24, 4672 Broad St. (County)

TMS# 155-08-02-003

- Request for special exception approval in accordance with *Article 1.b.4.c: (Powers of the Zoning Board of Appeals) Special Exceptions*, *Article 3.i.4: (GC District) Special Exceptions*, and *Article 3, Exhibit 5: Permitted Uses in All Zoning Districts* of the Sumter County Zoning & Development Standards Ordinance **in order to establish a Hookah Lounge (NAICS 7139) on the property.**

Board Action: Approved with conditions on July 10, 2024

5. BOA-24-39, 1475 Alice Dr. (City)

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.m: Liquor Stores* of the City of Sumter Zoning & Development Standards Ordinance **in order to establish a Liquor Store Use** on the property. The proposed use will be in a separate space that is part of a larger wholesale membership club development proposed on the property.

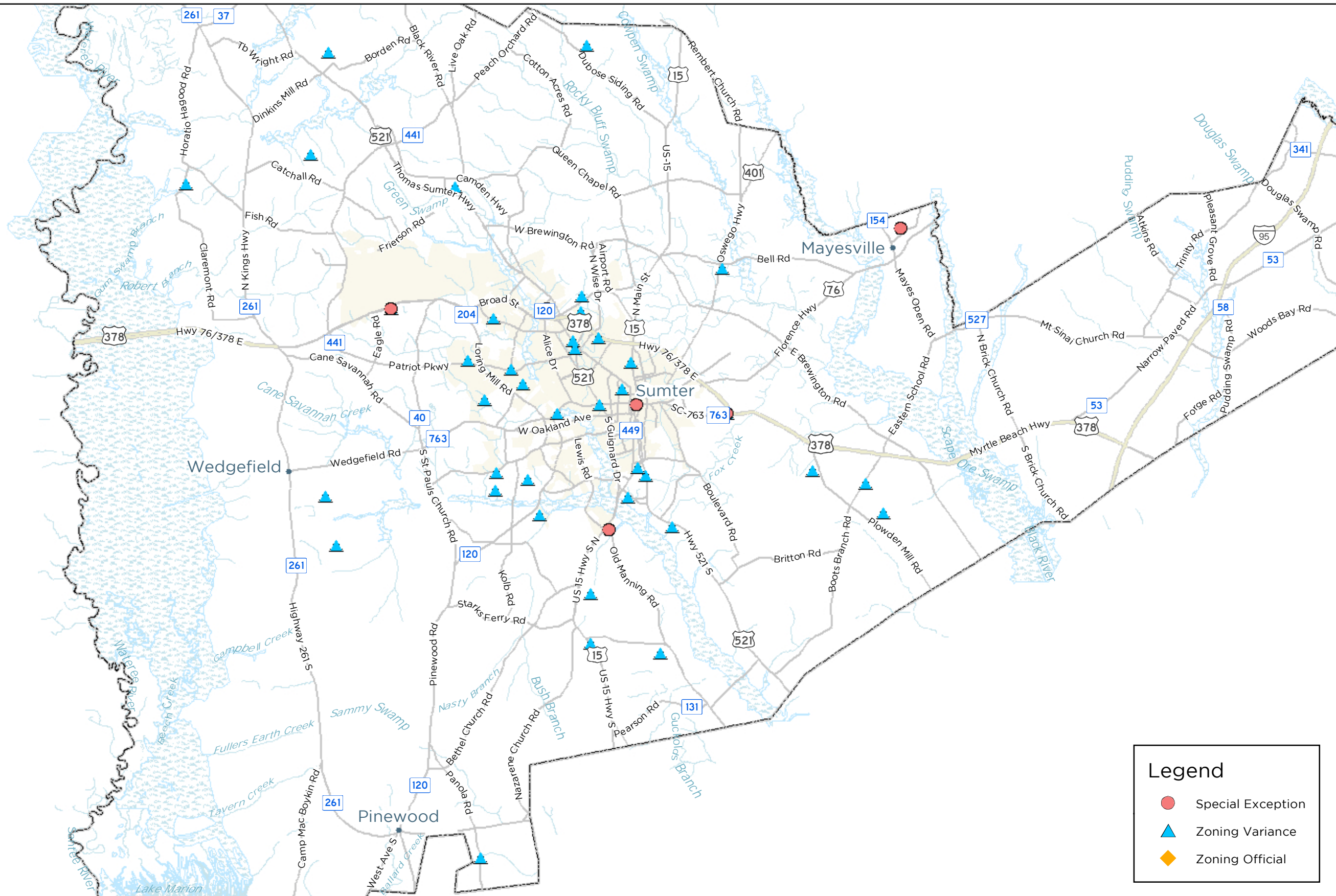
Board Action: Approved on December 11, 2024

6. BOA-24-42, 1813 US Hwy 15 S. (County)

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 **in order to establish a Liquor Store Use** within an individual tenant space that is part of a larger commercial multi-tenant development.

Board Action: Pending



Legend

- Special Exception
- ▲ Zoning Variance
- ◆ Zoning Official

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0 1 2 4 6 Miles
 1 in = 2.87 miles





Historic Preservation Design Review Committee 2024 Cases

Summary & Detailed
Review

Historic Preservation Design Review Committee 2024 Caseload Summary

Downtown Design Review District

Committee Reviewed:

Approved -	5
Denied -	0
Withdrawn -	0
Pending -	0
Total	5

Staff Reviewed:

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

Hampton Park Design Review District

Committee Reviewed:

Approved -	10
Denied -	0
Withdrawn -	1
Pending -	1
Total	12

Staff Reviewed:

Approved -	1
Denied -	0
Withdrawn -	0
Pending -	1
Total	2

Swan Lake District

Committee Reviewed:

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

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

2024 Detailed Case Review

Downtown Design Review District

Staff Approved:

1. **HP-24-12, 26, 28, 32, & 34 S. Main St.** – COA for replacement awnings and exterior paint.
TMS# 228-13-07-064, 228-13-07-065, 228-13-07-072, & 228-13-07-066.
Approved September 5, 2024
2. **HP-24-13, 4 & 8 W. Hampton Ave.** - COA for exterior paint.
TMS#228-12-04-034 & 228-12-04-075
Approved September 5, 2024
3. **HP-24-13, 4 & 8 W. Hampton Ave.** - COA for new building-mounted signage.
TMS#228-13-07-041
Approved November 22, 2024

Committee Approved:

1. **HP-24-03, 6 S. Sumter St.**
TMS#228-13-03-022
 - Request for Design Review approval to revise the previously approved façade improvement plans to change the style of the portico columns, and to install new business signage on the building's S. Sumter St. facing wall.
Approved March 28, 2024
2. **HP-24-06, 4, 8, & 10 W. Hampton Ave.**
TMS# 228-12-04-034, 228-12-04-075, & 228-12-04-079
 - Request for Design Review approval to complete façade alterations to the subject properties to include replacement of the storefronts at 8 and 10 W. Hampton Ave., install new tile on storefront bulkheads, install new canvas awnings on front and side facades, repaint existing painted brick, repaint existing wood doors and trim, install additional gas lanterns, and install a new side doorway with brick pavers and a retaining wall.
Approved May 23, 2024
3. **HP-24-07, 34, 36, 38, & 40 N. Main St.**
TMS# 228-12-04-035, 228-12-04-036, 228-12-04-03, & 228-12-04-038
 - Design Review approval to complete multiple façade alterations to the subject properties to include replacement of the storefronts at 36 and 40 N. Main St., install new canvas awnings on front and side facades, repaint existing painted brick and stucco, install new rear doorway, replace second story windows, install a mural on the rear façade, and uncover existing glass transom on the front facade.
Approved May 23, 2024

4. HP-24-16, 49 S. Main St.

TMS# 228-13-07-057

- Design Review approval to remove existing canvas awning and metal support structure from front and side facades.

Approved November 22, 2024

5. HP-24-18, 26 E. Liberty St.

TMS# 228-13-07-075

- Design Review approval to remove three (3) existing wood doors and replace with fiberglass doors in a similar style.

Approved December 19, 2024

Committee Denied:

NONE

Pending Review:

NONE

Hampton Park Historic District

Staff Approved:

1. HP-24-20, 240 Church St. - COA for signage.

TMS#228-05-01-041

Approved December 19, 2024

2. HP-24-22, 115 Church St. - COA for “like for like” roof replacement.

TMS#228-12-02-016

Pending

Committee Approved:

1. HP-24-01, 20 Calhoun Pl.

TMS# 228-81-01-002

- Request for Design Review approval to extend the 6 ft. tall solid wood fence in the lot’s side yard, install wood gates at both of the lot’s side yards, and paint front shutters, columns, and door.

Approved January 25, 2024

2. HP-24-02, 308 W. Calhoun St.

TMS# 228-11-02-009

- Request for Design Review approval to install new fencing in the property’s front and rear yards.

Approved March 28, 2024

3. HP-24-04, 26 Harby Ave.

TMS# 228-11-02-031

- Request for Design Review approval to install an open gable screened porch addition to the rear of the existing residence.

Approved March 28, 2024

4. HP-24-08, 406 W. Calhoun St.

TMS# 228-11-01-006

- Request for Design Review approval to lime wash the residence's exterior brick walls, paint the trim & other accessory areas of the residence, and to wood stain the original arched door.

Approved June 27, 2024

5. HP-24-09, 219 W. Calhoun St.

TMS# 228-05-05-026

- Request for Design Review Approval to demolish an accessory residential structure located on Grace Baptist Church property.

Approved September 26, 2024

6. HP-24-10, 424 W. Calhoun St.

TMS# 228-11-01-001

- Request for Design Review Approval to replace wood front door with new steel door of a similar design, and to re-establish side sunroom/porch windows and doors.

Approved September 26, 2024

7. HP-24-11, 403 W. Hampton Ave.

TMS# 228-11-02-022

- Request for Design Review Approval to replace existing standing seam metal roof with peel and stick asphalt single system.

Approved September 26, 2024

8. HP-24-14, 26 Harby St.

TMS# 228-11-02-031

- Request for Design Review Approval to construct an ADA accessible ramp on the front right corner of the residential structure.

Approved October 24, 2024

9. HP-24-15, 326 W. Hampton Ave.

TMS# 228-11-04-020

- Request for Design Review Approval to remove existing wood windows and replace with 1 over 1 double hung vinyl windows.

Approved November 21, 2024

10. HP-24-17, 348 W. Calhoun St.

TMS# 228-11-01-026

- Request for Design Review Approval to remove existing rear yard privacy fence and replace with a new 6 ft. tall privacy fence enclosing the rear yard, construct a 4 ft. tall picket fence enclosing the front yard with a gate at the front walkway, replace existing shutters with new louvered shutters, add a parapet rail to the side porch, paint the exterior of the residence, add a rear covered porch and brick patio and enclosure the accessory garage front with French doors.

Approved November 21, 2024

11. HP-24-21, 417 W. Hampton Ave.

TMS# 228-11-02-019

- Request for Design Review Approval for improvements to Memorial Park, to include the reconstruction of the restroom building, improvements to the gazebo, and replacement of recreational equipment.

Pending

Committee Denied:

NONE

Pending:

NONE

Swan Lake Overlay District

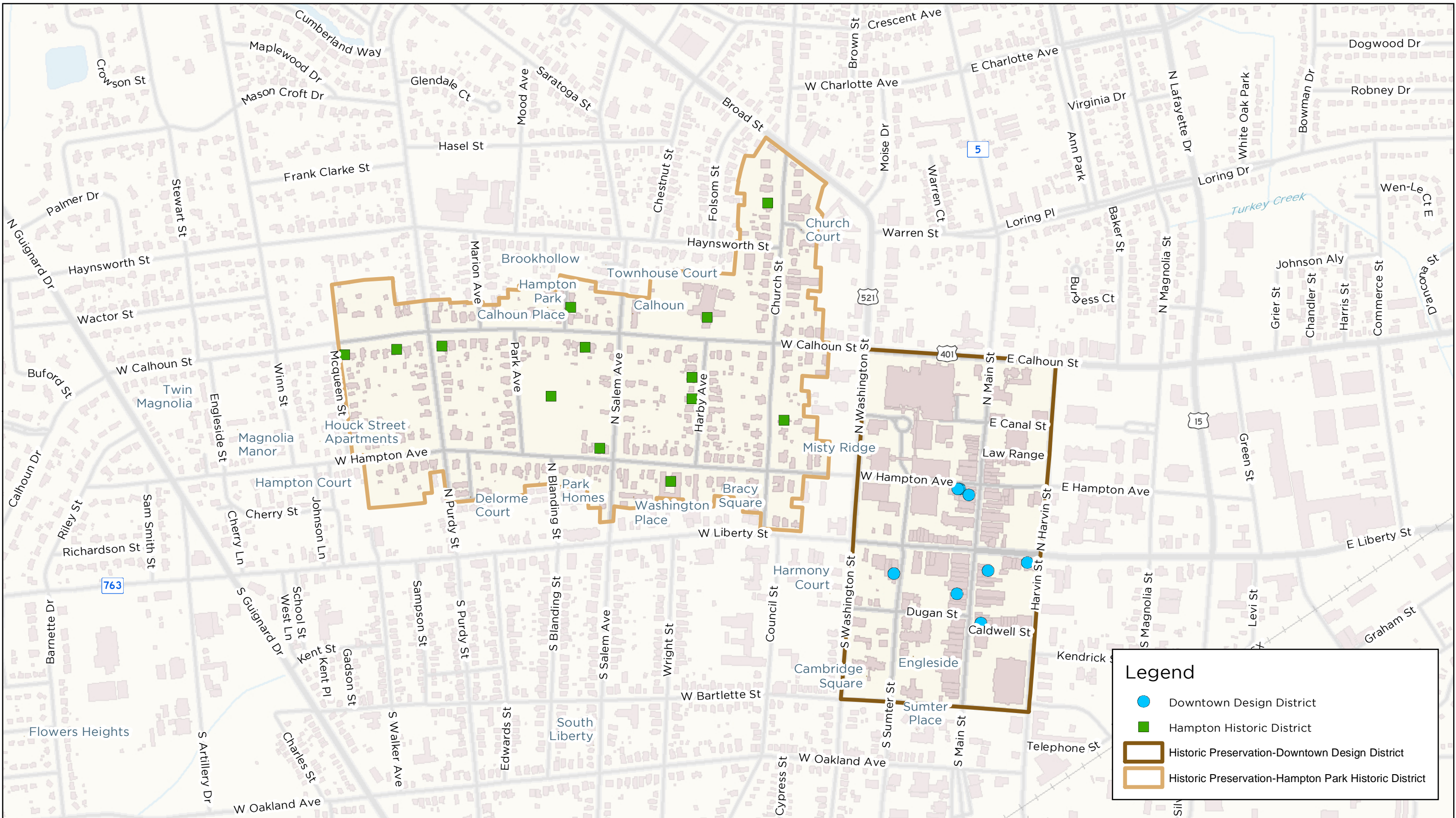
NONE

Applications Withdrawn:

1. HP-24-05, 20 Harby Ave.

TMS# 228-12-01-002

Withdrawn



DISCLAIMER:
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In using this map, the user(s) agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

Map Prepared by: Sumter Planning Department
Copyright 2025: Sumter City-County Planning Commission
Geographic Information Systems (GIS)
Date: 1/21/2025, User Name: crobbins
Document Name: Historic_Preservation_2024

0 0.05 0.1 0.2 0.3 0.4 Miles
1 in = 0.125 miles



2024 Historic Preservation Cases Map

53



Planning Staff Review 2024 Cases

Summary

MOBILE HOME CERTIFICATIONS:

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

A Total of 217 Mobile Homes Certifications were issued in the year 2024

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	0	0
R-15	0	0	0	0
Totals:	0	0	2	2

0 Mobile Homes were established in City Mobile Home Parks

County:

Zoning	Bought in Place	New	Replacement	Totals:
AC	0	43	96	139
CP	0		1	1
GR	0	8	67	75
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	51	164	215

35 Mobile Homes were in established County Mobile Home Parks

PLATS:

Month	# of Lots	Acreage	Resurvey	Total Plats Reviewed
January	99	315.86	3	25
February	27	31.86	1	16
March	64	131.11	4	24
April	94	346.39	2	33
May	47	109.21	1	26
June	63	103.94	1	20
July	36	138.62	1	20
August	41	70.35	0	16
September	119	364.11	5	20
October	55	236.46	2	24
November	115	131.6	0	14
December	165	50.58	1	12
Total:	925	2030.09	21	250

CONDITIONAL USE APPROVALS:

A Total of 44 Conditional Use Applications were reviewed in the year 2024

City:

Approved -	16
Denied -	0
Pending -	1
Withdrawn -	2
Referred to BOA	0

Total City Requests: 19

County:

Approved -	21
Denied -	0
Pending -	3
Withdrawn -	1
Referred to BOA	0

Total County Requests: 24

Proposed Use	R-6	R-9	R-15	GR	RMF	CBD	NC	LC	GC	PD	LI-W	HI	PO	AC	Total
Automotive Repair									3						3
Automotive Sales											1				1
Cemetery															0
Church/Religious Organization														2	2
Community Center									1					1	2
Daycare Center		1													1
Day Spa/Massage Therapy						2							1		3
Flea Market									1						1
Home Daycare										2				2	4
Ice Vending Machine															0
Local Trucking without Storage															0
Mini-Warehouse									1						1
Misc Repair															0
Misc Services									2		2			9	13
Parking Lot															0
Pet Grooming															0
Professional Office/Clinic															0
Produce Stand															0
Restaurant															0
RV Lot															0
Secondary School															0
Special Event Facility														2	2
Specialty Contractor								1							1
Triplex/Quadrplex	1														1
Towing															0
Trucking Office															0
Single Family Attached/Townhome Dwellings	1		5					1	2						9
Totals:	2	1	0	0	0	0	0	1	8	2	3		1	16	44

TEMPORARY USES:

A Total of 90 Temporary Use Certifications were issued in the year 2024

City:

Type	Zoning											Totals:
	R-15	R-9	R-6	GR	NC	LC	GC	CBD	LI-W	HI	PD	
Construction/Office Trailer	0	0	0	0	0	0	0	0	0	0	0	0
Fireworks Stand	0	0	0	0	0	3	16	0	0	0	2	21
Mobile Classroom	0	0	0	0	0	0	0	0	0	0	0	0
Mobile Vending	0	0	0	0	0	0	17	0	1	0	0	18
Portable Storage	0	0	0	0	0	0	0	0	0	0	0	0
Sandwich Board Sign	0	0	0	0	0	0	8	0	0	0	0	8
Subdivision Construction Sign	0	0	0	0	0	0	0	0	0	0	0	0
Totals:	0	0	0	0	0	3	41		1	0	2	47

3 Banner Conditional Use Approvals were granted

County:

Type	Zoning											Totals:
	R-15	R-9	R-6	PO	NC	GC	PD	HI	LI-W	AC	CP	
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	2	0	23
Mobile Vending	0	0	0	0	0	13	1	0	0	0	0	14
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	0	0	0	0	0	0	0	0	0	0
Portable Storage	0	0	0	0	0	0	0	0	0	0	0	0
Temp Lab Bldg	0	0	0	0	0	0	0	0	0	0	0	0
Subdivision Construction Sign	0	0	0	0	0	0	0	0	0	0	0	0
Totals:	0	0	0	0	2	34	1	0	1	2	0	40

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: 43



Annual Activity Reports

**Sumter Area Transportation Study
(SUATS)**

Geographic Information Systems (GIS)

Zoning Enforcement

Floodplain Administration



Sumter Area Transportation Study (SUATS) Activity Overview

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.

2024 Highlights/Accomplishments

Sumter Awarded Transportation Alternatives Program (TAP) Grant to build sidewalks in Uptown/Folsom Park

In November 2024, the City of Sumter was awarded a Transportation Alternatives Program (TAP) grant by SCDOT in the amount of \$900,000 to begin engineering and partially fund installation of approximately 3.68 miles of new sidewalks in the Uptown/Folsom Park area of the City. The sidewalks proposed on six (6) area streets will provide alternative transportation options for pedestrians, cyclists, and other forms of non-motorized travel that require sidewalks. These sidewalk segments will fill critical gaps in the city's overall sidewalk network along highly traveled streets where there are no current pedestrian facilities.

SUATS Board approves 6 new projects for implementation via 10-year Transportation Improvement Program (TIP)

In October 2024, the SUATS Policy Committee approved six (6) new transportation improvement projects for implementation in the Sumter community. These projects, totaling \$10.2 million, are funded with a combination of federal and state dollars. Projects approved include:

1. Broad Street Corridor Improvements (Miller Rd. to Warren St.)
2. Broad Street at Mason Road Intersection Improvement
3. Palmetto Park Greenway Connector Feasibility Study
4. N./S. Harvin St. Complete Street Retrofit

5. Turkey Creek Greenway, Phase 1
6. Lafayette Dr. Sidepath (Crosswell Dr. to Calhoun St.)

SUATS Supports Santee-Wateree Regional Transportation Authority (SWRTA) Realignment and Expansion of Transit Routes

In 2024, SUATS supported SWRTA's efforts to realign and expand transit bus service in Sumter. The changes included the addition of a new regular transit route serving Manning Ave. and the Pocatoligo Industrial Park on US-521 South (*Route #52, 521 Express*), as well as a realignment of routes that resulted in creation of two separate routes serving Shaw AFB and Cherryvale (*Route #71, Cherryvale/Shaw Shuttle Connector*, and *Route #70, Shaw Shuttle Express*). These adjustments greatly expand and improve SWRTA's bus service in the Sumter community. SUATS also supported SWRTA's partnership with the University of South Carolina – Sumter to provide regular transit services between student housing on Lewis Rd. and the university's campus.

SUATS Completes Draft Connect 378 Feasibility Study

In February of 2023, SUATS launched the first phase of a project to improve safety for motorists, pedestrians, and bicyclists along US-378 (Robert E. Graham Freeway) between Camden Hwy. and North Main St. The final draft report and recommendations, completed in December 2024 provide a roadmap for improvements to US-378 and both frontage roads to improve safety, connectivity, and mobility, and allow SUATS to begin seeking implementation funds from federal and state partners.

Safe Streets and Roads for All (SS4A) Planning and Demonstration Grant Executed

In October 2023, Sumter was awarded a \$400,000 *Safe Streets and Roads for All (SS4A)* Planning and Demonstration Projects grant by the U.S. Department of Transportation to develop a Vision Zero plan as well as to conduct supplemental pilot demonstration projects to address transportation safety challenges in the community, including lane diets, curb extensions, and MUTCD engineering studies for hybrid beacons, mid-block crosswalks, and high-visibility pavement markings. In December 2024, the grant agreement was executed, paving the way for SUATS to begin work on the project.

Activities/Projects in Development

Projects are chosen based on the priorities developed through the Long Range Transportation Plan (LRTP). These projects may vary from retrofitting intersections to building new roads. Capital projects are approved by the SUATS Policy Committee and placed on the SUATS capital plan, known as the Transportation Improvement Program (TIP). The TIP contains a record of all federally assisted and regionally significant transportation projects in the SUATS area. The current TIP for SUATS includes Federal Fiscal Years 2024-2033.

Active Corridor Projects

Name	Budget	Current Phase
N. Main St. Corridor Revitalization	\$12,739,000	Engineering Design
Manning Ave. Corridor Revitalization	\$12,316,000	Engineering Design
West Liberty St. Corridor Improvements	\$3,835,000* <i>*Construction funds not yet obligated.</i>	Engineering Design
Lafayette Dr. Corridor Improvements	\$100,000* <i>*Feasibility Study, not yet approved for construction</i>	Planning
West Calhoun St. Road Diet	\$470,000	Engineering Design
“Connect 378”: Robert Graham Freeway Operational and Design Improvements	\$400,000* <i>*Feasibility Study, not yet approved for construction</i>	Planning
Broad St. Corridor Improvements	\$5,570,000	Engineering Design
N./S. Harvin St. Complete Street Retrofit	\$2,701,000	Engineering Design

Active Intersection Projects

Name	Budget	Current Phase
N. Washington Street at Liberty Street, Calhoun Street, and Hampton Avenue	\$3,000,000	Construction
Broad Street at Robert Dinkins Road and at Alice Drive	\$2,083,000	Engineering Design
Broad Street at Loring Mill Road	\$2,083,000	Engineering Design
Broad Street at N. Saint Paul’s Church Road and at Oleander Drive	\$1,394,000	Engineering Design
Broad Street at Mason Rd.	\$1,875,000	Engineering Design

Active Bike and Pedestrian Projects

Name	Budget	Current Phase
Palmetto Park Greenway Connector	\$200,000* <i>*Feasibility Study, not yet approved for construction</i>	Planning
Turkey Creek Greenway, Phase 1	\$2,050,000* <i>*Construction funds not yet obligated.</i>	Engineering Design

N. Lafayette Dr. Sidepath	\$690,000	Engineering Design
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Active Bridge Replacement Projects

Name	Budget	Current Phase
US-378/76 Bridge over US-15	\$23,501,000	Engineering Design
Manning Avenue Bridge over CSX Railroad	\$21,450,000	Engineering Design
Miller Road Bridge over Shot Pouch Creek	\$7,010,000	Engineering Design
Hauser Street Bridge over Turkey Creek	\$4,172,000	Engineering Design
Red Bay Road Bridge over Turkey Creek	\$3,658,000	Construction
Kolb Road Bridge over Cane Savannah Creek	\$5,466,000	Engineering Design
N. Saint Paul's Church Road Bridge over Mush Swamp	\$3,115,000	Engineering Design
US-15 South (SB) Bridge over Pocotaligo River	\$14,080,000	Engineering Design

2024 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, Council, and citizen support for elected representation and who the citizens of Sumter are represented by. This objective was continually supported in the form of web-based mapping applications and project-based mapping.
 - The web app titled “My Elected Representative”. With an average of 2 views per day (See graphic) doubling last year’s averages. This Web based application is accessible in two different locations of the City’s website. It gives a result of every City of Sumter’s and Sumter County citizen representation. The result is graphic and is easy to follow. The results include everyone from Local to US Senator.

January 1, 2024 - December 31, 2024

Custom Date Range

Set a Custom Date Range

Start Date:

1/1/2024

End Date:

12/31/2024

Update Report

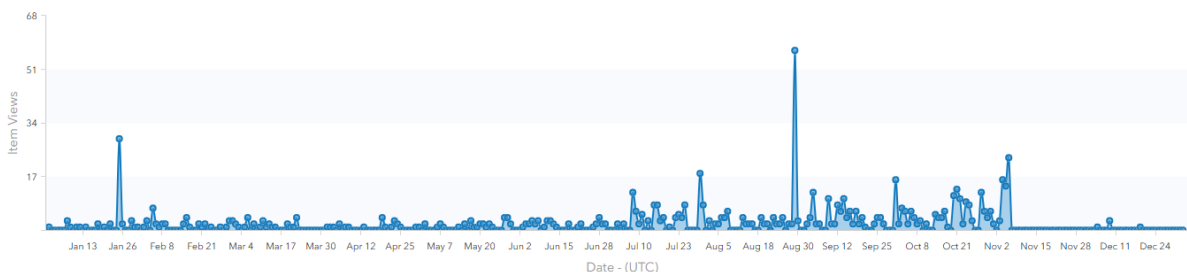
Item Views this Period

740

Avg Item Views Per Day

2.03

Usage Time Series



Graphic 1 My Elected Representative Web Application Usage 1/1/23-12/31/23

- The Parcel, Road & Address Map web based app results in 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 111,887 total views last year. It has an average of 64 views per day, with a high of 171 one day hits.

Usage details for the period:

January 1, 2024 - December 31, 2024

Custom Date Range ▾

Set a Custom Date Range

Start Date:

1/1/2024 ▾

End Date:

12/31/2024 ▾

Update Report

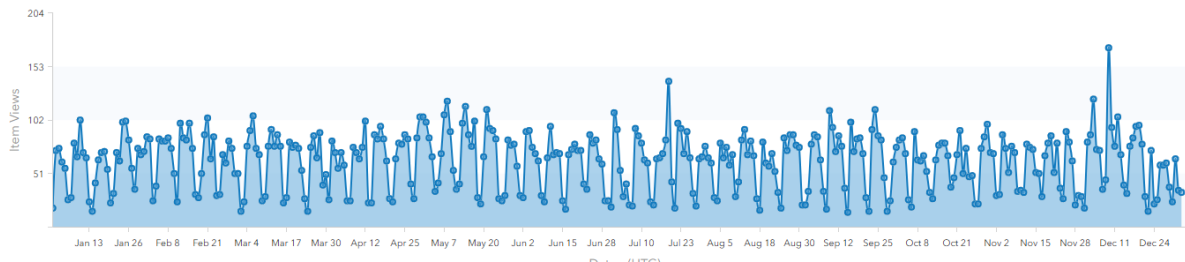
Item Views this Period

23,341

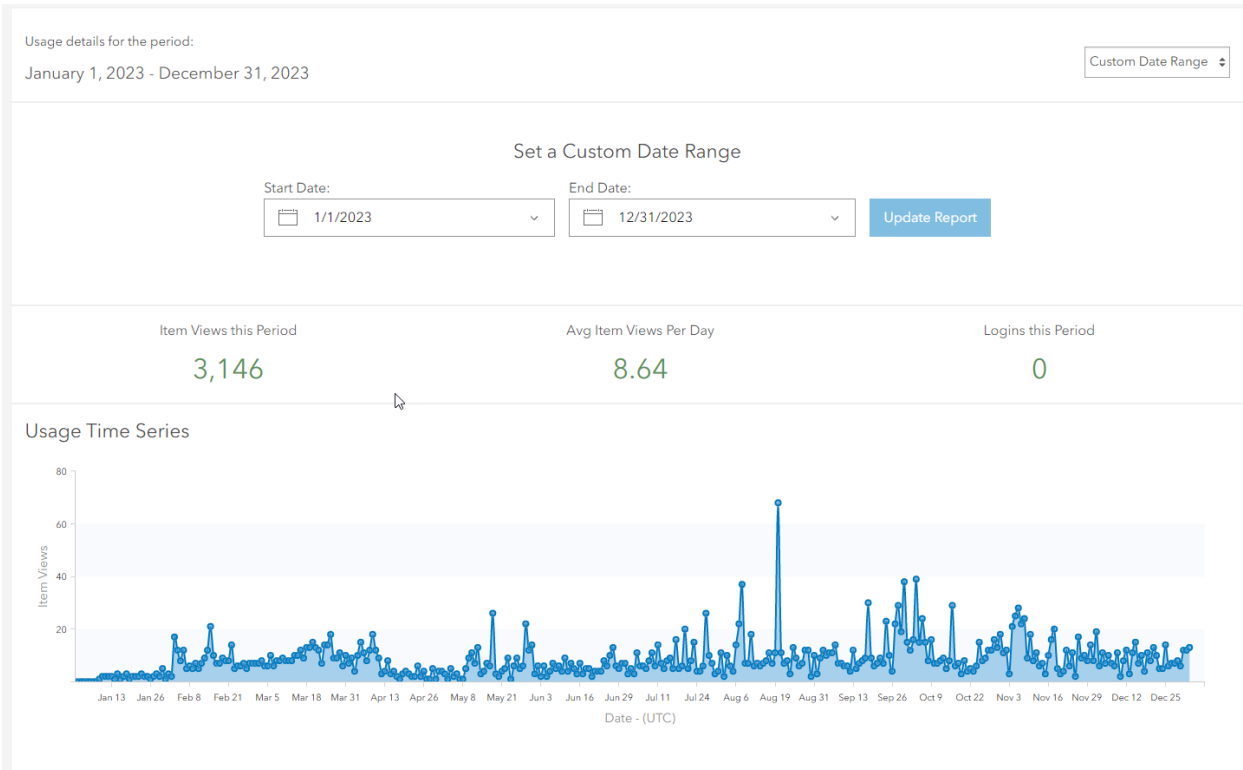
Avg Item Views Per Day

63.95

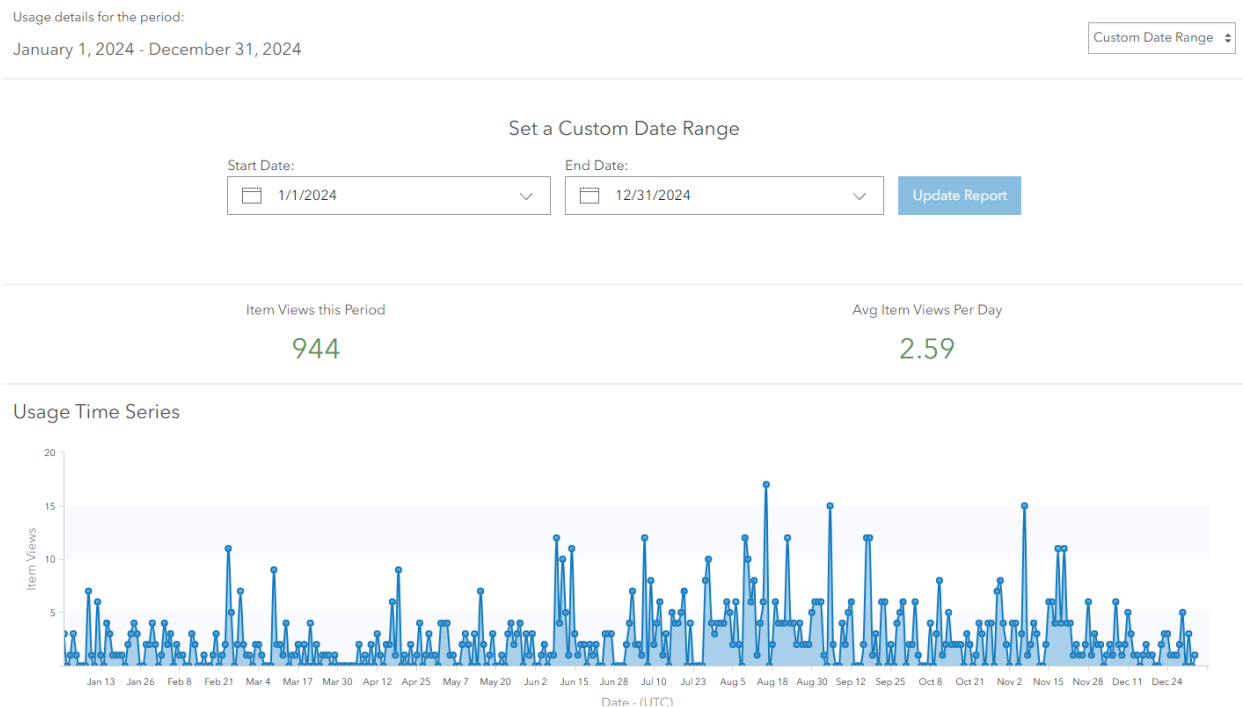
Usage Time Series



- **Transportation**—2024 has included an update to the Sumter Area Transportation Study data in an ongoing basis.
- **Planning**— 2024 has included the assessment of the lighting throughout the city with a partial analysis of the data quality submitted by Duke Power. The data included several hundred lights that had no location information. 2000 additional lights had location data but need to be verified. Of them about 50% required field crews to determine the exact locations.
 - Ongoing support for City Planners and Citizen information request.
 - Conversion by the County Assessor's office to a new method and viewer for County data access.
- **Citizen Support** – In an effort to continually support the citizens and their questions regarding the City of Sumter several of the newly deployed web-based mapping applications have been popular. The most popular being the basic map showing address, street centerline and parcel information. In addition, the fielding of map-related questions and data requests continues to be of a high nature.
 - The web-based app for open data access was seen as an improvement to data access. It is a firm belief that the City's data should be Open and available for all to access. With that statement in mind an Open Data Hub Site was deployed for access to City and County data sets in 2024. The site was popular and reduced the number of phone call and email requests for data. The side has an average of almost 9 visits per day.



This past year included a few surprises in our data access. One of which was the Fire Dispatch Coverage Area App. It saw almost 1K total views, with nearly 3 per day.



- **Mapping Support** – Continued direct support of GIS requirements along with database support to the various departments with data analysis and maps.
 - ArcGIS Online user management of 80 individual users from various departments, representing a very strong buy-in by users.
 - The period also had **69,458** 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 2024 calendar year.

Daily Enforcement Responsibilities Include the Following:

- Patrol City and County of Sumter to identify and/or prevent zoning violations.
- Work with City and County Codes Enforcement to resolve zoning violations.
- Complete commercial and residential inspections as needed for zoning requirements.
- Maintain zoning enforcement database.
- Post/Pick up Property Signs (Announcements) for upcoming cases related to the Planning Department/City and County Council, Board of Appeals, 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 the goal of Enforcement Personnel to address all complaints within 24 hours of receipt of the complaint.
- Zoning Enforcement staff have issued approximately 30 formal notices of zoning violations during the 2024 calendar year for properties in the city/county total.

Ordinance Summons:

An ordinance summons is issued when efforts to remedy a violation have repeatedly failed. The offender is issued a citation with a stated Magistrate's Court date. In the 2023 calendar year seven, (7) violations have been escalated to this enforcement level. Three (3) cases were successfully resolved 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. 1 new injunctions were obtained in the 2024 calendar year.

Inspections:

Zoning Enforcement staff are responsible for all zoning final inspections at residential properties in the City and County of Sumter and on occasion some commercial sites were completed. These properties must pass zoning inspection before a Certificate of Occupancy (CO) can be issued. Properties are inspected to insure that required vegetation, such as street trees and sod, have been planted and that sidewalks and driveways have been properly installed where required.

Sign Violations:

Enforcement of sign requirements is an ongoing task and will be a key responsibility of the zoning inspector position. In the 2024 Calendar year, focused efforts have been made to reduce sign clutter along Sumter's primary corridors and intersections.

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

Note: The Zoning Enforcement Office position has been vacant since August, 2024. It is anticipated that this position will be filled by early 2025.

2024 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 2024:

Letter of Map Revisions:

- The City of Sumter continued pursuing a Letter of Map Revision (LOMR) for areas around Healthywood Canal/Tributary H-1 and Shot Pouch Creek. FEMA approved the LOMR for the Shot Pouch Creek area, and is still reviewing the larger effort for areas around Healthywood Canal/Tributary H-1. An approved LOMR changes the formal SFHA boundaries within a defined study area to reflect accurate on-ground conditions as documented through via updated hydrologic and hydraulic modeling and topographic data.

FEMA Community Assistance Visit (CAV):

- FEMA conducted a Community Assistance Visit (CAV) for the City of Sumter and Sumter County. CAVs are a major component of the NFIP Community Assistance Program (CAP). The CAV is a visit to a community by a FEMA staff member or staff of a State agency on behalf of FEMA that serves the dual purpose of providing technical assistance to the community and assuring that the community is adequately enforcing its floodplain management regulations. Generally, a CAV consists of a tour of the floodplain, an inspection of community permit files, and meetings with local officials. If any administrative problems or potential violations are identified during a CAV the community will be notified and given the opportunity to correct those administrative procedures and remedy the violations to the maximum extent possible within established deadlines.
- Both CAV visits were concluded with a determination of no outstanding NFIP programmatic compliance issues.

Community Rating System (CRS) Program Annual Certification:

- Submitted the annual CRS certification to ISO representatives. The certification was accepted with no identified issues.

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. These mail-outs are a requirement for the city and county level (Class 7 Rating) of participation in the CRS Program.

- Staff spent over 30 hours preparing and distributing information under the FEMA Annual Public Outreach Program – this included preparation of letters, brochures and updating the City and County Websites to reflect current floodplain information.
- A floodplain information kiosk was maintained at the Planning Department office and materials were shared with other public entities for display.

Public Education & Outreach:

- Worked with Board of Realtors and Homebuilder's Association to disseminate current floodplain information and FEMA regulations.
- Provided ongoing assistance to local insurance agents with floodplain questions.

Site Visits for Floodplain Compliance:

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

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

Floodplain Inquiries:

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 200 formal individual written floodplain determinations were provided to stakeholders.

Continuing Education:

Helen Roodman and Jeff Derwort attended the South Carolina Association for Hazard Mitigation (SCAHM) annual conference held in Myrtle Beach, SC.

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



2014 - 2024 Building Activity

Summary

Sumter City-County
Building Activity Summary
2014 - 2024

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: 2014						
Single Family Dwelling Units	156	109	265	\$20,732,802	\$14,965,696	\$35,698,498
Duplex Dwelling Units	0	0	0	\$0	\$0	\$0
Multi-plex Dwelling Units	0	0	0	\$0	\$0	\$0
Apartment Dwelling Units	0	0	0	\$0	\$0	\$5,409,195
Manufactured Units	0	49	49	N/A	N/A	\$0
Residential Subtotal	156	158	314	\$20,732,802	\$14,965,696	\$41,107,693
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

**Sumter City-County
Building Activity Summary
2014 - 2024**

	NUMBER OF UNITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	UNIT TOTALS	CITY	COUNTY	TOTALS (\$)
Residential (Continued)						
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
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	\$0	\$20,187,716
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	\$0	\$22,707,716
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

**Sumter City-County
Building Activity Summary
2014 - 2024**

	NUMBER OF UNITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	UNIT TOTALS	CITY	COUNTY	TOTALS (\$)
Residential (Continued)						
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	6	73	79	N/A	N/A	\$0
Residential Subtotal	441	220	661	\$43,244,172	\$24,940,594	\$68,184,766
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	6	80	86	N/A	N/A	\$0
Residential Subtotal	339	218	557	\$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	4	85	89	N/A	N/A	\$0
Residential Subtotal	241	271	512	\$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	0	3	83	N/A	N/A	\$0
Residential Subtotal	248	131	459	\$42,231,950	\$21,982,245	\$64,214,195

**Sumter City-County
Building Activity Summary
2014 - 2024**

Residential						
2014 - 2024 Totals	2,714	1,834	4,869	\$300,091,482	\$179,674,832	\$527,407,459

**Sumter City-County
Building Activity summary
2014 - 2024**

		NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
		CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
COMMERCIAL							
Year:							
	2014	10	27	37	\$3,400,297	\$6,622,067	\$10,022,364
	2015	21	47	68	\$13,231,357	\$21,813,749	\$35,045,106
	2016	14	22	36	\$2,936,183	\$11,760,510	\$14,696,693
	2017	27	24	51	\$43,292,895	\$3,125,926	\$46,418,821
	2018	25	24	49	\$21,103,997	\$6,776,951	\$27,880,948
	2019	27	30	57	\$33,093,002	\$7,847,681	\$40,940,683
	2020	13	36	49	\$25,798,783	\$3,997,132	\$29,795,915
	2021	26	42	68	\$18,073,089	\$32,984,287	\$51,057,376
	2022	24	26	50	\$17,166,335	\$3,244,725	\$20,411,060
	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
Commerical Totals		221	346	567	\$217,403,804	\$110,018,989	\$327,422,793
INDUSTRIAL:							
Year:							
	2014	0	1	1	\$0	\$150,000	\$150,000
	2015	0	1	1	\$0	\$296,351	\$296,351
	2016	0	8	8	\$0	\$2,662,269	\$2,662,269
	2017	0	0	0	\$0	\$0	\$0
	2018	0	2	2	\$0	\$594,640	\$594,640
	2019	0	2	2	\$0	\$2,272,661	\$2,272,661
	2020	0	0	0	\$0	\$0	\$0
	2021	0	3	3	\$0	\$7,969,885	\$7,969,885
	2022	0	1	1	\$0	\$65,000	\$65,000
	2023	0	0	0	\$0	\$0	\$0
	2024	0	7	7	\$0	\$67,494,000	\$67,494,000
Industrial Totals		0	25	25	\$0	\$81,504,806	\$81,504,806

**Sumter City-County
Building Activity Summary
2014 - 2024**

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

**Sumter City-County
Building Activity Summary
2014 - 2024**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
ALTERATIONS/ADDITIONS (Continued)						
Year: 2020						
Residential	562	678	1,240	\$7,138,718	\$10,573,936	\$17,712,654
Commercial/Industrial	132	51	183	\$23,470,463	\$3,565,453	\$27,035,916
Alterations/Additions Subtotals	694	729	1,423	\$30,609,181	\$14,139,389	\$44,748,570
Year: 2021						
Residential	488	613	1,101	\$7,177,702	\$12,114,639	\$19,292,341
Commercial/Industrial	156	64	220	\$22,989,649	\$4,223,140	\$27,212,789
Alterations/Additions Subtotals	644	677	1,321	\$30,167,351	\$16,337,779	\$46,505,130
Year: 2022						
Residential	515	700	1,215	\$8,683,356	\$12,519,549	\$21,202,905
Commercial/Industrial	152	81	233	\$38,204,327	\$38,563,697	\$76,768,024
Alterations/Additions Subtotals	667	781	1,448	\$46,887,683	\$51,083,246	\$97,970,929
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	572	656	1,228	\$11,034,631	\$12,611,043	\$23,645,674
Commercial/Industrial	119	71	190	\$30,574,169	\$15,323,693	\$45,897,862
Alterations/Additions Subtotals	691	727	1,418	\$41,608,800	\$27,934,736	\$69,543,536
ALTERATION/ADDITION	8,475	10,688	19,163	\$295,294,640	\$260,129,250	\$555,423,890

**Sumter City-County
Building Activity Summary
2014 - 2024**

	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
MISCELLANEOUS:						
Year: 2014						
Signs	80	34	114	\$170,412	\$152,514	\$322,926
Demolition	62	39	101	\$758,693	\$137,735	\$896,428
Swimming Pools	23	16	39	\$760,689	\$400,416	\$1,161,105
Miscellaneous Subtotals	165	89	254	\$1,689,794	\$690,665	\$2,380,459
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

**Sumter City-County
Building Activity Summary
2014 - 2024**





	NUMBER OF PERMITS			VALUE OF CONSTRUCTION		
	CITY	COUNTY	PERMIT TOTALS	CITY	COUNTY	TOTALS (\$)
MISCELLANEOUS (Continued)						
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
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
Miscellaneous 2014 - 2024 Totals	2220	1327	3390	\$25,164,288	\$15,683,505	\$40,847,793



City & County Major Subdivision Activity





Summary

City of Sumter Major Subdivision Activity Profiles 2024

SUBDIVISION NAME	File Numbers	TOTAL Units Approved	Units Built	Units Remaining	% Complete	Established
Beach Forest	PD 0208	446	222	224	50%	2002
Beckwood Estates	SD 2201	262	0	262	0%	2024
Booth East	SD 2301	991	0	991	0%	2023
Bradford Meadows	SD 2001 (Rev 2)	79	76	3	96%	2022
Canopy of Oaks	SD 2104	66	32	34	48%	2022
Carter Road (unnamed)	SD 2403	45	0	45	0%	2024
Crystal Downs	SD 2203	75	33	42	44%	2022
Hampshire Estates	SD 2076	42	41	1	98%	2001
Heritage Bay	SD1301(Rev1, Rev2)	199	128	71	64%	2013
Hunters Crossing	PD 0415	699	499	200	71%	2004
Loringwood	PD 0008	30	22	8	73%	2000
Magnolia Courtyard	PD 0008 (8)	30	28	2	93%	2006
Pocalla Springs	PD 0610	358	345	13	96%	2007
Rast Street Townhomes	SD 2102	18	0	18	0%	2021
Reserve at Mill Run	SD 0404/PD0404	39	16	23	41%	2006
Sibley Village	SD 2303	162	14	148	9%	2023
Southbridge	SD 0605 (Rev 2)	393	10	383	3%	2018
Stillpointe (Townhomes)	SD 1901 (Rev 1)	114	100	14	88%	2019
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	36	20	64%	2020
The Cove	SD 0606	153	65	88	42%	2007
Timberline Meadows	PD 9807	380	234	146	62%	1998
Wall Street Townhomes	SD 2105	53	36	17	68%	2022
Williamsburg	SD 2033, 0502/Rev2	217	137	80	63%	2000
Woodridge	SD 1606	92	82	10	89%	2017
Totals		 5108	 2235	 2873	 44%	

1. Research window: Updated through December 31, 2024
2. Data collected in the following manner: Building Permit Review, review of Orthophotography
3. Total units approved taken from approved subdivision and/or planned development files
4. Total units built includes units under construction and permitted
5. List of active approved subdivisions updated as of December 31, 2024.
6. Hunters Crossing is a mix of single-family detached, single-family attached, and townhouse units.
7. Pocalla Springs is a mix of single-family and townhouse units.
8. Sibley Village has 50 single family detached and 112 single-family attached units.
9. Beckwood Estates is 166 single-family detached and 96 single-family attached units.

Sumter County Major Subdivision Activity Profiles 2024

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
Ginkgo Hills	SD 0601/0203	153	129	24	84%	2004
Jackson Preserve	SD 1903 (Rev. 2)	66	39	27	59%	2019
Lee's Preserve	SD 1202/1202(Rev.1)	36	27	9	75%	2012
Linwood	SD 0608/0406/1411	314	186	128	59%	2005
Middleton	PUD 98-08	91	15	76	16%	1998
Moonlite II	SD 1102 (rev. 3)	202	0	202	0%	2023
Presidio Park	SD 0703	28	22	6	79%	2007
Red Lane Road	SD 2302	94	0	94	0%	2023
Rolling Hills II	SD 0604	88	62	26	70%	2006
Stonecroft	SD 0401	236	174	62	74%	2004
Wild Valley Pointe	SD 2101	16	8	8	50%	2021
Totals		 1638	 893	 745	 55%	

1. Research window: Updated through December 31, 2024.
2. Data collected in the following manner: Building Permit Review, Orthophography Review
3. Total units approved taken from approved subdivision and/or planned development files
4. Total units built includes units under construction and permitted
5. List of active approved subdivisions updated as of December 31, 2024.