

Agenda Sumter County Council Regular Meeting Tuesday, August 27, 2019 -- Held at 6:00 PM. Sumter County Administration Building – County Council Chambers Third Floor, 13 E. Canal Street, Sumter, SC

1. CALL TO ORDER:

1) Chairman Or Vice Chairman Of Sumter County Council

2. INVOCATION: Council Member, Staff, or Member of the Public

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF AGENDA: August 27, 2019

5. APPROVAL OF MINUTES: Regular Meeting Held On

1) Regular Meeting Tuesday, August 13, 2019

6. LAND USE MATTERS AND REZONING REQUESTS:

1) **RZ-19-11 -- 1040/1050/1060 Concord Circle (County) – Second Reading/Public Hearing --** A Request To Rezone 3 Parcels, Totaling +/- 2.12 Acres Of Land, From Agricultural Conservation (AC) To General Commercial (GC). The Property Is Located At 1040, 1050, And 1060 Concord Circle And Is Represented By Tax Map Numbers 287-00-03-040, 041, And 042.(*Prior To Taking Action On Second Reading, Council Will Hold A Public Hearing On This Rezoning Request.*)

7. OTHER PUBLIC HEARINGS:

1) None

8. NEW BUSINESS:

1) It May Be Necessary To Hold An Executive Session To Discuss An Economic Development Matter, An Employment Matter, A Legal Briefing, Or Other Matters Pertaining To An Executive Session, And Take Appropriate Actions Thereafter If Required.

9. OLD BUSINESS:

1) None

10. COMMITTEE REPORTS:

Agenda – Regular Meeting - Sumter County Council August 27, 2019 Page 2 of 2

1) **Fiscal, Tax, And Property Committee Meeting** To Be Held At 5:00 p.m. On Tuesday, August 27, 2019, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (McCain, Edens, and McGhaney)

2) Report From Council Members On Other Meetings, Trainings, And/Or Conferences.

11. MONTHLY REPORTS:

1) Planning Commission and Building Report

2) Shaw Sumter Community Council Social - September 4, 2019.

3) Air Force Ball

4) Day Of Remembrance 2019 -- Theme: "Our Unshakable Hope." September 19, 2019.

5) Arts and Cultural Fundraiser

12. COUNTY ADMINISTRATOR'S REPORT:

13. PUBLIC COMMENT:

14. ADJOURNMENT:

In compliance with ADA/Section 504, Sumter County Is Prepared To Make Accommodations For Individuals Needing Assistance To Participate In Our Programs, Services, Or Activities.

Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda was posted on the bulletin board at the County Administrative Office, 13 East Canal Street, Sumter, SC and the Sumter County website <u>www.sumtercountysc.org</u> under Our Council Agenda/Minutes. In addition, the agenda electronically sent to newspapers, radio stations, television, and concerned citizens



Minutes Sumter County Council Regular Meeting Tuesday, August 13, 2019 -- Held at 6:00 p.m. County Administration Building -- County Council Chambers 13 E. Canal Street, Sumter, SC

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COUNCIL MEMBER PRESENT: James T. McCain, Chairman, James R. Byrd; Vice Chairman, Artie Baker, Eugene R. Baten, Charles T. Edens, Vivian Fleming McGhaney, and Chris Sumpter.

COUNCIL MEMBERS ABSENT: none

STAFF MEMBER PRESENT: Gary Mixon, Lorraine Dennis, The Honorable Anthony Dennis, Major Allen Daily, Chief Hampton Gardner, Kathy Ward, Keysa Rogers, Lorraine Dennis, George McGregor, Mary Blanding, Johnathan Bryan, and Joe Perry.

MEMBERS OF THE PUBLIC PRESEN: Approximately 15 members of the public were in attendance.

CALL TO ORDER: Chairman James T. McCain, called the meeting to order.

INVOCATION: Councilman Vivian Fleming McGhaney gave the invocation.

PLEDGE OF ALLEGIANCE: Everyone in attendance repeated the pledge of Allegiance to the American Flag.

APPROVAL OF AGENDA: Chairman McCain stated that he would entertain a motion concerning the approval of the Agenda for August 13, 2013. He also asked Council members to allow him to recognize the County Sheriff immediately after action on the minutes of July 23, 2019.

ACTION: MOTION was made by Councilman Baten, seconded by Councilman Sumpter, and unanimously carried by Council to approve the Agenda as amended by Council to allow for the County Sheriff to be recognized immediately after action on the Minutes of July 23, 2019.

APPROVAL OF MINUTES: Regular Meeting Tuesday, July 23, 2019

The Chairman asked if he would entertain a motion to approve the minutes of July 23, 2019, as presented by the Clerk.

ACTION: MOTION was made by Councilman Sumpter, seconded by Vice Chairman Byrd, and unanimously carried by Council to approve the minutes of July 23, 2019, as presented.

RECOGNITION OF SHERIFF DENNIS:

Members of Sumter County Council recognized Sheriff Dennis for being elected by his peers through the state of South Carolina as the President of the S. C. Sheriff's Association. Chairman McCain presented the Sheriff with a gift from members of Sumter County Council.

LAND USE MATTERS AND REZONING REQUESTS: Planned Development/Rezoning Requests

 RZ-19-11 -- 1040/1050/1060 Concord Circle (County) - First Reading -- A Request To Rezone 3 Parcels, Totaling +/- 2.12 Acres Of Land, From Agricultural Conservation (AC) To General Commercial (GC). The Property Is Located At 1040, 1050, And 1060 Concord Circle And Is Represented By Tax Map Numbers 287-00-03-040, -041, And -042.

Mr. George McGregor, the Planning Director, presented this proposed ordinance to Council for first reading approval. He stated that the applicant/owner, Mayester Capers, hopes to have this +/- 2.12 acres of property rezoned from Agricultural Conservation (AC) to General Commercial (GC)

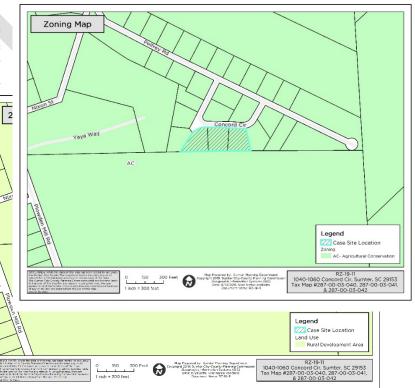
The applicant is requesting this rezoning in order to facilitate future commercial development on the undeveloped site. Per the applicant, the site is envisioned to be a strip mall with vacant tenant space available for rent. Some businesses that were suggested included a barbershop, beauty shop, restaurant, and a specialty store.



View of the property from Concord Cir. The undeveloped property is on the left side of the road.

As shown in the zoning map, the property is completely surrounded by Agricultural Conservation (AC) zoning. There is no Commercial zoning in the vicinity of the property. Uses nearby the subject property include residential uses to the north, east, and west. Undeveloped land is to the South. The property is located within the Crestnut Subdivision. This subdivision is rural in nature and no commercial uses exist in this rural residential development.

> The intent of the Agricultural Conservation zoning designation is to protect and preserve areas of the county which are presently rural or agricultural in character and use. The proposed General Commercial (GC) zoning designation allows for the broadest possible range of commercial uses. As shown in the



2030 Land Use Map, the property is located within the Rural Development Planning Area. The intended purpose of this area is to preserve the rural and agricultural heritage of the County. The area is intended to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate.

Mr. McGregor also stated that adopted Rural Development Planning Area policies state that small scale, rural serving non-residential commercial uses are to be directed to locate at intersections with arterial road or major cross roads. This request is property located on a residential scale local collector road in a rural residential subdivision and is not compatible with 2030 Plan policies.

It was also noted that Concord Circle is a South Carolina Department of Transportation Road (SCDOT) owned two lane road. It is functionally classified as a local collector road; the road does not have annual daily trip count (AADT). The nearest AADT was located on Plowden Mill Road and it has a traffic count of 1,450 vehicles in 2018. Any proposed development at the subject property will have its transportation impacts evaluated at time of site plan and appropriate mitigation measures will be imposed as needed.

Lastly, Mr. McGregor stated that the Planning staff does <u>not</u> recommend approval of this request. The rezoning is not supported by adopted 2030 Plan polices. Additionally, commercial uses (within the full scope of the General Commercial Zoning District) at this location will significantly alter the character of this rural residential neighborhood.

Staff notes that the current zoning of the property is Agricultural Conservation, and a range of non-residential uses are listed Conditional Uses in this Zoning District. Staff recommends following the standards and processes already in place for the Agricultural Conservation District and does not support a rezoning to any other zoning district at this time.

The Sumter City – County Planning Commission at its meeting on Wednesday, July 24, 2019, recommended denial of this request.

After comments, the Chairman called for comments and action on first reading. Several Council members voiced concerned about this request and that it does not make sense to ask for General Commercial when other zoning districts classifications are available to meet the needs of the applicant.

ACTION: MOTION was made by Councilman Sumpter, seconded by Vice Chairman Byrd, and carried by Council to grant first reading to this rezoning request. Councilman Edens voted in opposition.

(2) <u>RZ-19-08 -- 828 Bethel Church Road -- (County) - Third Reading -- A Request To Rezone A +/- 0.80 Acre Portion Of A +/-2.33 Acre Parcel From R-15 To General Commercial (GC). The Property Is Located At 828 Bethel Church Road And Is Represented By Tax Map Number 223-08-01-004.</u>

Mr. McGregor stated that this rezoning request to rezone +/- 2.33 acres of land from Residential 15 (R-15) to General Commercial (GC), has received first and second reading with no changes. He asked Council to consider granting third reading as presented. Chairman McCain called for a motion on this proposed rezoning request.

ACTION: MOTION was made by Vice Chairman Byrd, seconded by Councilman Sumpter, and unanimously carried by Council to grant third reading approval and adoption of this rezoning request as presented.

(3) <u>RZ-19-09 -- 3909/3901/3875/38855/3885 Camden Highway -- (County) - Third Reading -- A Request To Rezone Five (5) Parcels From Agricultural Conservation (AC) To Limited Commercial (LC). The Property Is Located At 3875, 3855, 3885, 3901, and 3909 Camden Highway And Is Represented By Tax Map Numbers 190-16-01-003, 190-16-01-004, 190-16-01-005, 190-16-01-016, And 190-16-01-026.</u>

Mr. McGregor stated that this rezoning request to rezone five parcels of property located on the Camden Highway have had no changes to the request since first reading. The applicant wants to rezone the property from Agricultural Conservation (AC) to Limited Commercial (LC He asked Council to consider granting third reading as presented. The Chairman called for a motion concerning third reading of this request.

ACTION: MOTION was made by Councilman Baten, seconded by Councilman Sumpter, and unanimously carried by Council to grant third reading approval and adoption of this rezoning request as presented.

OTHER PUBLIC HEARINGS:

(1) None

NEW BUSINESS:

(1) Annual Report From Santee Lynches Regional Council On Governments (COG) – Mr. Chris McKinney.

Mr. Chris McKinney of what the COG has done for Sumter County since last year. He further stated that the COG is an extension of Sumter County and Clarendon, Lee, and Kershaw Counties including the Cities and Townships in these Counties. Mr. McKinney stated that last year Sumter County funded the COG with \$184,939; the COG was able to invest those funds through staff, applying for grants, etc., and brought to the County over \$5,000,000. He also noted that these were preliminary figures as to the impact of the investment of the County funds.

Mr. McKinney also stated that he is working with the City of Sumter and Mayesville Town Council to improve the sewer trunk line. Additionally, there is work being done with the County for the Shannontown Project. He said that there other projects that will be coming soon and he is ready and willing to work with the County on other projects too.

Councilman McGhaney stated that she was grateful to hear the report and especially for those projects that are in her Council District. She asked Mr. McKinney to keep her inform of the progress of these projects as well as other projects in the future.

APPROPRIATIONS BY LOCALITY FOR FY 2018-2019 PRELIMINARY DATA- DOES NOT INCLUDE FINAL YEAR END ADJUSTMENTS Clarendon Co Kershaw Co Lee Co Sumter Co Total Local Appropriations from County 347.056 43,714 \$ 83,858 \$ 34,545 \$ 184,939 5 (including City amts) SLRCOG *Admin & Program Funds 950,779 \$ 5,319,482 \$ 8,030,081 894,174 \$ 865,646 s (Awarded/Allocated/Paid) Direct Grants to Locality by SLRCOG 283,983 <u>\$ 3,767,563</u> 5,788,404 <u>\$ 12,144,700</u> 946,000 1,480,000 Initiation 1,057,580 1,995,468 \$ 1,895,504 \$ 2,465,324 \$ \$12,144,700 Sub-total 43,714 \$ 83,858 34,545 \$ 184,939 \$ 347,056 Less: Local Government Participati \$ \$ 1,951,754 \$ 1,811,646 \$ 2,430,779 \$ 5,603,465 \$ 11,797,644 \$11,797,644 Net Funds to Localities 44.6 21.6 70.4 30.3 Clarendon County Kershaw Co Lee County Sumter County \$43,714 \$83,858 \$34,545 \$184,939 \$347,056 Dollar amount invested 70:1 45:1 22:1 30:1 Return on Investment

RETURN ON INVESTMENT OF LOCAL

ACTION: Received as information.

(2) It May Be Necessary To Hold An Executive Session To Discuss An Economic Development Matter, An Employment Matter, A Legal Briefing, Or Other Matters Pertaining To An Executive Session, And Take Appropriate Actions Thereafter If Required.

No executive session was held.

OLD BUSINESS:

(1) There were no Old Business items at this meeting.

COMMITTEE REPORTS:

(1) Public Safety Committee Meeting To Be Held At 4:45 p.m. On Tuesday, August 13, 2019, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (Sumpter, Baten, and Byrd)

The Chairman of the Committee, Councilman Sumpter, stated that the Committee and other Council members received a report from the Sheriff. No action was taken.

(2) Fiscal, Tax, And Property Committee Meeting To Be Held At 5:30 p.m. On Tuesday, August 13, 2019, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (McCain, Edens, and McGhaney) (This meeting may begin earlier if the Public Safety Committee Meeting scheduled at 4:45 p.m. concludes before 5:30 p.m.)

The Chairman of the Committee, Chairman McCain gave the following report.

Continue Negotiations: The Committee recommended allowing for the County Administrator to continue negotiations on the executive matters relating to the two contractual property matters and one existing contract.

ACTION: MOTION and second were received from the Committee and unanimously carried by Council to approve the recommendation to allow the County Administrator to continue negotiations on matters discussed in executive session and to report back to Council at the appropriate time.

(3) <u>Report From Council Members On Other Meetings, Trainings, And/Or Conferences.</u>

- SCAC Annual Conference Councilman McGhaney stated that she really appreciate going to the Annual Conference. She attended several of the Breakout Sessions. One of the sessions was discussed Strategic Planning. SCAC will have a link on its website that will show a recording each of each of the Breakout Sessions.
- Effective Communications Chairman McCain stated that he and Mr. Mixon were asked to be a part of the panel on Effective Communications. Chairman McCain also stated that one of the things that was said is Sumter City and County get along well; therefore, other Counties wanted to know how to develop this effective communications. Councilwoman McGhaney reiterated that the session went very well and she was proud of their delivery of the information for Team Sumter.
- Sumter County and School Board Councilman Baten said that it is true that the City and County have been working together for years, including the years that he was chairman and it continues to flow. However, it was stated by Councilman Baten that the relationship that needs to be worked on is the relationship with the County and the School Board.

Chairman McCain stated that he has been meeting with School Officials and the School Board is beginning to set up committees to ensure that the entire community is involved so that a better relationship can be initiated and continued, especially as the new Superintendent takes the helm.

- Clerk To Council Association Councilman McGhaney stated that the Clerk to Council has been, for the last three years, the president of the State Association for Clerks to County Council. Councilman McGhaney also stated that although she gave up the gavel at this session, she was also asked to teach a class for the Clerks to Council during this annual session. Mrs. Blanding is to be commended for her leadership to this Clerks Association.
- J. Mitchell Graham Award Councilman McGhaney asked that the County consider submitting a J. Mitchell Graham Award in the future. Sumter County submitted one before and won. She stated that she believes the County can win again.

MONTHLY REPORTS

- 1) Sheriff's Department
- 2) My Community
- 3) Partners In Education Chamber
- 4) Air Force Ball 2019
- 5) Women's Equality Day Observance
- 6) Zoning Board Adjustment And Appeals
- 7) General Thomas Sumter Birthday Celebration

COUNTY ADMINISTRATOR'S REPORT

- 1. SCAC Conference Session For County Administrators and Managers Mr. Mixon stated that the General Assembly meet with the Administrators and Managers and they discussed Education Reform, Santee Cooper issues, and several other matters.
- 2. Litter Control The Administrator also reported that he attended a workshop concerning Litter Control. He and the Sumter City Manager will be going to Dorchester County to meet with the Officials that have implemented an outstanding Litter Control program in Dorchester County.
- **3.** Closure for Lafayette Diamond Lafayette Boulevard and several other streets near the Lafayette Diamond Project will be closed the weekend of August 16 and August 23.
- 4. Sheriff Dennis Mr. Mixon stated that Sheriff Dennis' peers elected him as the President and he congratulated Sheriff Dennis for receiving this honor.

PUBLIC COMMENT

Bennie Webb voiced his concerns for Sumter County Council giving up control of the Sumter Lee Detention Center. He stated that he believes the Detention Center should be handled by a professional Detention Center Administrator. He also stated his opinions about how the reason Council allowed for the change of authority for the Detention Center and his opinion on how the Sheriff was elected as President to the Sheriff's Association.

ADJOURNMENT

There being no further business for Sumter County Council, and no additional comments from the public, the meeting was adjourned at 6:38 p.m. after a motion by Councilman Baker, seconded Councilman Sumpter, and unanimously carried by Council.

Respectfully submitted,

James 7	C. McCain.	
Chairman or V	Vice Chairman	
Sumter Count	y Council	

2019

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Sumter County Council

Approved:

I certify that public and media notification of the above-mentioned meeting was given prior thereto as follows required by Freedom of Information:

Public Notified:	Yes
Manner Notified:	Agendas posted on bulletin board on third floor of the Administration Building.
Date Posted:	August 5, 2019
Media Notified:	Yes
Manner Notified:	Agenda Information is listed on Sumter County's Home Page, and E-mailed to The Item, The Chamber, WIS-TV, WBTW, and Time Warner Cable.

Date Notified: August 2, 2019

Respectfully submitted,

Mary W. Blanding

Sumter County Council

August 27, 2019 Second Reading / Public Hearing

Planning Commission Staff Report

RZ 19-11, 1040, 1050, 1060 Concord Cir. (County)

THE REQUEST

Applicant:	Mayester Capers
Status of the Applicant:	Property Owner
Request:	A request to rezone +/- 2.12 acres of land from Agricultural Conservation (AC) to General Commercial (GC)
Location:	1040, 1050, 1060 Concord Cir.
Size of Property:	+/- 2.12
Present Use/Zoning:	Undeveloped / Agricultural Conservation
Proposed Use of Property:	General Commercial Development
Tax Map Reference:	287-00-03-040, -041, -042
Adjacent Property Land Use and Zoning:	North – Residential / Agricultural Conservation (AC) South – Undeveloped / Agricultural Conservation East – Residential / Agricultural Conservation West – Residential / Agricultural Conservation

II. BACKGROUND

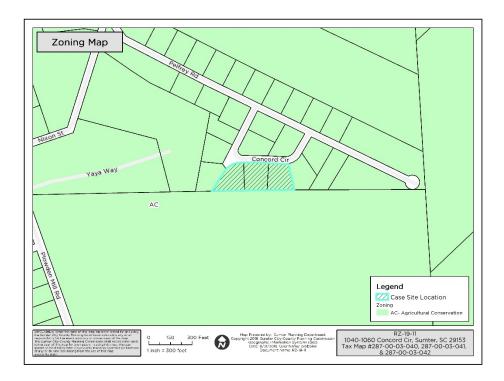
This request is to rezone +/- 2.12 acres of land (three separate tax parcels) from Agricultural Conservation (AC) to General Commercial (GC).

The applicant is requesting this rezoning in order to facilitate future commercial development on the undeveloped site. Per the applicant, the site is envisioned to be a strip mall with vacant tenant space available for rent. Some business that were suggested include a barbershop, beauty shop, restaurant, and a specialty store.





View of the property from Concord Cir. The undeveloped property is on the left side of the road.

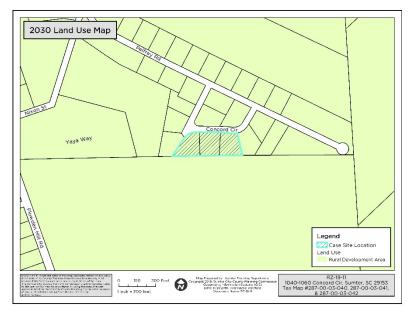


As shown in the zoning map above, the property is completely surrounded by Agricultural Conservation (AC) zoning. There is no Commercial zoning in the vicinity of the property. Uses nearby the subject property include residential uses to the north, east, and west. Undeveloped land is to the South. The property is located within the Crestnut Subdivision. This subdivision is rural in nature and no commercial uses exist in this rural residential development.

The intent of the Agricultural Conservation zoning designation is to protect and preserve areas of the county which are presently rural or agricultural in character and use. The proposed General Commercial (GC) zoning designation allows for the broadest possible range of commercial uses.

As shown in the 2030 Land Use Map, the property is located within the Rural Development Planning Area. The intended purpose of this area is to preserve the rural and agricultural heritage of the County. The area is intended to support low-density residential development and non-residential selected and agricultural uses in a relaxed regulatory climate.

Specifically, adopted Rural Development Planning Area policies state that small scale, rural serving non-residential



commercial uses are to be directed to locate at intersections with arterial road or major cross roads. This request is property located on a residential scale local collector road in a rural residential subdivision and is not compatible with 2030 Plan policies.

IV. TRAFFIC REVIEW

Concord Circle is an SCDOT owned two lane road. It is functionally classified as a local collector road, the road does not have annual daily trip count (AADT). The nearest AADT was located on Plowden Mill Rd. and it had a traffic county of 1,450 vehicles in 2018.

Any proposed development at the subject property will have its transportation impacts evaluated at time of site plan and appropriate mitigation measures will be imposed as needed.

V. STAFF RECOMMENDATION

Staff does <u>not</u> recommend approval of this request. The rezoning is not supported by adopted 2030 Plan polices. Additionally, commercial uses (within the full scope of the GC zoning district) at this location will significantly alter the character of this rural residential neighborhood.

Staff notes that the current zoning of the property is AC, and a range of non-residential uses are listed Conditional Uses in this zoning district. Staff recommends following the standards and processed already in place for the AC district and does not support a rezoning to any other zoning district at this time.

VI. PLANNING COMMISSION – JULY 24, 2019

The Sumter City – County Planning Commission at its meeting on Wednesday, July 24, 2019 recommended denial of this request.

VII. COUNTY COUNCIL – AUGUST 13, 2019 – FIRST READING

The Sumter Council at its meeting on Tuesday, August 13, 2019, gave First Reading approval of this request.

VIII. COUNTY COUNCIL – AUGUST 27, 2019 – SECOND READING/PUBLIC HEARING



Agenda Sumter County Council Committee Meeting: Fiscal, Tax, And Property Tuesday, August 27, 2019 - Held at <u>5:00 p.m</u>. County Administration Building -- County Council's Conference Room 13 E. Canal Street, Sumter, SC

- I. Call to Order: Committee Chairman, The Honorable James T. McCain, Jr.
- II. Invocation: Council Member, Staff, or Citizen
- III. Action On Agenda: Tuesday, August 27, 2019

IV. New Business:

- 1. **Executive Session**: It Is Necessary To Hold An Executive Session:
 - A. Discuss An Economic Development Matter.
 - B. Receive And Discuss Information Concerning The Terms And Conditions Of Employment.
 - C. Receipt of Legal Advice Where the Legal Advice Relates to Potential Claims.
 - D. Report On Negotiations Concerning Property Contractual Matters.
 - E. It May Be Necessary To Discuss Other Appropriate Items For Executive Session And To *Take Actions Thereafter* On Any Of The Item Listed For Executive Session.
- 2. Additional Agenda Item:

V. Old Business

1. None

VI. Adjournment

cc: Committee Members - McCain, Edens, McGhaney Council Members Staff Media

ADA Information: In compliance with ADA/Section 504, Sumter County Is Prepared To Make Accommodations For Individuals Needing Assistance To Participate In Our Programs, Services, Or Activities.

Press: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda was posted on the bulletin board at the County Administrative Offices, 13 East Canal Street, Sumter, SC, and the Sumter County website -- [www.sumtercountysc.org] under Our Council Agendas/Minutes. In addition, the agenda was electronically sent to newspapers, radio stations, television stations, and concerned citizens.



SUMTER CITY-COUNTY PLANNING COMMISSION WEDNESDAY AUGUST 28, 2019 @ 3:00 P.M. FOURTH FLOOR CITY COUNCIL CHAMBERS SUMTER OPERA HOUSE 21 N. MAIN STREET

- I. INVOCATION CHAIRMAN'S CHOICE
- II. APPROVAL OF MINUTES JULY 24, 2019
- III. NEW BUSINESS:

1. MAJOR SITE PLANS

MSP-18-31 (Rev1), 1575 Airport Rd. (County)

Request for Major Site Plan approval for parking lot improvements and approx. 99,700 sf of facility expansion. The property is located at 1575 Airport Rd and is represented by Tax Map #'s 231-00-04-01, 231-00-04-006, & 231-00-04-007.

2. <u>REZONINGS</u>

RZ-19-13, 410 S. Main St. (City)

A request to rezone a +/- 3.27 acre parcel from Light Industrial Warehousing (LI-W) to Heavy Industrial (HI). The property is located at 410 S. Main St. and represented by Tax Map # 227-04-04-002.

3. PLANNED DEVELOPMENT

PD-06-10 (Rev5)/HCPD-19-13, 1700 Highway 15 South (City)

Request for preliminary plat approval to add 38 townhome unit lots off of Masters Dr. The property is located at 1700 Highway 15 S. and represented by Tax Map # 225-00-02-018 (part).

4. ZONING ORDINANCE TEXT AMENDMENT

OA-19-08, Garment Alteration and Repair Shops/Tailor Shops in the Professional Office Zoning District (City)

A request to amend Article 3, Section F: Professional Office (PO) District, 3.f.2 and Exhibit 3-5 to add Garment Alteration and Repair Shops, and Tailor Shops, except custom or merchant tailors with SIC Code 7219 as permitted uses in the PO District.

IV. DIRECTOR'S REPORT

Discussion of the Sumter 2040 Comprehensive Plan (Draft)

V. ADJOURNMENT

SUMTER	CITY - COUNTY PLANNING COMMISSION
	Minutes of the Meeting
	July 24, 2019
ATTENDANCE	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, July 24, 2019 in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Dennis Bolen; Mr. James Price; Mr. Jason Ross; Mr. Todd Champion; Ms. Sandra McBride; Ms. Ronetta Moses; Ms. Bertha Willis and Mr. Doc Dunlap – were present. Ms. Kim Harvin was absent. Staff members present were: Mr. George McGregor, Ms. Helen
	Roodman; Mr. Daniel Crum; Mr. Preston McClun; Ms. Kellie Chapman and Ms. Wanda Scott. The meeting was called to order at 3:00 p.m. by Mr. Dennis Bolen
MINUTES	Ms. Sandra McBride made a motion to approve the minutes of the June 26, 2019 meeting as written. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.
NEW BUSINESS	MSP-19-119/HCPD-19-11, 5620 Patriot Parkway (County) was presented by Mr. Daniel Crum. The Board reviewed this request for Major Site Plan approval for the construction of an Asphalt Plant. Mr. Crum stated that applicant has submitted a request for Major Site Plan approval in order to construct an asphalt plant on a +/- 161.1 acre
	property located off Patriot Parkway and US Hwy 378. Mr. Crum also stated that the site is located in the Military Protection Area. The site is located within the Heavy Industrial (HI) zoning district. The land use is permitted within the HI zoning district in accordance with all applicable development standards. The site will include production of asphalt and storage of the materials on site. Additionally, per the submitted plans, the asphalt plant facility, storage areas, and areas where site employees will conduct primary activities will not be located within boundaries of the APZ-1, but rather in APZ-2 where the use is permitted. Only the proposed access road and a small portion of the storm water management areas will be located within APZ-1.
	Mr. Crum added the landscaping and buffering are being accommodated by the existing vegetation in by leaving undeveloped areas of the site untouched. The site does contain wetlands areas and floodplain areas, but those areas are not being developed. This request also falls under the Highway Corridor Protection District, this assigns some additional design criteria which is met except for

signage. The sign issues will be address during the permitting for the sign.
After some discussion, Mr. Doc Dunlap made a motion to approve this request subject to staff's recommendations and proposed conditions of approval, as well as the set of civil plans titled, "Patriot Parkway Asphalt Plant – 5620 Patriot Parkway Sumter, South Carolina"" prepared by Davis & Floyd, Thomas G. Jordan, PE dated June 27, 2019 (as revised to address staff technical review comments) and submitted graphic of proposed free standing sign. The motion was seconded by Ms. Bertha Willis and carried a unanimous vote.
RZ-19-11, 1040/1050/1060 Concord Cir. (County) was presented by Mr. Preston McClun. The Board reviewed this request to rezone +/-2.12 acres of land from Agricultural Conservation (AC) to General Commercial (GC).
Mr. McClun stated that the applicant is requesting rezoning in order to facilitate future commercial development on the undeveloped site. The applicant envisions this site to be a strip mall with vacant tenant space available for lease.
Mr. McClun also stated that the intent of the Agricultural Conservation zoning designation is to protect and preserve areas of the county which are presently rural or agricultural in character and use. The proposed General Commercial (GC) zoning designation allows for the broadest possible range of commercial uses.
After some discussion, Mr. Todd Champion made a motion to recommend denial of this request. The motion was seconded by Ms. Bertha Willis and carried a unanimous vote.
Mr. Doc Dunlap recused himself from discussion on the following request.
SD-19-02, Bradford Meadows (Phase 1) (County) was presented by Mr. Daniel Crum. The Board reviewed the request for preliminary plat approval to develop a 46 lot single-family detached dwelling subdivision.
Mr. Crum stated the applicant proposes to develop a 46 lot, residential subdivision on a +/-33.88 tract with access on Camden Hwy. near Alice Dr. in two (2) phases. Phase 1 of the development will include 21 lots, and the remaining 25 lots designated as future development. The subdivision has been developed using Residential-15 Development Standards.
Mr. Crum added that Alice Dr., which intersects with Camden Hwy. approximately 350 ft. north of the subject property entrance, is scheduled within the Sumter 2045 Long Range Transportation plan to receive an extension east, to connect with N. Wise Dr. While the specific path of the extension has not yet been formalized, the preliminary path plan cuts through areas proposed to be developed

	within Phase II of the subdivision. The buildout of Phase II of the subdivision, as proposed, could significantly hinder the implementation of the proposed roadway.
	Mr. Richard Knowlton Jr., was present to speak on behalf of the request.
	After some discussion, Mr. Todd Champion made a motion to approve this request per staff recommendation and the following condition: that prior to the contracting the sale of lots for Phase 2 the developer would provide City/County thirty (30) days to acquire the land. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.
DIRECTOR'S REPORT	George McGregor informed the board that the Ordinance Amendment request that was the subject of the special meeting held on July 11, 2019 (OA-19-07) will go to City Council in September.
	The Housing Study was presented to City Council and a public meeting was held on July 23, 2019. The full report will be on the City's website in about a week.
	The 2040 Comprehensive Plan draft will be delivered August 2 to members of the Commission so a that discussion of the plan can take place the August 28, 2019 meeting.
ADJOURNMENT	With no further business, the meeting was adjourned at approximately 3:40 p.m. by acclamation.
	The next scheduled meeting is August 28, 2019.
	Respectfully submitted,
	Kellie K. Chapman
	Kellie K. Chapman, Board Secretary

Sumter City-County Building/Inspection Department

Building Department Activity Report

July 2019

BUILDING ACTIVITY SUMMARY JULY 2019

	CITY	Y COUNTY	PERMIT TOTALS	CITY COUNTY	COUNTY	\$ TOTALS	S
RESIDENTIAL:							
Single Family Detached	29	14	43	\$ 3,125,443	\$ 1,594,623	\$ 4,72	4,720,066
Single Family Attached	-	•		•	-	\$	
Single Family Duplexes		•		- \$	-	\$,
Single Family Multi-plex		-		- \$	•	÷	,
Apartment Bldgs/Units	-	•		ج	•	¢\$,
Manufactured Units	1	18	18	ج	•	\$,
Residential Subtotal	29	32	61	\$ 3,125,443	\$ 1,594,623	\$ 4,72	4,720,066
COMMERCIAL:	2	5	7	\$ 1,200,000	\$ 2,666,043	\$ 3,86	3,866,043
INDUSTRIAL:	-	-		- \$	- \$	\$	
ALTERATIONS/ADDITIONS:							Sec. 1
Residential	57	66	123	\$ 619,102	\$ 808,614	\$ 1,42	1,427,716
Commercial/Industrial	11	7	18	\$ 2,502,450	\$ 1,211,301	\$ 3,71	3,713,751
Alterations/Additions Subtotals	68	73	141	\$ 3,121,552	\$ 2,019,915	\$ 5,14	5,141,467
MISCELLANEOUS:							
Institutional	•	•		- \$	- \$	\$	
Signs	24	3	27	\$ 175,138	\$ 1,400	17 \$	176,538
Demolition	10	3	13	\$ 39,175	\$ 9,500	7 \$	48,675
Swimming Pools	2	5	7	\$ 64,470	\$ 186,340		250,810
Miscellaneous Subtotal	36	11	47	\$ 278,783	\$ 197,240	\$ 47	476,023
TOTAL	135	121	256	\$ 7,725,778	\$ 6,477,821	\$ 14,20	14,203,599

BUILDING ACTIVITY CITY OF SUMTER JULY 2019

	NUMBER	MBER OF PERMITS/UNITS	TS/UNITS		DOLLAR	VALI	DOLLAR VALUE OF CONSTRUCTION	TR	JCTION
	This Month	YTD	Prior YTD	F	This month	10000	ΥTD		Prior YTD
RESIDENTIAL:	a the second second	いいに見たい			Contraction of the second	1.000		A.	A STATE OF STATE
Single Family Detached	29	92	123	မာ	3,125,443	\$	10,954,730	ω	14,227,336
Single Family Attached	•		1	φ	•	6 9		φ	
Single Family Duplexes	•	14400000000	•	Ь	•	\$	200,000	φ	
Single Family Multi-plex	1	71 L- TAL (TYP)	•	φ		ŝ	日本のないである	φ	ı
Apartment Bldgs/Units	•		16	မာ		\$		φ	22,615,448
Manufactured Units	145	80	14	ε		\$	ALL DESCRIPTION OF	ω	
Residential Subtotal	29	101	153	49	3,125,443	\$	11,154,730	\$	36,842,784
COMMERCIAL:	2	13	22	••	1,200,000	\$	21,493,002	\$	17,176,997
NDUSTRIAL:	the survey			67		ŝ		\$	
ALTERATIONS/ADDITIONS:		Contraction of the local distance	Provide Contraction of the	山田	時にとも考れ	To and the second	でも読みたいというない	Sec.	
Residential	57	341	427	Ь	619,102	φ	3,783,922	φ	4,394,386
Commercial/Industrial	11	89	133	ь	2,502,450	6 9	9,482,781	φ	6,561,779
Alterations/Additions Subtotals	68	430	560	49	3,121,552	\$	13,266,703	47	10,956,165
AISCELLANEOUS:	5 1					5404			
nstitutional		ないしていていたい	•			6 9	No. Protect on	IJ	
Signs	24	91	95	φ	175,138	s	368,539	Ś	248,974
Demolition	10	49	54	မ	39,175	ŝ	448,700	θ	574,361
Swimming Pools	2	17	8	Ь	64,470	ŝ	593,780	θ	520,894
Miscellaneous Subtotal	36	157	157	5	278,783	\$	1,411,019	\$	1,344,229
TOTAL	135	701	892	\$	7,725,778	•	47,325,454	4	66,320,175

PERMITS AND FEES CITY OF SUMTER 2019

	Jan-19	Feb-19	Mai	Mar-19	Apr-19	May-19	-19	Jun-19	91-10C	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	TOTAL
-	80	68		97	81		98	84	125						654
	36	31		31	26		25	22	47						218
\vdash	40	54		43	42		46	50	59						334
┢	23	27		14	17		22	14	40						157
Mobile Home	1	1		-	2		-	2	•						8
	6	9		5	9		6	5	10						49
	189	207		191	174		201	177	281	•	•	•	•	•	1,420
PERMIT FEES:															
┢	\$ 28,579	\$ 35,294	\$ \$	67,341	\$ 25,848	\$ 54	54,147	\$ 36,609	\$ 44,759						\$ 292,577
-	\$ 1,718	\$ 1,100	\$	1,153	\$ 1,068	\$	595	\$ 1,125	\$ 1,498						\$ 8,257
	\$ 1,008	\$ 2,564	\$	1,278	\$ 1,025	\$ 1	1,405	\$ 1,385	\$ 903						\$ 9,568
	\$ 200	\$ 466	\$	230	\$ 183	\$	180	\$ 210	\$ 280						\$ 1,749
Mobile Home	\$ 72	\$ 72	\$	72	\$ 144	\$	72	\$ 144	- \$						\$ 576
	\$ 450	\$ 200	\$	250	\$ 300	\$	300	\$ 250	\$ 500						\$ 2,250
	\$ 32,027	\$ 39,696	s	70,324	\$ 28,568	\$ 56	56,699	\$ 39,723	\$ 47,940	' \$	י א	י נא	ہ چ	י א	\$ 314.977

PERMITS AND FEES CITY OF SUMTER JULY 2019

		Jul-19	7	Jul-18		(+0R-)	Total	Total 2019 YTD	Total	Total 2018 YTD	•	(+0R-)
PERMITS:		- 12 C - 12 c -	10	「「「「「」」」」	Sec. 1	A DATE OF THE OWNER	10-10-10-10-10-10-10-10-10-10-10-10-10-1	A Contraction of the second		A DESCRIPTION OF A DESC	10 M - 10	The second second
Building		125		95		30		654		708		(54)
Mechanical		47		26		21		218		267		(49)
Electrical		59		49		10		334		430		(96)
Plumbing		40		19		21		157		214		(57)
Mobile Home		-		1		(1)		8		14		(9)
Demolition		10		e		2	8	49		51		(2)
TOTAL	a contraction of the second se	281	ALC: NOT	193		88	1. N. S. D. S. O. S.	1,420	ALC: N	1,684	N.L. N	(264)
PERMIT FEES:		1. 51-548	Sec. and	and start a				al a churcher a	1999 - 1999 1999 - 1999	And a little and a little and	A DOT	the second second
Building	Ь	44,759	φ	22,837	÷	21,922	\$	292,577.000	\$	367,583	ь	(75,006)
Mechanical	¢	1,498	Ф	1,250	Ь	248	S	8,257	\$	11,502	ŝ	(3,245)
Electrical	⇔	903	ь	1,230	\$	(327)	¢	9,568	\$	9,378	φ	190
Plumbing	φ	280	ся	50	εs	230	\$	1,749	\$	1,260	ь	489
Mobile Home	\$	•	ŝ	72	¢)	(72)	\$	576	Ś	1,008	ф	(432)
Demolition	\$	500	Ь	175	¢	325	\$	2,250	Ś	2,375	⇔	(125)
TOTAL	\$	47,940	\$	25,614	**	22,326	\$	314,977	\$	393,106	\$	(78,129)

BUILDING ACTIVITY SUMTER COUNTY JULY 2019

	NUMBER OF	MBER OF PERMITS/UNITS	JNITS	DO	LAR VAL	E E	DOLLAR VALUE OF CONSTRUCTION	RU	CTION
	This Month	ATD	Prior YTD	Ê	This month	Contra Co	YTD		Prior YTD
RESIDENTIAL:	A REPORT AND A REPORT OF	「大学」に行いたので	教育の一人にあったのな	2023D	State of the state			1	1
Single Family Detached	14	68	57	φ	1,594,623	\$	9,552,084	ω	7,428,662
Single Family Attached	•	のないないの時代の	1	ŝ	•	ŝ	こう 一次の時間の時間	φ	ı
Single Family Duplexes	•	の行う時代は新設	•	φ	1	s		ω	,
Single Family Multi-plex	-	and the statistical	•	φ		\$	「「「「「「「」」」	φ	
Apartment Bldgs/Units	•	Contraction of the second		ŝ		S	いたいないのない	Ś	•
Manufactured Units	18	26	117	↔	1	Ś	A TANK TANDAR ANALYSINA	ŝ	•
Residential Subtotal	32	165	174	••	1,594,623	5	9,552,084	\$	7,428,662
COMMERCIAL:	5	14	14	\$	2,666,043	\$	3,348,408	\$	5,438,952
		 I I I I I I I I I I I I I I I I I I I	 All the second se	4	and the second second second second	ų	1 404 GG4	6	007 62
	「あっていたちを あたいにない」 あため	「中国になっている」の場合にな	「「「「「」」」」」」「「「」」」」」」」」」」」」」」」」」」」」」」」	9	ます。いたてうないのよう	9	1,404,001	Q	12,400
ALTERATIONS/ADDITIONS:	際にたらないのための			Contraction of the	の時間になっていた。				
Residential	99	437	468	⇔	808,614	\$	4,891,702	φ	5,213,070
Commercial/Industrial	2	53	39	ω	1,211,301	6 7	7,811,561	\$	17,681,190
Alterations/Additions Subtotals	73	490	507	\$	2,019,915	\$	12,703,263	\$	22,894,260
MISCELLANEOUS:				11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		3	A STATE AND A STATE		
Institutional	•	日の前の習	1	\$	ı	\$	TAL CALL ALCON	ŝ	
Signs	e	23	25	ω	1,400	67	145,177	ω	146,866
Demolition	9	40	68	φ	9,500	ω	177,318	မာ	195,875
Swimming Pools	5 2	20	17	φ	186,340	67	655,529	ω	504,592
Miscellaneous Subtotal	11	83	110	\$	197,240	\$	978,024	\$	847,333
TOTAL	121	753	806	\$	6,477,821	\$	28,066,440	\$	36,681,607

PERMITS AND FEES SUMTER COUNTY 2019

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	TOTAL
PERMITS:													
Building	72	12	111	82	103	82	100						621
Mechanical	30	29	19	15	35	23	30						181
Electrical	69	21	43	49	63	58	69						392
Plumbing	21	13	11	11	19	19	24						118
Mobile Home	10	10	17	12	17	13	18	:					26
Demolition	8	9	4	11	9	3	3						40
TOTAL	200	179	205	180	243	198	244	•	-		•	5	1,449
PERMIT FEES:													
Building	\$ 25,960	\$ 18,487	\$ 32,178	\$ 15,123	\$ 56,084	\$ 17,574	\$ 47,405						\$ 212,811
Mechanical	\$ 880	\$ 2,608	\$ 2,530	\$ 3,184	\$ 3,615	\$ 6,723	\$ 485						\$ 20,025
Electrical	\$ 1,940	\$ 2,253	066 \$	\$ 2,198	\$ 10,264	\$ 1,660	\$ 2,165						\$ 21,470
Plumbing	\$ 200	\$ 168	\$ 55	۔ \$	\$ 1,914	\$ 180	\$ 515						\$ 3,032
Mobile Home	\$ 720	\$ 720	\$ 1,224	\$ 864	\$ 1,224	\$ 936	\$ 1,296						\$ 6,984
Demolition	\$ 400	\$ 250	\$ 200	\$ 550	\$ 250	\$ 50	\$ 150						\$ 1,850
TOTAL	\$ 30,100	\$ 24,486	\$ 8	\$ 21,919	\$ 73,351	\$ 27,123	\$ 52,016	۔ \$	\$ '	، ج	- \$	' 69	\$ 266,172

PERMITS AND FEES SUMTER COUNTY JULY 2019

	Jul-19		Jul-18	-	+0R-)	Total 2019 YTD	Total 2018 YTD		(+0R-)
PERMITS:	Section Sector	100	a the state of the second seco			A Contraction of the second	A STATE OF	1.00	States - States
Building	1	100	113		(13)	621	626		(5)
Mechanical		30	21		6	181	153		28
Electrical		69	57		12	392	405		(13)
Plumbing		24	15		0	118	118		
Mobile Home		18	13		5	67	117		(20)
Demolition		с С	7		(4)	40	68		(28)
TOTAL	5	244	226	a control of	18	1,449	1,487		(38)
	10 J	3							
PERMIT FEES:	and the second second	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Appendiction and a loss		a manufacture of the	State of the second second second	S. P. S. Stern Mar		a northern a
Building	\$ 47,40	405	35,805	Ś	11,600	\$ 212,811	240,233	\$	(27,422)
Mechanical	\$	485	721	s	(236)	\$ 20,025	4,579	\$	15,446
Electrical	\$ 2,1(165	1,398	\$	767	\$ 21,470	13,692	\$	7,778
Plumbing	2 8	515		¢	515	\$ 3,032	1,000	\$	2,032
Mobile Home	\$ 1,2	,296	936	ŝ	360	\$ 6,984	8,424	\$	(1,440)
Demolition	\$	150	300	εs	(150)	\$ 1,850	2,900	s	(1,050)
TOTAL	\$ 52,0	,016 \$	39,160	\$	12,856	\$ 266,172	\$ 270,828	\$	(4,656)

Sumter City-County Building / Inspection Department

Activity Report

July 2019

JULY 2019 - INSPECTOR REPORT

	Lihullier	W. Avins	Bullard	Kight	Reeser	TOTAL
NEW CONSTRUCTION INSPECTIONS:				the second s	ALL STREET	
Building	92	67	12	85	თ	265
Plumbing	52	27	4	40	G	129
Mechanical	43	18	4	37	e	105
Gas						0
Mobile Homes	11	1	2	10		24
Electrical	88	59	σ	71	ø	235
Swimming Pools	9	2		4	-	18
Signs	+	9				2
Demolition	e	4		e		10
New Construction Sub-Total	296	189	31	250	27	793
YEAR TO DATE TOTALS	1898	1285	312	006	175	4570
PLAN REVIEW:				100		
Building					21	21
Plumbing					ø	00
Mechanical					12	12
Gas					0	0
Electrical	100 C				16	16
Swimming Pools					0	0
Signs					30	30
Demolition					4	4
Solar Panels - Residential					g	9
Solar Panels - Commercial					0	0
Plan Review Sub-Total	0	0	0	0	97	67
YEAR TO DATE TOTALS	0	0	0	0	416	416
MISCELLANEOUS INSPECTIONS:			and a provide the second		and the second second	
						0
Complaints (NOV's)		9		5	ۍ	16
le						0
Miscellaneous Total	0	9	0	5	5	16
YEAR TO DATE TOTALS	4	32		24	21	92
Total Inspections:	296	195	31	255	129	4683
# of Working Days (w/o CDBG totals)	22.0	20.0	17.0	20.0	19.0	98.0
Average # of Inspections per day:	13.45	9.75	1.82	12.75	6.79	47.79
TOTAL INSPECTIONS: YEAR TO DATE	1902	1317	323	924	612	4683
TOTAL # DAYS WORKING YEAR TO DATE	142.0	126.0	134.0	45.0	137.0	98.0
Average # of inspections per day: Year to date	13.39	10.45	2.41	20.53	0:00	47.79

Sumter City-County Planning Department

Planning Department Land Use Activity Report

July 2019

PLANNING DEPARTMENT LAND USE ACTIVITY

CITY OF SUMTER JULY 2019

APPLICATIONS/REVIEWS	#	Fee	Total Fee	ΔTY	Prior YTD
Sumter City-County Board of Appeals	3	\$ 250	\$ 750	\$ 2,000	\$ 1,500
Conditional Use	7	\$ 25	\$ 175	\$ 350	\$ 250
Historic Preservation Design Review (Administrative Staff Review)	0	\$ 100	\$	\$ 700	\$ 300
Historic Preservation Design Review	-	\$ 100	\$ 100	\$ 1,000	\$ 1,200
Mobile Home Certification	0	\$ 10	\$ -	\$ 60	\$ 60
Planned Development/Major Site Plan (Initial)	0	\$ 200	- \$	\$ 600	\$ 800
Planned Development/Major Site Plan (Revision)	0	\$ 150	- \$	\$ 20	\$ 50
Minor Site Plan Review	0	\$ 125	-	\$ 625	\$ 1,125
Rezoning	0	\$ 250	\$	\$ 1,000	\$ 1,000
Street Name Change	0	\$ 150	•	÷	•
Subdivision Preliminary Plats, Final Plats, & Variances	7	\$ 350	۔ ج	\$ 1,220	\$ 1,600
Temporary Use - Signs	3	\$ 30	\$ 90	\$ 840	\$ 870
Temporary Use - Sales Stands/Trailers	0	\$ 30	ۍ ۲	\$ 480	\$ 450
Banners	0	\$ 25	\$	\$ 225	\$ 100
Text Amendment (Comp. Plan/Zoning Ordinance)	0	\$ 250	۲ \$	\$ 750	•
Highway Corridor Design Review	-	\$ 50	\$ 50	\$ 400	\$ 650
Land Disturbance	0	\$ 50	۰ ۲	\$ 50	\$ 50
Zoning Deterination/Opinion/Verification Letter/Review	-	\$ 50	۰ ۲	\$ 300	\$ 150
TOTAL	23		\$ 1,165	\$ 10,650	\$ 10,155

PLANNING DEPARTMENT LAND USE ACTIVITY

SUMTER COUNTY JULY 2019

APPLICATIONS/REVIEWS	#	Fee	Total Fee	ΥТD	Prior YTD
Administrative/Supplemental Review	0	\$ 25	•	-	-
Sumter City-County Board of Appeals	4	\$ 100	\$ 400	\$ 1,700	\$ 300
Conditional Use	3	\$ 25	\$ 75	\$ 325	\$ 600
Mobile Home Certification	17	\$ 10	\$ 170	\$ 890	\$ 1,210
Planned Development/ Major Site Plan (Initial)	1	\$ 250	\$ 250	\$ 5,250	\$ 500
Planned Development/ Major Site Plan (Revision/Update)	0	\$ 150	•	•	\$ 300
Rezoning	1	\$ 100	\$ 100	\$ 800	\$ 200
Street Name Change	0	\$ 100	- \$	-	•
Subdivision Preliminary Plats, Final Plats, & Variances	18	\$ 1,068	•	\$ 3,338	\$ 4,550
Temporary Use - Signs		\$ 30	\$ 30	\$ 150	\$ 240
Temporary Use - Sales Stands/Trailers	4	\$ 30	\$ 120	\$ 480	\$ 420
Banners	0	\$ 25	÷	•	•
Text Amendment (Comp. Plan/Zoning Ordinance)	0	\$ 100	۔ چ	، ج	\$ 100
Highway Corridor Design Review	1	\$ 25	\$ 25	\$ 75	\$ 200
Land Disturbance	0	\$ 50	\$	•	•
Misc. (Inspection Fees, etc.)	0	Misc	•	۰ ۲	، ج
TOTAL	50		\$ 1,170	\$ 13,008	\$ 8,620

PLANNING DEPARTMENT LAND USE ACTIVITY IN-HOUSE REVIEWS

JULY 2018

APPLICATIONS/REVIEWS	City	County	Total	ΥТD
Administrative/Supplemental Review			0	0
Sumter City-County Board of Appeals			0	1
Conditional Use			0	0
Historic Preservation Design Review (under \$2, 000)			0	0
Historic Preservation Design Review (over \$2, 000)			0	0
Mobile Home Certification			0	0
Planned Development/Major Site Plan (Initial)		\$ 2	2	2
Planned Development/Major Site Plan (Revision/Update)			0	0
Rezoning			0	0
Street Name Change			0	0
Subdivision Preliminary Plats, Final Plats, & Variances			0	0
Temporary Use - Signs			0	0
Temporary Use - Sales Stands/Trailers			0	0
Banners			0	0
Text Amendment (Comp. Plan/Zoning Ordinance)			0	4
Highway Corridor Design Review			0	0
Land Disturbance			0	0
Minor Site Plan Review			0	10
TOTAL	0	2	2	17

Arts & Culture Fundraiser Wednesday, September 4 @ 6 pm Patriot Hall

Please join us for music & fellowship while learning more about your Cultural Commission, how you can support the Arts and get involved.

> RSVP by 8.30.19 to 803.436.2260 or PatriotHall@sumtercountysc.org