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Sumter2040



SUMTER 2040 COMPREHENSIVE PLAN



**Final Cover Page
Under Development**

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Acknowledgments

CITIZENS OF SUMTER

Thank you to all who participated in the development of the Plan

SUMTER CITY COUNCIL

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A Note to Our Readers:

The Sumter 2040 Comprehensive Plan is intended as a policy document to direct and guide growth in both the City of Sumter and Sumter County. Sumter City Council and Sumter County Council adopted the Plan separately, according to their own rules and procedures.

However, the County version and the City version are virtually identical, except for the Implementation section and the maps associated with the Land Use Element. To reduce the costs associated with printing two separate documents, we have simply included both City and County Implementation sections in the versions available for public purchase and review.

For the Lands Use Element, we have included both City and County maps for reference.

George K. McGregor, AICP
Sumter City-County Planning Director
December 2019

DRAFT *Introduction*

Why Plan?

The Sumter 2040 Comprehensive Plan represents the community's collective land use vision for the future. The Plan is the product of an 18-month public process. It is the policy document which guides where the community will develop, how it will develop, and what that development will look like. By definition, it is the deliberative design and development consensus of Sumter's citizens, businesses, and elected decision makers.

Comprehensive Plans are mandated by South Carolina State Law: the Planning Enabling Legislation found in Chapter 29 of the South Carolina Code of Law. By law, Sumter must update its comprehensive plan every 10 years. The current plan was adopted in 2009. The year 2019 marks the time for update.

The purpose of the Sumter 2040 Comprehensive Plan is to direct and guide growth in both the City of Sumter and Sumter County. As such, it is an aspirational expression of our vision through policy. The Plan is not a regulatory document nor is it a book of law. Strict over-interpretation should be avoided in lieu of a broader spirit. The Plan - its policies and maps - are not intended to be parcel specific and should not be applied so acutely.

How to Use the Plan

The Sumter 2040 Comprehensive Plan is a tool for guiding growth and development in the community for the next 20 years. It is not intended as a rigid and unyielding land use document. The purpose of the Plan is to help Sumter, its citizens and elected officials alike, make informed decisions about development issues, in the best interests of both property owners and the broader community.

Many land use decisions are complex, with diverse and diverging interests thrust into the public spotlight. So, the Sumter 2040 Comprehensive Plan attempts to provide decision makers with clear goals and policies. These are the foundations of how we as a community - City and County - go about managing our future. There will be conflicts, vagaries, and unintended consequences for sure, as happens when property rights are balanced with a community's interest. In the end, the Plan is grounded in fostering a land use pattern that is efficient, compact, diverse, and mixed-use. It sets the stage for a built environment which is greener, more attractive, and increasing in quality design every day.

Changing the Plan

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

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

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

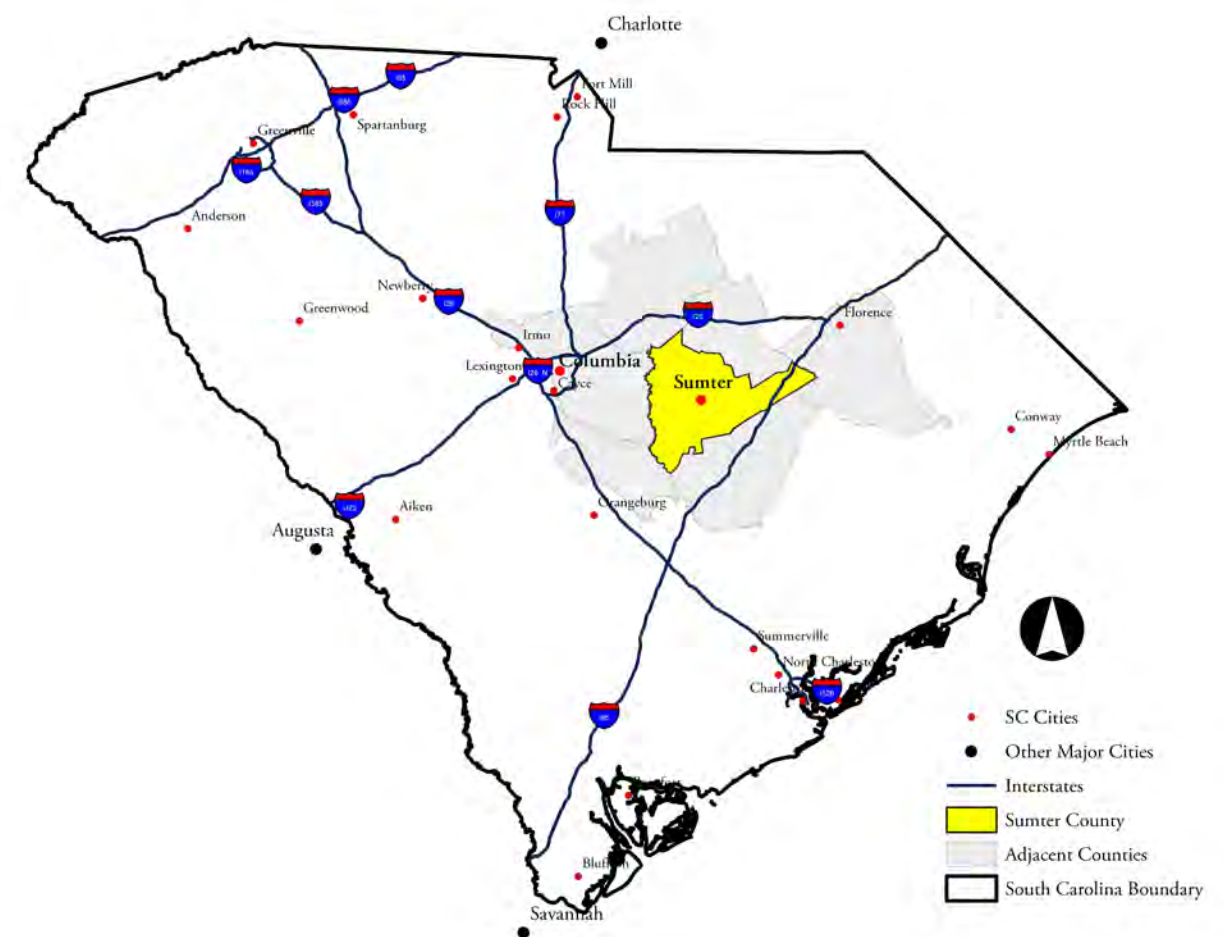
State & Regional Context

Sumter is located in central South Carolina, within the eastern portion of the geographic area commonly referred to as the "Midlands". The City of Columbia, SC is in close proximity to the west and the City of Florence is in close proximity to the east. Sumter is within 2 hours drive time of the Charlotte, Charleston and Augusta metropolitan areas, and within 3 hours drive time of the Greenville and Savannah metropolitan areas.

Sumter is centrally located within the Santee-Lynches Region of the state, which is one of ten defined regional districts used for various planning, workforce development, and service provision purposes. Other counties a part of the Santee-Lynches region include Kershaw, Lee, and Clarendon.

Map I-1

State & Regional Map

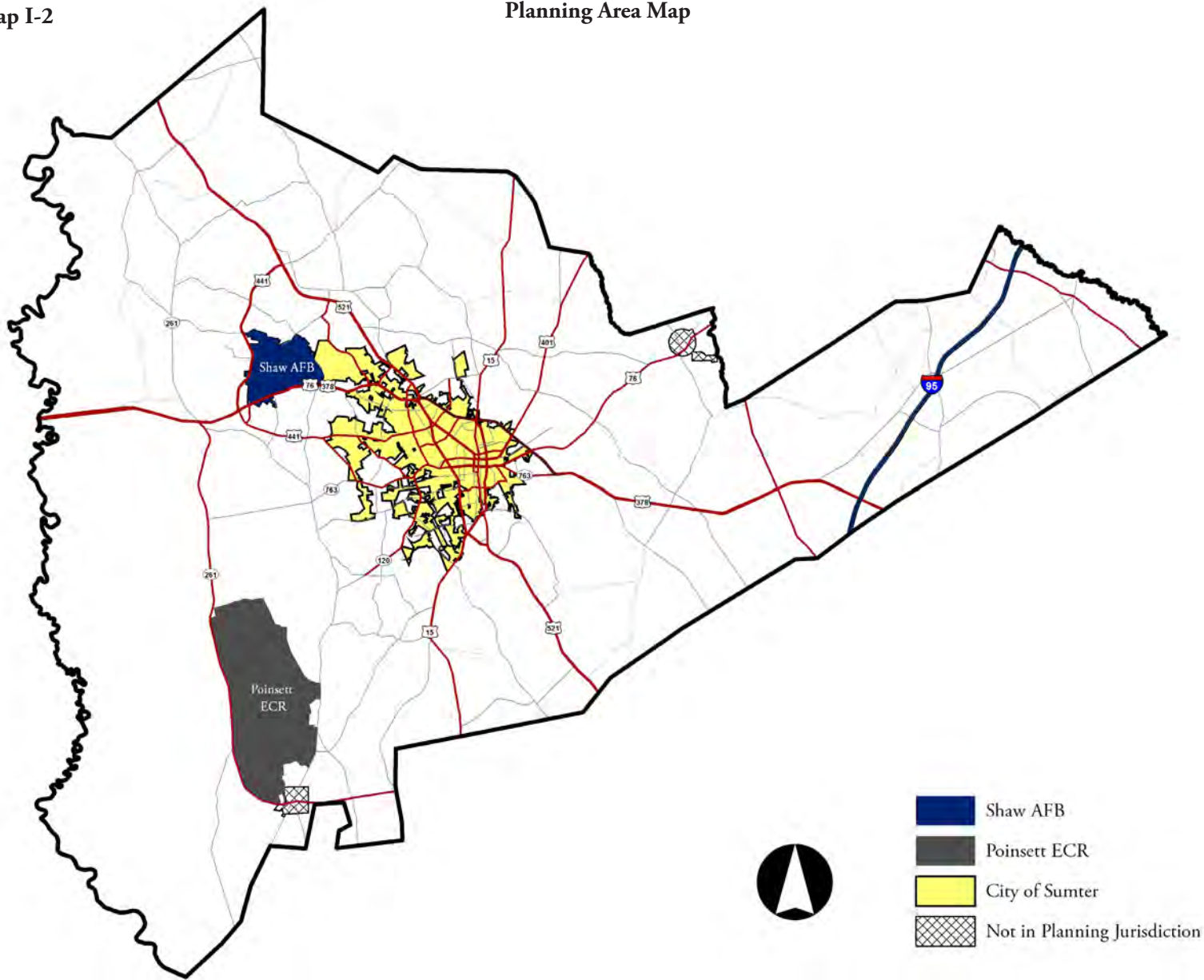


Planning Area

The planning area for the Sumter 2040 Comprehensive Plan includes all areas of unincorporated Sumter County, and all of the incorporated area of the City of Sumter. The incorporated towns of Pinewood and Mayesville are not included within the Sumter 2040 planning area boundaries, as both of these jurisdictions administer their own land development regulations and comprehensive plans. The study boundaries of the Planning Area contain two United States military facilities -Shaw Air Force Base and Poinsett Electronic Combat Range.

The planning area is bounded by the Wateree River to the west, the Lynches River to the east, Clarendon County to the south, and Lee and Kershaw County’s to the north. The primary east to west transportation route is US Hwy 378. Primary north to south transportation routes include US Hwy 521, US Hwy 15, US 401, and Interstate 95.

Map I-2 Planning Area Map



Public Project Review

All public projects - schools, parks, roads, or other public buildings must be reviewed for conformity with the Comprehensive Plan by the Planning Commission (*Section 6-29-540, S.C. Code of Laws*). In effect, public projects should make every effort to conform to the Sumter 2040 Comprehensive Plan.



Overarching Goals

Sumter's broader land use vision requires setting reasonable, actionable, and achievable community goals. The Sumter 2040 Comprehensive Plan offers eight overarching goals, all of which can be achieved through the policies detailed on the following pages and in the implementation section of this document. The goals are limited in number yet express the full aspirations of the Sumter Community. As such, the City and County support the following specific community Goals:

To protect Shaw Air Force Base and Poinsett Range, its facilities and its mission, from unwanted and incompatible development encroachment

To favor a development pattern which capitalizes on infill opportunities and encourages a mixed-use approach, in areas where adequate public infrastructure exists

To transform the built, visual image of Sumter through better site design, quality landscaping, interesting architecture, and sustainable land use priorities

To develop neighborhoods with character, good design, and community amenities

To provide diverse, safe, and affordable housing opportunities for all residents

To focus on Downtown Sumter as the centerpiece for urban living, commerce, entertainment, education, government, and healthcare, in a 24 hour active environment

To prioritize the rejuvenation of existing neighborhoods and commercial corridors

To preserve and enhance the community's green infrastructure, natural, cultural, and historic resources, through sustainable and resilient design solutions

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Public Participation

Public Participation is a vital component of any successful comprehensive planning process. Strategic public participation and engagement efforts were carried out from the beginning of the Sumter 2040 process. Efforts were geared toward obtaining broad, diverse, and meaningful input that would truly shape and steer the direction of this community planning effort. This chapter provides a description of the different public participation efforts that were carried out for the Sumter 2040 Comprehensive Plan.

Community Survey

A community survey was developed by staff and designed to be broad in subject matter. The survey questions aimed to elicit responses related to quality of life issues, land use matters, and development trends and patterns. The survey was not designed, nor intended, to produce statistically significant samples in any scientific respect. Instead, it was designed to prompt community comment from as many people as possible.

The survey was distributed widely via the internet, links on the City and County websites (as well as Facebook and Instagram). The local newspaper (The Item) placed a link to the survey on their homepage. Paper copies were placed at City and County government locations across the community and individual outreach took place at community events such as the Sumter County Fair, the Downtown Farmers Market, and Art in the Park (outreach activities further discussed in this section).

The survey was available from June to September 2018. In total, 1,207 responses were received. Those responses included 2,974 open-ended, written comments, both complimentary and critical of the Sumter community.

A report was developed in November 2018 that summarized and provided analysis for the survey responses received. This report is available on the Sumter 2040 website (www.Sumter2040.com) and at the office of the Sumter City-County Planning Department.



**HELP SHAPE THE
FUTURE OF SUMTER.**

We are currently working on the **Sumter 2040 Comprehensive Plan** encompassing a variety of topics from neighborhoods and roads to parks, amenities and economic development.

This is your opportunity to tell us what you want life in Sumter to look like in the years to come, and we want your input! Visit us online at Sumter2040.com to take the survey online, or find us on Facebook, Twitter and Instagram @Sumter2040 for more information on events in your area where you can fill out the survey in-person and interact with our team!

Sumter 2040 LEARN MORE AT SUMTER2040.COM

Community Events

During the early stages of the Sumter 2040 process, staff from the Sumter City-County Planning Department established a presence at numerous events throughout the community. The purpose of attending these events was to promote community survey participation and to establish overall community awareness of this planning effort. At these events staff manned a Sumter 2040 information table, spoke with community members, distributed and collected surveys, and promoted ways to get involved in the planning process.

Attended Events

- Downtown Farmers Market - August 4, 2018
- Back to School Bash - August 14, 2018
- Downtown Farmers Market - August 25, 2018
- Sumter Farmers Market - August 31, 2018
- Art in the Park - September 22, 2018
- Sumter County Fair - September 25 - 30, 2018



Photo: Downtown Farmers Market



Photo: Display at Sumter County Fair



Photo: Art in the Park

Stakeholder Group Meetings

Key stakeholders groups were engaged throughout the Sumter 2040 planning process. These groups included neighborhood associations, development industry representatives, public works officials, utility providers, the Chamber of Commerce, the Sumter Board of Realtors, Economic Development officials, and City and County Management to name a few. Staff working on the Sumter 2040 Comprehensive Plan met with and received important input from these groups. This input established a firm foundation for the policies established in this Plan.

Public Meetings

Public meetings were a critical component in the development of the Sumter 2040 Comprehensive Plan. Public meetings were held at two key points throughout the process.

Public Meeting #1 (Kick-Off) - December 6, 2018

A public kick-off meeting was held at the Central Carolina Technical College (CCTC) Health Sciences Center to solicit public input. This meeting was held after initial public feedback was received via community survey and community event participation. The meeting included displays of important baseline planning information (demographics, zoning, existing policies and goals, etc.), a public presentation, and break out conversations. Input from this meeting was used to evaluate and develop Plan policies.

Break-Out Conversation Topics

Community Survey Deep Dive - Participants were asked to discuss, in greater depth, the questions included in the initial community survey. Additionally, participants were asked to share their thoughts and opinions on local development patterns, design, and things they preferred about the community.

Sumter 2030 Overarching Goals - Participants were asked to review the overarching goals of the Sumter 2030 Comprehensive Plan adopted in 2009. The primary aim of this conversation was to determine if the existing overarching goals established for the community 10 years ago were still valid. These overarching goals inform all other policies within the planning document.

Neighborhoods & Corridors - Participants were asked to share their thoughts on what they liked and did not like about their neighborhoods and surrounding areas.

Visual Preference Survey - Participants were shown various development types. Development types were broken out by environmental context (Urban, Suburban, and Rural). Participants were then asked to rank in order the development types they preferred and would like to see in the Sumter Community.



Photo(s): Public Meeting #1



Public Meeting #2 (Open House) - June 20, 2019

A second public meeting was held at the CCTC Health Sciences Center in order to receive feedback and input on draft Sumter 2040 policies. This meeting also served as an unveiling of draft City and County Planning Area maps. Proposed land use policies and changes from the Sumter 2030 Comprehensive Plan were a primary focus of this meeting. This meeting was an open house format with attendees able to view policy and map displays at their convenience. Staff members were available to receive input, discuss proposed policies and maps, and to answer questions. Comment forms were available to all attendees.

Website, Social Media, & Branding

Prior to the formal start of the Sumter 2040 planning process, a dedicated project specific website was created (www.Sumter2040.com). Through this website, residents and interested parties could check in on the status of the plan, view important plan deliverables and drafts, and provide input to staff members. Additionally, plan progress and important milestones were shared via social media (Facebook, Twitter, & Instagram). Specific branding was developed for this planning effort and was used on all important Sumter 2040 documents and releases.

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Population Element

Understanding the demographic characteristics of the resident population is critical for both the City and County’s long range planning efforts. Changing demographics can signal the need to look at new strategies and policies to address a variety of issues ranging from health care, to transportation, to land use form, and more.

Notable
Existing Conditions & Trends

1. Slow and inconsistent overall population growth in recent decades in both the City and County. The western areas of the City and County are seeing the most growth, with the central and eastern areas seeing the most loss.

2. The overall racial composition of the City and County is balanced. However, geographic concentrations of groups exist in certain areas.

3. Both the City and County are experiencing upward trends in residents aged 65 years and older.

2018 Sumter County
Population

106,512

(15th most populated County in SC)

2018 City of Sumter
Population

39,656

(9th most populated city in SC)

Population Change

Overall population in the City and County has remained flat since the 1990s. The City saw a large increase in population with the 1990 census due to annexations in and around Shaw Air Force Base (A.F.B.).

According to the most recent population estimates (2018) released by the US Census Bureau, the population of Sumter County is 106,512. Of these 106,512 residents, 39,656 reside within the City of Sumter.

Table P-1

Total Population Change (1990 - 2018)						
Year	City of Sumter	Change From Previous Decade	Sumter County	Change From Previous Decade	South Carolina	Change From Previous Decade
1990	38,000*	52.4%**	101,271	14.8%	3,500,000	12.1%
2000	39,643	4.3%	104,646	3.3%	4,024,000	15.0%
2010	40,524	2.2%	107,456	2.7%	4,360,000	8.3%
2018	39,656	-2.1%	106,512	-0.9%	5,084,127	16.6%

Source: 1990 - 2010 US Census Bureau Data & 2018 US Census Bureau Annual Estimate Data
* The US Census Bureau estimates the City of Sumter 1990 population to be approximately 38,000. The original count showed an incorrect population of 41,943.
** Significant growth in the City of Sumter population between 1980 - 1990 is attributed to Shaw A.F.B. annexations that took place in 1989.

Sumter’s flat population growth contrasts with the overall trend for the state as a whole, which is experiencing a sustained upward growth trend. This statewide trend is primarily supported by strong population growth in existing urban areas and high amenity destinations. Rural areas throughout the State are experiencing population loss.

Figure P-1

Sumter City & County Total Population Overtime

Year	City of Sumter	Sumter County
1990	38,000	101,271
2000	39,643	104,646
2010	40,524	107,456
2018	39,656	106,512

Source: 1990 - 2010 US Census Bureau Data & 2018 US Census Bureau Annual Estimate Data

Population Change Geography

While overall population growth in the City and County has remained flat in recent decades, a notable trend can be discerned when looking at where growth and loss are occurring within the City and County. Census tract level population data from the last two decades clearly shows that population growth is occurring to the west, away from downtown and toward Shaw A.F.B. and Columbia. Population loss is occurring in the historic city core and both the eastern and extreme northern portions of the county.

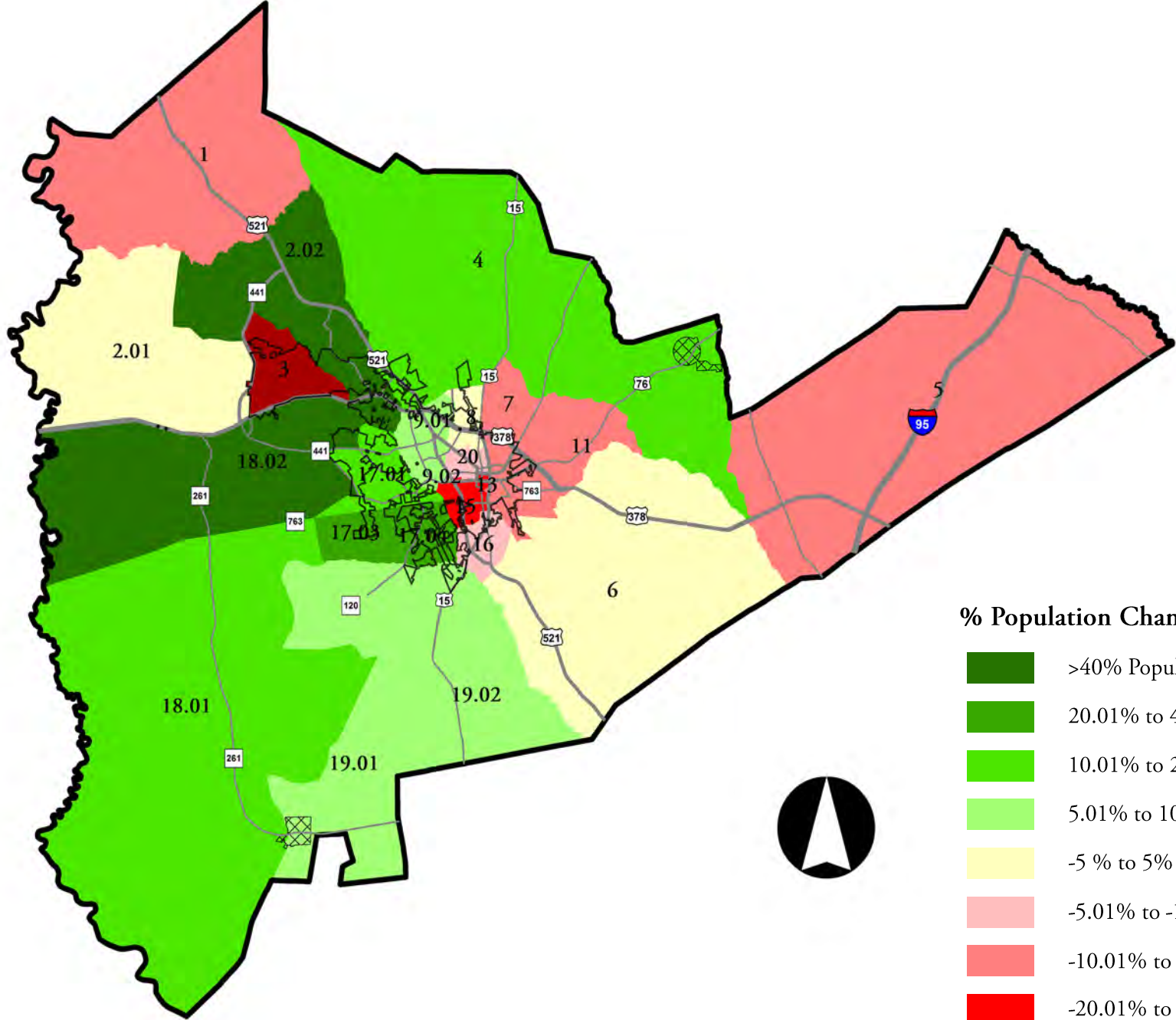
One area of particular interest is census tract 3, which encompasses all of the Shaw A.F.B. Data indicates a large loss of population in this particular tract between 2000 and 2017. This can be attributed to a reorganization of base housing just prior to the 2010 Census, wherein a large number of residences were removed, and not to a reduction in total personnel stationed at Shaw. Evidence suggests that the population moved off base to nearby census tracts, further contributing to population growth in the western areas of the City and County.

Pg | P - 1

DRAFT - SUMTER 2040: Population Element

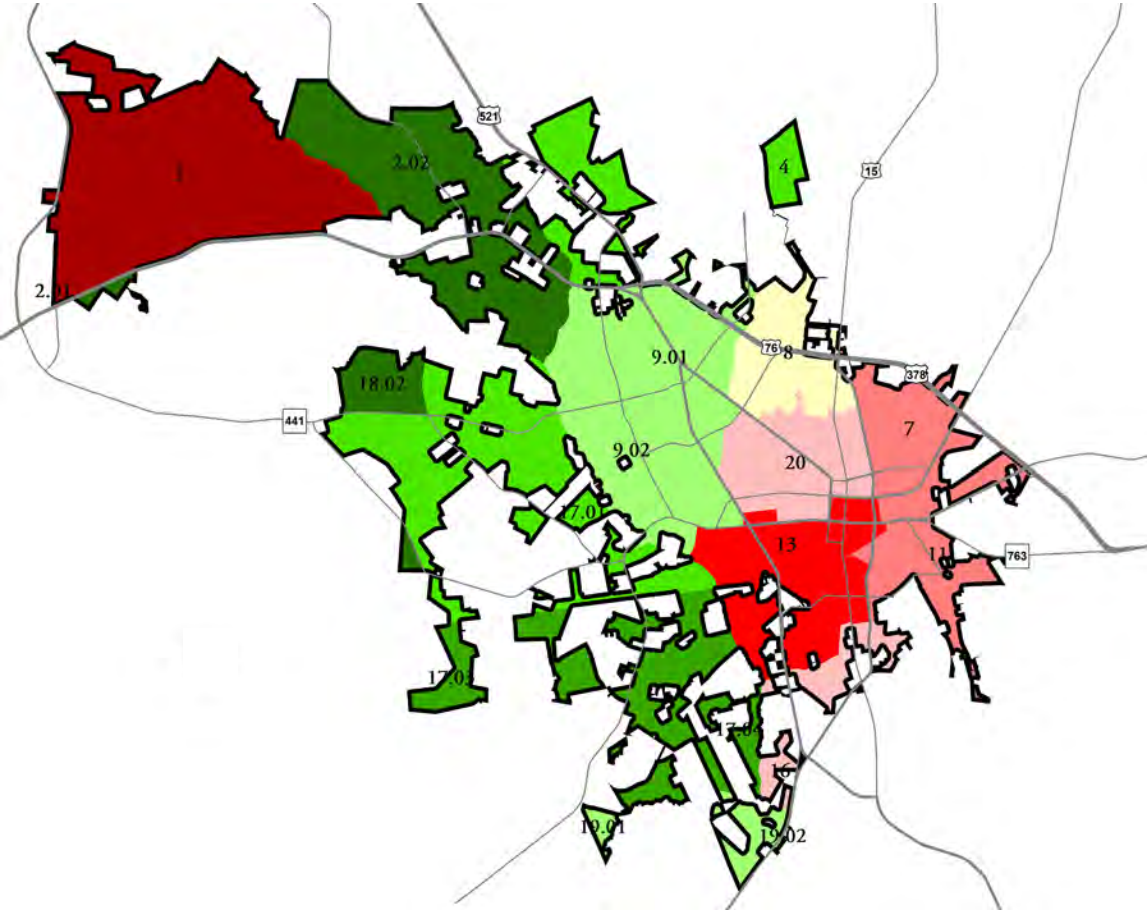
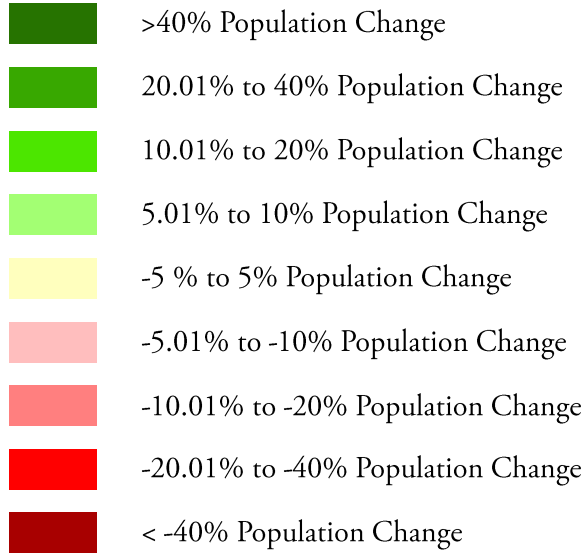
Map P-1

Population Change by Census Tract (2000 - 2017)
Sumter County & City of Sumter



Source: 2017 ACS Population Estimates

% Population Change 2000 - 2017



Census Tract	% Population Change	Total Population Change
1	-17.0	-642
2.01	2.8	122
2.02	65.3	2747
3	-54.7	-3893
4	11.8	883
5	-16.2	-439
6	-1.0	-39
7	-12.6	-627
8*	5.0	200
9.01**	5.4	226
9.02**	5.4	227
11	-13.7	-615
13	-20.7	-474
15	-25.3	-647
16	-5.2	-223
17.01	11.1	686
17.03***	20.5	919
17.04***	20.5	920
18.01	12.0	472
18.02	44.8	2638
19.01	7.6	435
19.02	9.9	502
20****	-8.8	-382

* 2010 Census Tract 8 includes the same geographic area as 2000 Census Tract 8.98

** 2010 Census Tracts 9.01 & 9.02 were split from 2000 Census Tract 9. Change attributed evenly between both tracts.

*** 2010 Census Tracts 17.03 & 17.04 were split from 2000 Census Tract 17.02. Change attributed evenly between both tracts.

**** 2010 Census Tract 20 includes the same geographic area as 2000 Census Tracts 8.97 & 10

Racial Composition

The overall racial composition of both the City and the County can be characterized as balanced, with even proportions of Black and White residents. These two groups are the predominant racial groups in the Sumter community at large. City and County percentages for American Indian, Asian, Pacific Islander, and individuals identifying as some other race are essentially the same. These cohorts are slightly underrepresented when compared to the state as a whole, and well underrepresented when compared to the nation as a whole.

The percentage of the City and County populations identifying as Hispanic has continually grown over the past three decades, although they are still significantly lower than state and national percentages. Despite the decreases in population at both the City and County level, the Hispanic population continued to grow from 3,330 in 2010 to 3,979 in 2017.

Table P-2

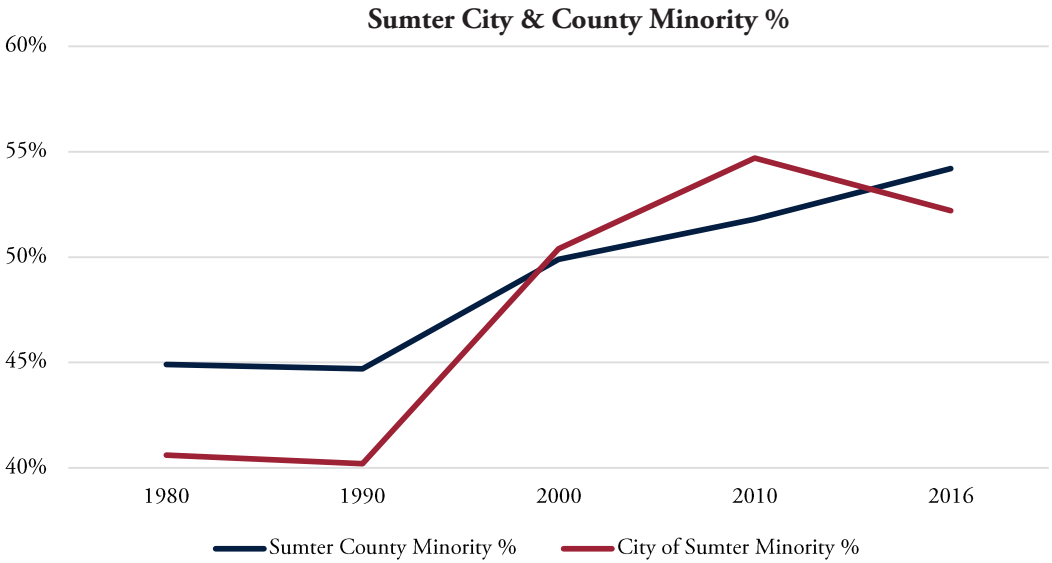
2017 Racial Composition				
Race	County	City	State	US
White	44.9%	47.8%	66.2%	70.0%
Black or African American	48.7%	46.3%	27.0%	12.9%
Native American and Alaska Native	0.4%	0.4%	0.4%	1.0%
Asia	1.8%	1.4%	1.6%	5.7%
Native Hawaiian	0.2%	0.1%	0.1%	0.2%
Other	1.7%	1.7%	2.7%	6.9%
Two or more races	2.3%	2.3%	2.2%	3.4%

Source: 2017 ACS Data

Demographic Concentration

Both the City and the County are majority-minority areas. Majority-minority areas refer to jurisdictions in which one or more racial and/or ethnic minorities (relative to the entire US population) make up a majority of the local population. Population data shows that the overall minority population is increasing. Understanding these demographics and trends are important to making critical policy decisions that benefit all Sumter residents, especially those that have been historically under represented.

Figure P-2



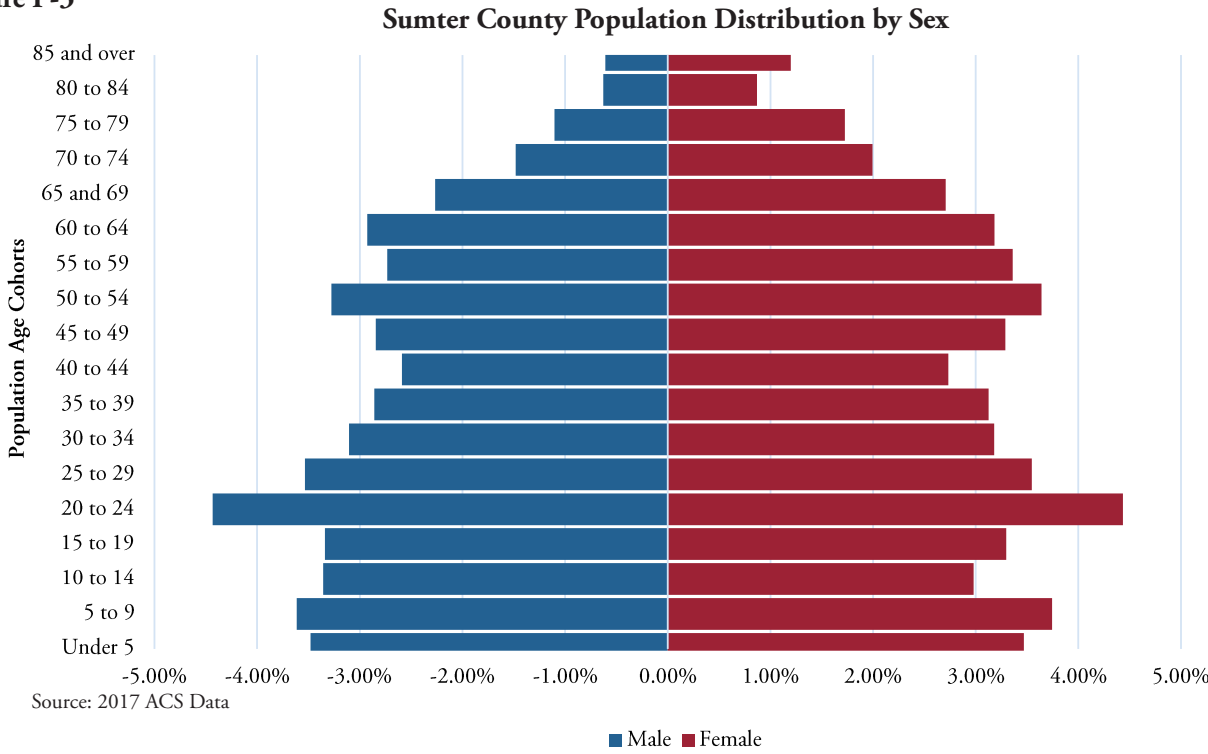
Source: 1980 - 2010 US Census Bureau Data & 2017 ACS Data

Age & Sex

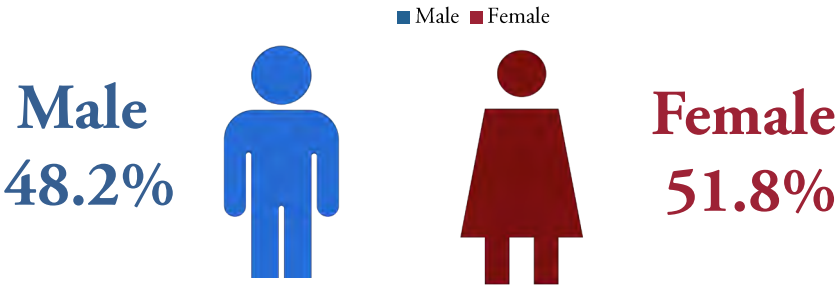
The gap in population representation between men and women in Sumter County has continued to rise, with females currently outnumbering males 51.8% to 48.2%, up from 51.0% female to 49.0% male in 2010. This is consistent with the trend for the nation as a whole, where women represent 50.8% of the overall population. This trend is most consistently seen at ages 65 and over, as women out live men.

A trend of particular note is the amount of young adults in 20-24 Age cohort. This can be attributed to the military population assigned to Shaw Air Force Base.

Figure P-3



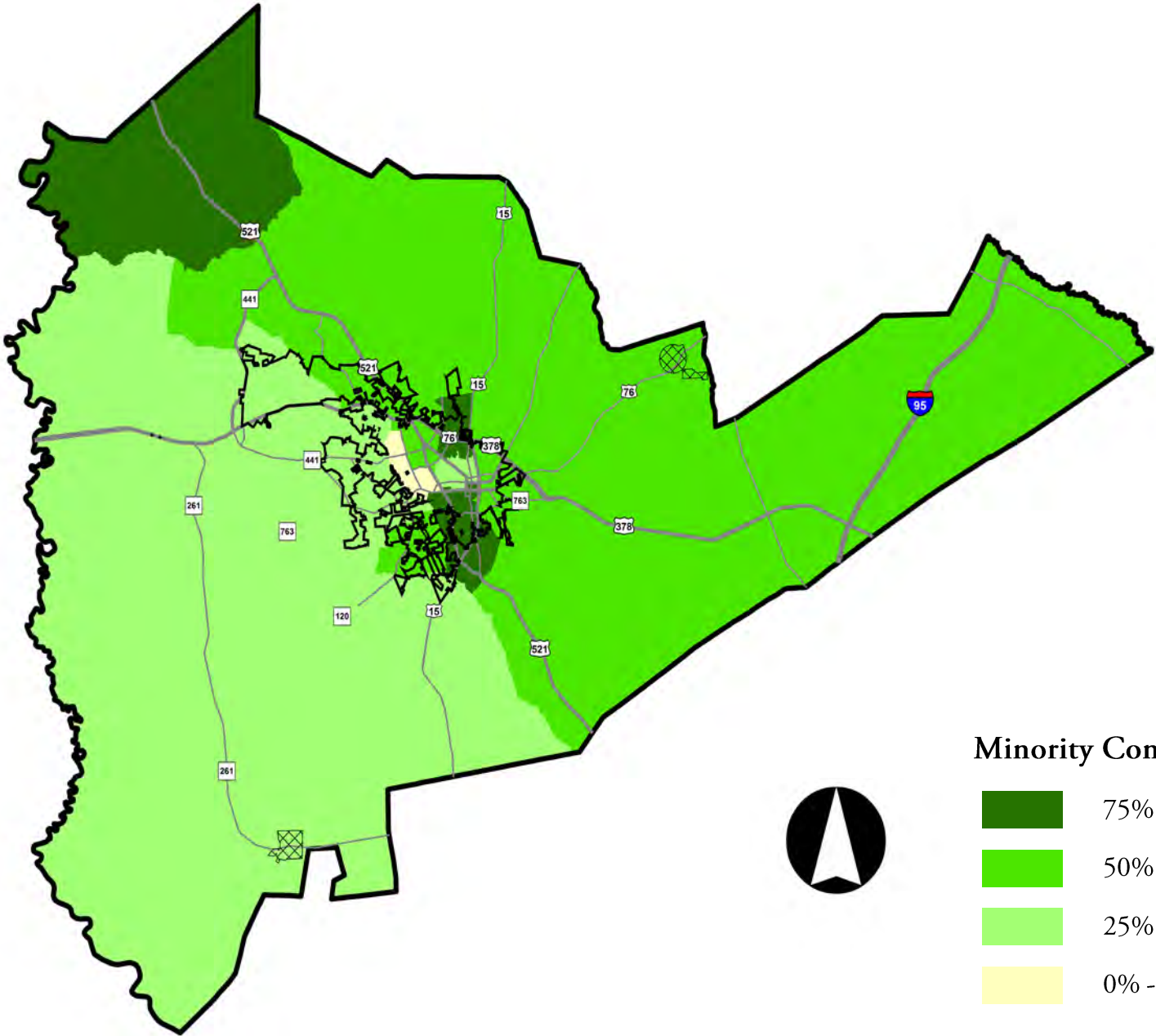
Source: 2017 ACS Data



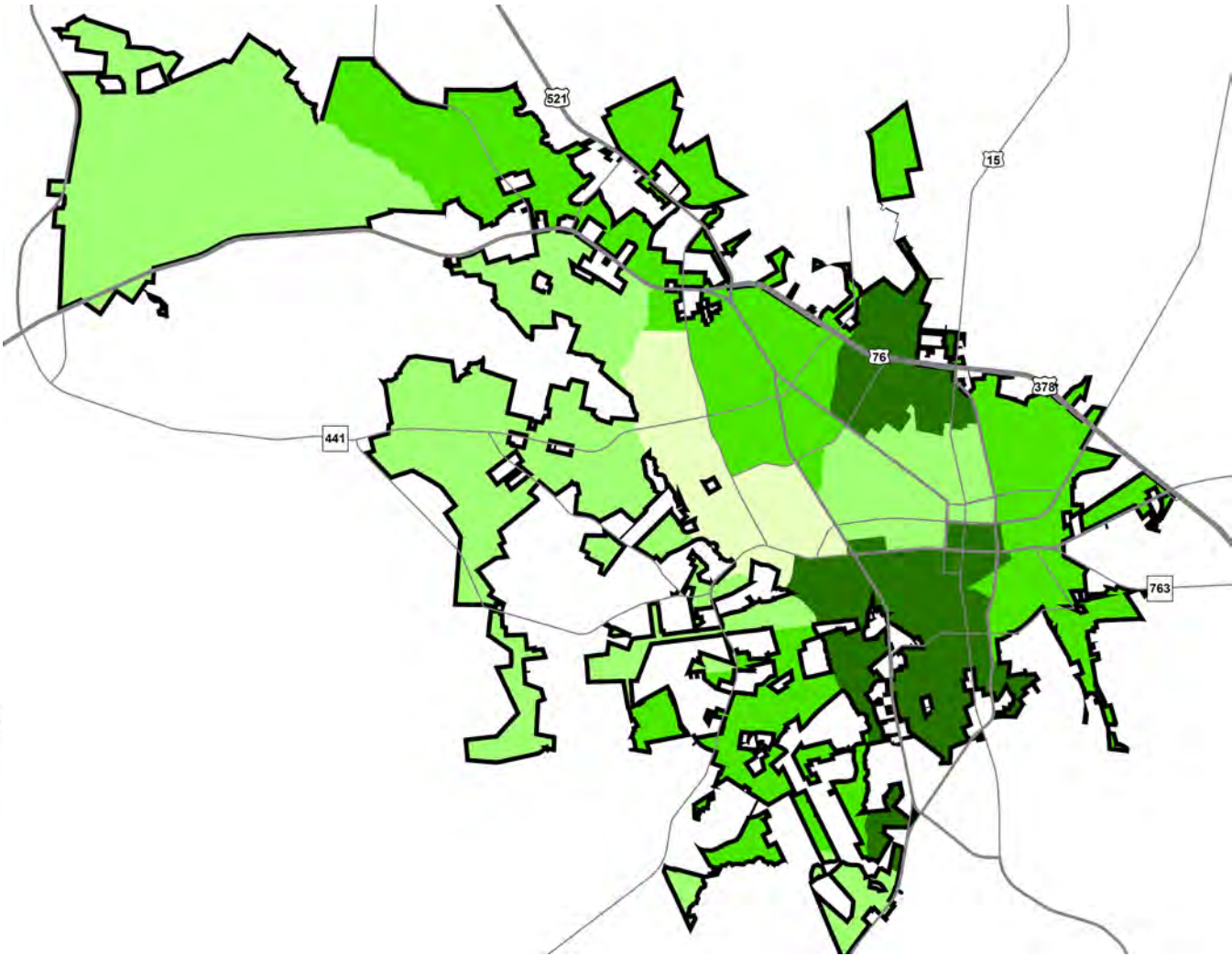
Photo(s): Sumter Residents at Manning Ave. Festival & Iris Festival



Minority Concentration by Census Tract
Sumter County & City of Sumter



Source: 2017 ACS Population Estimates

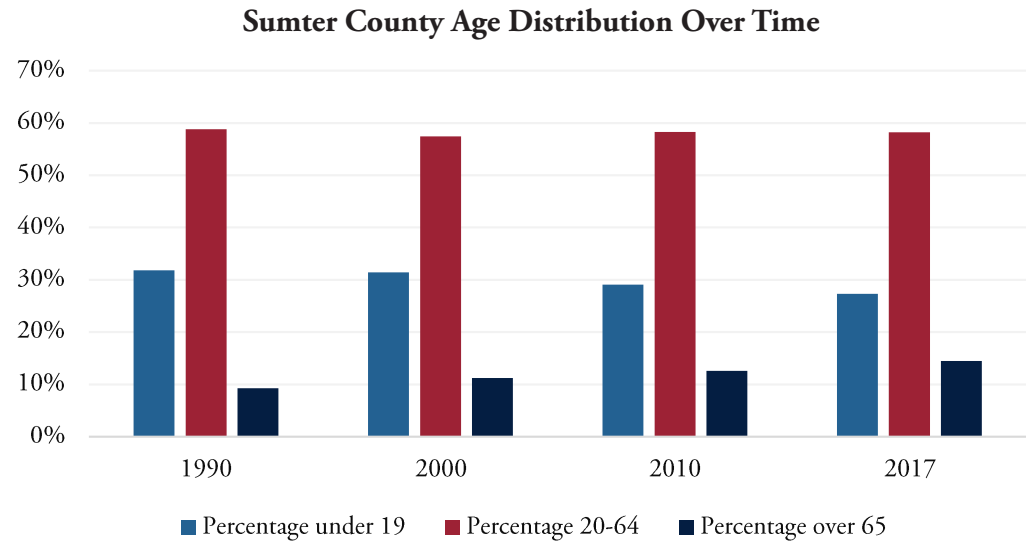


Minority Concentration

- 75% - 100% Minority
- 50% - 74.99% Minority
- 25% - 49.99% Minority
- 0% - 24.99% Minority

Both the City and the County have an increasingly aging population. Low population growth has led to lower representation in the under 19 year old age cohort. This, coupled with the growth of the 65 and over cohort, signals a need evaluate policies that may have an impact on the aging population.

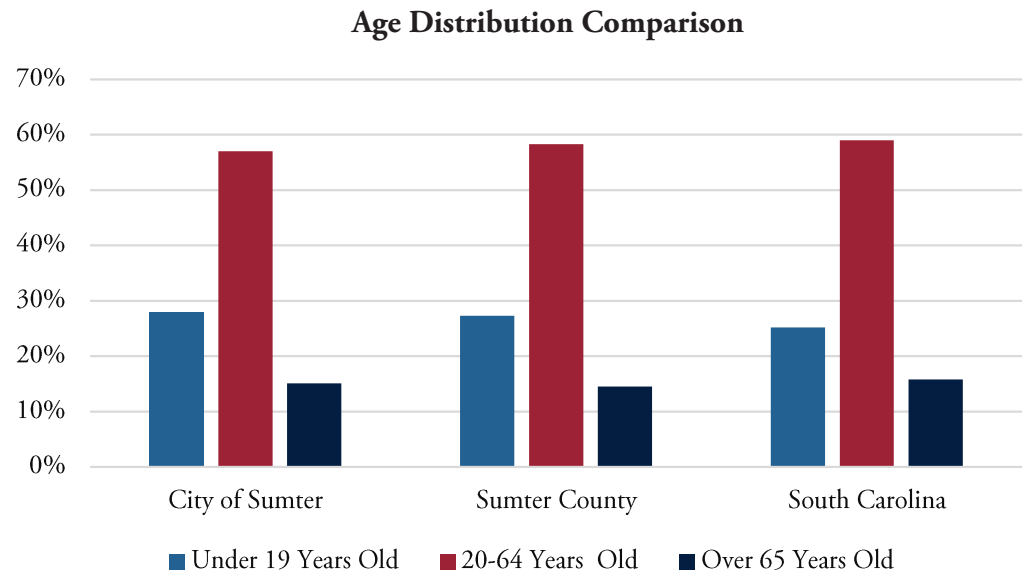
Figure P-3



Source: 1990 - 2010 US Census Bureau Data & 2017 ACS Data

Age distribution within the City and County of Sumter is generally consistent with the State of South Carolina as a whole.

Figure P-4



Source: 2016 ACS Data

Figure P-5

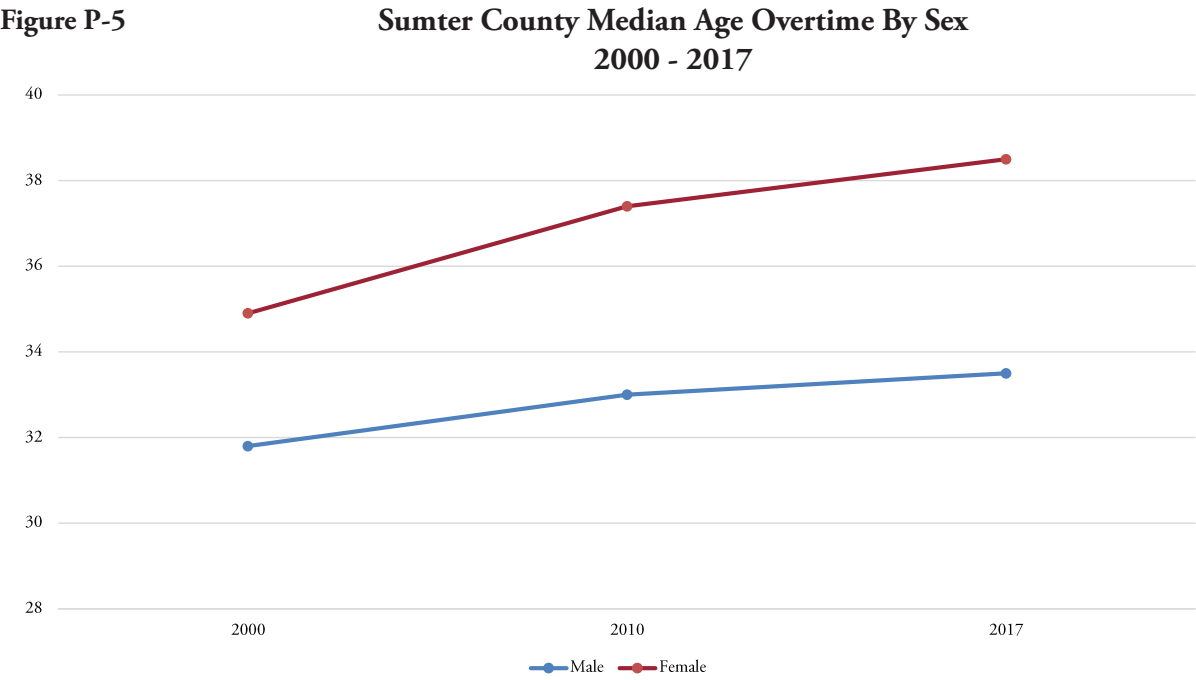


Table P-3

Sumter County Overall Median Age Over Time		
2000	2010	2017
35.3	35.3	36.0

Source:: 2000 US Census Bureau Data, 2010 & 2017 ACS Data

Figure P-6

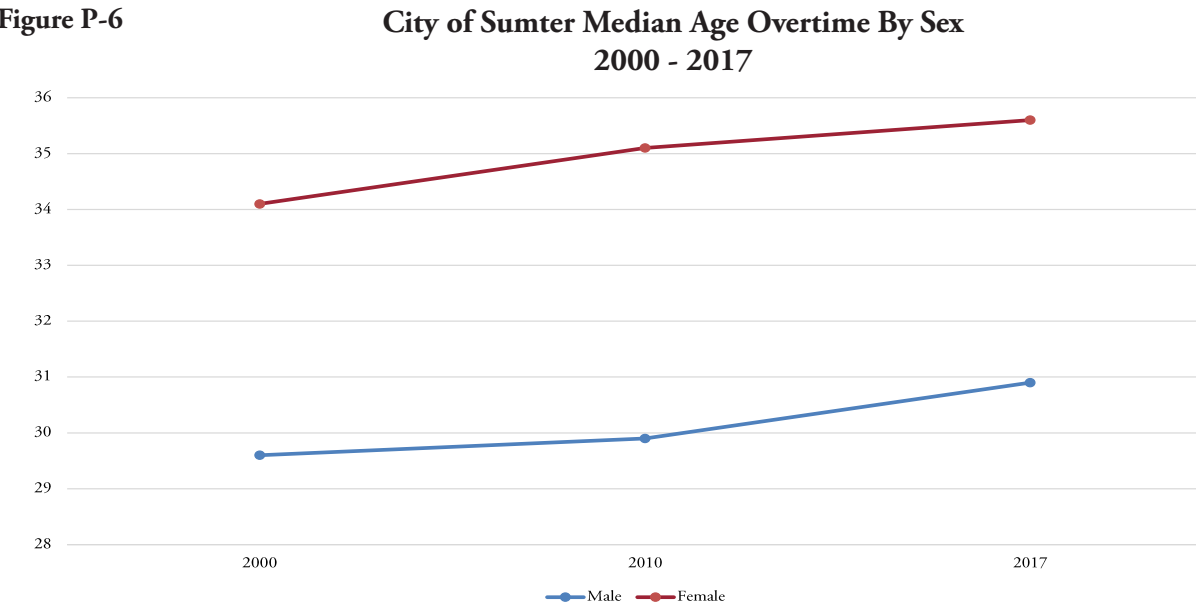


Table P-4

City of Sumter Overall Median Age Over Time		
2000	2010	2017
31.9	32.5	33.7

Source:: 2000 US Census Bureau Data, 2010 & 2017 ACS Data

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DRAFT

Housing Element

Housing is the fundamental building block of a community. Understanding current housing trends and metrics is vital to the development of a policy framework that will shape the Sumter of tomorrow.

Housing market statistics such as household size, age of housing stock, housing tenure, housing value, housing cost, etc. help to form a clearer picture of the overall health of the housing market and what changes may be coming in the future. These statistics can also be used to assess the performance of current housing policy and to assess any changes that may be needed.

Housing Units & Households

The City and County both have experienced growth in the overall number of housing units since the year 2000, in contrast to flat overall population growth. This is influenced, in part, by a western growth pattern away from the historic city core, housing market dynamics created by Shaw A.F.B., and a decrease in household size.

Notable Existing Conditions & Trends

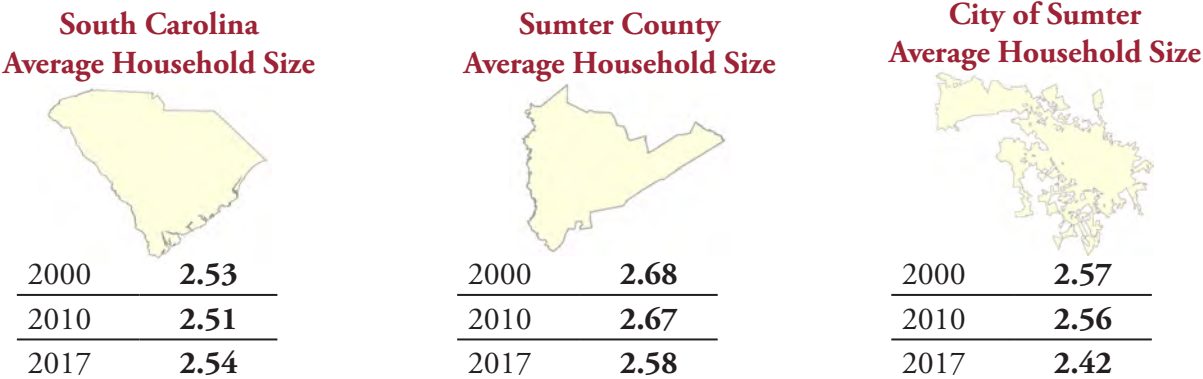
1. Growth in housing units without corresponding population growth.
2. Overall decrease in household size and increase in total number of households.
3. Higher percentage of older housing stock exists in the City, as compared to the County.
4. A higher percentage of renter occupied housing exists in the City as compared to the County.
5. Median home values are lower in the County as compared to the City. Both are below the state as a whole.
6. Approximately 1/3 of households in both the City and the County are burdened by the cost of housing.

Table H-1

Total Number of Housing Units 2000 - 2017					
Location	2000	2010	2017	Housing Unit % Growth since 2000	Population % Growth since 2000
South Carolina	1,753,670	2,137,683	2,229,324	27.1%	45.2%
Sumter City	16,032	18,150	18,516	15.5%	0.03%
Sumter County	41,751	46,011	47,565	13.9%	1.8%

Source: 2000 - 2010 US Census Bureau Data & 2017 ACS 5 Year Estimate Data

Figure H-1

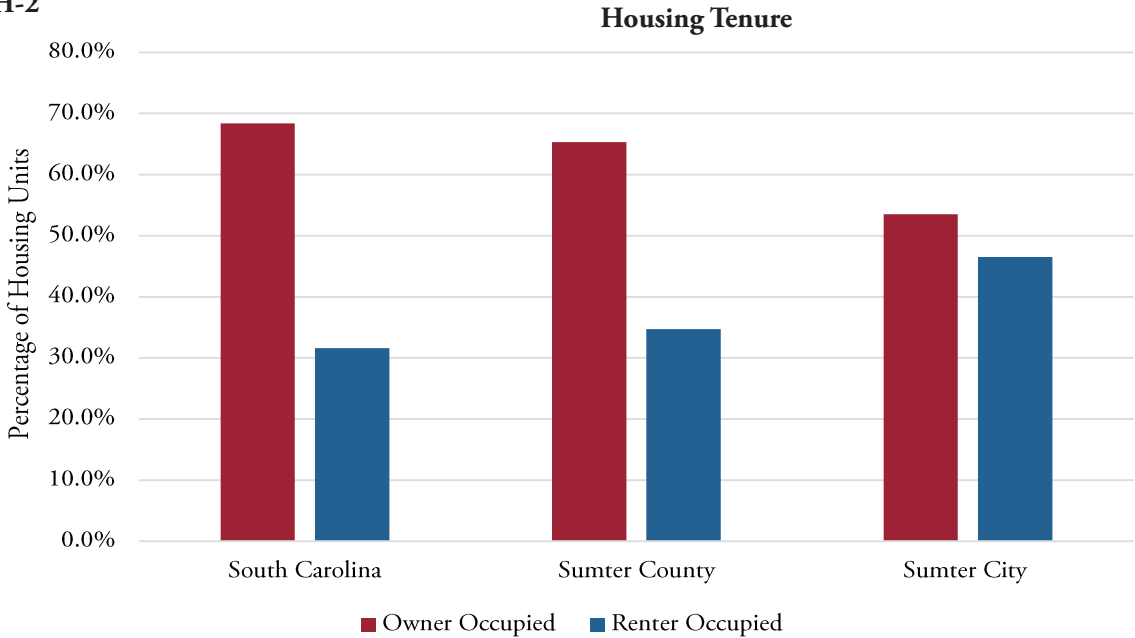


Source: 2000 - 2010 US Census Bureau Data & 2017 ACS Data

Housing Tenure

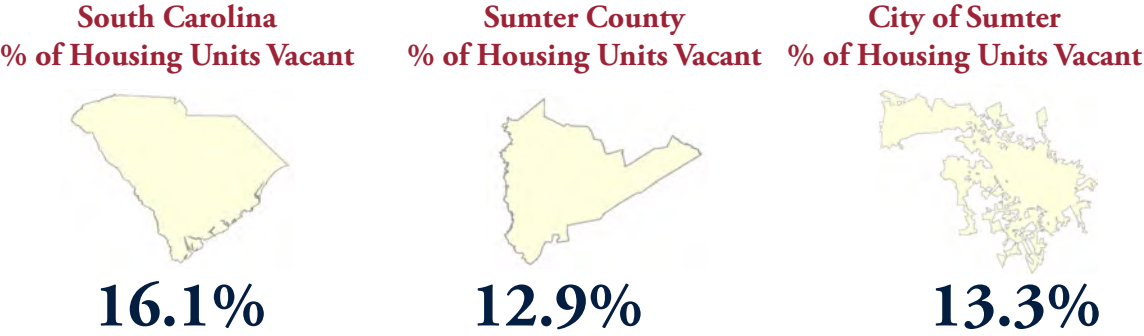
The County follows the state trend of owner occupied housing being more prevalent than rental housing. In the City, there is a much smaller gap between housing units that are owner occupied versus renter occupied. The percentage of vacant housing units in both the City and the County are below the statewide level of vacant housing.

Figure H-2



Source: 2016 ACS Data

Figure H-3



Source: 2016 ACS Data

2018 Abandoned & Vacant Housing Survey

In the fall of 2018, the Sumter City-County Planning Department completed a survey of selected geographic areas to determine the number of vacant and abandoned residential structures. The survey focused on the central portions of the city and matched areas surveyed in the past. Due to the city's ongoing efforts to address the issue of vacant blighted housing **the amount of these units within the city has been reduced by 15% since 2014.**

The City has used aggressive code enforcement, local funds under the “Sumter Pride Program”, and federal funding under the Neighborhood Initiative Program (NIP) and Community Development Block Grant (CDBG) program to make strides in areas with high concentrations of vacant units. Additionally, in 2018, Sumter County received CDBG funding from the State of South Carolina to remove vacant blighted units just outside of city limits.



Housing Age

Housing construction in Sumter experienced a boom in the late 1990's and early 2000's, but has slowed somewhat this decade in response to decreased market demand. There is a higher percentage of older housing stock in the City versus the County. However, this trend has been reversing since the turn of the century, as a significant percentage of the new residential subdivisions are annexed into the City to receive a full range of services.

Housing Value

Both the City and the County have consistently had lower median owner occupied housing values when compared to the state as a whole. Historic trends show that the value of owner occupied housing in the City is higher than that of the County, and this remains true today.

Since 2010, home values have not experienced the same increases as compared to previous decades. The 2008-2009 economic downturn has played a significant role in this, as its effects were acutely felt by the real estate market.

Figure H-4

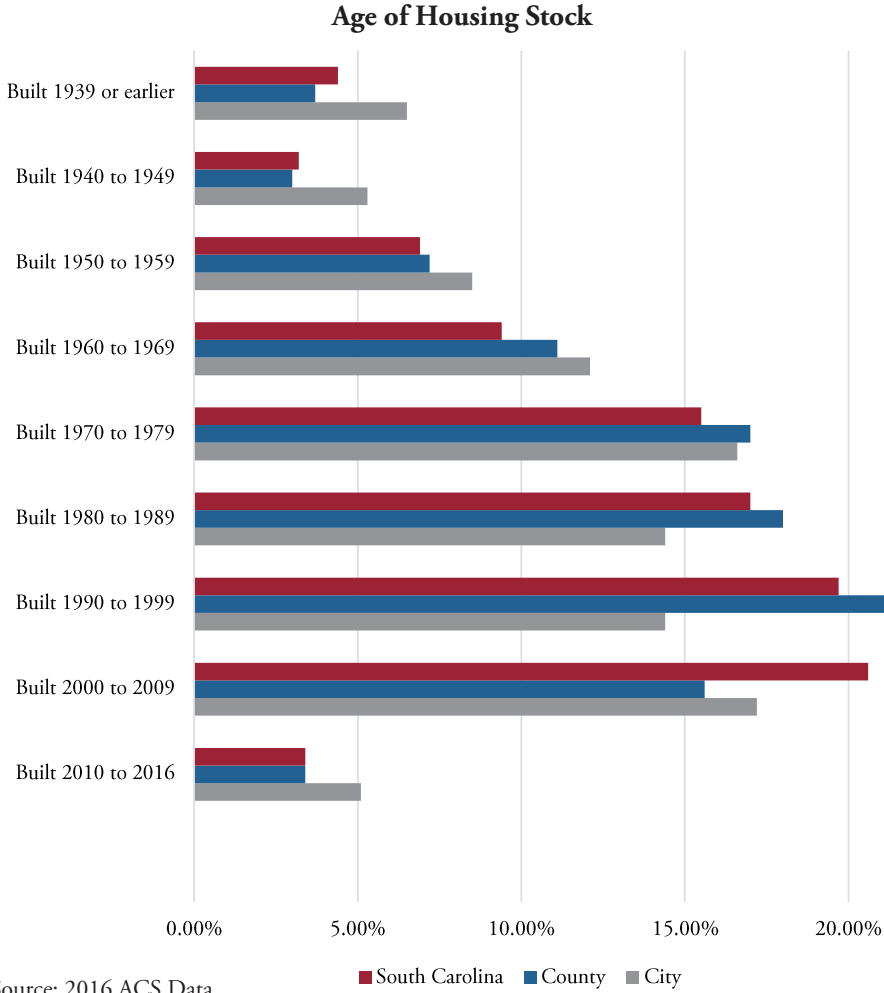
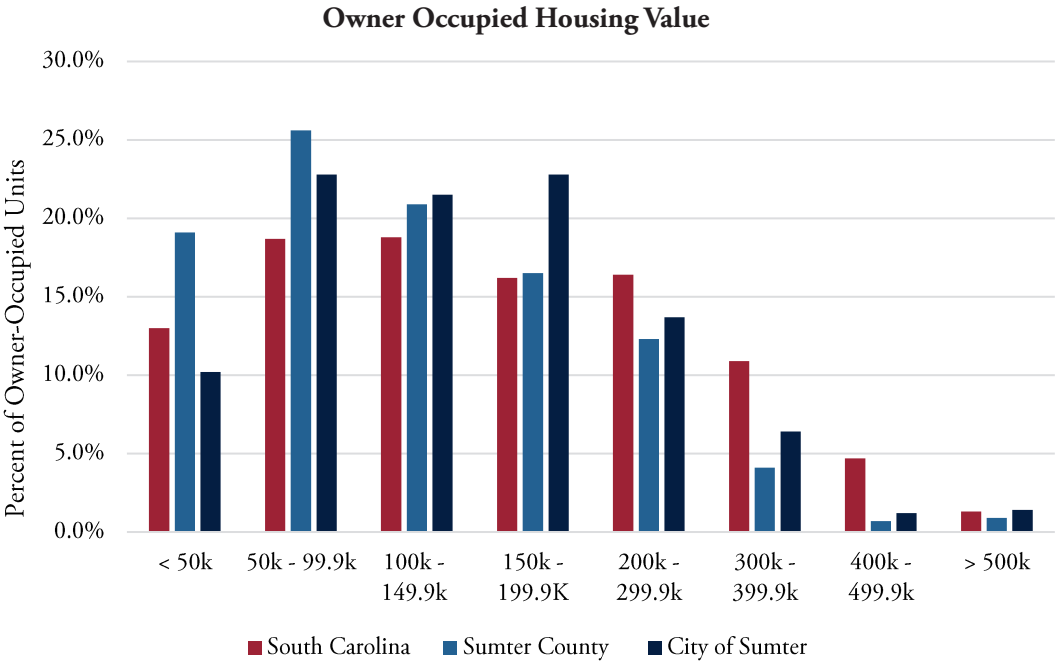
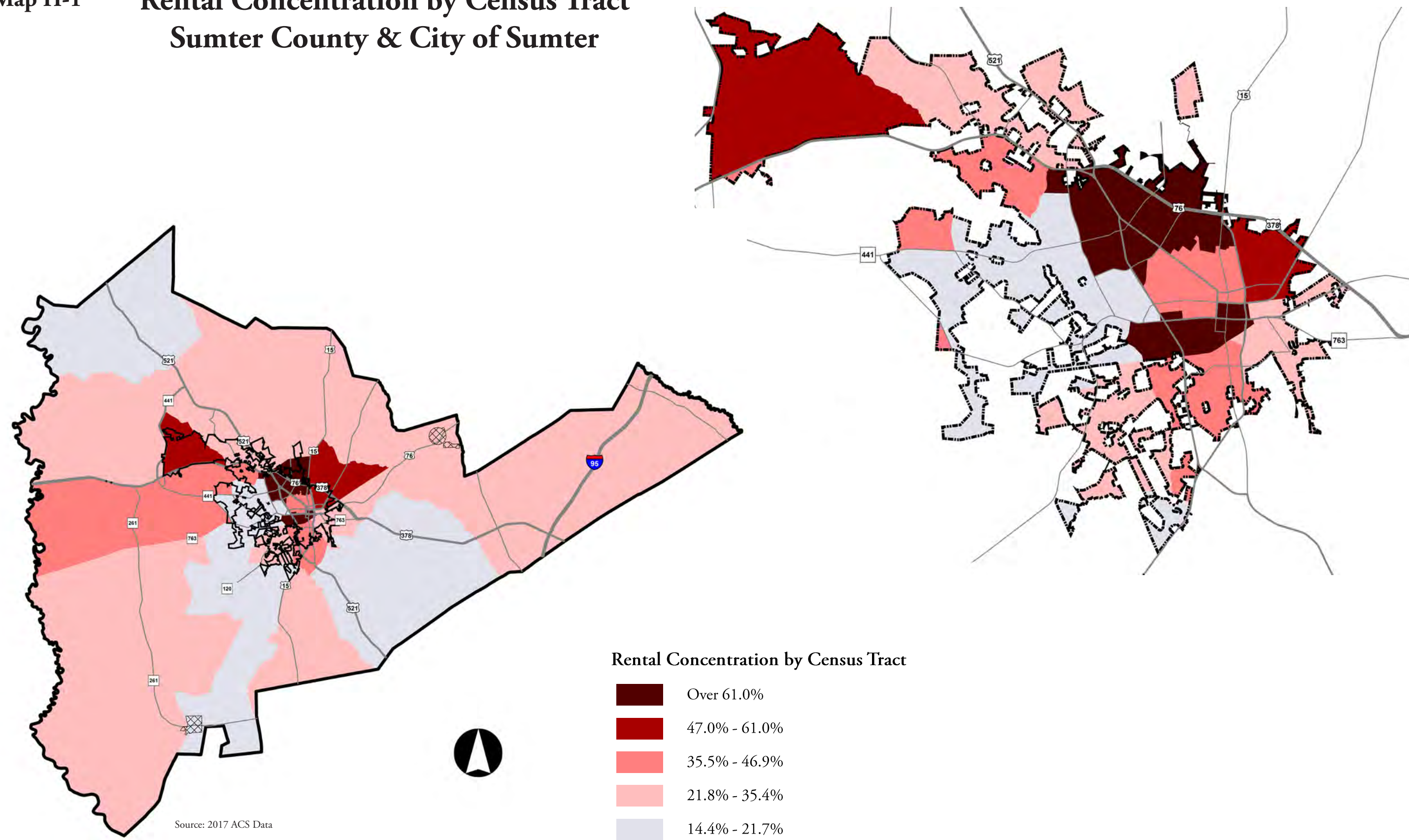


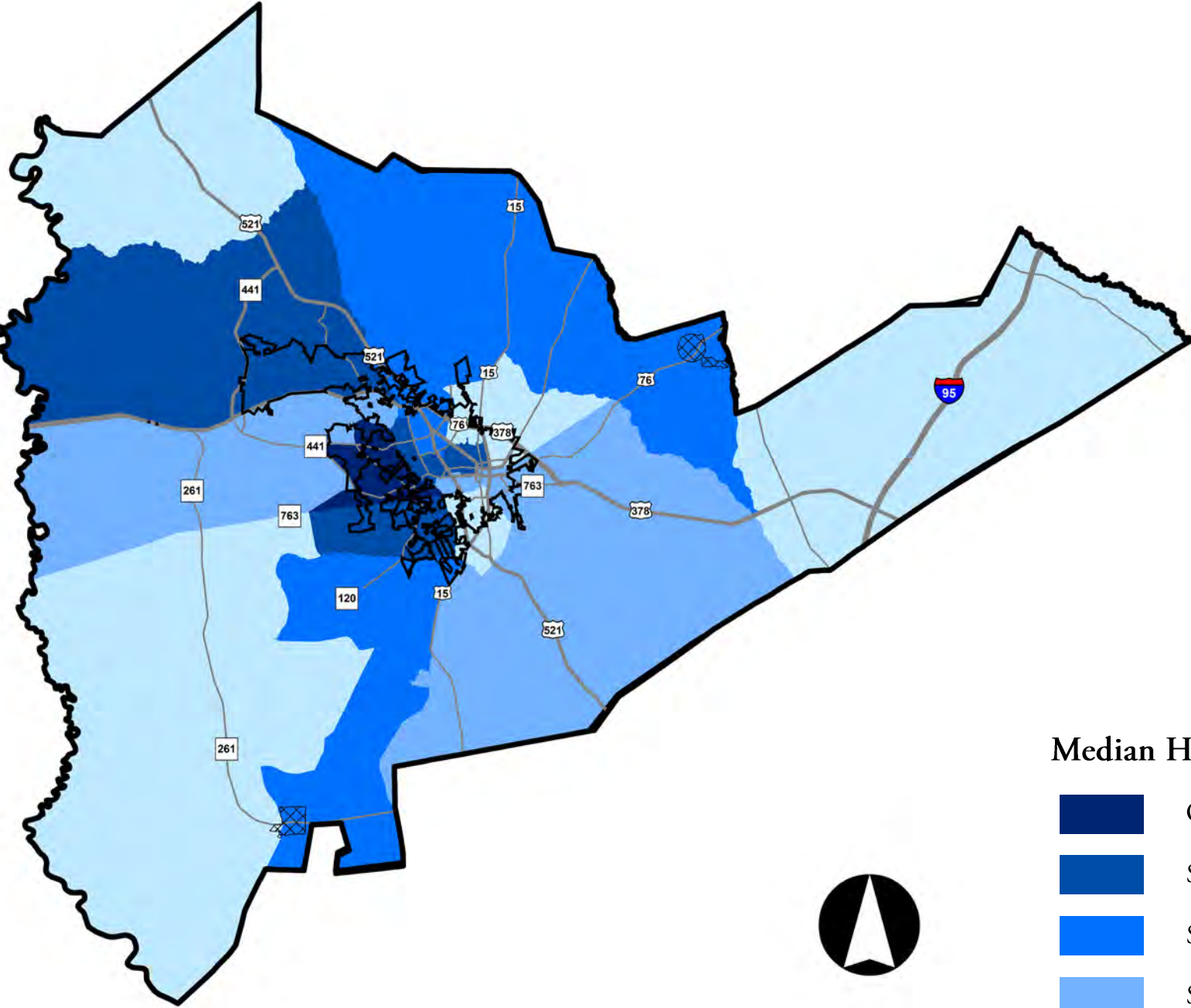
Figure H-5



Map H-1 Rental Concentration by Census Tract
Sumter County & City of Sumter

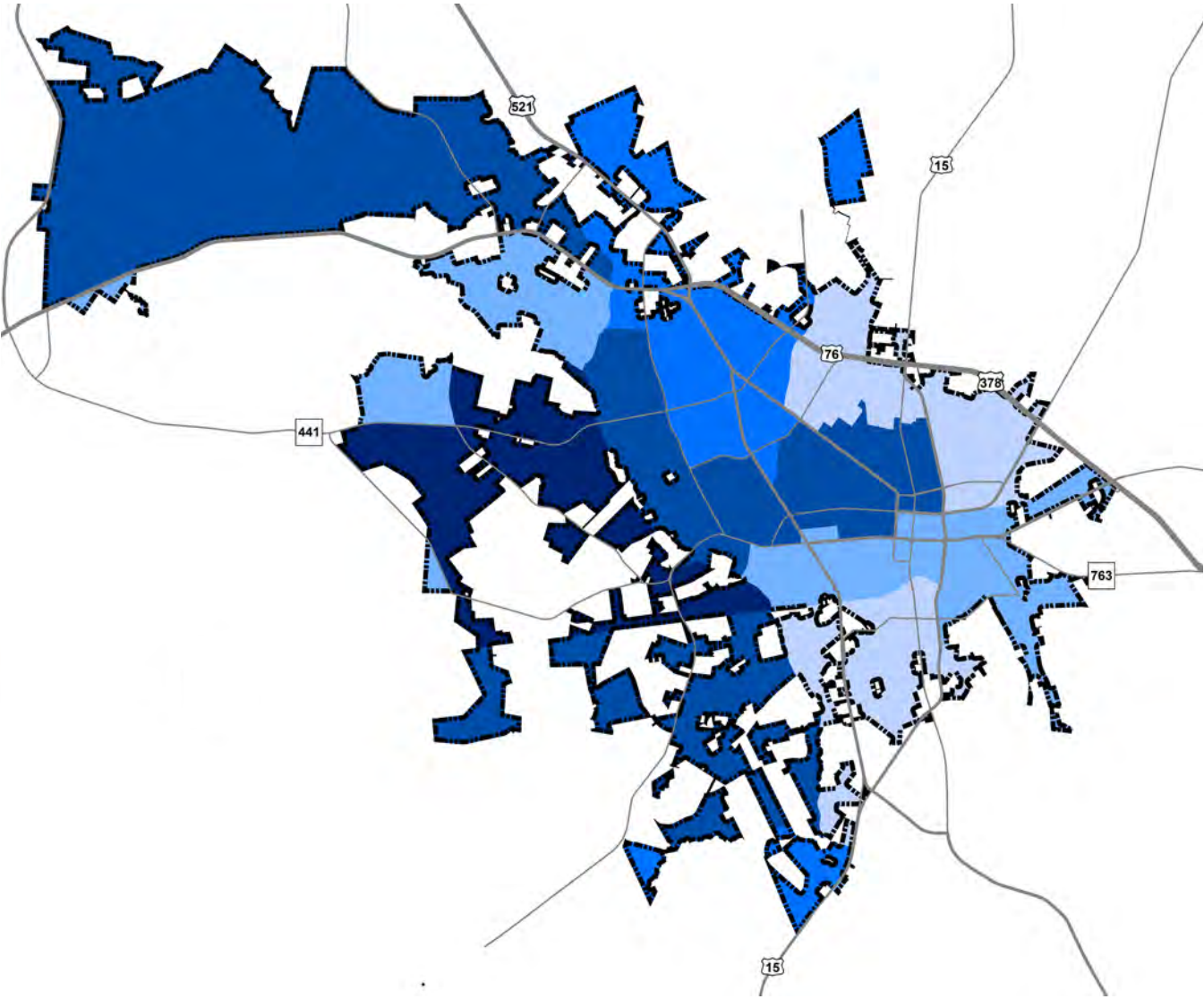
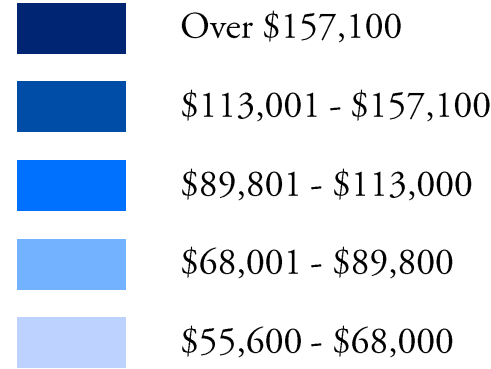


Map H-2
Median Home Value by Census Tract
Sumter County & City of Sumter



Source: 2017 ACS Data

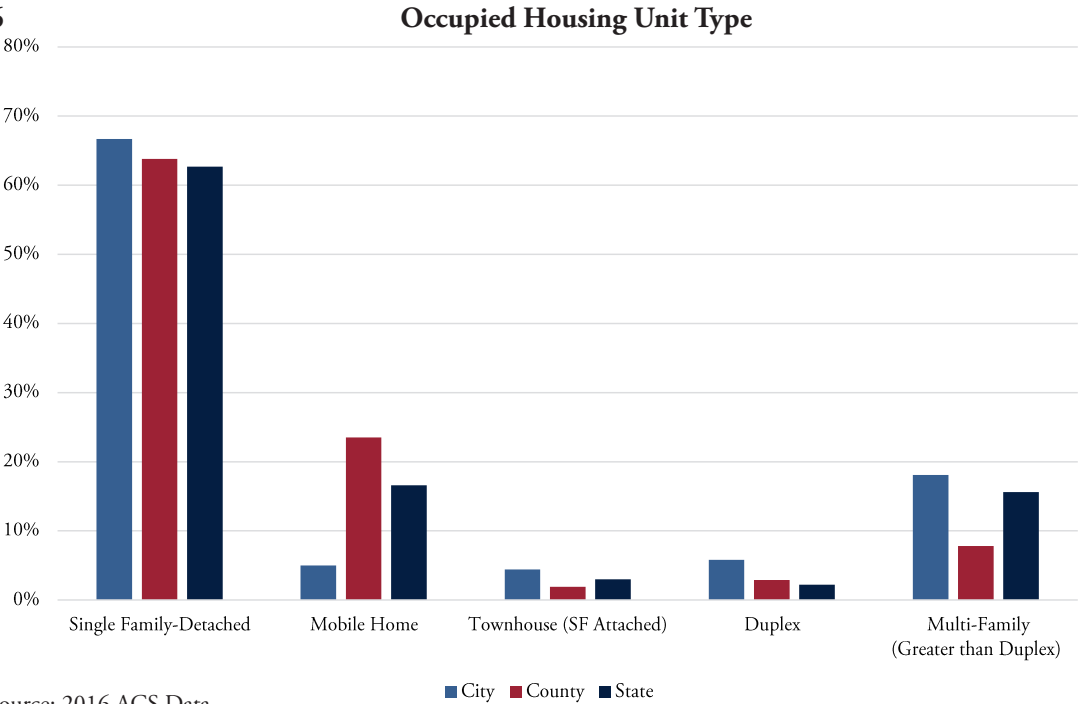
Median Home Value by Census Tract



Housing Unit Type

Consistent with the state as a whole, single family detached housing (site built or modular) makes up the majority of the occupied housing stock for both the City and County. This housing unit type represents 67% of the City’s occupied units and 63% of the County’s occupied units. As would be expected due to infrastructure availability, multi-family housing has a much larger presence in the City versus the County. Conversely, mobile homes are much more prevalent in the County, representing 24% of the County’s occupied units compared to 5% of the City’s occupied units.

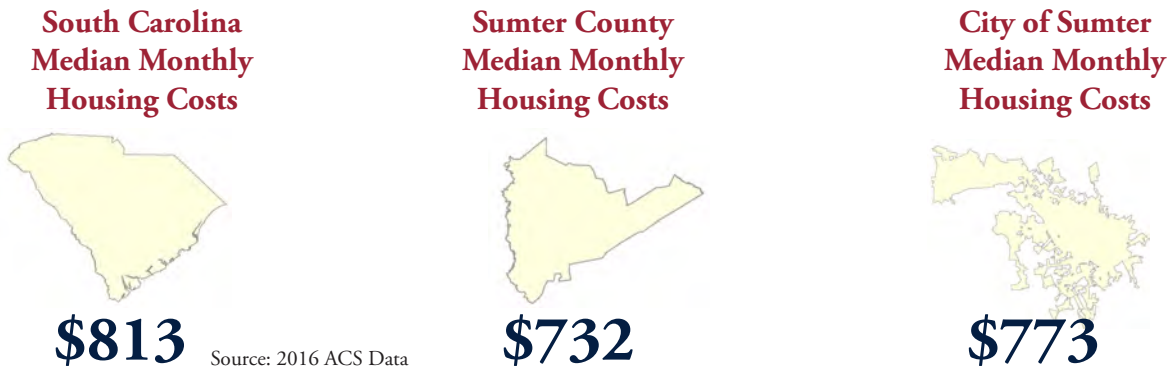
Figure H-6



Housing Cost

Overall median monthly housing costs (*including owner and renter occupied units*) in the City and County are less than the state as whole. Median monthly housing costs are higher in the City than the County. All are well below those of the nation as a whole. This is tempered by the fact that median incomes throughout the state are comparatively lower than nation wide median incomes. Median monthly rent in the County is \$744 and median monthly rent in the City is \$748, per available Census data.

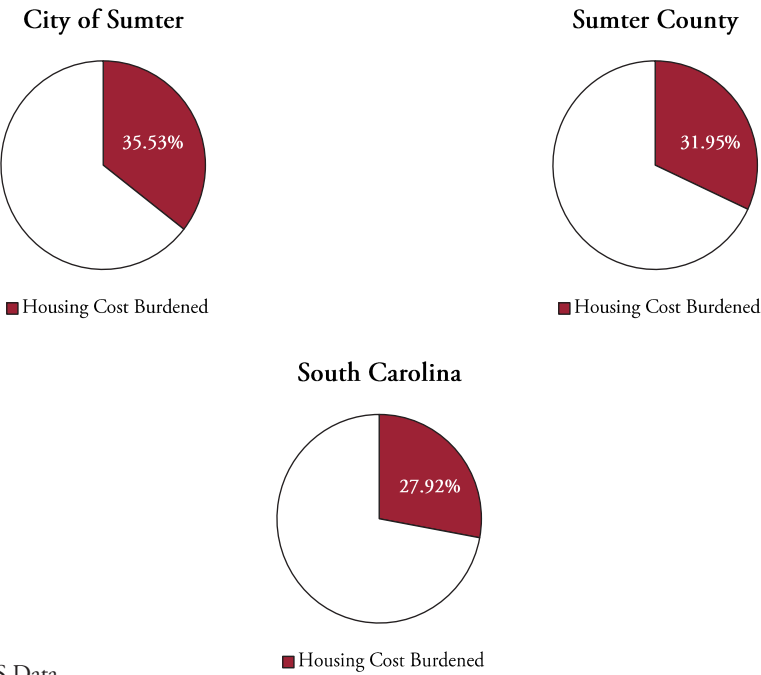
Figure H-7



Housing Affordability

The City and the County have a greater percentage of households that are considered housing cost burdened than the state as a whole. A household is considered to be cost burdened if more than 30% of income is allocated to meet housing needs. This is a particularly important metric because households that are cost burdened often face tough financial decisions in relation to meeting the cost of providing housing for themselves and their families versus meeting other critical needs such as food, medical expenses, transportation, and clothing. High cost burden ratios can also signal the need for more affordable housing options in a particular community.

Figure H-8



Source: 2016 ACS Data

Barriers to Affordable Housing

As part of the Housing Element, an analysis is required to determine if there are nonessential regulations in the locality which could be seen as barriers or constraints on the provision of affordable housing. Specifically, land development regulations and development standards (setbacks, lot size, etc...), as well as application procedures (submittal burden and length of time) needs to be reviewed.

A review of the zoning ordinance indicates that Sumter supports affordable housing opportunities and places no undue or unnecessary constraints on the provision of affordable housing. Sumter’s diverse categories encourage a variety of housing products in terms of type, price point, and design. Acceptable development standards are in place to ensure the health, safety, and welfare of the public. Moreover, the Planned Development (PD) zoning district alternative allows the reduction or waiver of certain zoning ordinance requirements where design latitude is in the best interests of the community.

The application processes for the City and County appear to be fair in terms of submittal requirements and is efficient in the total time it takes to get through the process. For site plans and subdivisions, the State mandated time lines are followed expressly. The rezoning process is also expedited, normally taking 60 to 90 days from application submission to approval. Sumter currently does not offer density bonuses or other market incentives for the provision of affordable housing. Incentive programs are a highlighted implementation strategy of the companion Sumter Housing Study.

Housing Permit Activity

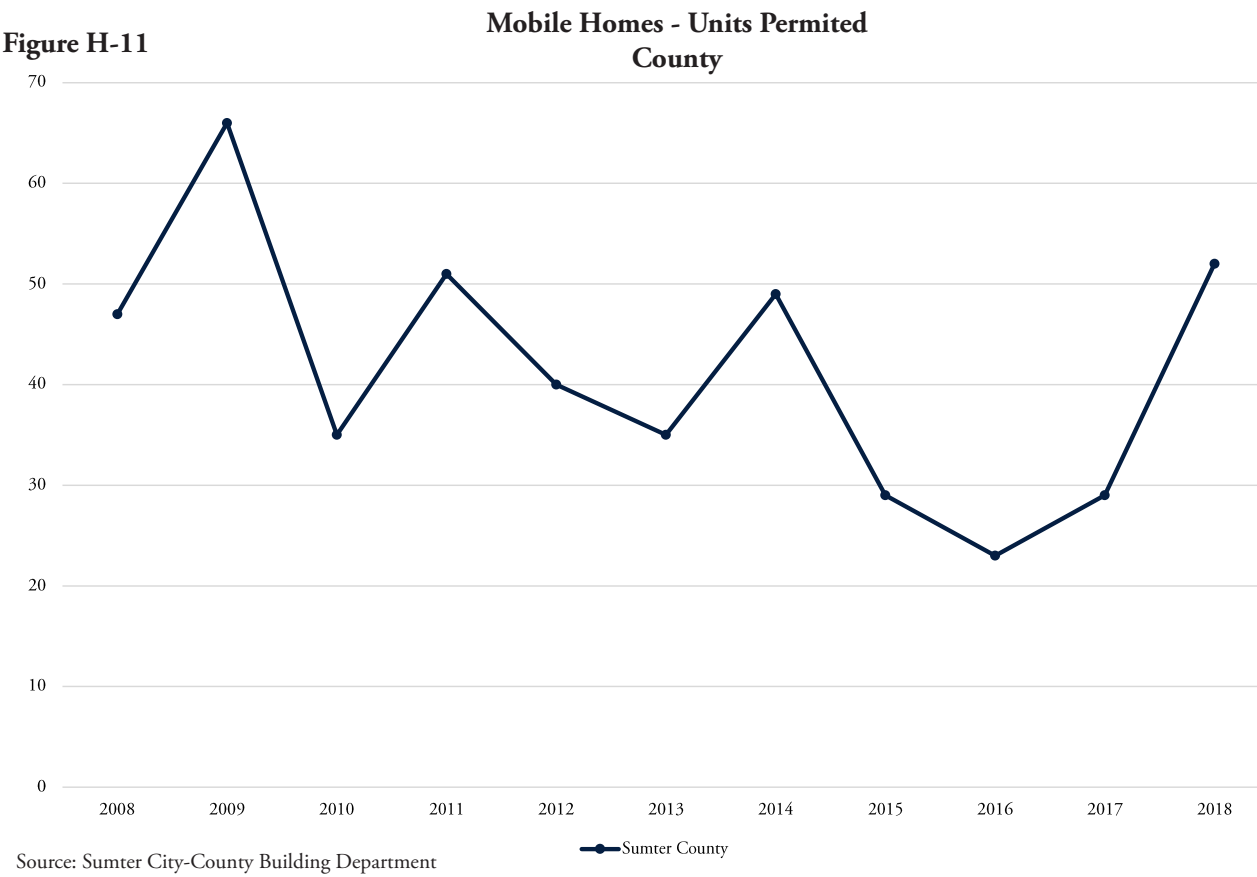
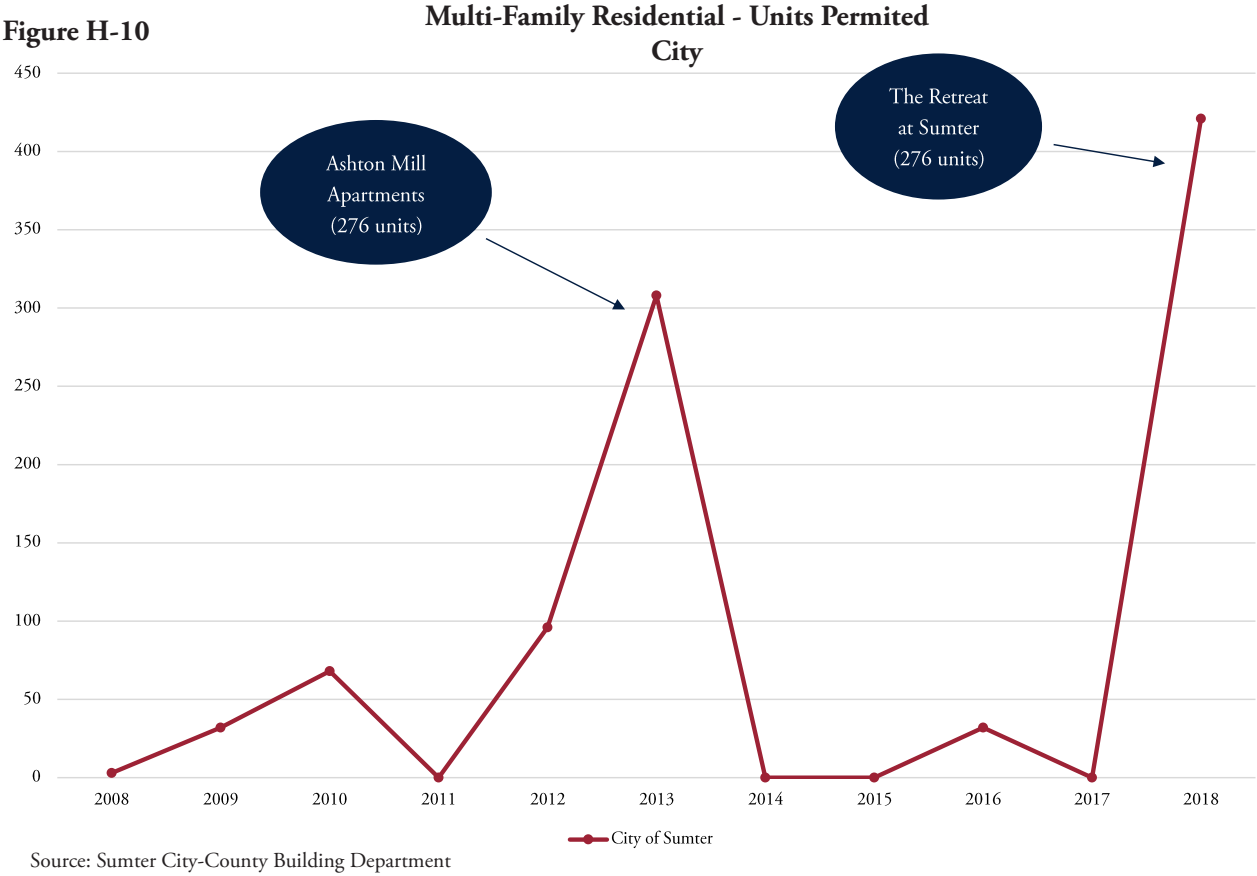
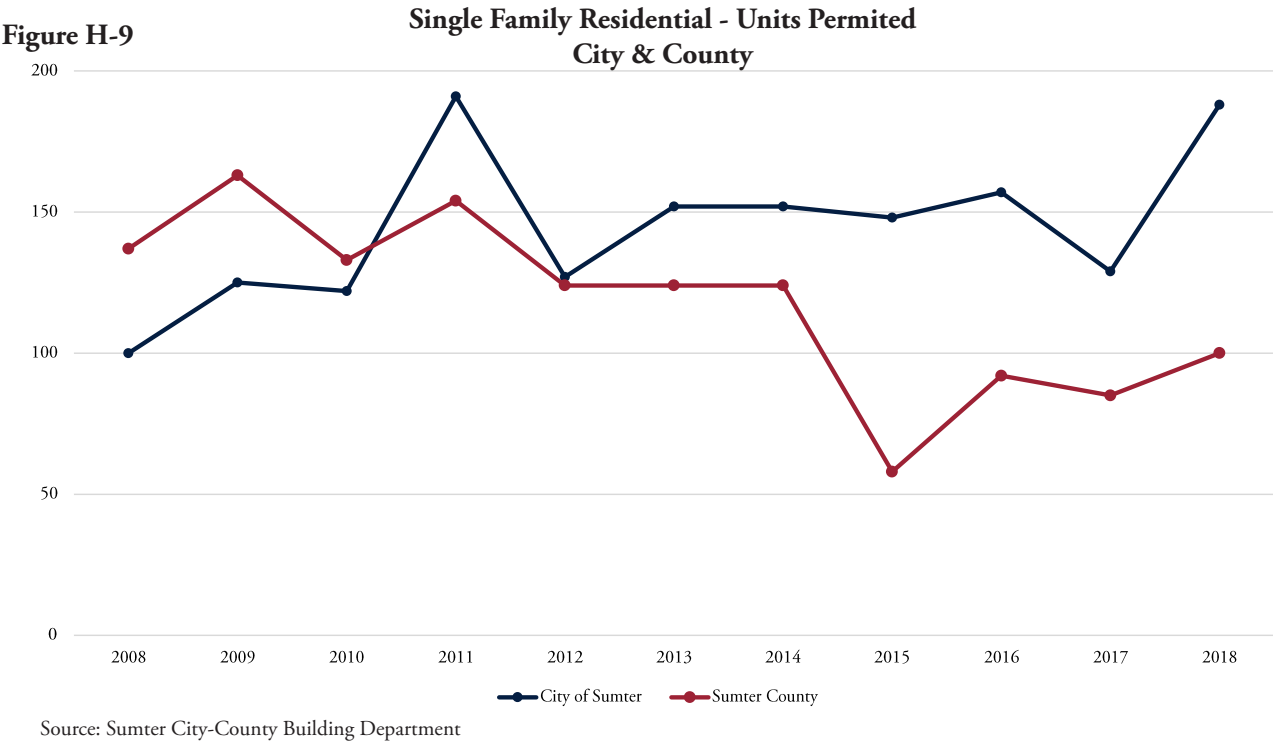
Since 2008 the City and County (combined) have, on average, permitted the construction of 390 new residential housing units per year. 60% of these units are located within the City and 40% are located within the County. This includes all residential housing types - single family, multi-family, and mobile homes.

Consistent with the overall make-up of the City and County housing stock, the large majority of new residential permits issued since 2008 have been for site built or modular single family residential units. This housing type consists of two thirds of all units permitted over the last 10 years.

In the City, multi-family residential accounts for 36% of permitted residential units since 2008. Multi-family has not been consistent on a year by year basis, but rather larger spikes of units have been brought on-line in association with large garden style apartment projects. Most notable in recent years are the “Ashton Mill Apartments” permitted in 2013 and the “Retreat at Sumter” permitted in 2018. Additionally, the City has seen some age restricted multi-family units come on-line recently. No multi-family units have been permitted in the County within the last 10 years.

In the County, mobile homes represent a measurable share of recent residential permitting activity, accounting for 26% of housing units permitted since 2008. Mobile homes, as regulated by the US Department of Housing & Urban Development (HUD) post 1976, represent an affordable housing option for many Sumter residents. Mobile homes are not as widely permitted in the City as they are in the County based on applicable zoning provisions. A total of 18 new mobile home installation permits (not counting replacement mobile home units) have been issued in the City since 2008.

Since 2008 the City & County (combined) have issued, on average, 99 residential demolition permits. per year. This number, compared to the recent yearly averages for new residential permits and documented flat overall population growth via the Census, raises some concern about housing over supply and abandonment in certain areas of the community.



Housing Policies

1. The City and County encourage a diversity of housing product by type, design, and price point. New projects shall consider a diverse range of housing opportunities - a mixed housing type approach to new residential subdivisions.
2. The City and County encourage affordable housing options for all of Sumter's citizens.
3. The City and County will consider opportunities to intersperse affordable housing within market-rate developments.
4. The City and County support efforts to eradicate abandoned, blighted, and unsafe residential structures as they directly affect property values and foster decay in both our neighborhoods and rural landscape.
5. The City encourages well designed, context appropriate infill development strategies in areas adequately served by existing facilities, particularly in areas in decline and areas near downtown.
6. The City encourages moderate to high density residential development to locate in areas with infrastructure currently in place.
7. The City and County encourage the replacement of dilapidated manufactured/mobile homes with creative housing solutions.
8. The City and County support sustainable initiatives for all housing developments, from low-impact site design, to energy saving elements for residential housing.
9. The City and County direct affordable housing, workforce housing, and other types of below market housing projects to locate in close proximity to supportive neighborhood services, such as schools, jobs, recreation, shopping, and healthcare.
10. The City will pursue the implementation opportunities available in the 2019 Affordable Housing Study, incorporated herein, by reference.

The City of Sumter is currently undertaking a comprehensive housing study that will look at the city's current population, housing stock, and price points to determine if housing needs are being met at prices Sumter residents can afford.

This study will provide recommendations to act upon and to fill gaps in the housing market where they may exist.

The final recommendations from this study are incorporated into the Sumter 2040 Comprehensive Plan.



Photo: Houses in Garden Gate Subdivision

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Economic Development Element

Understanding existing economic conditions and trends is vital to the development of planning policies that will address the needs of residents and businesses alike. Changing economic conditions can impact an array of issues ranging from community growth and development, to quality of life, to travel patterns. Key economic data will assist decision makers and stakeholders in making sounds decisions regarding the future of the Sumter community.

Notable Existing Conditions & Trends

- 1. The manufacturing sector holds the largest percentage of (non-military) jobs in Sumter County and has experienced the largest gains in employment since 2012.
- 2. Shaw AFB is the largest employer in Sumter County and results in a significant economic impact for the community.
- 3. Total Labor Force numbers have slightly declined since 2010.
- 4. Unemployment percentages have significantly declined since 2010, but remain slightly higher than state and national unemployment percentages.
- 5. Overall median household income has steadily increased, but not at levels that account for the rising cost of goods and services. Median Household Income for both the City and County are below that of the state as a whole.
- 6. Poverty rates are increasing in the City and County, even with significant increases in levels of educational attainment.



Photo: New Economic Development Building Grand Opening

Figure ED-1

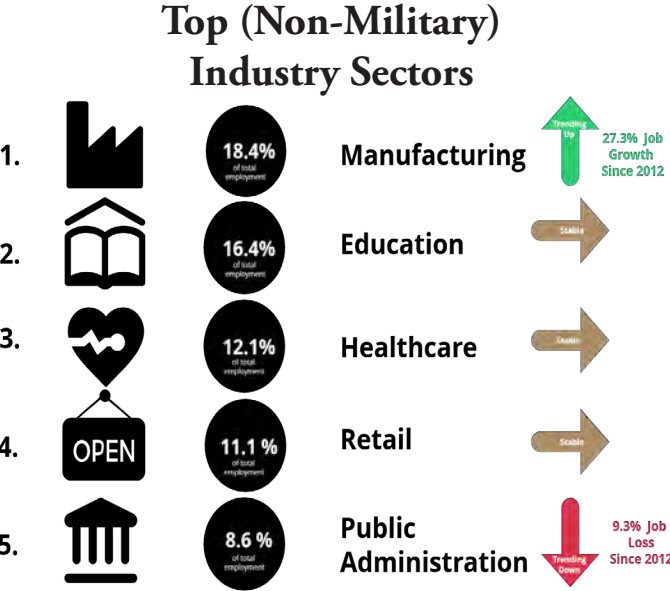


Table ED-1

Top Individual Employers

Employer	Approx. # of Employees	Sector
Shaw Air Force Base	8,600	Military Base/US Department of Defense
Sumter School District	3,070	Education
Prisma Health Tuomey	1,800	Healthcare
Thompson Construction Group	1,360	Construction
Continental Tire of the Americas	1,020	Manufacturing
Pilgrim's Inc.	1,010	Food Processing
Sykes Inc.	950	Data Center
Eaton Electrical	750	Manufacturing
BD Diagnostics	715	Manufacturing
Sumter County Government	676	Public Administration

Source: (Various - Sumter Edge, Company Websites, Industry Announcements, etc.)

Shaw Air Force Base

Shaw Air Force Base is a critical economic driver for the Sumter area. According to the 2015 Shaw Air Force Base Economic Impact Statement, the base employs approximately 8,600 active duty military and civilians. Additionally, according to a more recent study conducted in 2017 conducted by the South Carolina Military Task Force, the base provides approximately \$1.5 billion in direct and indirect economic impact for the Sumter area. Both the City and County have adopted policies that help protect the ongoing mission of this community asset.

Shaw Air Force Base

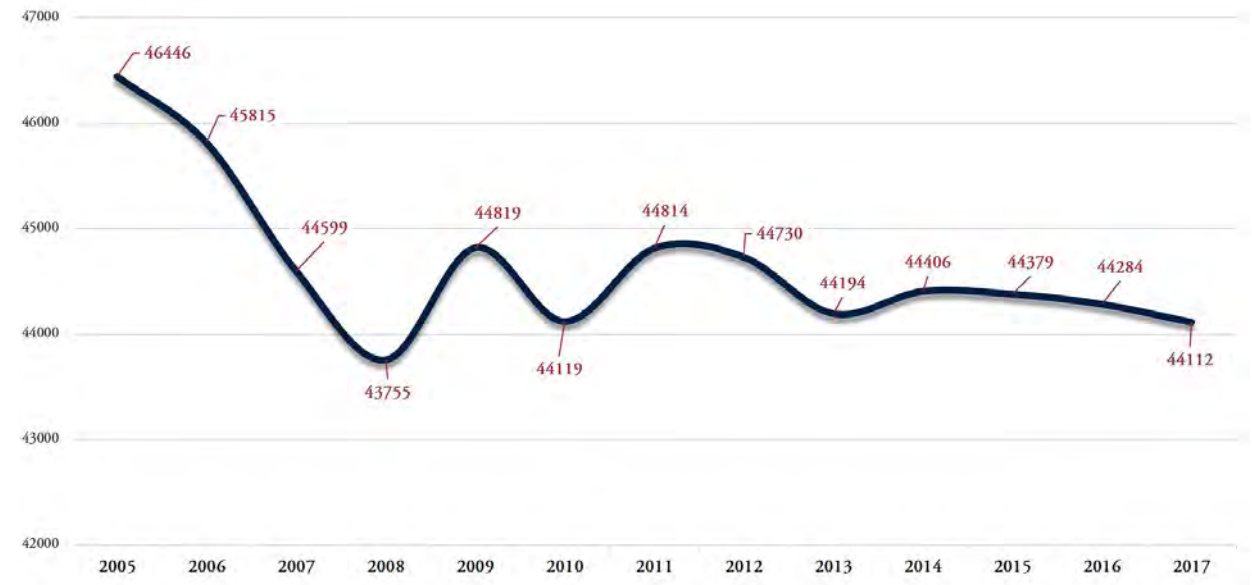
\$1.5 Billion Economic Impact

Source: Shaw AFB Economic Impact Statement (2017 Update)

Labor Force

Total labor force numbers in Sumter County have slightly declined in recent years. Labor force numbers fluctuated from 2009 to 2014, after a significant drop from 2005 to 2008. Current levels have not returned to levels seen in the past. This trend may be a result of slow population growth and of an aging workforce reaching retirement age.

Figure ED-2 Total Labor Force

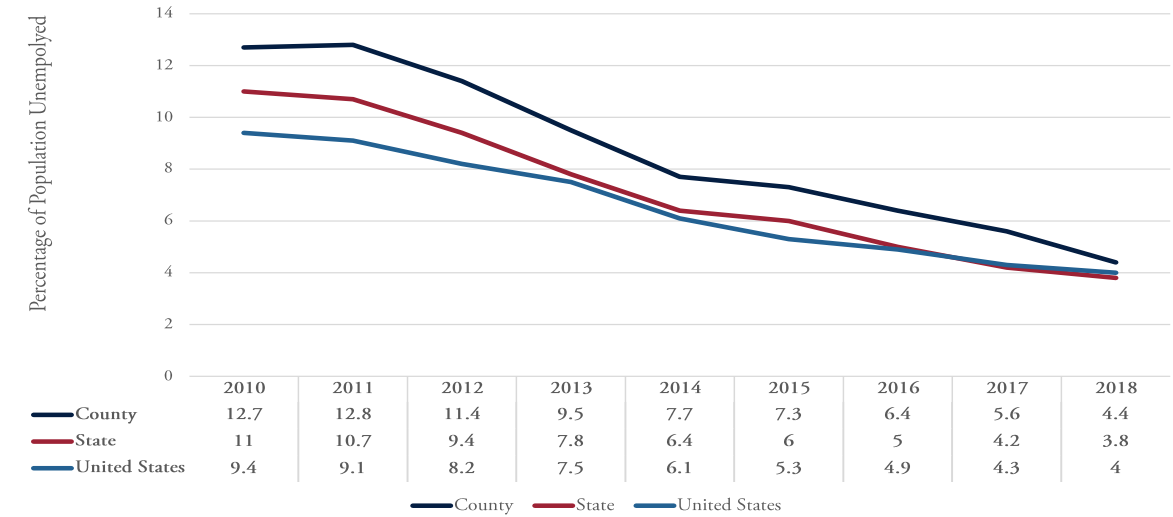


Source: SC DEW Data

Unemployment

Unemployment in Sumter County has steadily declined since its peak of 12.7% in 2012. This is consistent with current national and state trends, where record low unemployment numbers are being experienced across the board. Sumter County's unemployment numbers continue to be slightly higher than the state and national averages.

Figure ED-3 Unemployment



Source: SC DEW Data

Commuting Patterns

Commuting pattern data shows the relationships that exist between where people live and work within the City, County, and region as a whole. Twenty five percent more residents live and work within the County than commute outside of it for employment. The amount of workers who commute into Sumter County from other places is slightly less than the amount of Sumter County residents who work outside of it.

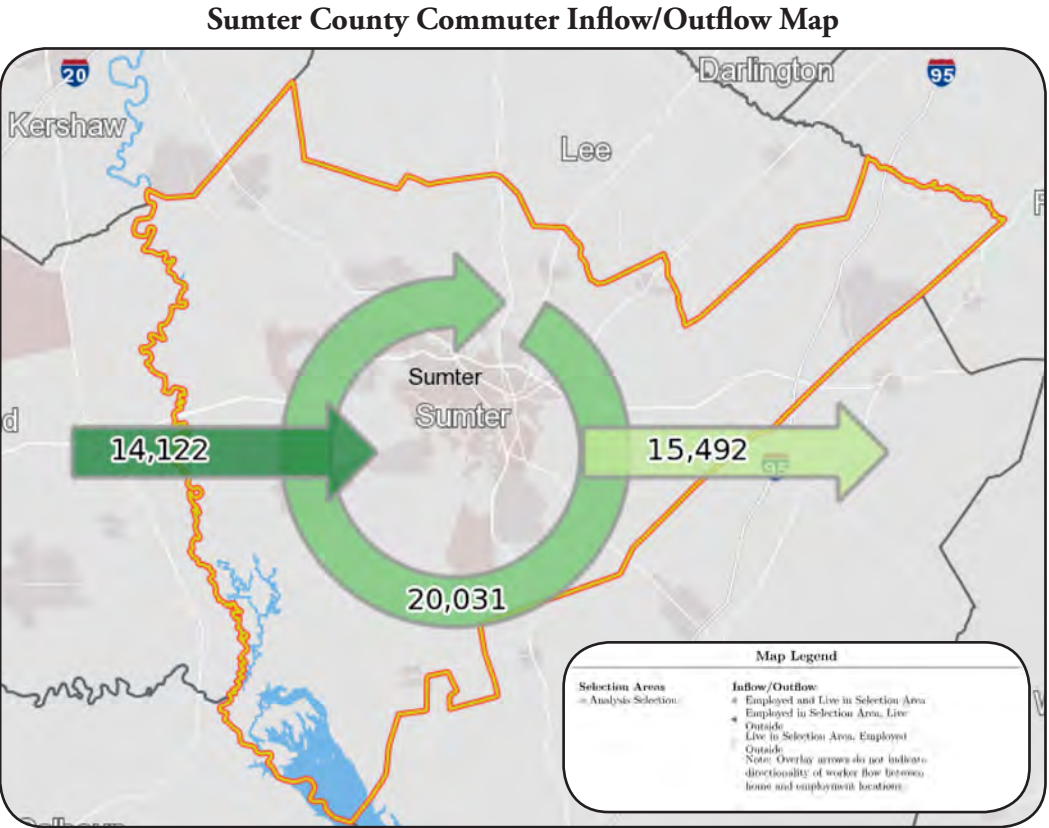
For residents that commute outside of Sumter County, a much stronger relationship exists between Richland County to the west compared to any other adjacent county. For workers that live outside of Sumter County and commute in, a stronger relationship exists between Clarendon County to the south compared to any other adjacent county.

Table ED-2

Sumter County Commuting Patterns Inflow/Outflow			
Communiting in from		Communting out to	
County	#	County	#
Clarendon County	2,865	Richland County	2,804
Richland County	1,729	Clarendon County	1,410
Lee County	1,152	Kershaw County	889
Kershaw County	727	Florence County	763
Florence County	322	Lee County	514

Source: US Census Bureau - On the Map

Map ED-1



Source: US Census Bureau - On the Map

Note: Directional arrows shown on map are totals only and not meant to reflect specific origin and destination locations.

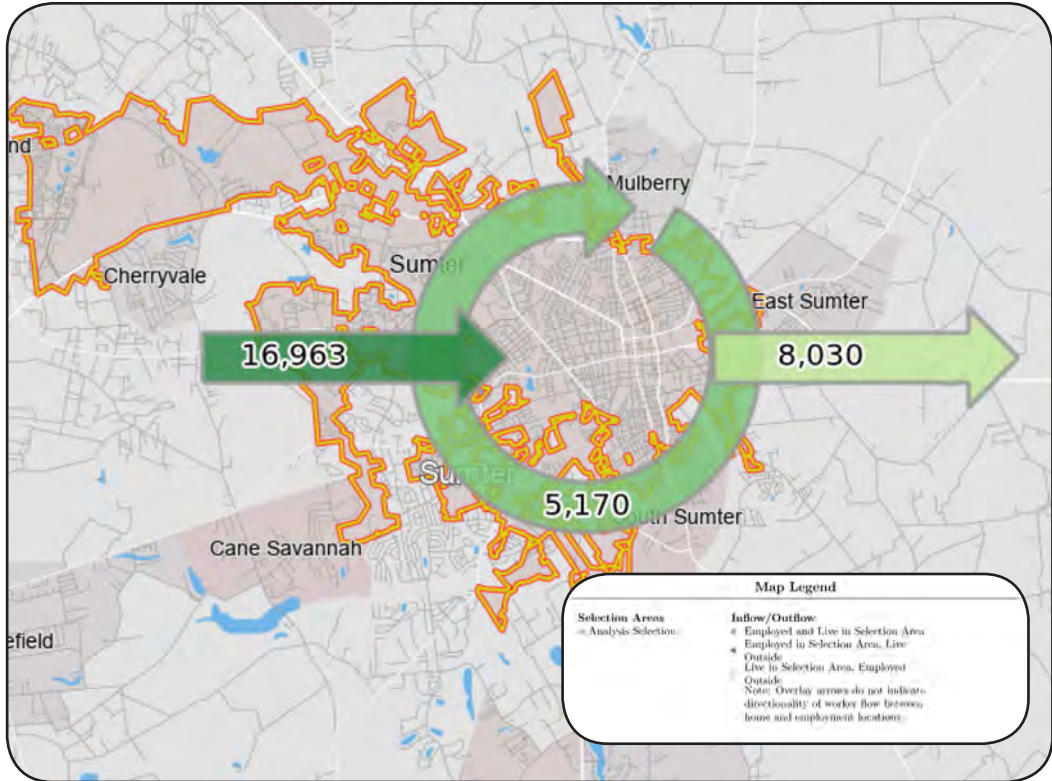
Overall, nearly 17,000 workers commute into the City to work. The vast majority of these workers live in small communities not particularly close to the City. Based on available data, around 329 individuals commute from the City of Columbia for jobs in the City of Sumter, accounting for slightly more than one percent of the total non-resident workers. Similar percentages are seen from the neighboring unincorporated areas Laekwood, Dalzell, and Cherryvale.

About 39 percent of City residents within the labor force live and work within the City of Sumter. This indicates that many residents commute outside the jurisdiction for employment. Top employment destinations for out commuting City residents include established industrial areas just outside of City limits and to a smaller degree the City of Columbia.

A key factor in Economic Development is understanding how many individuals are employed in area and where they commute from. This is important because this reflects whether a place can attract and retain workers locally. If workers are also residents, then their disposable income gets circulated locally, other wise a place does not see the impact in the local economy. In contrast, when workers commute to an employment destination, much of their spending does not occur in the community where they work, but rather where they live.

Map ED-2

City of Sumter Commuter Inflow/Outflow Map



Source: & US Census Bureau - On the Map

Note: Directional arrows shown on map are totals only and not meant to reflect specific origin and destination locations.

Income

Steady but modest income growth has been experienced across the State, County, and City since 2000. Median household income is the measurement being used to display this trend; however, this trend holds true when analyzing other available income measures such as per capita income and family income. On the whole, median levels of income in the City are lower than that of the County and both are lower than the State of South Carolina as a whole. Geographically, higher income levels are present in the western areas of the City, with lower income levels present in the northern and eastern areas of the City. Higher income levels are generally present in the northern central area of the County and in the southern area of the County along the US Hwy 15 corridor. Lower income levels are present in the largely rural eastern and northwestern portions of the County.

Figure ED-4

Median Household Income

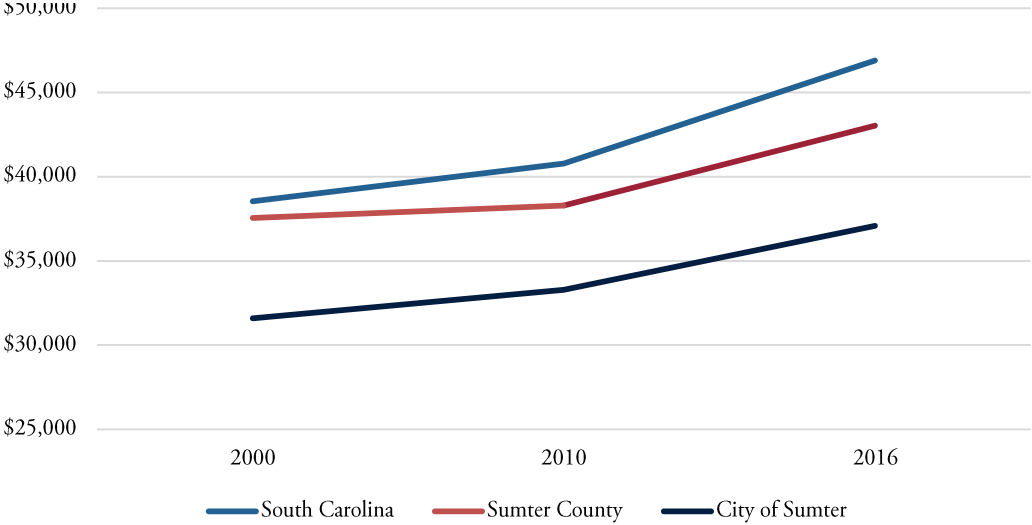
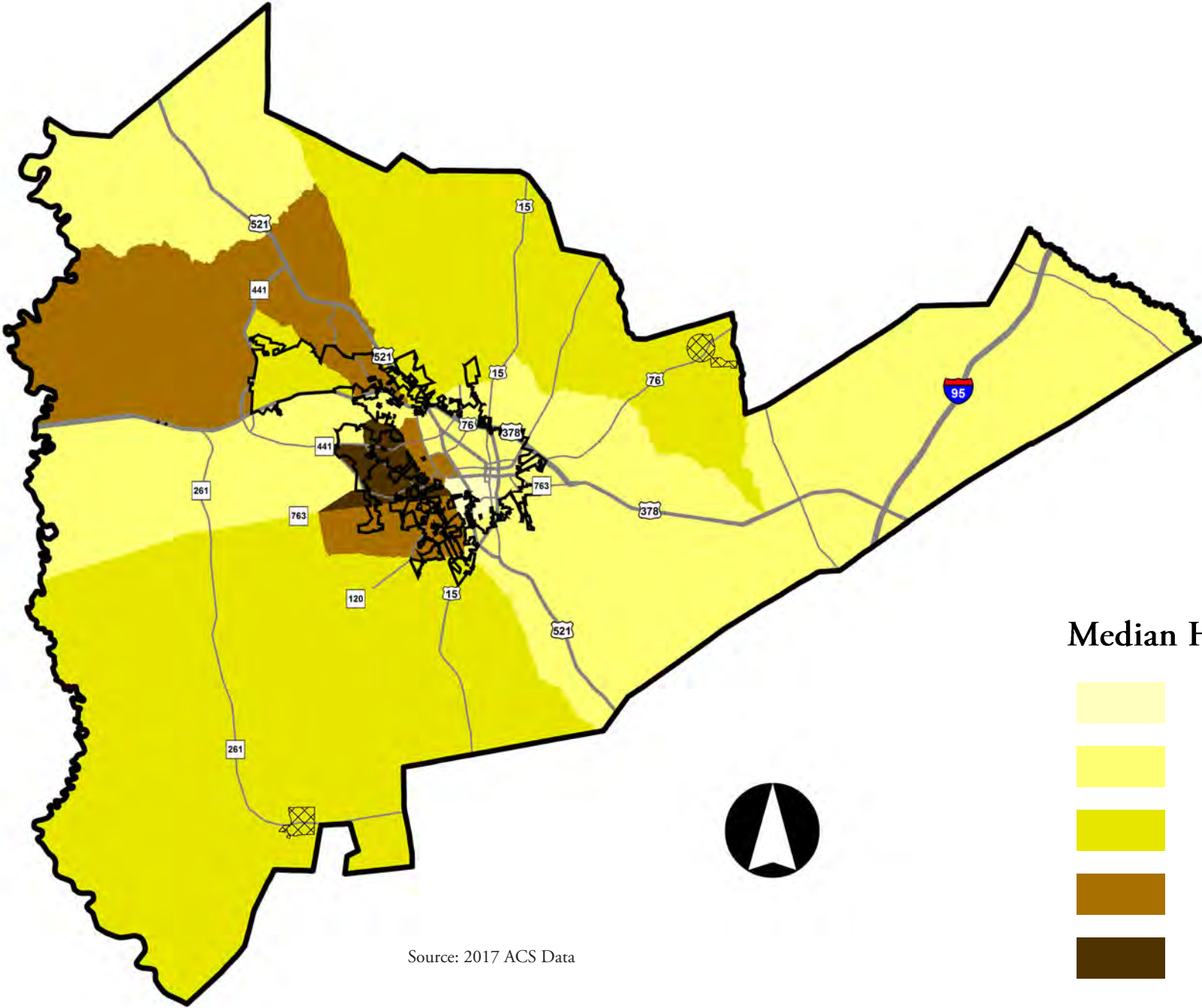


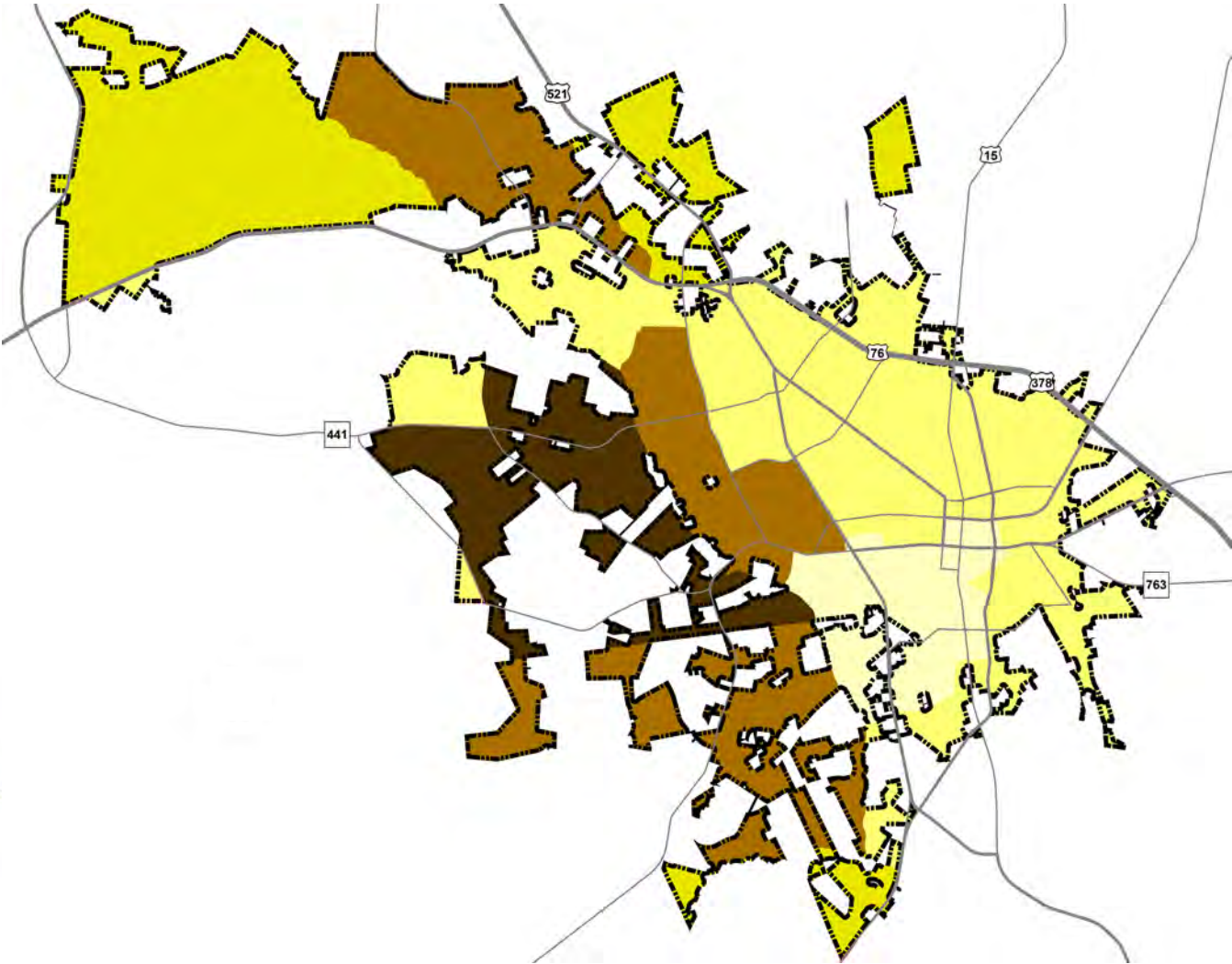
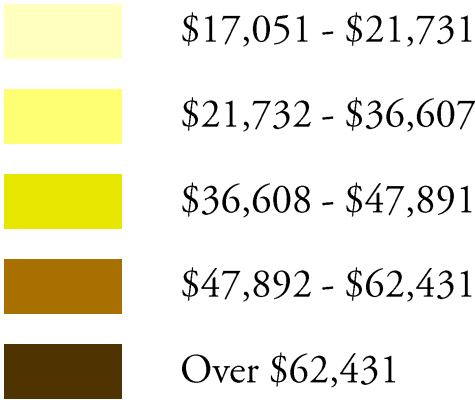
Photo: Central Carolina Technical College (CCTC) Advanced Manufacturing Technology Training Center

Median Household Income by Census Tract
Sumter County & City of Sumter



Source: 2017 ACS Data

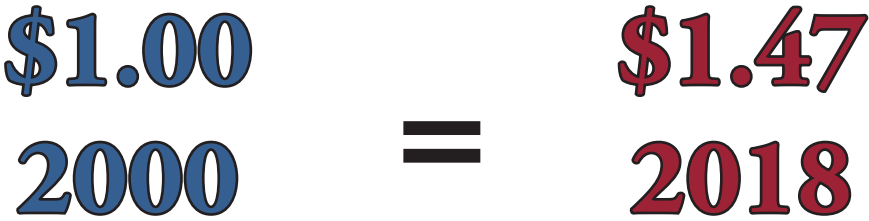
Median Household Income



Cost of Goods & Services

While income levels are rising, so are the costs of goods and services. Generally, recent income and wage growth has not been enough to offset decreases in purchasing power. According to Consumer Price Index data, the purchasing power of \$1 in the year 2000 is equal to the purchasing power of \$1.47 today. Lagging income and wage growth, despite positive changes in other economic metrics such as unemployment and gross domestic product, is reflective of nationwide trends.

Figure ED-5 Consumer Price Index Comparison

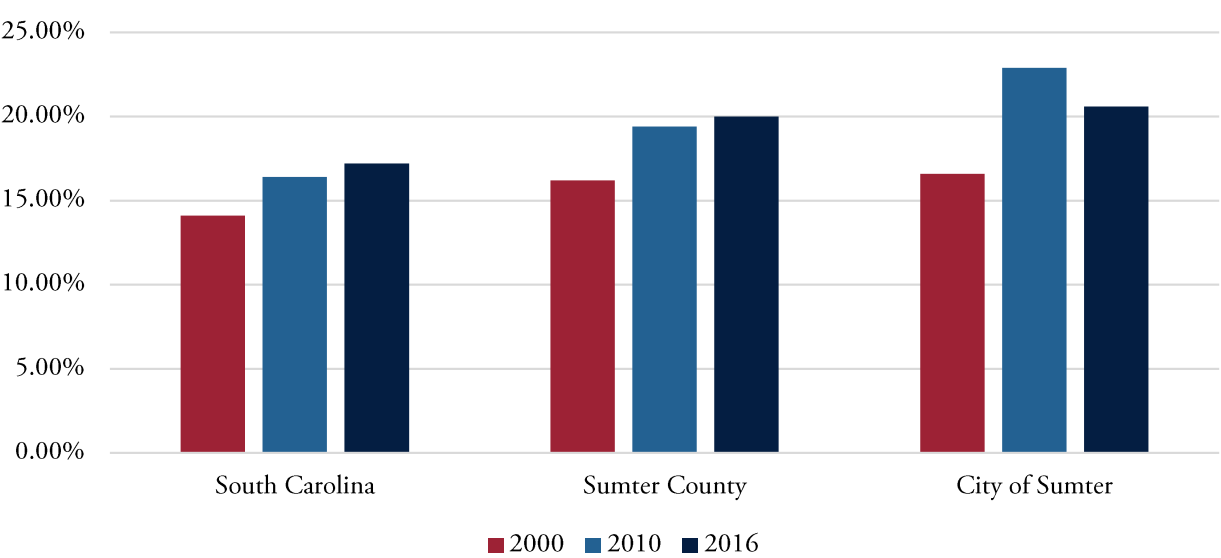


Source: Bureau of Labor Statistics CPI (Consumer Price Index) Data

Poverty

The percent of residents living below the poverty line has increased in the City and County since 2000. Within the City, the percentage of residents living under the poverty threshold increased dramatically from 2000 to 2010, but since that time has decreased to a percentage that is consistent with the County as a whole. Poverty percentages are higher in the both the City and County than compared to the overall percentage for the State.

Figure ED-6 Percent of Population Below the Poverty Line

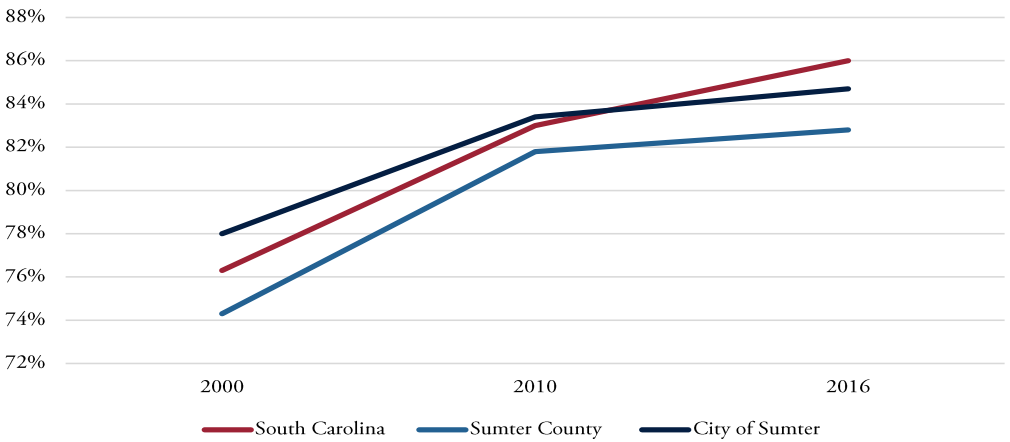


Source: 2000 - 2010 US Census Bureau Data & 2016 ACS Data

Educational Attainment

Educational attainment levels have steadily increased in both the City and County since 2000. This is reflected in the percent of the population that has obtained at least a High School Diploma, as well as the percent of the population that has obtained at least a Bachelor's degree. Generally, the City's educational attainment levels are on par with levels seen across the state. The County's educational attainment levels are below those of the City and State.

Figure ED-7 Percent of Population with HS Diploma or Higher



Source: 2000 - 2010 US Census Bureau Data & 2016 ACS Data

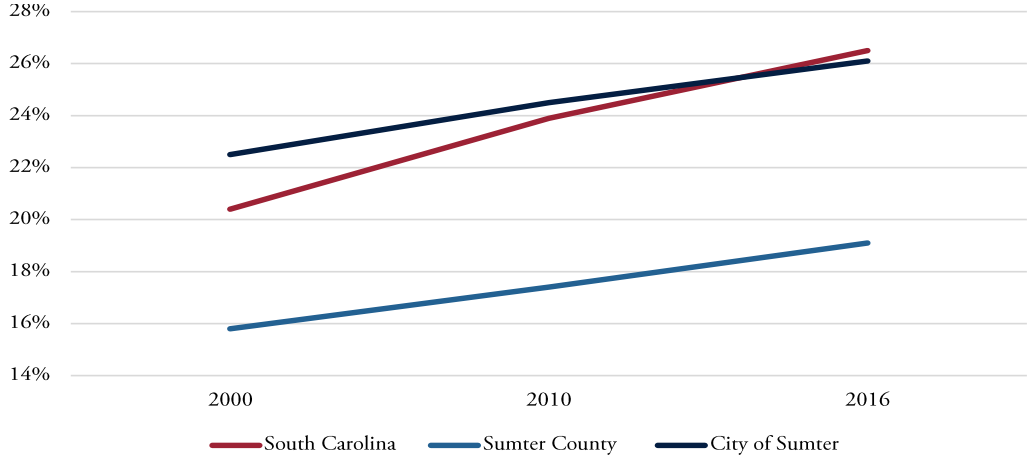
Table ED-3

Sumter County Median Earnings by Educational Attainment

No High School Diploma	High School Diploma	Some College or Associate's Degree	Bachelor's Degree	Graduate or Professional Degree
\$18,394	\$22,090	\$30,340	\$40,864	\$53,005

Source: 2016 ACS Data

Figure ED-8 Percent of Population with Bachelor's Degree or Higher



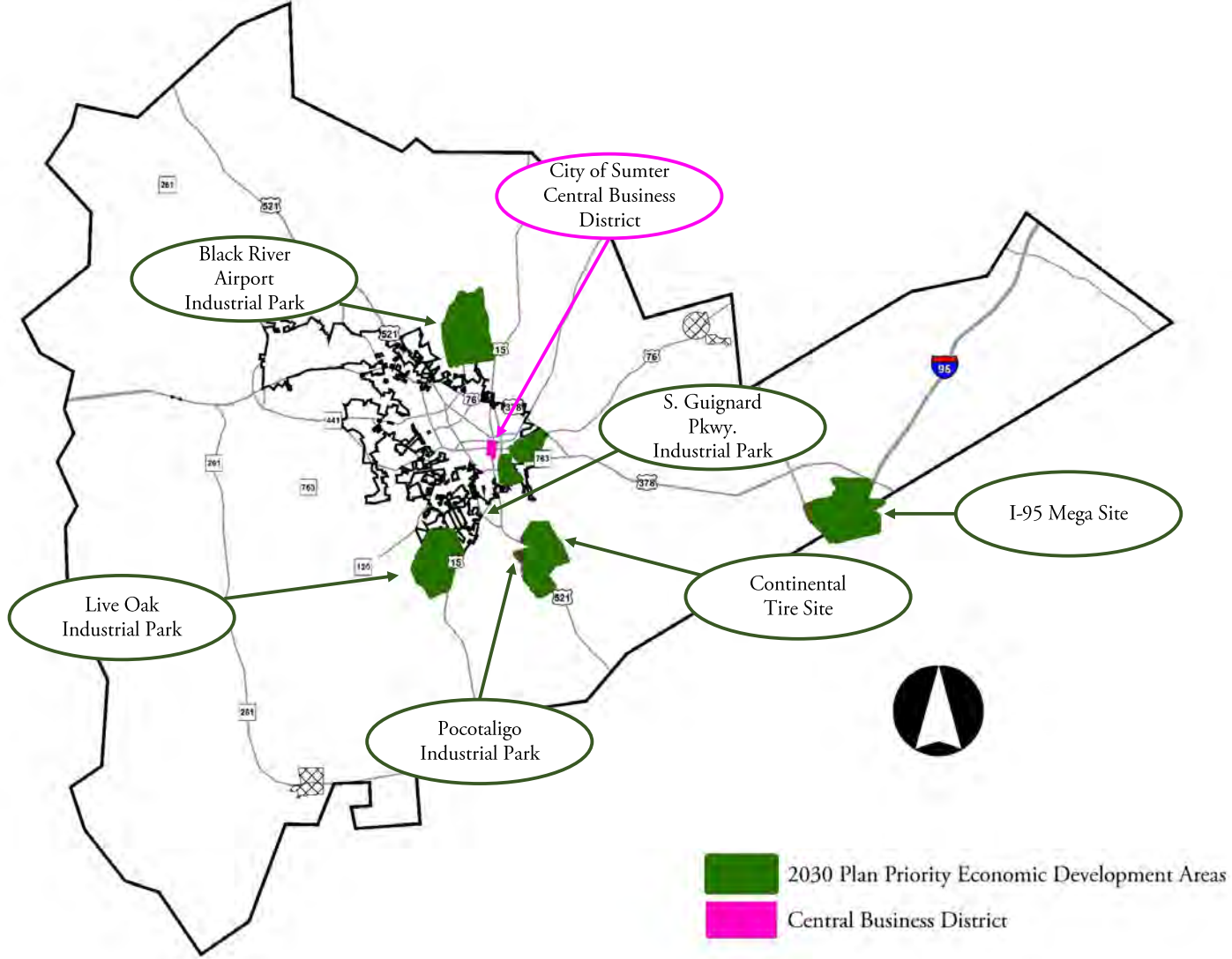
Source: 2000 - 2010 US Census Bureau Data & 2016 ACS Data

Existing Priority Economic Development Areas

Economic Development projects are encouraged throughout the City and County, in new or previously established areas. The Sumter 2030 Comprehensive Plan identified specific Economic Development nodes as **Priority Economic Development Areas**. This designation offers protection to existing industrial parks and significant sites, as well as identifies additional locations based on input from the Sumter County Development Board. Major job creators, including industrial operations, manufacturing facilities, and campus style office headquarters are located within these areas.

Significant economic development activity has occurred since the establishment of Priority Economic Development Areas in the the Sumter 2030 Comprehensive Plan. This includes the construction of a 3 million square foot Continental Tire Manufacturing facility, as well as several significant expansions to other existing facilities. These identified Priority Economic Development Areas are carried forward into the Sumter 2040 Comprehensive Plan.

Map ED-4 Existing Priority Economic Development Areas



Source: Sumter GIS

Opportunity Zones

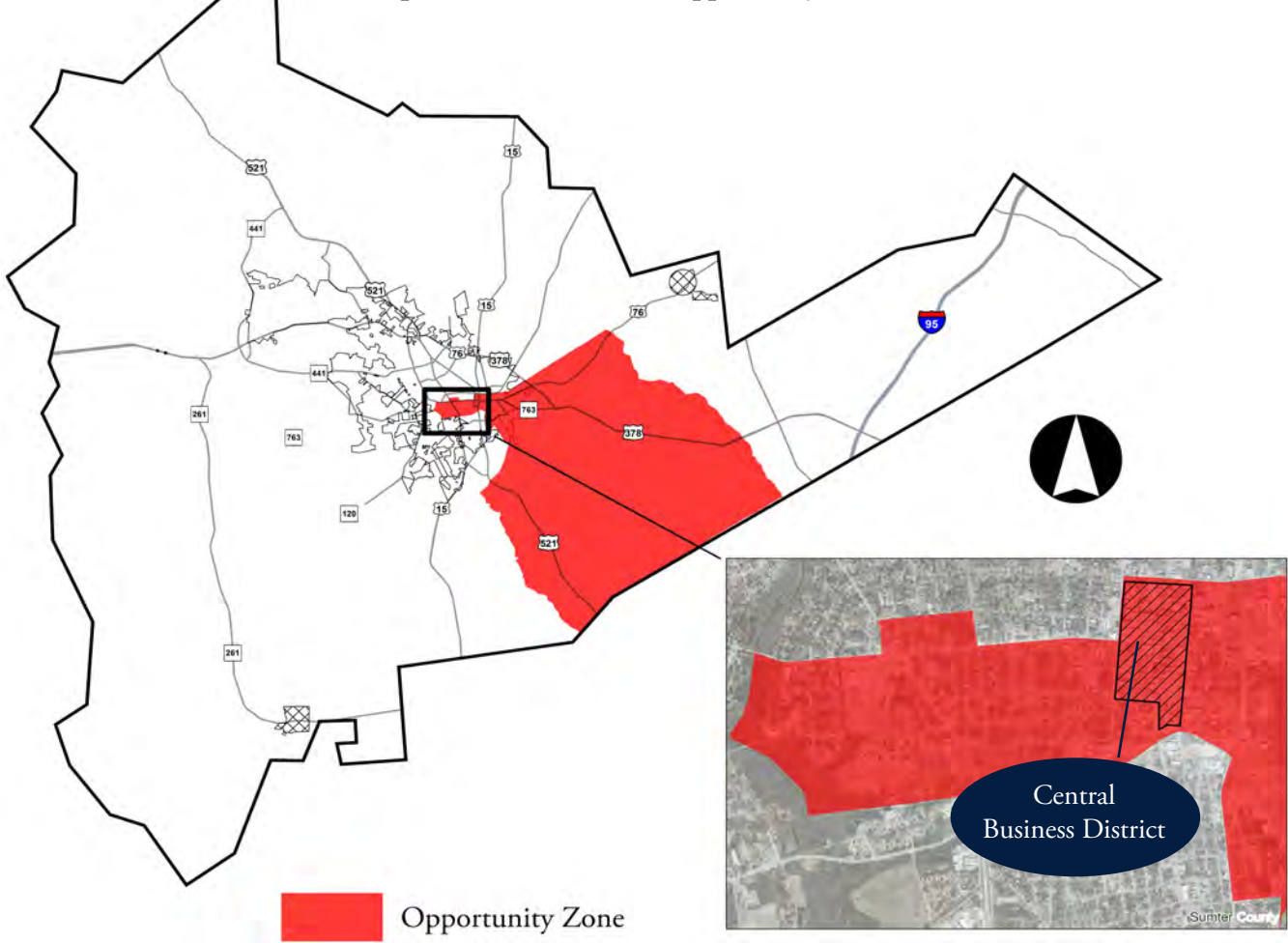
Opportunity Zones were established by Congress as a part of the Tax Cuts and Jobs Act of 2017. These areas have been designed to encourage long-term private investments in low income census tracts. Opportunity Zones were designated by the governors of each state, with a maximum of 25% of the qualifying census tracts in each state allowed to receive the designation.

In Sumter County, three census tracts were designated (census tracts 6, 11, and 13). These tracts include significant areas in the eastern side of Sumter County, as well as eastern and central portions of the City of Sumter. Notably, the Sumter Central Business District is located within an Opportunity Zone census tract.

The Opportunity Zone program allows investors to receive capital gains tax incentives by investing in Opportunity Funds. These Opportunity Funds are established to provide direct investment in designated census tracts. Increased capital gains tax incentives are provided the longer an investor holds onto to an investment within an Opportunity Fund.

While this market based incentive program is new and the operating rules are still being set, the program has potential to provide new revitalization opportunities within areas which generally have experienced a pattern of disinvestment, decline, and blight.

Map ED-5 Opportunity Zone Areas



Source: Sumter GIS

Sumter Central Business District

The Sumter Central Business District (i.e., Downtown Sumter) represents the historic center of government, commerce, spirituality, and health care for both the City and County of Sumter. In the past, disinvestment has occurred in this critical area due to auto-centric suburban style development patterns. This trend is reversing, and in recent years Downtown Sumter has seen significant investment in new buildings, improvements to existing buildings, and improvements to public spaces. While more work is certainly needed, Downtown Sumter is beginning to reclaim its rightful place as an active, lively, 24-hour centerpiece for all facets of community life.

In step with the Sumter 2040 process, the City of Sumter is carrying out a Downtown Master Plan process to provide detailed recommendations and policies to guide future decision making and investments within this critical area. The Downtown Master Plan is incorporated by reference into this document.



Photo: New Downtown Economic Development Building



Photo: New Downtown Hyatt Place Hotel

Main Street South Carolina

Main Street South Carolina is a designation bestowed upon communities who meet certain standards and commit to using the Main Street Four-Point Approach to revitalize their historic central business district areas. The City of Sumter has long held this designation.

Main Street Four-Point Approach

Organization: Involves building a framework that is well represented by businesses, property owners, bankers, citizens, historic preservationists, entrepreneurs, public officials, chambers of commerce, and other local economic development organizations.

Promotion: Involves creating excitement and energy about the downtown area. This includes marketing, downtown festivals, parades, retail events, etc.

Design: Involves enhancing the look and feel of downtown and can include historic building rehabilitation, street and alley clean-up, street-scaping improvements, signage, visual merchandising and lighting.

Economic Vitality: Involves analyzing current market forces to develop long-term solutions, recruiting new businesses, creatively converting unused space for new uses, and increasing the competitiveness of traditional downtown merchants.

Economic Development Policies

Goal 1 - Invest in Marketable Sites and Parks

Identify and prepare Sumter’s preferred economic development locations by officially certifying the site and providing the necessary public infrastructure.

Goal 2 - Redevelop Marginal Industrial Sites Into Productive Use

Direct economic development opportunities into existing, under-valued locations with permanent, existing public infrastructure.

Goal 3 - Create an Ongoing Speculative Building Program

Create a stronger competitive advantage through the development of an ongoing shell building program in the identified economic development locations and/or a virtual shell building program.

Goal 4 - Improve and Enhance Area Workforce Development Initiatives

Collaborate with other local and state service providers to deliver a Sumter County workforce whose skills, knowledge, productivity and work ethic are globally competitive.



Photo(s) - Sumter Industrial Parks



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Historic & Cultural Resources Element

Sumter has a storied past filled with prominent historical figures and events that have helped to shape the community we are today. It is important to understand who we are and where we come from in order to determine what our community values are. This understanding can help guide future growth and development that preserves and promotes the places, things, and events that are uniquely Sumter.

The purpose of this Element is to identify those buildings, places, and events that are community priorities and to develop goals, objectives, and policies that will allow community decision makers to promote and protect those resources while working towards positive community redevelopment and new development.

A comprehensive evaluation and understanding of the historic buildings, neighborhoods, districts, public places, and cultural events that the community values is vitally important when evaluating land-use and development decisions that impact the future of Sumter. To understand where we are as a community today, we must first acknowledge where Sumter started and how that has shaped our physical identity.



Photo: Sumter County Courthouse

Sumter County History

Sumter has a rich historical and cultural heritage that is linked to major events in South Carolina and United States history. In addition to its Revolutionary War link to General Thomas Sumter, Sumter County has the unique distinction of being the location of the last significant fighting of the Civil War in South Carolina. The City and County both have historical and architectural qualities which are unique, and a cultural legacy that should be preserved and protected for future generations.

What is today known as the City of Sumter is one of South Carolina's older midlands backcountry settlements that came into being during the late 18th Century. The City grew in size and importance as a commercial center in the early 19th Century, serving as a trade and transport center for the surrounding farms and plantations. It also played an important role in the development of the railroad system in South Carolina. The Wilmington & Manchester Railroad passed directly through the City, linking the area with Columbia to the west and the port of Wilmington, NC to the northeast. As the City prospered and developed, many fine residential structures and commercial buildings were erected that still stand today. These structures provide a concrete link to Sumter's past.



Photo: Sumter Opera House circa early 1900's

While the City of Sumter is the County seat, other municipalities and areas including Stateburg, Mayesville, and Pinewood are home to several locally significant historic properties and structures. Due to Sumter County's rich architectural heritage, Sumter is home to three National Register of Historic Places Historic Districts and many individual properties listed on the National Register.

National Register of Historic Places

South Carolina has over 1,400 listings in the National Register of Historic Places. These listings include buildings, sites, and historic districts. The National Register of Historic Places is a list of properties significant in our nation's past. The list is maintained by the National Park Service in Washington, D.C. Properties are added to the list by nominations submitted by citizens nationwide through State Historic Preservation Offices.

National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Currently there are fewer than 2,500 historic places that bear this designation.

The Sumter community is home to 27 buildings, sites, and districts listed on the National Register of Historic Places. Three of these listings bear the distinction of being National Historic Landmarks.

National Register of Historic Places Benefits

- Provides prestigious recognition to significant properties.
- Encourages the preservation of historic places.
- Provides information about historic properties for local and statewide planning purposes.
- Helps promote tourism and economic development.
- Provides basic eligibility for financial incentives, including federal tax credits for the rehabilitation of historic buildings.

National Register Historic Districts

Three National Register Historic Districts exist within Sumter County, the Stateburg Historic District, the Mayesville Historic District, and the Downtown Sumter Historic District.

What is a National Register Historic District?

A National Register Historic District is an honor bestowed upon a geographic area to recognize its historic value and to encourage continued stewardship. Unlike Local Historic Districts, improvements to properties within these districts are not regulated. However, certain incentives including tax credits for rehabilitation are available to contributing properties provided that the projects are carried out in accordance with federal and state historic preservation standards.

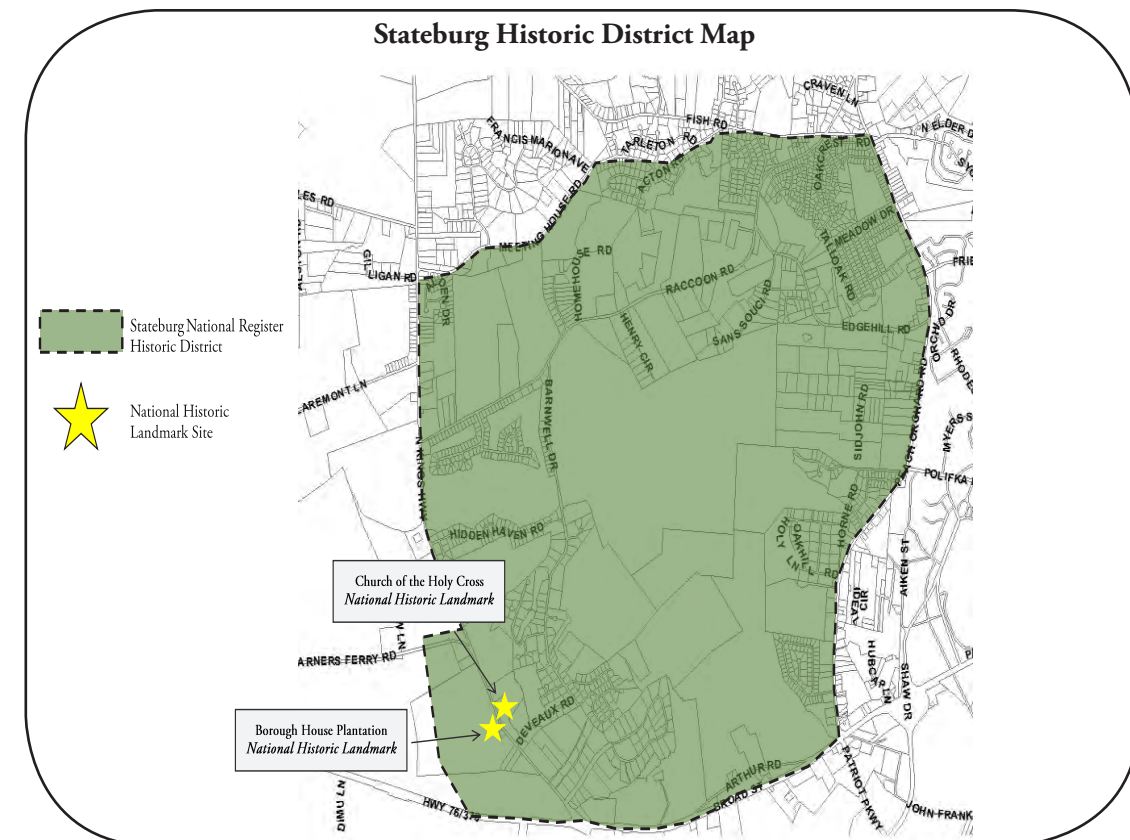
Stateburg Historic District

Prior to its founding as a town in 1783, Stateburg was primarily the site of summer homes for families from the Low County. A few individuals also settled there as early as 1735 via the nearby Kings Highway (SC Hwy 261). Located twelve miles west of the City of Sumter in the “High Hills of the Santee” along SC Hwy 261 one mile north of US Hwy 76/378, the Stateburg Historic District was listed on the National Register on February 24, 1971.

Stateburg derives part of its historical significance from its connection with Revolutionary War General Thomas Sumter. Sumter founded Stateburg in 1783 in the hopes that it would be chosen as the new state capital. Stateburg missed this distinction by a few votes in 1786 when the Legislature voted to locate the new capital in Columbia. The enclave was the site of much Revolutionary War activity, and was occupied by Generals Cornwallis and Greene.

From 1783 until 1800, the town was the county seat for Claremont County, and until the Civil War was thriving. Most of the structures that made up the Stateburg community were destroyed during the Civil War by Potter's Raiders. However, some buildings located a distance from public roads were spared. The eleven contributing buildings and sites still standing today make up the core of the district. The Stateburg area holds significant recorded archaeological sites related to Sumter County and South Carolina's history.

Map HCR-1



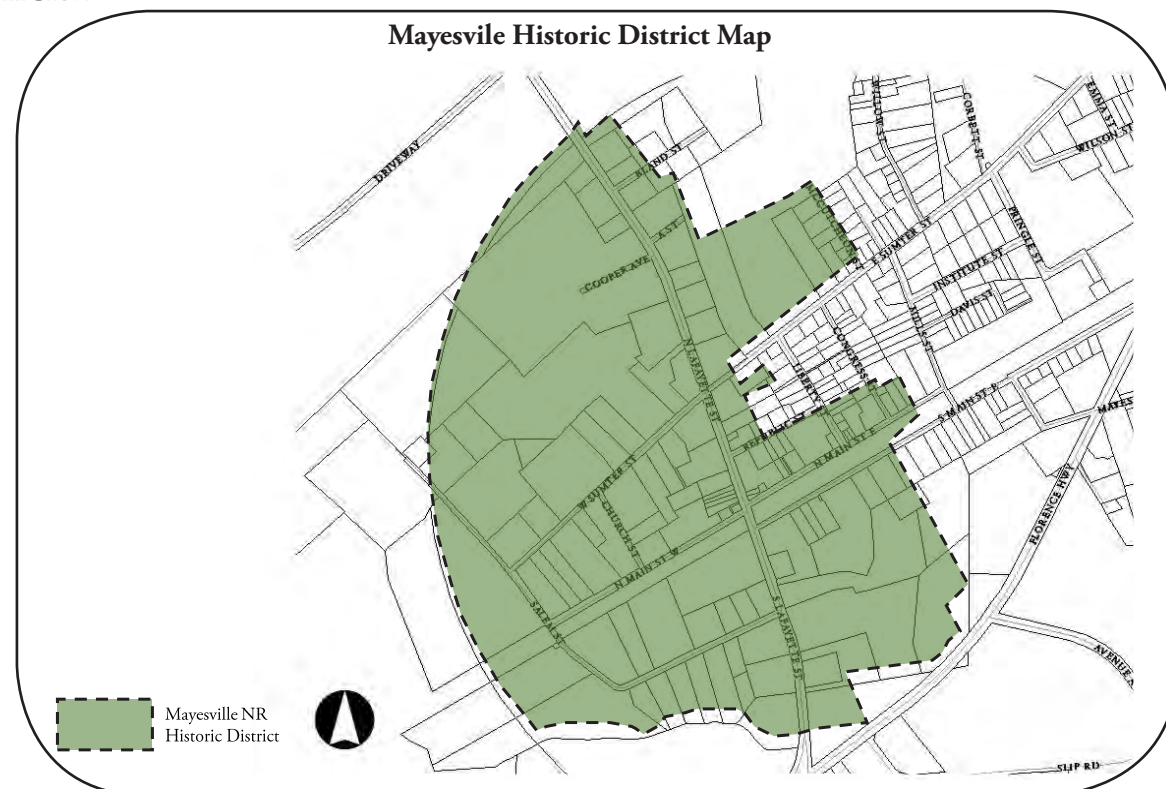
Mayesville Historic District

Named for Matthew Peterson Mayes, the Town of Mayesville is located in the northeast corner of Sumter County in a predominantly agricultural area. Circa 1820, Mayes built his home in the southern portion of his father in law's plantation; it was around this home, which no longer stands, that the Town of Mayesville developed. The Mayesville Historic District was listed on the National Register on July 16, 1979. The district encompasses the western half of the town, and contains a concentration of structures which represents a broad range of late 19th and early 20th Century vernacular designs, including commercial, religious and residential examples. While not in the planning area for the Sumter 2040 Comprehensive Plan this National Register district is an important resource for all Sumter County residents.

The Mayesville Historic District is notable for its representation of the cultural, commercial, and architectural development of a small 19th century South Carolina community. During its early years, the community was little more than a scattering of homes of the Mayes family. In 1852, the Mayes Station Railroad Depot was established when the Wilmington, Manchester, and Columbia Railroad extended to the Mayes Plantation. The advent of the railroad spurred the growth of Mayesville leading to the creation of a small corridor focused around rail lines. Following the end of the Civil War and prior to the town's incorporation in 1874, the Mayes plantation was subdivided into individual properties.

At the time of nomination to the National Register, the district contained 80 historic structures/sites with no major intrusions or alterations to its fabric. In addition to the 80 historic sites, there were approximately 11 sites with structures that were not survey eligible - many of which were constructed during and after the 1950s. Based on a review of recent aerial photography, it appears that several of the structures listed in the original nomination form have been lost. Without undertaking field work to document the state of the district, it is

Map HCR-2



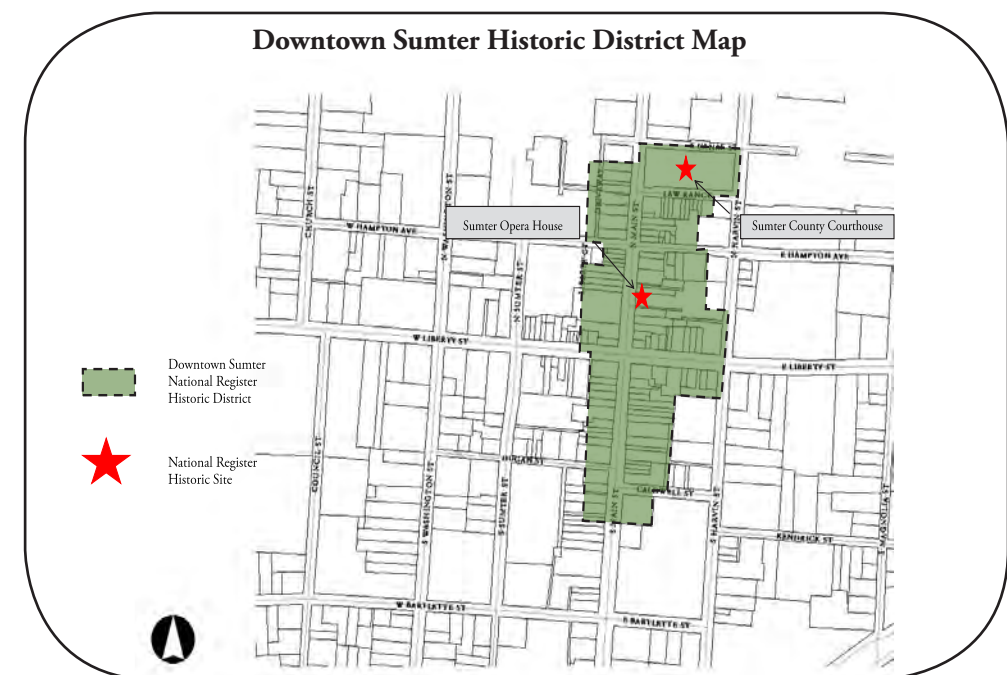
Downtown Sumter Historic District

The Downtown Sumter National Register Historic District is located within the City of Sumter Central Business District. The boundaries of this district are generally bounded by Calhoun St. to the north, Caldwell St. to the south, Harvin St. to the east, and mid-block between Main St. & Sumter St. to the west.

According to the 1975 nomination form, the Downtown Sumter Historic District consists of approximately 84 structures. The time of construction for buildings within the district ranges from 1828 to present. 21 structures can definitively be dated between 1880 and 1912, many others can be tentatively dated within this same period. The majority of the remainder of the buildings were constructed prior to 1930.

The Downtown Sumter National Register Historic District contains iconic buildings, such as the Sumter Opera House and Sumter County Courthouse that are at the fore front of the identity of the Sumter community at large. With recent revitalization and investment in the Central Business District, two significant additions have been added within district boundaries. Namely, the Hyatt-Place Hotel and the new Sumter County Economic Development Building.

Map HCR-3



Photo(s): Various Downtown Sumter locations

Local Historic Districts

Two local historic districts are present within the City of Sumter, the Hampton Park Historic District, and the Historic Downtown Design Review District. Both districts were established City Council to promote the educational, cultural, economic and general welfare of the public by providing a mechanism for the identification, recognition, preservation, maintenance and enhancement of existing historic and architecturally valuable structures, properties, and neighborhoods. These places serve as a visible reminder of the social, cultural, economic, political and architectural history of the City and County. In addition to the two designated local historic districts, there are neighborhoods located in the core of the City that are host to more of Sumter’s architectural history. Some of those structures predate what is currently protected by the City’s historic design review overlay.

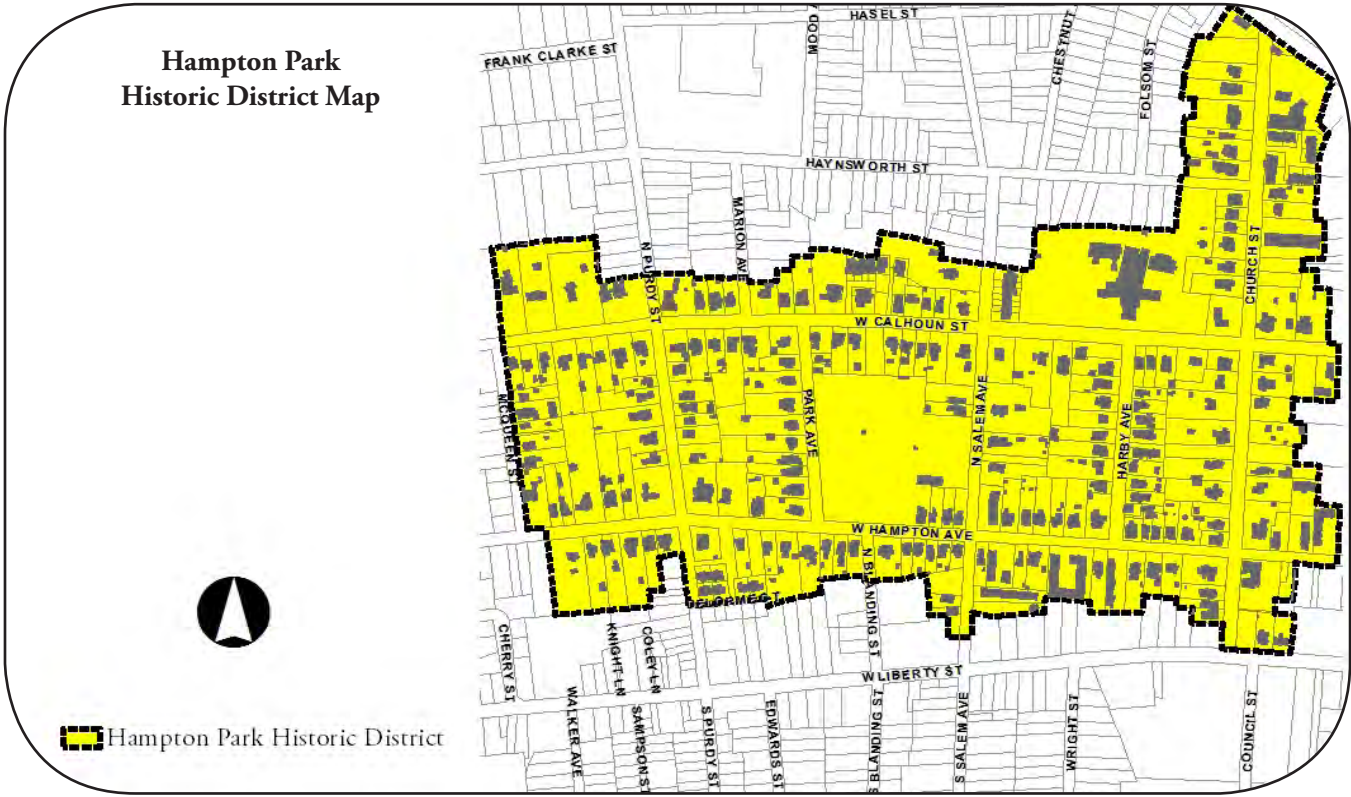
What is a Local Historic District?

A local historic district is a geographic area established by the governing body of a municipality for the protecting the historical assets of the district. Often applied as an overlay zoning district, local historic districts provide exterior design controls on new projects to insure the compatibility and protection of the historic fabric of the district. Exterior building rehabilitation, new construction, and site work are required to go before an appointed historic preservation design review committee for approval.

Hampton Park Historic District

Established by Sumter City Council in January 1979, the Hampton Park Historic District is the only primarily residential local historic district. The Hampton Park Historic District is approximately 120 acres in size and encompasses more than six city blocks. It contains 268 individual parcels and is defined geographically by Church St. to the east, Hampton Ave. to the south, McQueen St. to the west and Calhoun St. to the north.

Map HCR-4



The Hampton Park neighborhood is historic by virtue of its collection of turn of the century residential structures of nearly every conceivable architectural style - Queen Anne, Victorian, Italianate, Craftsman, Mission, and Gothic to name a few. Historian Bruce Harvey wrote, “Sumter contains a particularly rich mix of residential styles”.

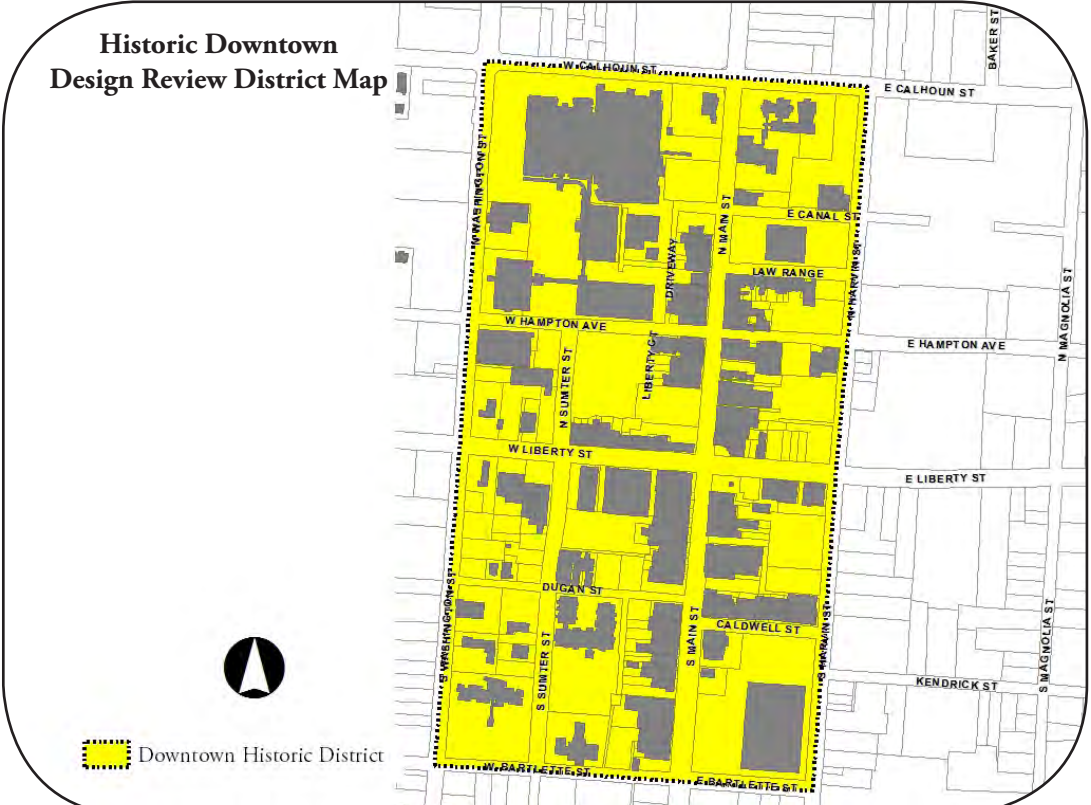
The Hampton Park District is threatened today by a host of local and regional factors. The national real estate market, the local economy, permissive land use policies, absentee ownership, property neglect, suburban sprawl, perception of low quality schools, and high crime rates are among many likely causes of the slow decline of Sumter’s only local residential historic district.

For the last three decades Sumter has grown in a westerly fashion, away from the downtown and towards Shaw A.F.B. and Columbia. This suburban development pattern has had a negative effect on the Hampton Park Historic District. This westward expansion and loss of investment in Sumter’s historic residential core has taken its toll on the state of the area. The virtually unlimited supply of land, permissive annexation policies, and unconstrained utility expansion have encouraged movement away from more compact identifiable city form, which in turn has made infill development less attractive in the older residential areas of the city, like Historic Hampton Park.

Historic Downtown Design Review District

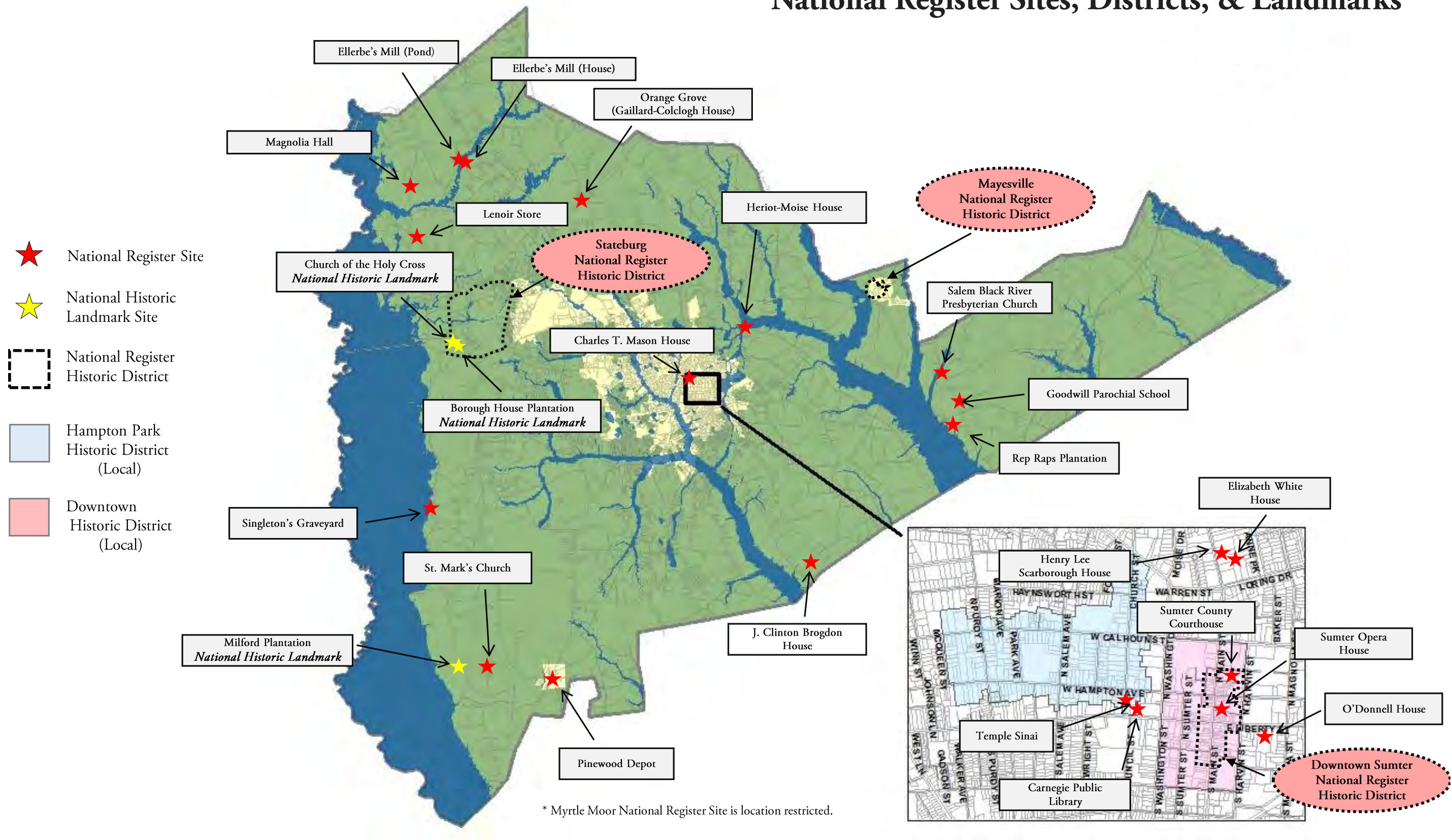
The Historic Downtown Design Review District consists of a vast majority of the Central Business District, commonly just referred to as Downtown Sumter. This area is bounded to the south by Bartlette St., to the east by Washington St., to the north by Calhoun St. and to the west Harvin St. It completely includes the Downtown Sumter National Register Historic District as well as other areas that represent the historic core of the city.

Map HCR-5



Map HCR-6

Sumter County
National Register Sites, Districts, & Landmarks



Historic Preservation Organizational Resources

Sumter County Government sponsors two entities committed to historic preservation - the Sumter County Historical Commission and the Sumter County Museum. In addition to these two entities, the City of Sumter utilizes the Historic Preservation Design Review Committee, a standing Board responsible for reviewing and approving exterior designs for new construction, exterior changes to existing buildings, and building demolitions in the city's two designated historic districts.

The Sumter County Historical Commission's mission is to encourage the study and transmission of the history of Sumter County and to identify and protect its historic resources. The Commission is actively involved in several activities related to historic education and tourism as well as supporting efforts to clear and preserve old cemeteries in the County. In addition, the Commission is the coordinating agency for the state historical markers program. The Commission is responsible for erecting and maintaining the markers. The Historical Commission also has designated a standing Historic Preservation Committee. The Preservation Committee is responsible for establishing links with the State Historic Preservation Office, developing review requirements, making historic preservation/cultural impact studies part of the development process, and developing a historic preservation plan for Sumter County.

The Sumter County Museum was organized by the Sumter County Historical Society in 1972. Its mission is to promote the history of the Old Sumter District through the preservation and exhibition of objects, manuscripts, and documents, which relate the story of this area of South Carolina. The museum complex consists of 14 buildings, including the Williams-Brice House, the Old Carnegie Public Library, and Carolina Backcountry Homestead. The Sumter Genealogical and Historical Research Center is located in the Carnegie Public Library building. In 2018, the Sumter County Museum in partnership with Temple Sinai opened the Jewish History Center within the historic Temple Sinai building.

City of Sumter Design Review Guidelines

In August 2017, the City of Sumter adopted updated Design Review Guidelines. The City of Sumter Historic Preservation Design Review Committee uses these guidelines to determine the compatibility and appropriateness of new projects within both the Hampton Park Historic District and the Historic Downtown Design Review District. These guidelines apply to renovations and improvements to the exterior of buildings, new building construction and demolition, signage, and any other site improvements that may impact the integrity of the district. Interior renovations and improvements do not fall under the purview of local historic district design review. While guidelines largely remained the same, the update greatly improved the quality and quantity of graphic design illustrations to assist in undertaking projects within the historic districts. Additionally, the update provides summary information on applicable National Park Service Preservation Briefs. This document is invaluable to property owners and stakeholders within Sumter's local historic districts.

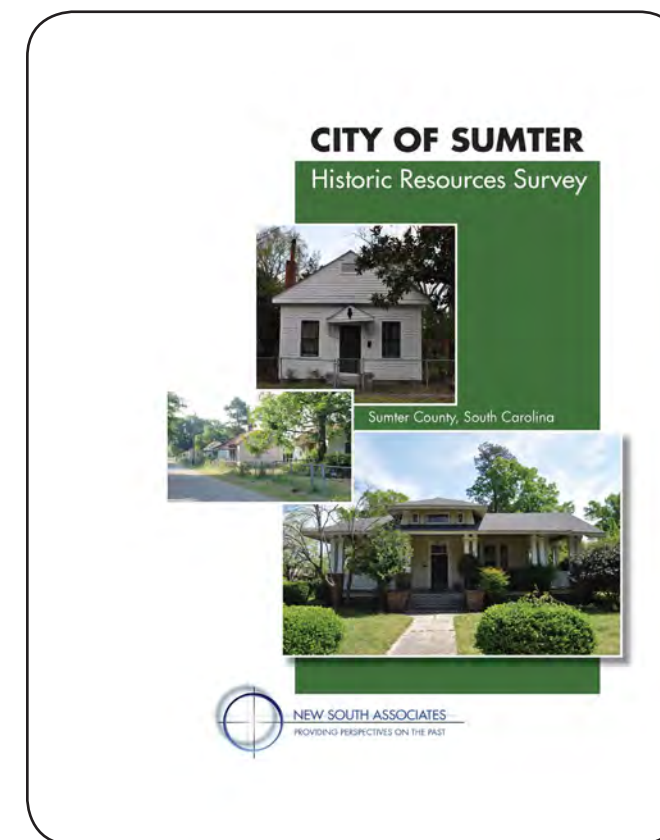


Historic Resources Survey

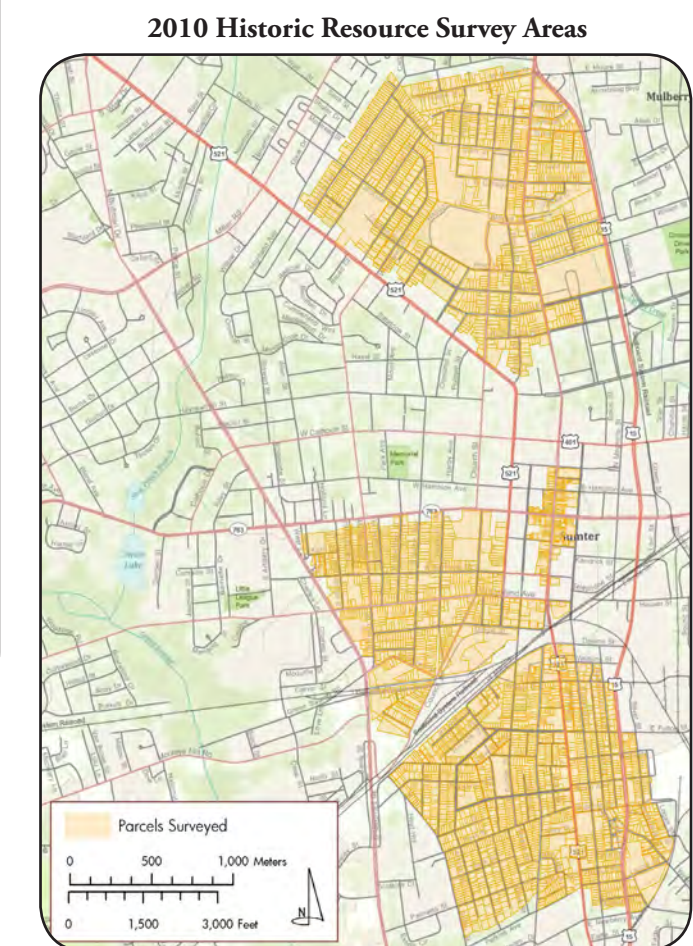
In 2010, the City of Sumter completed an historic resources survey with the intent of inventoring historic architectural resources within municipal limits. This survey builds upon a reconnaissance-level architectural assessment of the City of Sumter, which was completed in 1997.

In consultation with the South Carolina Department of Archives and History (SCDAH), three target areas were selected for an intensive pedestrian survey. According to New South Associates, the consulting firm who led efforts to complete the survey, the three target areas presented historical themes within the City of Sumter that were underrepresented in the city's collective history and represented portions of the City not protected by local, state, or federal historic designation. In addition to the intensive survey of the three target areas, the Sumter Downtown National Register Historic District was formally surveyed for the state register maintained by SCDAH.

The inventory and survey work completed shows that historical resources abound within the City of Sumter, and are not just limited to areas that are designated historic districts or that are listed in the National Register of Historic Places.



2010 Historic Resource Survey



Cultural Resources

There is no doubt that Sumter is rich in cultural resources represented by the buildings, structures, and sites valued for their historic significance, but Sumter is also home to a community rich in the arts. The arts community is supported by countless private organizations as well as the Sumter County Cultural Commission and the Sumter County Museum of Art. Sumter County promotes the arts through financial support for the Sumter County Cultural Commission as well as the Museum of Art.



Photo: John Berry Performing at the Sumter Opera House

The Cultural Commission provides services to local arts organizations and artists, and information to the general public. It also maintains a community cultural calendar, offers a quarterly small grant program, provides artists-in-residence in local schools, and provides opportunities for creative expression in literature, play writing, film, the visual arts, and the performing arts. The Commission’s mission is to promote, produce and provide financial support for cultural activities and arts programming for the benefit of the entire Sumter Community. Its primary focus is on celebrating the rich cultural and ethnic diversity of the community through art education, visual arts, literary arts and the performing arts. Through the Cultural Commission’s leadership role in the Sumter area arts community it encourages partnerships and coalitions between Sumter area schools and arts related organizations for the life enrichment and education of all citizens regardless of social, cultural and economic standing.

Sumter’s art community is home to multiple public and private entities dedicated to the performing and visual arts. In addition to City and County facilities, such as the Sumter Opera House and Patriot Hall, these organizations help to keep Sumter’s cultural offerings diverse:

- The Center for Oral Narration, USC Sumter
- South Carolina Traditional Arts Network, USC Sumter
- Sumter County Cultural Center, 135 - 155 Haynsworth St.
- Sumter County Gallery of Art, 200 Hasel St.
- Sumter Little Theatre, 14 Mood Ave.
- Sumter Community Concert Band, P.O. Box 2564, Sumter, SC 29151
- Sumter Civic Chorale, P.O. Box 3157, Sumter, SC 29151
- Sumter Shaw Community Concert Association, 32 E. Calhoun St.
- Manning Avenue Free Studio, 241 Manning Ave.
- USC Sumter, 200 Miller Rd.
- Morris College Fine Arts Festival
- Iris Festival
- Festival on the Avenue
- Central Carolina Technical College Gallery
- Fourth Friday Concerts, Downtown Sumter
- Amen Art Center, 426 Boulevard Rd.
- Sumter Civic Dance Company, 527 N. Guignard Dr.
- Miss Libby’s School of Dance, 155 W. Wesmark Blvd.

Historic & Cultural Resource Policies

1. The City will consider opportunities to expand or adjust local, state or federal historic designations in the City of Sumter, including but not limited to areas such as Downtown Sumter, the Hampton Park area, the Anne Park area, and Oakland and Bartlette neighborhoods. These are areas of distinct architectural and historic relevance for the City of Sumter and are in danger due to blight, abandonment, and demolition by neglect.
2. Protection of existing historic resources within the City of Sumter is a top community priority. The City will continue to pursue the protection and enhancement of the established Hampton Park Neighborhood and surrounding residential areas through zoning enforcement, implementation of the City’s property maintenance code, and stabilization of surrounding corridors.
3. The City and County will work with appropriate State and Local entities to identify and catalog additional historic and cultural resources that may be available to protect and enhance National Register and National Historic Landmark properties in the County.
4. The City and County will consider impacts on historic and cultural amenities when evaluating land use applications and projects.
5. The City will support the Sumter Design Review guidelines for the Downtown Historic District and the Hampton Park Historic District.

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Green Infrastructure Element

Sumter has a rich abundance of natural resources and environmental features. This broad category, when combined with heritage and active and passive open spaces, forms our “Green Infrastructure” or a related system of natural resources. This “Green Infrastructure” includes but is not limited to:

- Watersheds - Streams, Rivers, Lakes, Ponds, and Drainage Corridor
- Flood Plains
- Wetlands
- Soils
- Agricultural Lands
- Forest Land and Tree Cover
- Wildlife & Natural Habitat
- Groundwater
- Mineral Resources
- Parks, Trails, & Open Space

These elements are tangible assets for the overall community and make Sumter a unique place to live. The interconnectedness of our green infrastructure and the built environment adds value to the character of the community.



Photo: Boardwalk at Swan Lake Iris Gardens

Watershed Approach

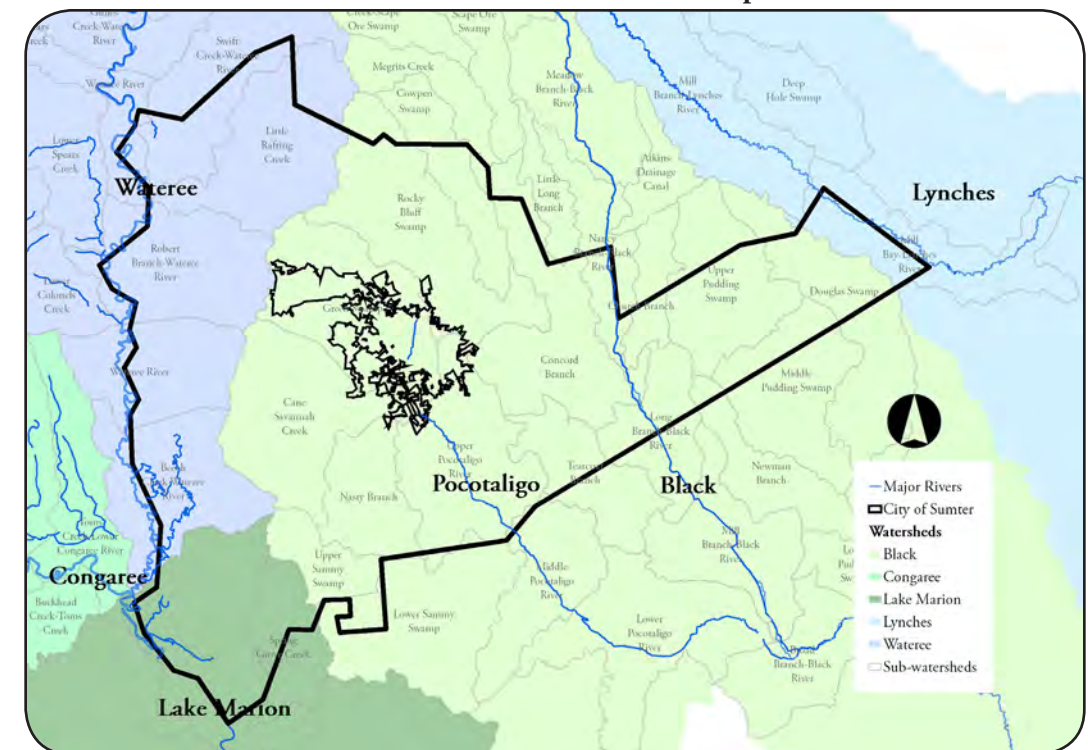
Traditionally, natural resource management issues, such as stormwater and tree protection, have been limited to site level approaches. However, the impact of any given development affects our community on a more regional scale. The “watershed approach” to planning stormwater management, non-point source pollution abatement, and other environmental issues can be more economical than working in a “piece meal” fashion. A watershed approach takes into consideration all the problems and solutions in a watershed, all land use categories and soil types, landowners’ objectives, and downstream user needs.

Surface Water (Streams, Lakes, Rivers, etc.)

A watershed is all of any geographical area that drains through a common point. There are four major watersheds in Sumter County. Each of these watersheds can be subdivided into smaller “sub” watersheds. Sumter County has abundant surface waters, wetlands and associated floodplains such as: the Wateree River, Black River, Lynches River, Pocotaligo River, Pocalla Swamp, Scape Ore Swamp, Rock Bluff Swamp, and Santee River. There are numerous perennial and intermittent streams, which also have associated flood plains and wetlands.

Map GI-1

Watershed & Sub-Watershed Map

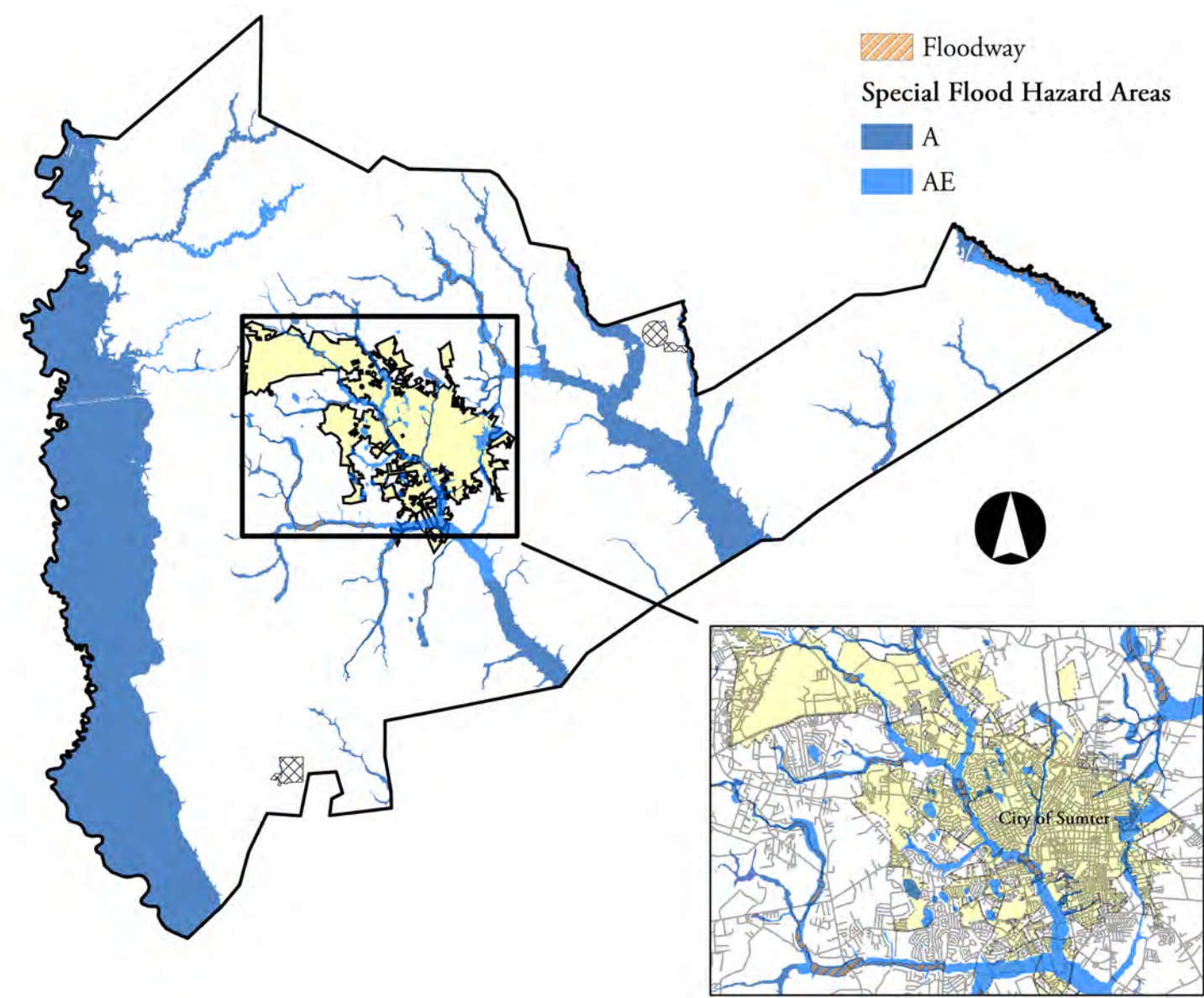


Source: FEMA Watershed Data

Special Flood Hazard Areas (Floodplains)

A Special Flood Hazard Area (SFHA) is an area identified by the United States Federal Emergency Management Agency (FEMA) as an area with a special flood or mud-flow, and/or flood related erosion hazard, as shown on a flood hazard boundary map or flood insurance rate map. In the City and the County these areas are indicated as being in either an A zone, AE zone, or floodway on such maps. Development within the A zone and AE zone areas are required to have flood insurance and must meet the standards of the City or County Flood Damage Prevention Ordinance. Development in floodway areas (the actual river or stream channel) is prohibited in most instances.

Map GI-2 Special Flood Hazard Areas in Sumter County



Source: FEMA Floodplain Maps

2015 & 2016 Flooding Events

Historic flooding events directly impacted the City and County in 2015 and 2016. In October 2015, a stalled front offshore, combined with deep tropical moisture streaming northwest, led to historic rainfall totals. Flash flooding was prevalent and resulted in significant property and infrastructure damage. Additionally, the flooding required a significant amount of emergency rescues. In early October 2016, the Sumter County area was hit again with significant rainfall as a result of Hurricane Matthew. These rainfall events, and the recovery from them, focused the Sumter Community's awareness of flood hazards and development within flood prone areas.



Photo Flooding in the City of Sumter



Photo: Flood Damaged Road in Sumter County

Recovery Efforts

Recovery from these flood events takes coordinated action from multiple agencies across all levels of government, as well as participation from the private and non-profit sectors.

As soon as the floodwaters subsided, the Federal Emergency Management Agency (FEMA) established response centers to assist those eligible for FEMA disaster aid. Also, government agencies at all levels conducted damage assessments. Non-profits, private businesses, religious organizations, government agencies, and private citizens all contributed time, money, and needed supplies to help those impacted by the floods. In the months after the flooding events, the City of Sumter and Sumter County provided expedited permitting, undertook flood clean-up and damage repair activities, and worked with stakeholders on floodplain management issues. Long-term, both City of Sumter and Sumter County residents benefited from the federal Community Development Block Grant Disaster Recovery (CDBG-DR) program, which provided funding for eligible flood recovery activities. Additionally, the City of Sumter is acquiring targeted property in special flood hazard areas through funding provided through the FEMA Hazard Mitigation Grant Program (HMGP).



Photo: Sumter County Emergency Operation Center

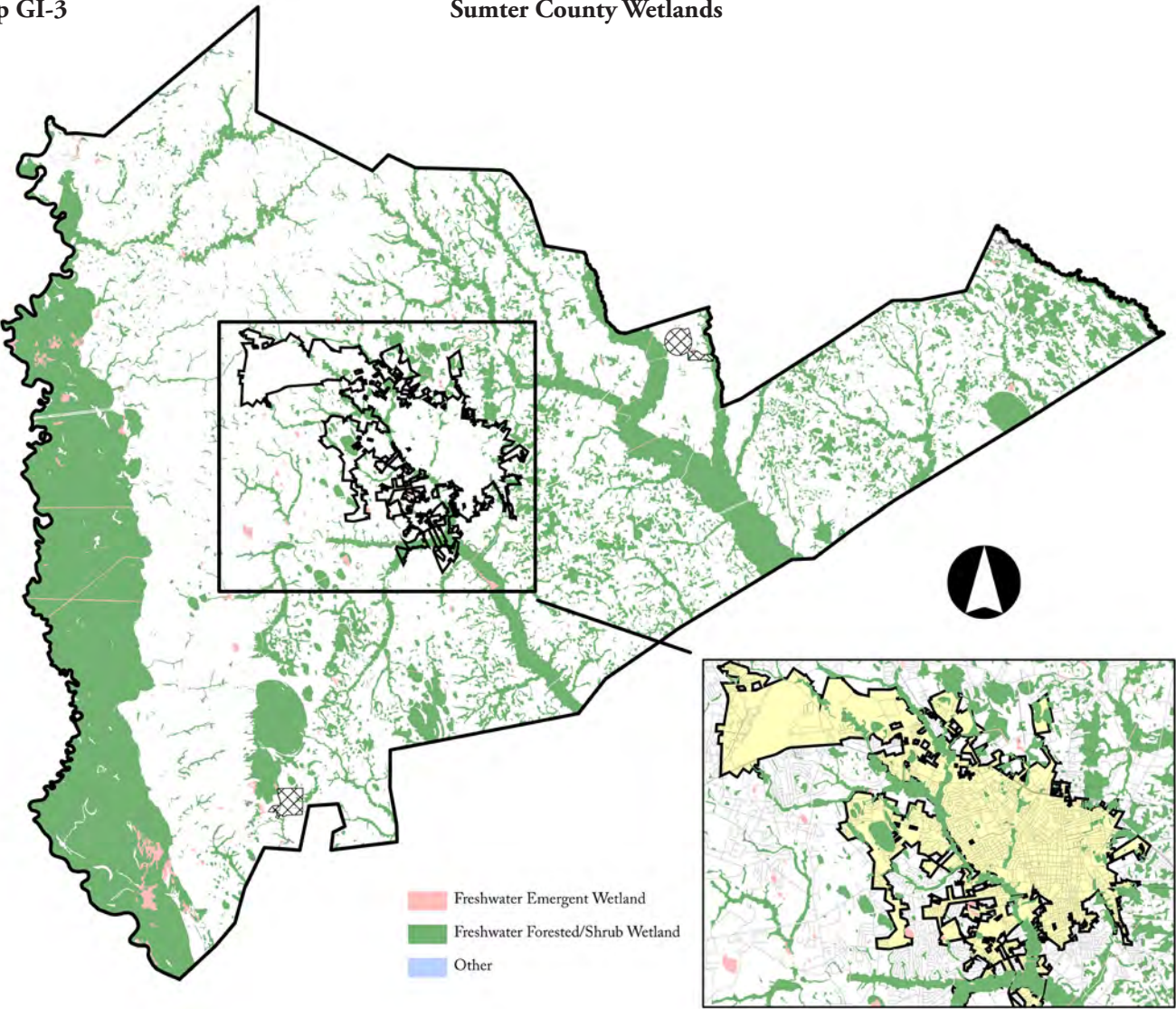
Wetlands

Wetlands, vegetated areas where plants are rooted in water or water-saturated soil, serve many functions including, but not limited to, environment-pollutant removal, flood attenuation, groundwater recharge and discharge, stream bank protection, wildlife habitats, open space preservation, recreation, and aesthetics. They have the potetnial to collect, store, and filter stormwater and to tolerate flooding for extensive periods of time.

Wetlands under federal jurisdiction are subject to U.S. Army Corps of Engineers regulations and are not expressly regulated by local government. Non-jurisdictional and isolated wetlands, such as Carolina Bays, may be protected locally.

Map GI-3

Sumter County Wetlands



Source: USFW Wetlands Mapper

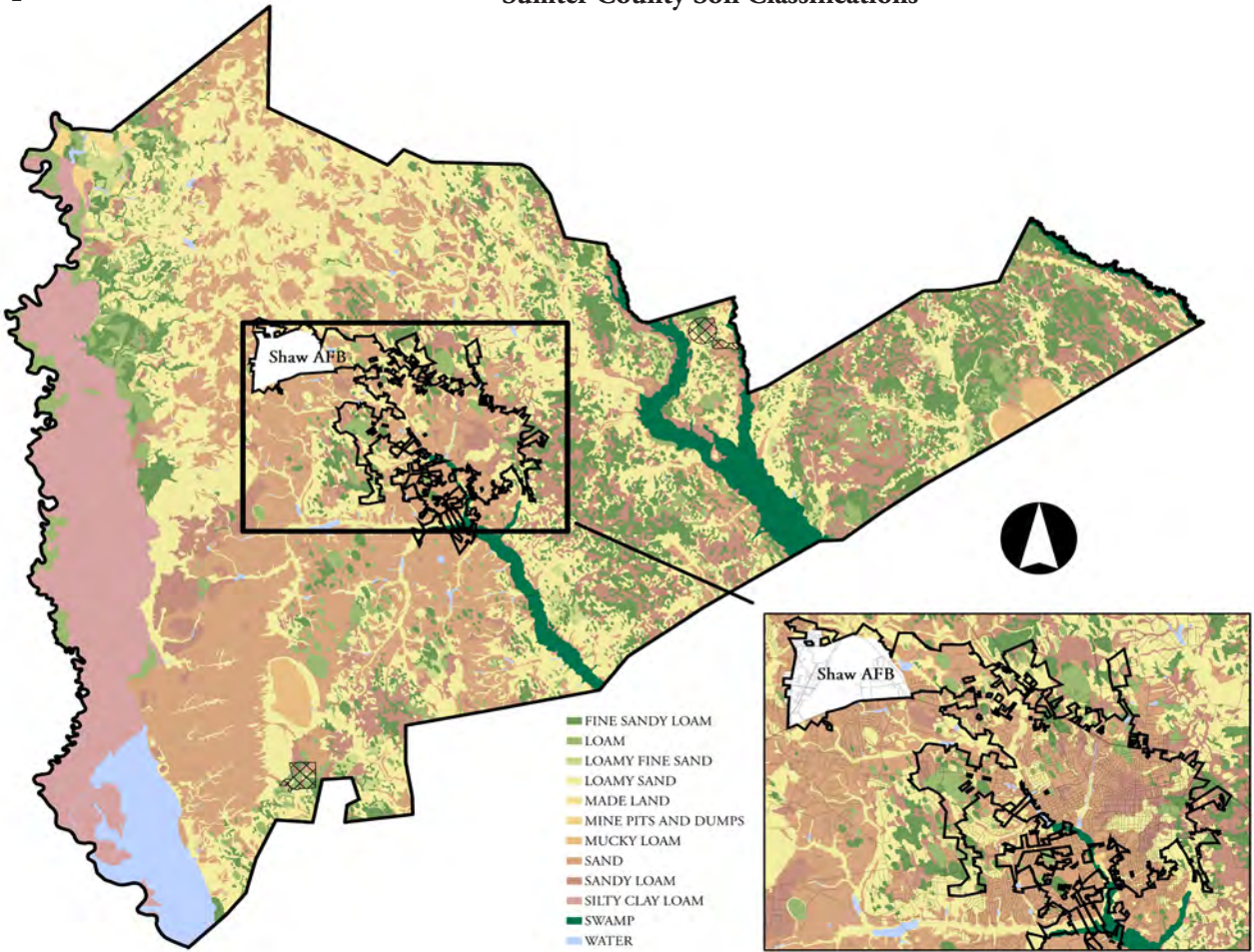
Soils

Soil types in Sumter County occur based on the underlying geology, landform, relief, climate, and natural vegetation of a specific area. Information on soil types is important for a variety reasons including agricultural viability, land use planning, infrastructure provision, and conservation. The primary components of soils within Sumter County consist of varying degrees of loam (mixture of sand & clay) or sand.

Specific soil classifications and taxonomy for soils in Sumter County can be found within the “*Soil Survey of Sumter County, South Carolina*” document, which is published and updated by the US Department of Agriculture (USDA) and the Natural Resource Conservation Service (NRCS) in conjunction with state level partners. Soil surveys, as a planning tool for developers and homeowners, should be encouraged at all levels. Problems associated with trying to use a parcel of land outside of its inherent capabilities are numerous and sometimes very costly to correct after a land use conversion has occurred. Proper planning is vital to maintain the quality of our natural resources as well as protect financial investments made by the citizens and businesses in Sumter County. The limitations of the Sumter County Soil Survey should be kept in mind during land development planning process. The survey is an invaluable tool for large and medium size planning activities. However, specific sites should have a thorough investigation performed prior to committing to a particular use or improvement.

Map GI-4

Sumter County Soil Classifications



Source: USDA & NRCS Soil Classification Data

Agricultural Lands

Sumter County has a surface area of approximately 436,800 acres. 12,169 acres are permanently covered with water, including: rivers, lakes, ponds, and streams. Approximately 110,000 acres of land in Sumter County are considered “Prime Farmland”. Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses. This land can be cropland, hay land, pasture land, or forestland, but not urban or “built up” land. In general, prime farmland has an adequate and dependable water supply from rainfall or irrigation, favorable temperatures and growing season, acceptable acidity and/or alkalinity and few or no rocks. Prime farmland is permeable to water and air and is not excessively erodible or saturated with water for a long period of time.

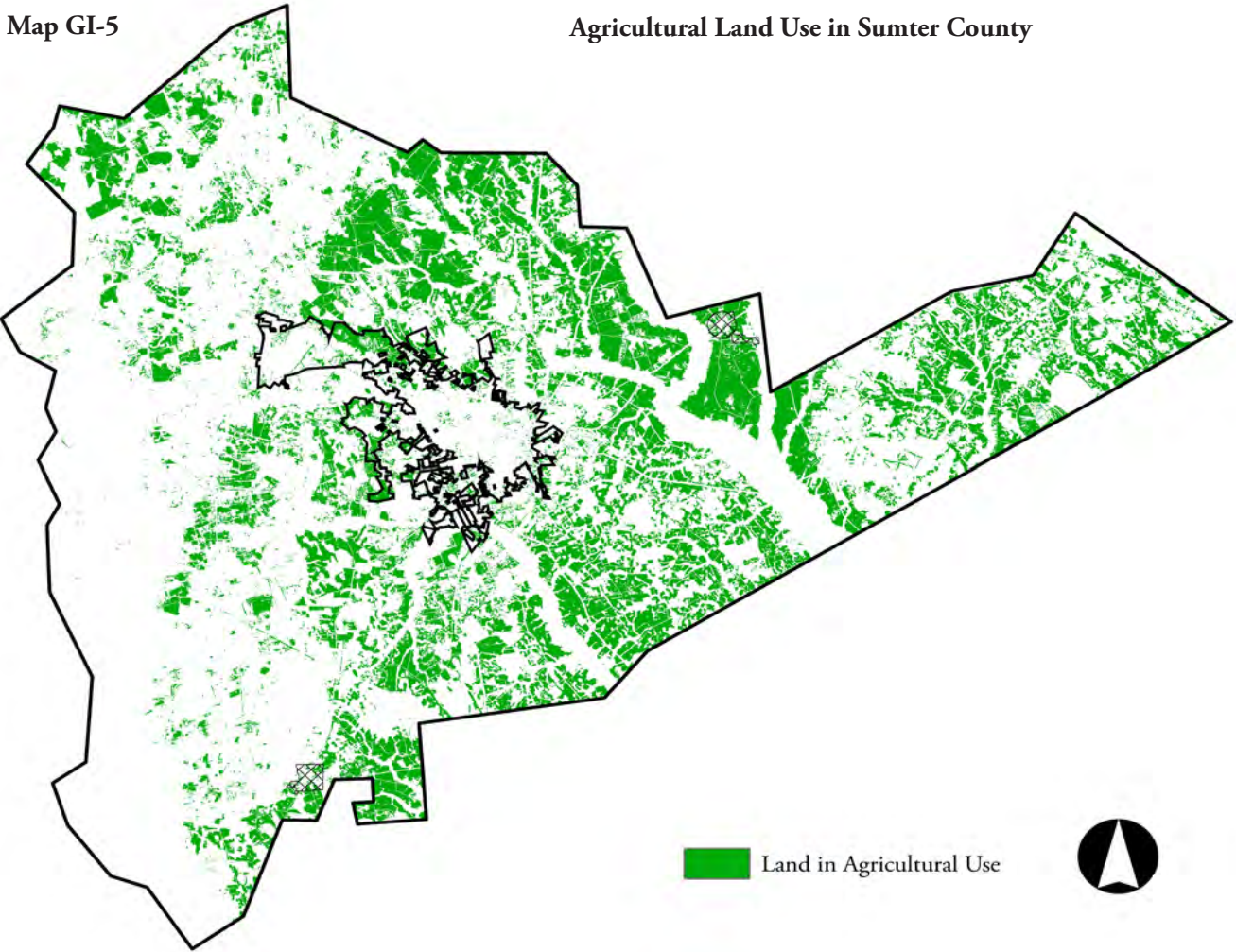
Table GI-1 Suitable Soils for Agricultural Use

Soil Name
Autryville-Norfolk Complex
Barnwell-Fuquay Complex
Butters-Blanton Complex
Coxville-Rains Complex
Dothan-Norfolk Complex
Dothan -Norfolk Complex
Faceville Sandy Loam
Faceville-Lucy Complex
Fuquay-Dothan Complex
Goldsboro-Noboco Complex
Kalmia-Johns Complex
Lumbee-Johns Complex
Lumbee-Rutledge Complex
Lynchburg-Foreston-Butters Complex
Lynchburg-Rains Complex
Mantachie-Mimms Complex
Masada-Hornsville Complex
Meggett-Lumbee Complex
Norfolk-Butter Complex
Norfolk-Faceville-Noboco Complex
Norfolk-Noboco Complex
Norfolk-Nobboco Complex
Orangeburg Loamy Sand
Okeetee-Yemassee Complex
Rains Sandy Loam
Rains-Coxville-Lynchburg Complex
Shellbluff-Tawcaw Complex
Smithboro-Persanti Complex
Tawcaw-Duckbottom-Mullers Complex
Tawcaw-Duckbottom-Mullers Complex
Thursa Loamy Sand
Thursa Loamy Sand
Vauclose-Ailey Complex
Wagram-Norfolk-Lucknow Complex
Yemassee-Johns Complex

According to the 2017 Census of Agriculture complied by USDA, there are a total of 524 farms with a combined total area of 167,872 acres in Sumter County. This accounts for approximately 40% of the total land area. Trends since 2000 reflect a slight decrease in the amount of total farms, but an increase in the total land area dedicated to farming. This could reflect a larger trend of increased industrial scale farming over smaller individual family oriented farming operations.

Sumter County is the the 7th largest agricultural economy in the state, with \$130,490,000 per year in value of agricultural products sold. The soil characteristics that make land suitable for agricultural also make it attractive for development. There are few if any site limitations to overcome to locate industrial, commercial, or residential projects and associated infrastructure on the site. Once a field has been devoted to development, it is nearly impossible, and not economically feasible to return it to agricultural use. At present, total land devoted to row-crop production - soybeans, corn, wheat, cotton, peanuts and others is fairly stable. Major soil erosion is not a problem. Uncontrolled runoff from agricultural fields can carry soil particles, animal wastes, pesiticides, and/or fertilizers. These contaminants can cause problems on adjacent land through erosion, flooding, or deposition and with receiving water bodies by siltation, excessive nutrient enrichment, increased water tubidty, lower dissolved oxygen content, etc. Many landowners have voluntarily applied conservation measures on their lands to prevent such occurrences.

Map GI-5



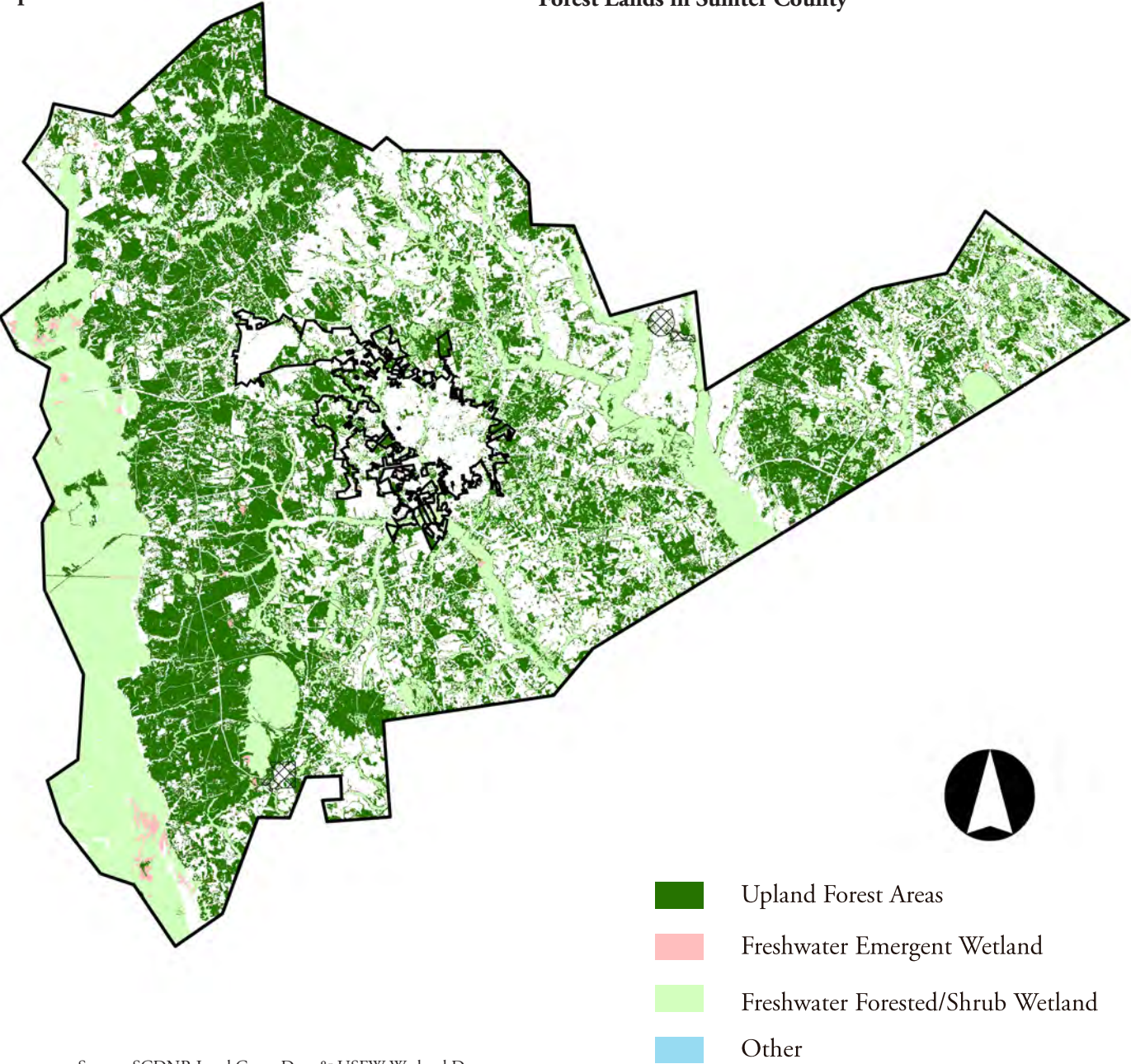
Source: SCDNR Land Cover Data

Forest Land & Tree Cover

According to the South Carolina Forestry Commission, approximately 55% of the land area of Sumter County contains forest land. Sumter County contains both deciduous and coniferous forest areas, as well as actively managed timber land. Preserving forest areas is important for overall water quality control. Additionally, forest land provides for improved air quality, temperature moderation, and productive soils. Contiguous areas of forest land provide critical species habitat and habitat corridors. Development planning must take into account ways to preserve and protect significant and historic tree resources to the greatest extent practicable.

Map GI-6

Forest Lands in Sumter County



Source: SCDNR Land Cover Data & USFW Wetland Data

A large majority of wetland areas contain forest cover

Previous Green Infrastructure Planning Efforts

Santee Lynches Regional Green Infrastructure Plan

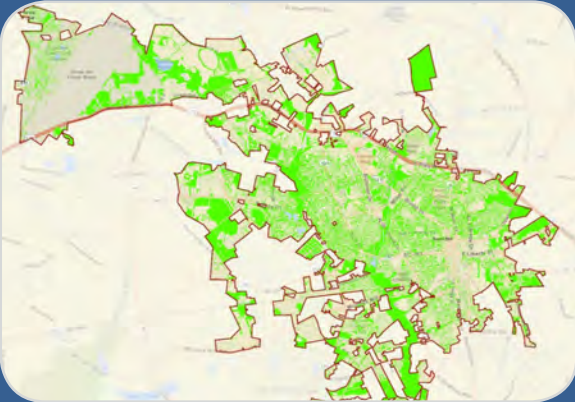
In 2017, the Santee-Lynches Council of Governments completed work on a regional green infrastructure plan that included Clarendon, Kershaw, Lee, and Sumter Counties. The plan established a regional framework through recommended strategies and actions with the identified priorities of:

- 1. Conserving significant contiguous habitat and enhancing habitat connectivity.
- 2. Protecting a network of riverine, lake, and land-based opportunities to enhance human enjoyment.
- 3. Improving assessment, management, protection, and/or restoration of natural assets.
- 4. Increasing public awareness of and support for green infrastructure.
- 5. Providing water quality planning that efficiently manages resources and protects human and environmental health.
- 6. Effectively managing natural resources that protect and provide for economic prosperity.



City of Sumter Tree Canopy Survey

In 2013, the City of Sumter conducted an analysis of the tree canopy within the City of Sumter. The analysis was undertaken using Geographic Information System (GIS) software and aerial photography of the City for the years 2001, 2007, and 2013 and showed that the City had lost approximately 4% of its tree canopy since 2001. The findings from the Tree Canopy survey were used to call attention to the environmental, economic, and social benefit of protecting existing tree coverage and to establish support for strengthening the city's landscape development standards - including tree protection requirements for new development.



City of Sumter Tree Canopy Map

Wildlife & Natural Habitat

Wildlife is abundant in Sumter County. White-tailed deer, turkey, dove, quail, ducks, geese, and rabbits are the most popular species for sportsmen. There has been an increase in the number of people who also enjoy watching wildlife and not hunting. Leasing of hunting rights has become an important source of income for numerous landowners and is predicted to increase in future years as large natural tracts of land (capable of being hunted) are decreasing in number.

In addition to the natural areas and habitat associated with stream, river, and wetland ecosystems, Sumter County contains a number of protected natural recreation areas that also serve as prime wildlife habitat. Manchester State Forest, Poinsett State Park, and Woods Bay State Park are areas that are managed by the state and contain some very unusual forest types. In Poinsett for example, mountain laurel and rhododendron are common. Additionally, the Poinsett ECR and Shaw A.F.B. both contain important habitat areas. An area of Poinsett ECR near Pinewood contains a rare stand of White Cedar. The Shaw A.F.B. property has large stands of long-leaf pine forest habitat. Long-leaf pine forests are unique to the southeast region of the United States and have significantly declined over the last century.

Sumter County has 12 species of animals and 3 species of plants that are either listed at the federal or state level as endangered, threatened, or at-risk.

Table GI-2 Sumter County Endangered, Threatened, and At-Risk Species

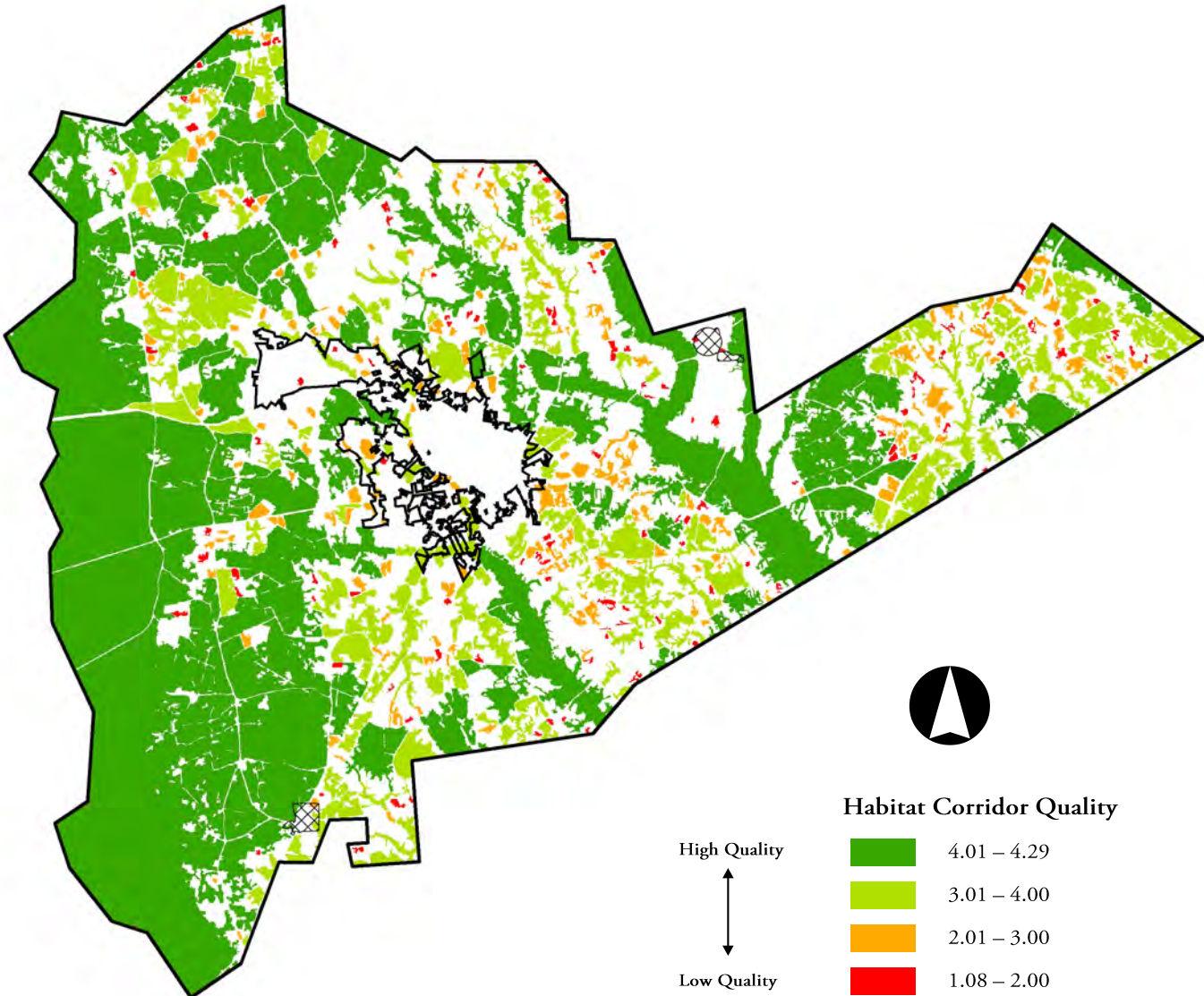
Animals			
Common Name	Federal Status	State Status	Habitat Areas
Shortnose Sturgeon	Endangered	Endangered	Santee River
American Alligator	Threatened	Threatened	Swamps, Streams, Rivers, Ponds, Lakes
Blueback Herring	At-Risk		Rivers, Lakes
Rafinesque's Big-Eared Bat		Endangered	Intact Mature Forest Areas
Monarch Butterfly	At-Risk		Varying
Chamberlain's Dwarf Salamander	At-Risk		Temperate Forests, Rivers, Freshwater Marshes
Bald Eagle	Bald & Golden Eagle Protection Act	Threatened	Wetlands, Hardwood Trees
Robust Redhorse	At-risk		Black River, Lynches River
Wood Stork	Threatened	Endangered	Wetlands
Tricolored Bat	At-Risk		Varies
Red-Cockaded Woodpecker	Endangered	Endangered	Long Leaf Pine Stands
Least Tern		Threatened	Varies
Plants			
Common Name	Federal Status	State Status	Habitat Areas
Boykin's Lobelia	At-Risk		Carolina Bays, Wetlands, Swamps
Canby's Dropwort	Endangered		Coastal Plain Areas With Limited Tree Cover
Chaffseed	Endangered		Sandy, Acidic, Seasonally Moist To Dry Soils

Source: USFW & SCDNR

Habitat corridors are areas of intact habitat that are in place between human activities or development (e.g., roads, subdivisions, commercial and industrial areas, logging operations, etc.) These areas are important because they allow for a connected wildlife habitat and guard against the negative effects of habitat fragmentation. These corridors can help with the re-establishment of wildlife populations that are endangered, threatened, or otherwise at risk.

As a part of the Santee Lynches Regional Green Infrastructure Plan, habitat corridors were identified and assigned a rating based on their degree of quality. It is important to take into account the impact on wildlife populations when evaluating future land use changes and development. Planning for habitat corridors is one more way to help mitigate negative impacts to wildlife as a result of future growth.

Map GI-7 Habitat Corridor Quality



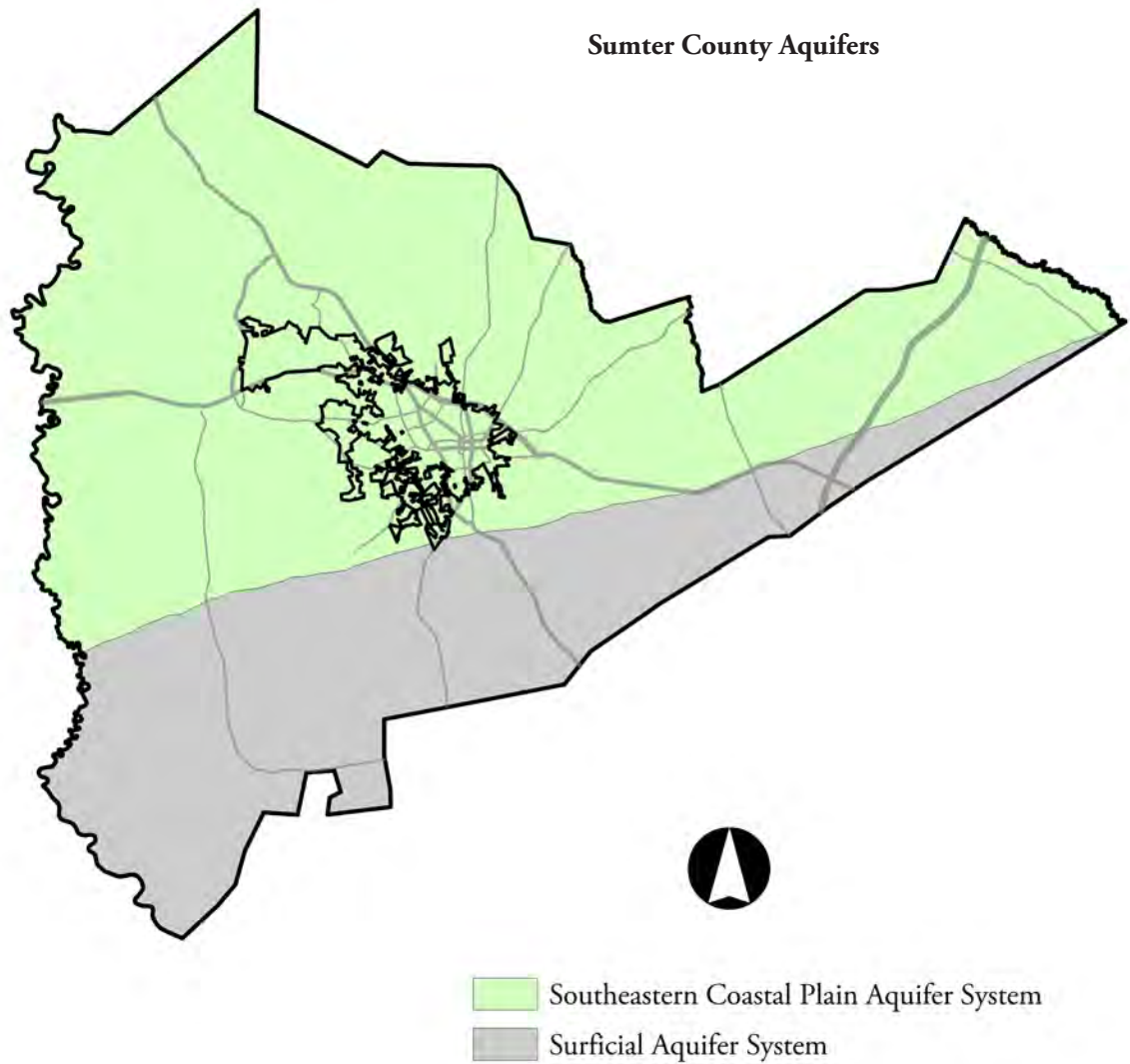
Source: Santee Lynches Regional Green Infrastructure Plan

Groundwater

All Sumter residents get their drinking water from groundwater (wells) either through individual wells or via public water providers. The City of Sumter monitors the groundwater aquifer system to ensure that adequate water is available for the systems under its control and that the aquifers are sufficient to supply the community for years to come. The South Carolina Department of Natural Resources (SCDNR) Water Resources Division updated the State Water Plan in 2009. Local officials should stay abreast of this plan and any future changes for impacts to the Sumter community.

Much of the low density development (residential lots generally on a half acre and above) in the Sumter community takes place on private water and sewer services, i.e. well and septic. In fact, recent DHEC permits have allowed septic systems on parcels less than 20,000 square feet in size. This pattern of higher density development using septic systems can potentially lead to groundwater contamination issues. Consideration should be given to higher minimum lot sizes for private well and septic systems.

Map GI-8



Source: USGS

Mineral Resources

Two types of “mineral resources” are commercially mined in Sumter County. Gravel is mined in the northwestern portion of the county, and clay is mined at various locations. Fuller’s Earth, a kaolinitic type of clay, used primarily in kitty litter was commercially mined for years in the extreme southwestern part of the County. This mine site is now the location of Safety-Klean (formerly Laidlaw Environmental, a hazardous waste landfill). The location of this landfill causes some citizens and environmental groups great concern due to its proximity to the Santee Cooper Lakes System (Lake Marion). With plans to start using the Santee Cooper Lakes as a source of drinking water, concerns about this landfill continue to be expressed.

Sustainability

The Sumter community has begun a public conversation regarding climate change, environmental stewardship, energy savings, and the broad concept of “sustainability”, especially after the devastating flooding events in 2015 and 2016. Particularly relevant to land use and development, sustainable means meeting the needs of the community today without compromising the ability of future residents to meet their own needs. Basically, the goal of a sustainable Sumter involves public and private commitments to recycling, energy reduction, resource protection, and a reduction of human impact on our natural environment.

Green infrastructure is an important component of developing a sustainable, livable community. This plan identifies existing green space, parks, trails, streams, and sidewalks along with potential connections to link all of Sumter County in one network. This will serve the demand for both active and passive recreation, pedestrian and bicycle transportation, and provide our community with a “necklace” of green space. Employing the principles of conservation design, comprehensive plan policies serve as a guide to preserve open space and critical ecological features, encourage development in already degraded areas, and to use land more efficiently.



Photo: Dillion Park Rain Gardens

Parks, Trails, & Open Space

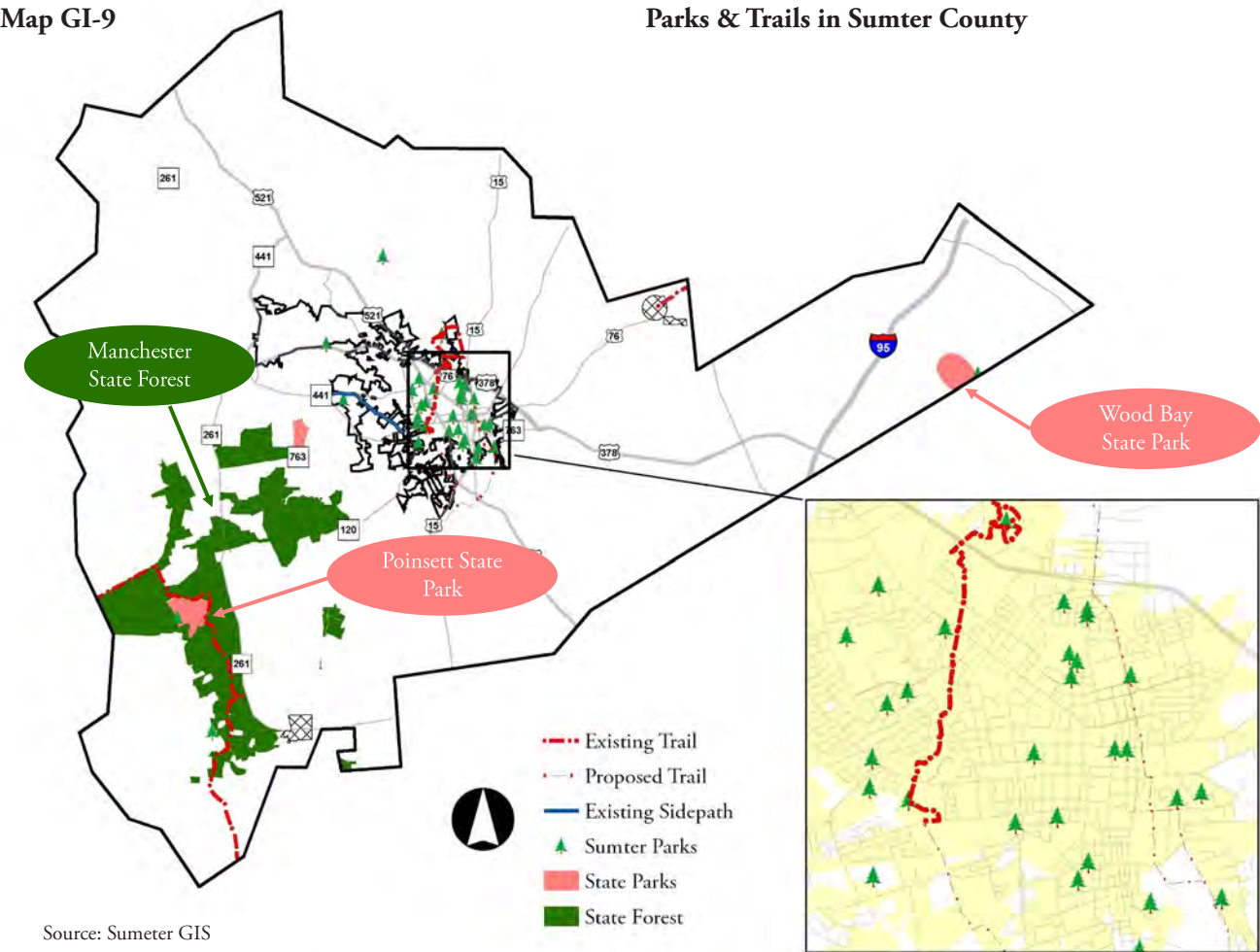
Parks, trails, and open space can provide important social, recreational, and environmental benefits. Sumter County is home to two state parks - Poinsett and Wood Bay. These lands and the green infrastructure that they contain are protected for public use and enjoyment. Additionally, Sumter County is home to Manchester State Forest. State Forest Land permits active forest management activities and allows for public recreational use of the land. The City of Sumter and Sumter County own and maintain over 30 dedicated parks for public use and recreation. Sumter County also contains multiple waterways that are available for public use.

A section of the Palmetto Trail, which is a planned trail system the crosses the entire state, runs through the southern portion of the county. This trail is primarily on state owned and protected land associated with Manchester State Forest and Poinsett State Park. Also, the beginnings of city greenway system are in place along Shot Pouch Creek with significant expansions planned in the next few years. Another planned greenway corridor will extend along Turkey Creek.

Conservation easements are another tool available to protect important environmental features. Conservation easements are applied to private property and can permanently protect the environmental resources on the them. Several groups, including the Congaree Land Trust, work to protect land via conservation easement and acquisition in Sumter County. Areas around the Shaw A.F.B. and areas around the Wateree Basin are highly targeted.

Map GI-9

Parks & Trails in Sumter County



Green Infrastructure Policies

It is the stated policy of the City of Sumter and Sumter County that the following guidance shall be considered when evaluating any land development application:

1. All land development projects shall protect environmental resources whenever possible through the use of conservation design techniques: the practice of identifying the green infrastructure, and then designing around this resources.
2. Due to the significant impacts on the life and property in the Sumter community through this decade, the City and County discourages any new development in the floodplain and will consider further limitations on development in the floodplain as well as a framework for removing structures from the floodplain where appropriate
3. Environmental setbacks and buffering will be strongly encouraged. Development is expected to respect sensitive environmental features by not encroaching or building directly up against those features.
4. Where logical, green infrastructure features should be left in their natural state, untouched, except for passive recreation uses such as trails.
5. Open space, including but not limited to passive areas, parks, playgrounds, ball fields, pedestrian trails, and water features shall be intentionally incorporated into all development projects. Further, connecting a City and County wide network of Green Infrastructure is a primary policy initiative.
6. The City and County support ongoing progress toward greater community sustainability, through the improved energy savings, environmental resource protection, recycling efforts, fleet management, and the reduction of Sumter's overall environmental footprint.

Transportation Element

The Transportation Element considers Sumter’s entire transportation system from interstates to rural dirt roads; from neighborhood sidewalks to designated bike routes; from connectivity to transit alternatives. This element incorporates priority improvements, access, and capacity into the land-use planning process. Most importantly, the transportation policies and priorities established by the community must be integrated into our land use planning initiatives. Land use and transportation shall work together to ensure efficiency and safety for the Sumter Community.

Roads

Sumter’s road network provides transportation access for the most predominant transportation mode, the automobile. This network provides for local connections within the County and City, and connects local residents and businesses to the outside region, state, nation, and beyond.

One way roads are defined is by their functional classification. Interstates, expressways, and arterials roads promote mobility and traffic flow over direct access, while local roads promote direct access over mobility and traffic. Collector roads serve as links between local roads and arterials.

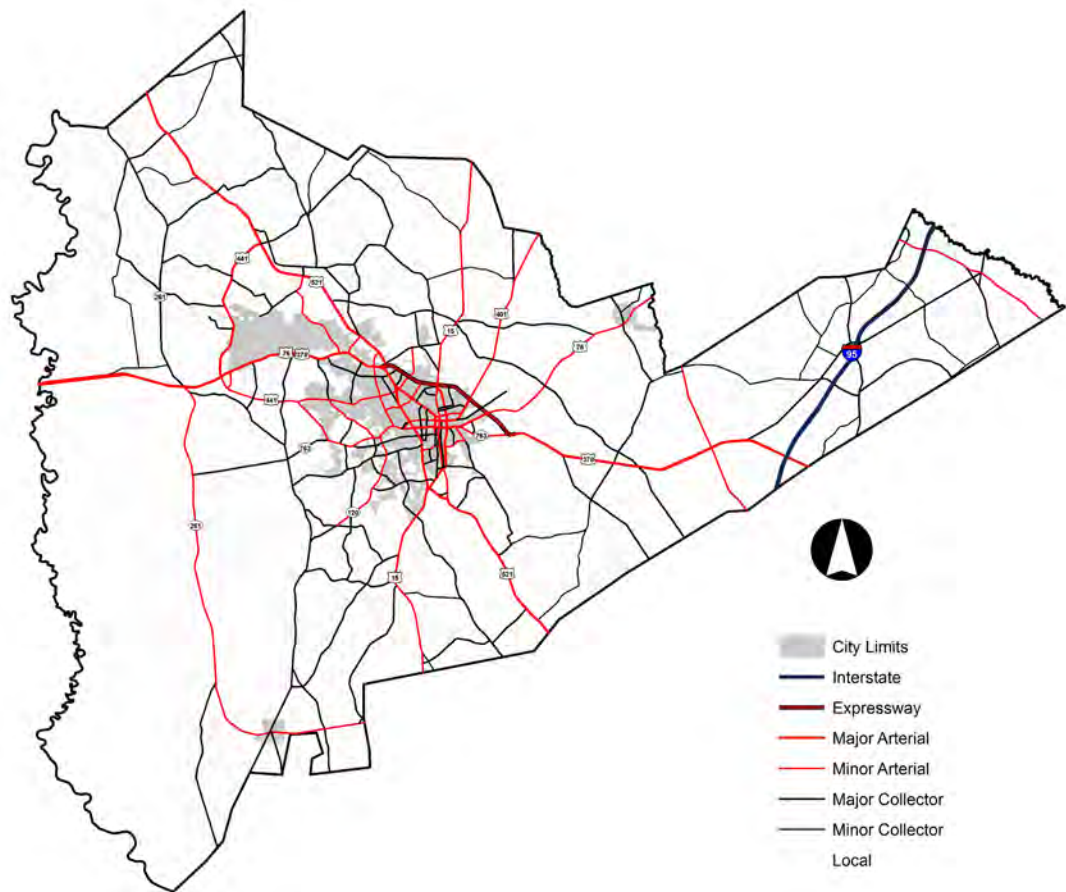
I-95, the only interstate within county boundaries, is located approximately 15 miles east of the City of Sumter. I-95 is a major east coast highway that directly links Boston in the north and Miami in the south. US 378 is Sumter’s major east/west route providing access to the City of Columbia to the west, I-95, and the Myrtle Beach area to the east. Major north/south routes include US 15 and US 521. These routes connect Sumter residents to I-20 to the north and alternate connections to I-95 to the south, as well other cities in the region.

Increased development and physical growth in certain areas of the community can be expected to generate traffic impacts. Increased volumes will create new deficiencies in places that currently function adequately and existing deficiencies may be magnified.

Sidewalks, Trails, & Paths

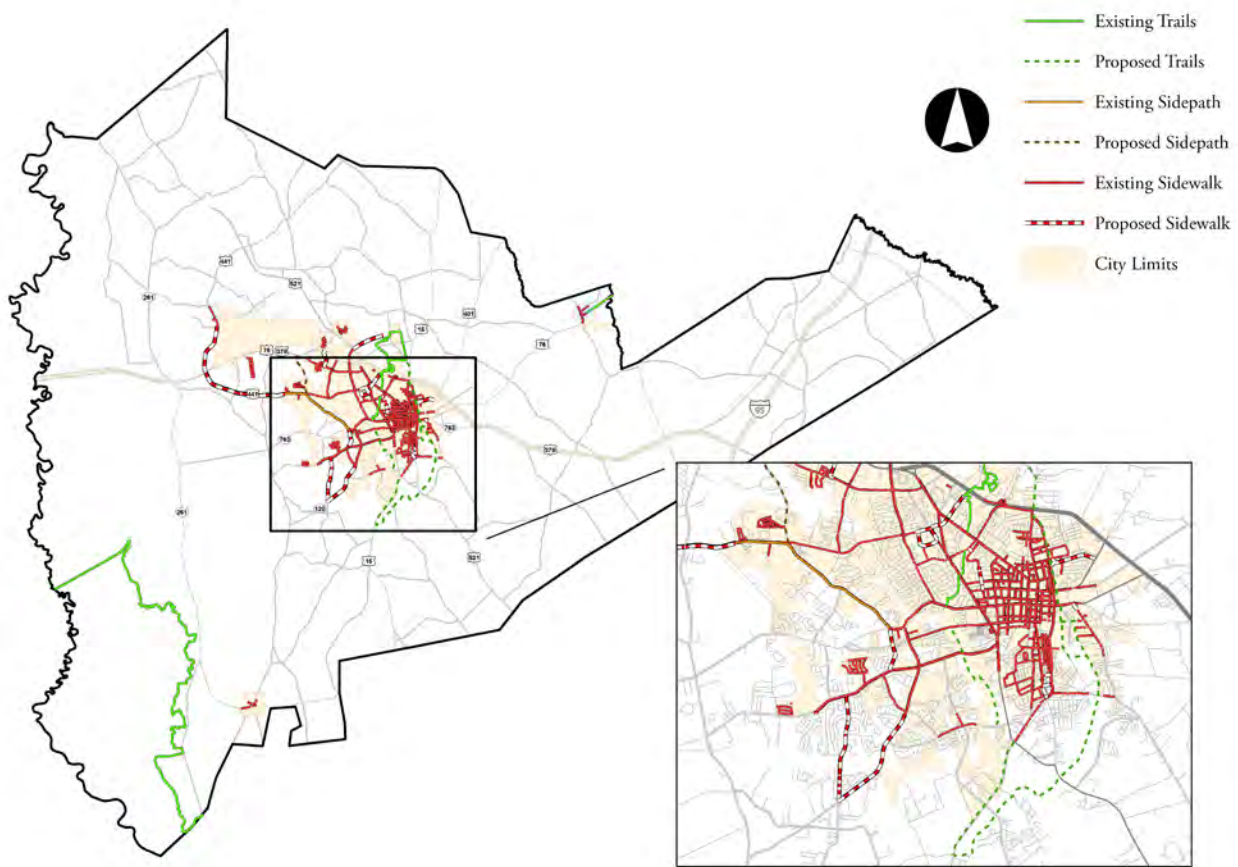
Bicycle and Pedestrian infrastructure (i.e., sidewalks, bicycle facilities, and trails) primarily exist in or near the City of Sumter. A large majority of the existing sidewalk network is in the historic city core that includes the downtown area and surrounding neighborhoods.

Map T-1 Road Functional Classification Map



Source: SCDOT & SUATS

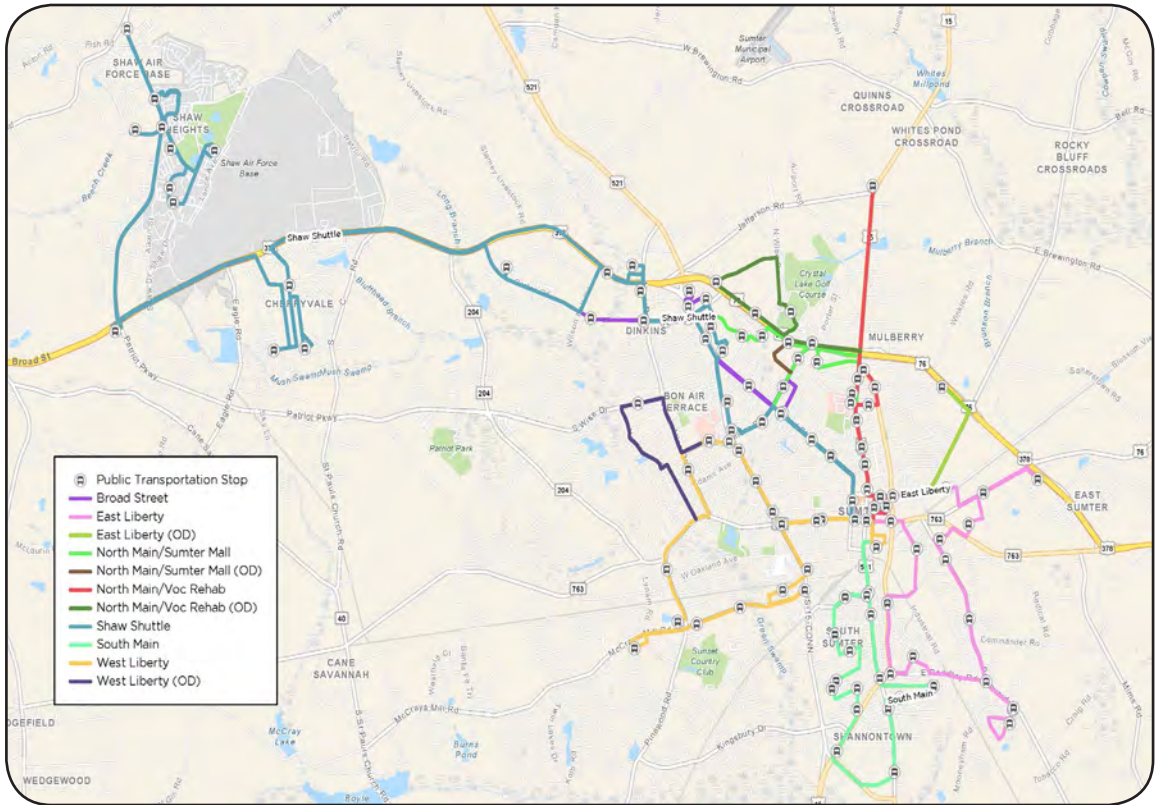
Map T-2 Pedestrian Infrastructure Map



Public Transportation

The Santee Wateree Regional Transportation Authority (SWRTA) offers fixed route and ADA service in the City of Sumter, and para-transit services throughout the City and the County. According to SWRTA, “through trained and empowered employees, SWRTA provides customers with superb, high-quality transportation services, while connecting them to their workplace, shopping, and essential services”.

Map T-3 SWRTA Public Transit - Fixed Routes



Source: SWRTA



Photo: James Clyburn Intermodal Transportation Center

Transportation Planning

By and large, this element is reliant upon recent transportation planning processes. In Sumter, rural transportation planning is led by the Santee Lynches Council of Governments (SLCOG), a regional, multi-representative, planning and advocacy organization. Members of both Sumter City and County Councils sit on their Board of Directors. Through SLCOG’s administration and guidance, the *Santee-Lynches 2040 Long Range Transportation Plan* was adopted in June of 2019.

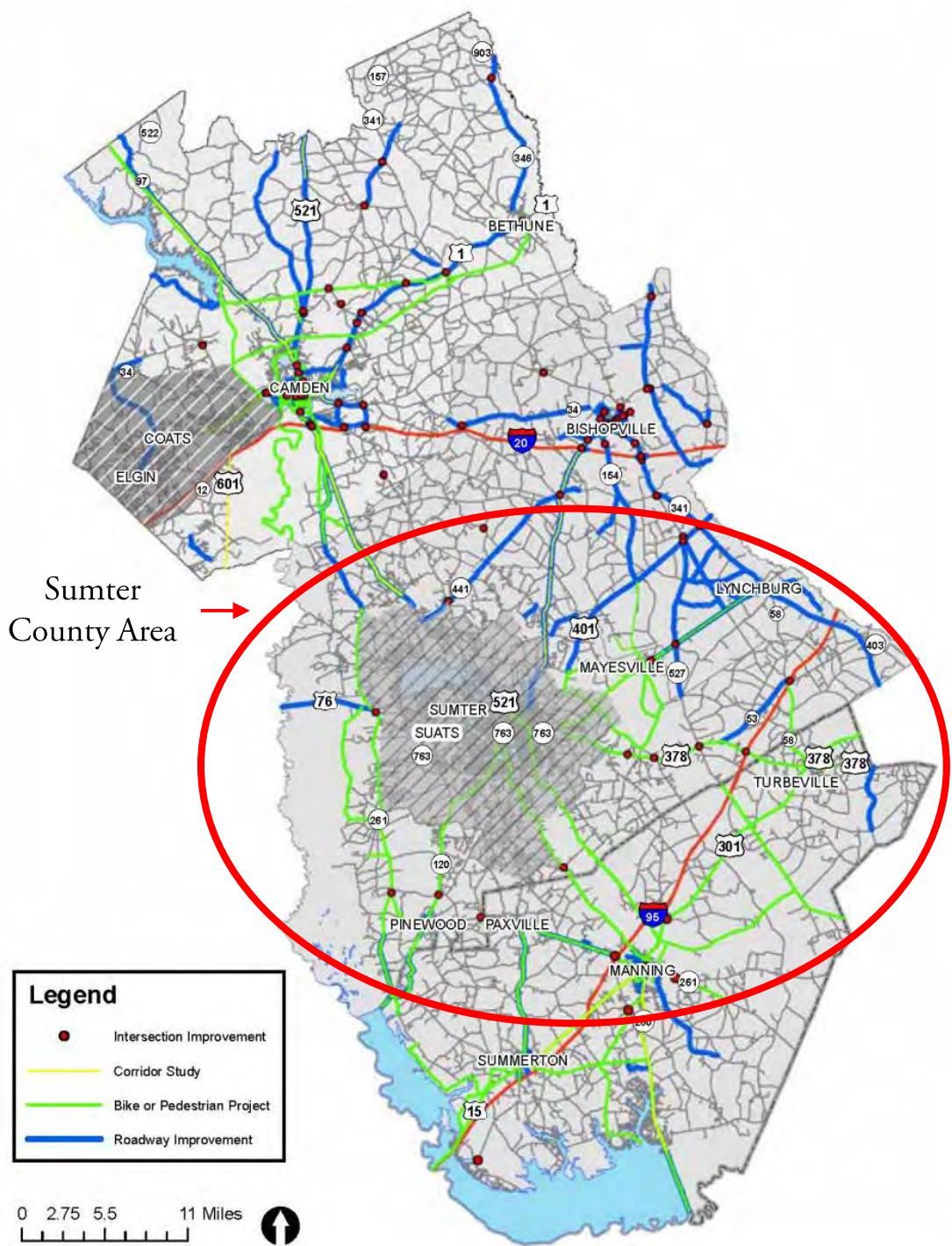
The Sumter Area Transportation Study (SUATS) Policy Committee is charged with transportation planning in the more urban area of the community. Also referred to as a Metropolitan Planning Organization (MPO), SUATS is comprised of community elected leaders including three members of the State Legislative delegation. In November of 2018, the *SUATS 2045 Long Range Transportation Plan* was adopted.

Each document sets forth a transportation planning vision for the urban area of the City and County (SUATS) and the rural portions of the County (SLCOG). The plans include multi-modal, environmentally sensitive approaches focused on mobility, safety and efficiency. The documents are fiscally constrained yet do include specific road improvement/project prioritization. Both also stress land use compatibility and collaboration with any future transportation projects.

Both the SUATS 2045 Long Range Transportation Plan and the Santee-Lynches Regional Long Range Transportation Plan (Forward 2045), including any future amendments within the planning horizons of these documents, are incorporated by reference. Selected goals and policies of each document are repeated along with new policies and amendments for proper insertion into this document.

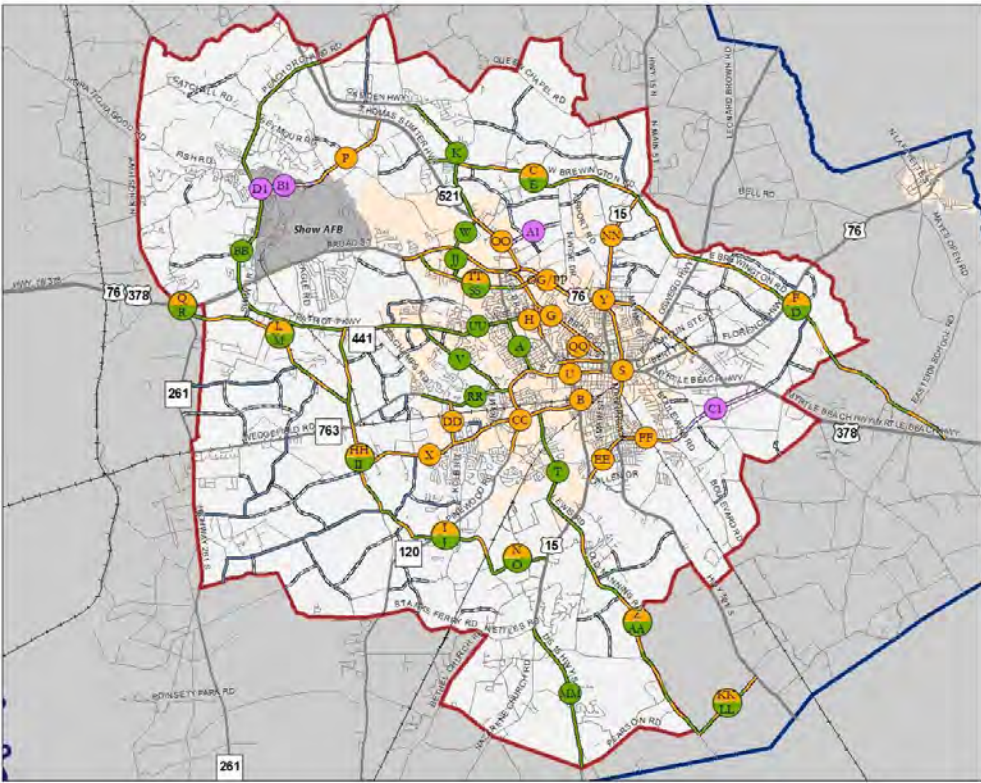


Map T-4

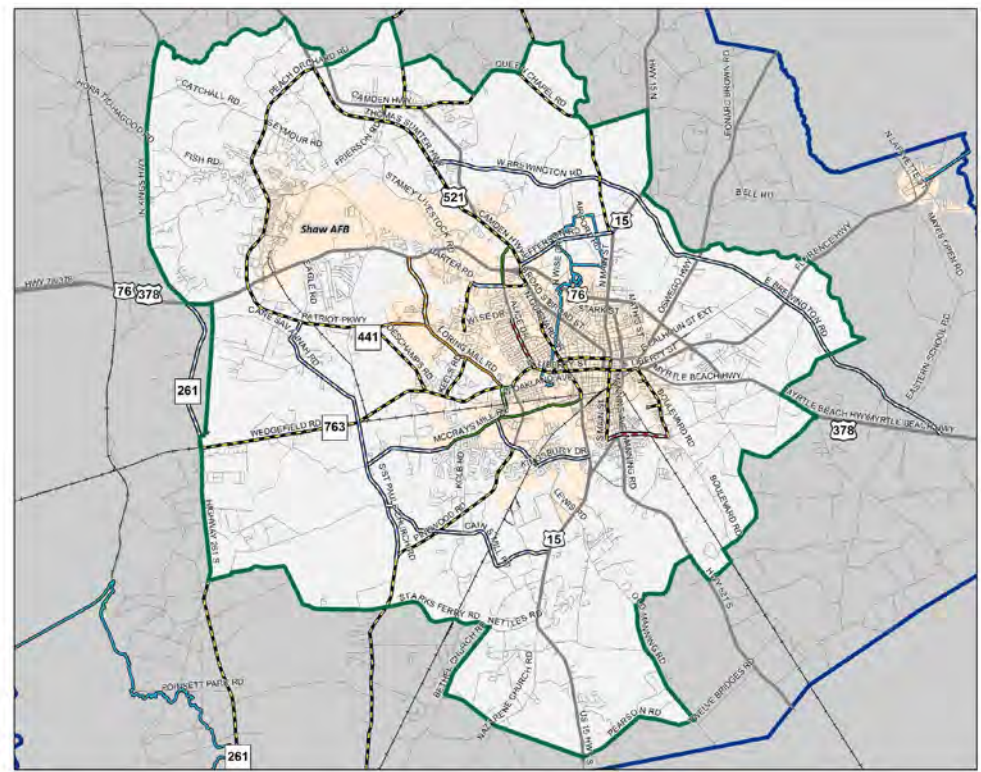


Source: SLCOG Foward 2045 Long Range Transportation Plan pg. 100

Map T-5



Map T-6



Transportation Policies

- 1. The City and County endorse the SUATS 2045 Long Range Transportation Plan and the Santee-Lynches Regional Long Range Transportation Plan (Forward 2045) and incorporate those plans and updates by reference.
- 2. The Transportation Plan and the Land Use Plan should be coordinated. The City and County will develop strategies to encourage connectivity, to direct growth to areas with sufficient road capacity, and to minimize inefficient growth patterns.
- 3. The City and County will create a system of interconnected streets in an effort to improve mobility and distribute traffic efficiently and appropriately by purpose and function.
- 4. The City and County foresee a safe transportation system for all users by focusing improvements to the most hazardous intersections (highest crash/collision locations) and improving facilities for pedestrians and bicyclists.
- 5. The City and County will support programs designed to improve City and County streetscapes and road corridors for better visual appearance.
- 6. The City and County endorse the concept of complete streets. That is, transportation networks which enable safe access for all users. The complete street concept goes well beyond the curb and includes pedestrian access, landscaping, streetscape, and signage.
- 7. The City and County anticipate that all development projects will mitigate their transportation impacts on the local and regional transportation network through the construction of turn lanes, new lanes, right-of-way dedication, sidewalks and trails, signalization, landscaping, or other measures deemed reasonable and appropriate, as applicable.



Photo: North Wise Dr. Road Construction



Photo: Sidewalk Construction on Liberty St.

DRAFT *Community Facilities Element*

The purpose of the Community Facilities Element is to identify and provide public facilities and services supportive of the growth and development patterns envisioned in the Sumter 2040 Comprehensive Plan. An inventory and analysis of existing conditions for potable water, sanitary sewer, solid waste management, storm water management, police and fire protection, emergency medical services, education, and parks and recreation provides a benchmark for evaluating future year impacts. This information serves as the foundation for the policies that support future development in the City of Sumter and Sumter County.

Community Services are provided in a host of ways by the City of Sumter, Sumter County, Sumter School District, other Special Purpose Districts, and private utility providers. Some services are provided by both City and County governments. Other services are shared such as planning, building inspections, business licensing, and fire protection. This element is designed to assess each jurisdiction and their services, yet also point out the necessary cooperation and shared vision that is required to meet the goals of the Sumter 2040 Comprehensive Plan. **This topic is of significant importance because the locations where the City and County encourage future development will have a direct impact on the cost of future service provision.**

Water Supply, Treatment, and Distribution

The City of Sumter's Water Plants Division of the Utilities Department has the overall responsibility for treating and supplying potable water for residential, industrial, and commercial use. Water is pulled from the Black Creek and Middendorf Aquifers using 23 deep wells and is pumped to six major water plants for treatment before it is pumped to the distribution system and eight 500,000 gallon elevated water tanks for future consumption.

The Water Plants Division also operates and maintains four smaller systems that provide water to different communities. The City of Sumter owns and operates the Mayesville and Wessex (Subdivision) Water Systems. The City also operates and maintains the Dalzell Water System, the Rembert Water System, and the Oswego Rural Water Company. The City of Sumter sells water to the Oswego Rural Water Company.

Sumter County owns and operates both the Wedgefield-Stateburg and Shiloh Water Systems. Additionally High Hills Rural Water Company, a private water utility company, provides service to northwest portions of the County. The Town of Pinewood owns and operates their water supply system.



Photo: City of Sumter New Public Safety Complex



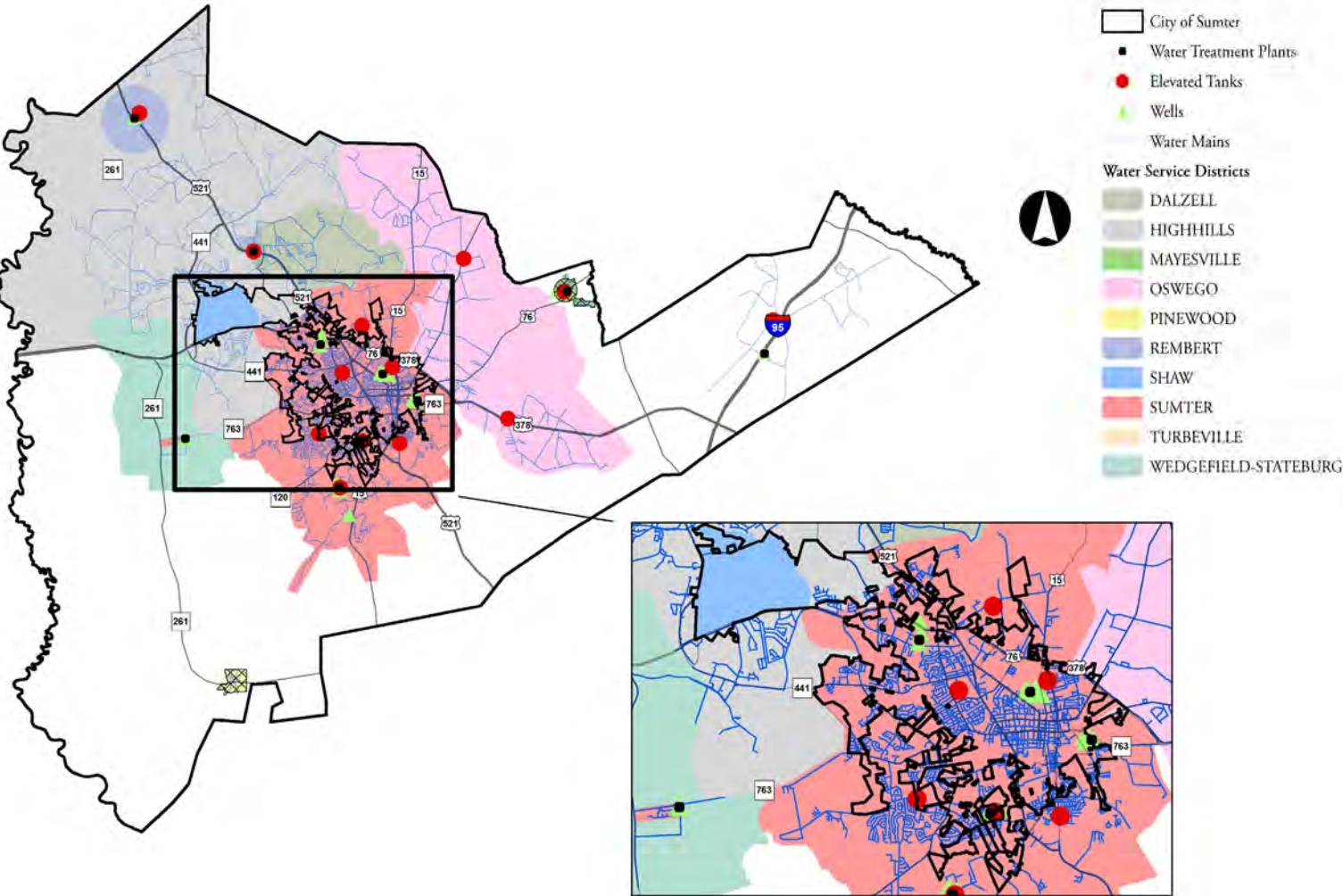
Photo: City of Sumter Wastewater Treatment Plant #6

The City’s permitted treatment capacity is 28.1 million gallons per day (MGD), which far exceeds the current average annual demand of 14.4 MGD. Peak consumption for the previous year was 21.0 MGD. While the City’s treatment capacity meets current demand, some facilities are at or near capacity. For instance, Water Plant #5 (WP5) has a permitted treatment capacity of 4.0 MGD. Over the past year, the average demand at WP5 was 3.3 MGD; however, the peak demand was right at 4.0 MGD. Based on these demands, and the fact that WP5 serves the western part of Broad Street where development pressure is occurring, this treatment plant will have to be expanded in the future to increase the treatment capacity to 6.0 MGD.

No water distribution systems outside of the control of the City of Sumter are anticipated to have problems meeting future water supply needs.

The age and condition of all water system infrastructure must be monitored and anticipated upgrades and replacements programmed and budgeted for in both the City and County’s long range financial planning.

Map CF-1 Water District & Water System Distribution Map



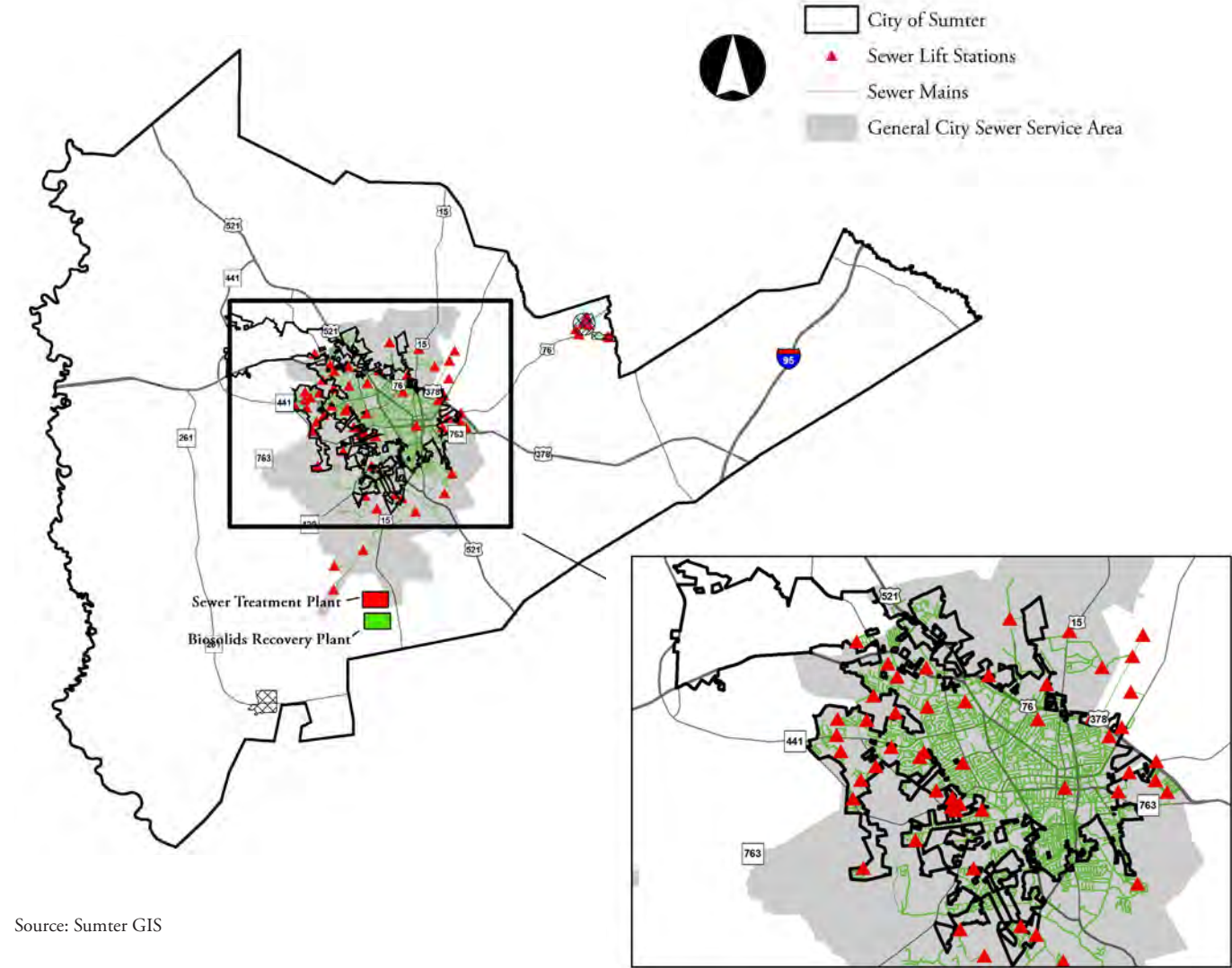
Source: Sumter GIS

Wastewater Treatment

The City of Sumter’s Wastewater Division of the Utilities Department is responsible for the operation and maintenance of the Pocotaligo Wastewater Treatment Plant. The plant receives wastewater from residential, commercial, and industrial users. The wastewater plant is operated to reduce the pollutants in the water before it is discharged to the Pocotaligo River. The plant also converts sludge, a byproduct of the treatment process, into a low-grade marketable soil conditioner (biosolids). The Wastewater Division is also responsible for the operation and maintenance of the Mayesville Wastewater Plant.

The Pocotaligo Wastewater Treatment Plant was originally constructed in 1977 as a 6.0 million gallons per day (MGD) plant. In 1988, the plant was upgraded to a 12.0 MGD plant. The latest upgrade was completed in 2009 and the plant is now capable of treating 24.0 MGD; however, due to federal and state policies, **the permitted treatment capacity is 15.0 MGD**. From September 2017 to August 2018, the Wastewater Division collected, treated, and discharged 3,577,570,000 gallons of wastewater. **The average amount treated and discharged daily was 9.8 million gallons.**

Map CF-2 Sewer Distribution System Map



Source: Sumter GIS

While the wastewater treatment plant has sufficient overall capacity to handle projected growth over the next 20 years, there are upgrades and replacement projects that will likely be required in the future. Additionally, the concentration and type of growth in certain areas may impact some wastewater infrastructure features local to that particular area. With approximately 340 miles of sewer system piping and 64 lift stations, some over 30 years old, routine maintenance and upgrades will need to be budgeted for in the future.

Private Septic Systems

In areas that are not served by a public sewer system, private septic systems are the only method for collection, treatment, and disposal of raw sewage. These systems typically work well with proper siting, design, installation, operation, and maintenance. However, poor soil conditions throughout the County limit the installation of many new septic systems. Additionally, private septic systems are prohibitive for more intense commercial, industrial, and residential development due to the amount land needed for safe and proper function.

Storm Water Management

The City of Sumter is a federally designated National Pollutant Discharge Elimination System (NPDES) Phase II Community and, therefore, must comply with the requirements of the NPDES program to include developing, implementing, and enforcing a storm water management program. The City developed and implemented a comprehensive Storm Water Management Plan (SWMP) in July of 2014. The SWMP is focused on reducing the discharge of pollutants to the maximum extent practicable, protecting water quality, and satisfying water quality requirements of the Clean Water Act. The City collects storm water utility fees to operate, maintain, and improve the storm water system and meet the requirements of the NPDES Program.

Sumter County is also a federally designated NPDES Phase II Community. The Sumter County Stormwater Department is responsible for compliance with the NPDES Program outside of City jurisdiction. Sumter County, like the City, meets these requirements through the implementation of six “Minimum Control Measures” (MCM): Public Education and Outreach, Public Involvement and Participation, Illicit Discharge Detection and Elimination, Construction Site Storm Water Runoff Control, Post-Construction Storm Water Management in New Development and Redevelopment, and Pollution Prevention/Good Housekeeping. The County collects storm water utility fees as a portion of annual property taxes and these fees are used to meet the six MCM discussed above.



New construction, expansion into previously undeveloped areas, and aging infrastructure require a continuous effort to maintain and improve the storm water system. Recent efforts include storm drain replacement projects at locations such as Newman Street and Harry Street, installation of storm drain piping in numerous areas, ditch clearing at Pinnacle Court, and stabilization work along Shot Pouch Creek. Furthermore, the City and County have several storm water-related projects planned to include storm drain replacements, ditch piping at Pinnacle Court, drainage improvements at Crosswell, ditch rehabilitation at Rast and Dick Streets, and installation of drain piping and lining at several locations. In the long-term, the City and County will have to replace portions of the storm water system as much of the infrastructure is at, or over, twenty years of age.

Solid Waste Management

The City of Sumter provides both residential and commercial sanitation services. The City provides services to between 2,500 and 3,500 residential customers per day; collecting and transporting more than 35 tons of refuse daily. Commercial sanitation services are also provided and the City averages 210 tons of commercial solid waste every week. The City also recovers about two tons of recyclables and cardboard each day. Residential recycling is picked up at curbside for all residential houses inside the city limits. Sumter County does not provide curbside pickup for garbage or recycling products.

Sumter County operates nine recycling centers for the unincorporated areas of the County in addition to the Sumter County Construction and Demolition (C&D) Landfill on East Brewington Road. There are 11 waste motor oil collection sites, one at each of the County recycling centers, one at the Sumter County C&D Landfill, and one operated by the City of Sumter.

The City disposes of municipal solid waste at the Sumter Transfer Station which is operated by Waste Management, Inc., and C&D debris at the Sumter County Landfill or other sites within Sumter County contracted to receive specific types of waste. Sumter County also contracts with Waste Management, Inc., for them to transport and receive municipal garbage at the Richland Landfill located on Screaming Eagle Road. Officials report that sufficient capacity exists among available public and private landfills to handle future solid waste demands.



Photo: City of Sumter Solid Waste Services Truck

Other Utilities

Sumter County and the City of Sumter are served by two electric utilities companies, the Black River Electric Cooperative and Duke Energy Progress. The Black River Electric Cooperative generally serves the rural areas of Sumter County. Duke Energy Progress provides electrical service to customers not covered by the Black River Electric Cooperative. Dominion Energy South Carolina provides natural gas service and support to all of Sumter County.

Parks and Recreation

Sumter County offers a wide variety of parks and green spaces. These parks include Patriot, Dillon, Cypress, Shaw, Wedgefield, and Remini. The County also has nine community centers offering activities for the entire family. Activities for senior citizens are in the mornings and activities for youth are in the afternoon. Events are conducted throughout the year with special activities and programs provided during the summer months. Sumter County also operates the Mayesville Swimming Pool during the summer months.

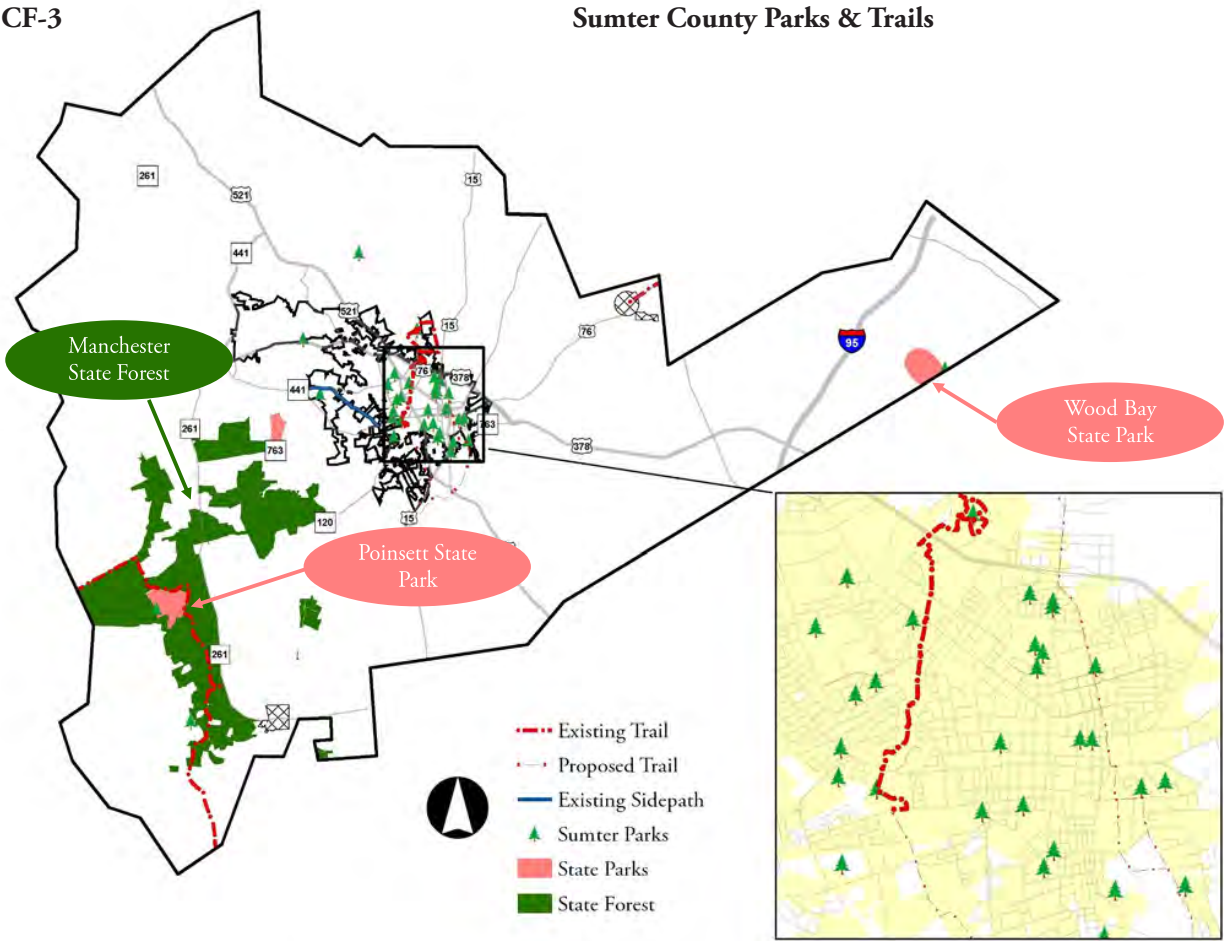
The City of Sumter maintains twenty-four active parks to include Swan Lake Iris Gardens, Palmetto Park, Memorial Park, as well as the three Hope Centers. Numerous activities, sporting events, and festivals are held at these locations. In addition to the County and City facilities, Poinsett State Park, Woods Bay State Park, Mill Creek State Park and the Manchester State Forest are located in the County and are available for use by residents.

Sumter County and City exceed national averages in the amount public parkland available for residents

By many metrics, Sumter provides an above average amount of parks, recreational facilities, and green space per resident. For example, the National Recreation and Park Association’s 2018 Agency Performance Review states that the national average is one park for every 2,114 residents. The City of Sumter’s 24 parks provide one park for every 1,666 residents, much better than the national average. Additionally, with the inclusion of the Manchester State Forest and two state parks, Sumter County far exceeds the national average of 10.1 acres of park land per 1,000 residents with over 270 acres of land per 1,000 residents. The County and City also have plans for a future greenway and ongoing or planned improvements at locations such as Dillon Park, Patriot Park, Swan Lake Iris Gardens, Crosswell Park, Palmetto Park, and Riley Park. Overuse, the need for additional activity or sport-specific facilities, and aging infrastructure at some parks and recreation facilities will require continued investment in the future.

Map CF-3

Sumter County Parks & Trails



Source: Sumter GIS

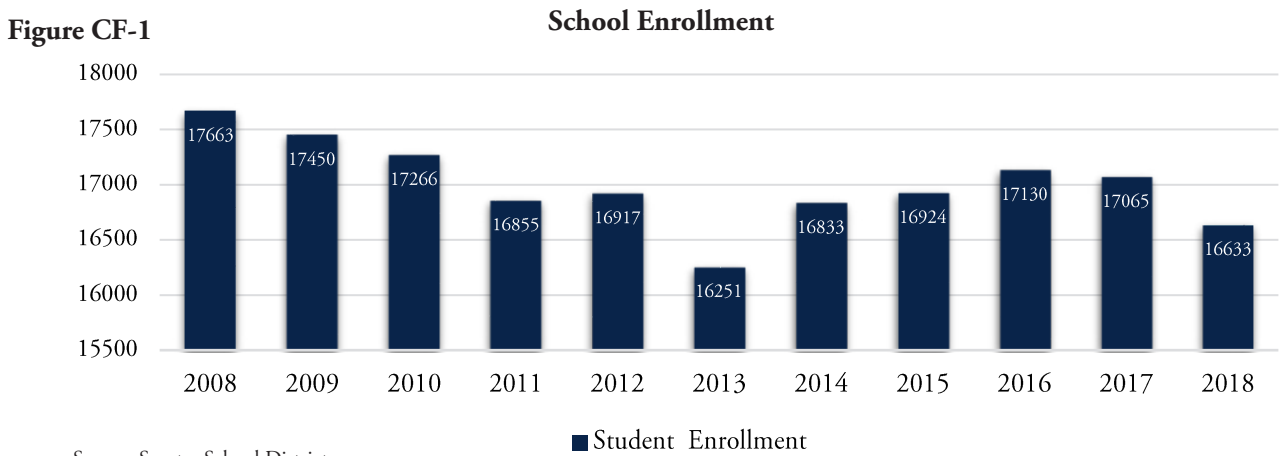


Photo: Patriot Park

Schools (K-12)

In 2011, Sumter County’s two public school districts (District 2 & District 17) consolidated into one single district serving all of Sumter County - including all areas within the city. The Sumter School District includes three high schools, eight middle schools, and fifteen elementary schools. The district also supports a Career & Technology Center that serves all three high schools by offering mechanical, technical, and medical training. Additionally, several private schools and academies provide K-12 education for Sumter students.

Total school enrollment has remained relatively stable over the course of the last ten years, with current 2018 enrollment at 16,633. School enrollment is an important metric to monitor in planning for adequate school facilities that meet the needs of the student population.



Higher Education

Residents in the City and County are in close proximity to several public and private institutions of higher learning. These institutions include Central Carolina Technical College, Morris College, and the University of South Carolina at Sumter.

Central Carolina Technical College (CCTC) offers academic programs in several areas, including arts and sciences, business, public services, industrial and engineering technology, and the health sciences. Students can earn associates degrees, diplomas, or certificates in their chosen fields. CCTC currently serves approximately 3,900 credit students and offers continuing education offerings in traditional and non-traditional formats. CCTC has several campus sites throughout the community including a Main Campus, Health Sciences Center, Advanced Manufacturing Technology Training Center, and Natural Resource Management Center.

Morris College is an accredited, historically black, liberal arts college. Founded in 1908, Morris College has been open to all races and ethnicities since 1961. Morris College awards baccalaureate degrees in the arts and sciences. Students may live off-campus or in one of five residence halls built on-campus. Current enrollment is approximately 750 students.

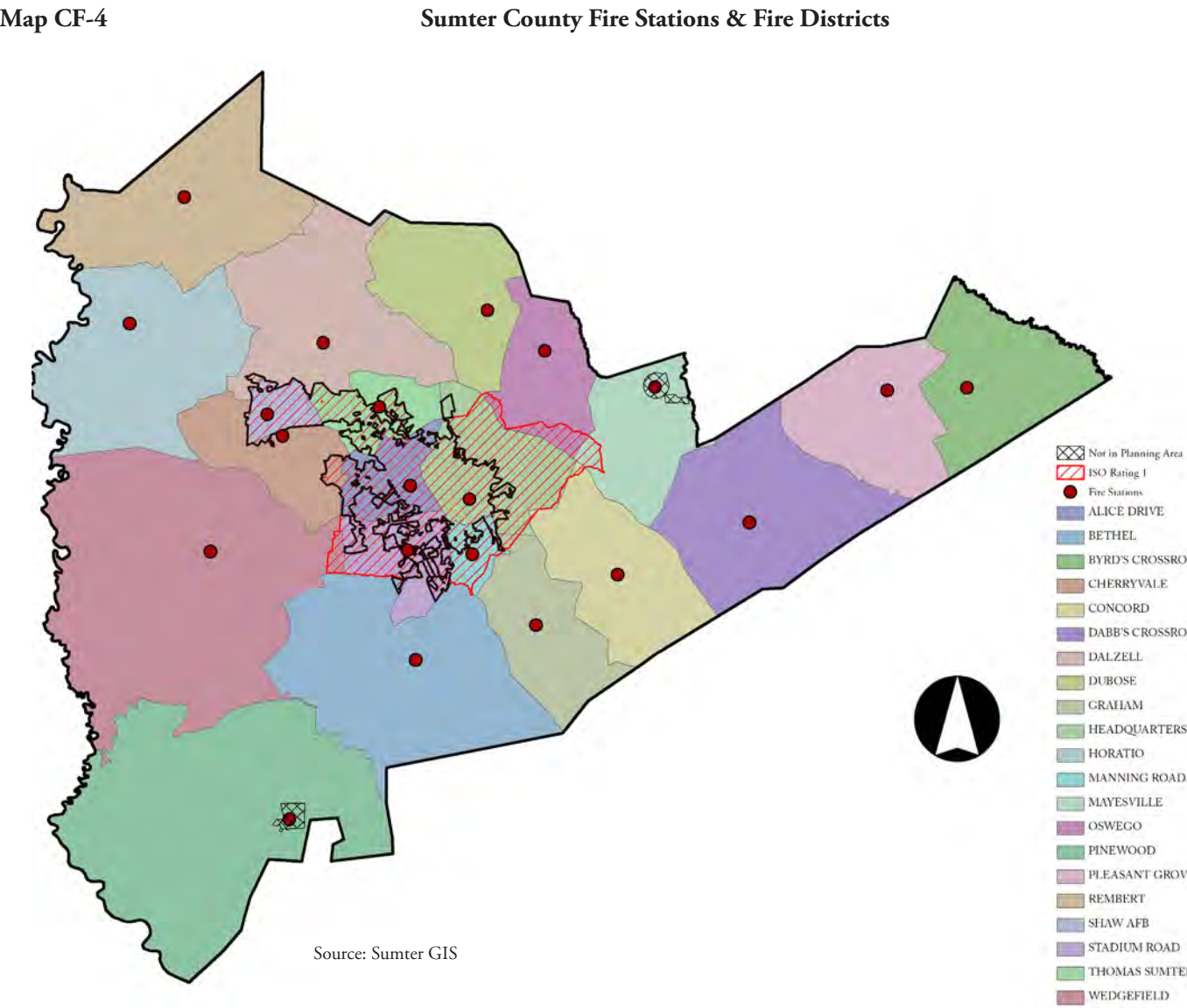
The University of South Carolina at Sumter has a main campus on Miller Road, and a small satellite campus on Shaw A.F.B. Additionally, Sumter High School, Thomas Sumter Academy, and Cardinal-Newman High School offer USC-Sumter classes. The campus offers both Associate in Arts and Associate in Science degrees. Current enrollment is approximately 800 full time equivalent students.

Fire

The Sumter Fire Department is unique in that two separate entities, a City fire department and a County volunteer department, work together as one to protect the overall Sumter Community. There are five fire stations with more than 100 career firefighters within city limits and fifteen fire stations with over 200 volunteers within unincorporated county jurisdiction.

Insurance Service Office (ISO) ratings are used to calculate how well equipped fire departments are to put out fires in a particular community. An ISO rating between 1 (best) and 10 (worst) is provided based on a variety of measurable factors. This rating is provided to homeowners insurance companies who use it along with other factors to set homeowner insurance rates in a particular area.

Fire districts within the City of Sumter and the area known as Tax District #1 currently carry an ISO rating of Class 1. The rural portion of Sumter County, known as Tax District #2, carries an ISO rating of Class 4.



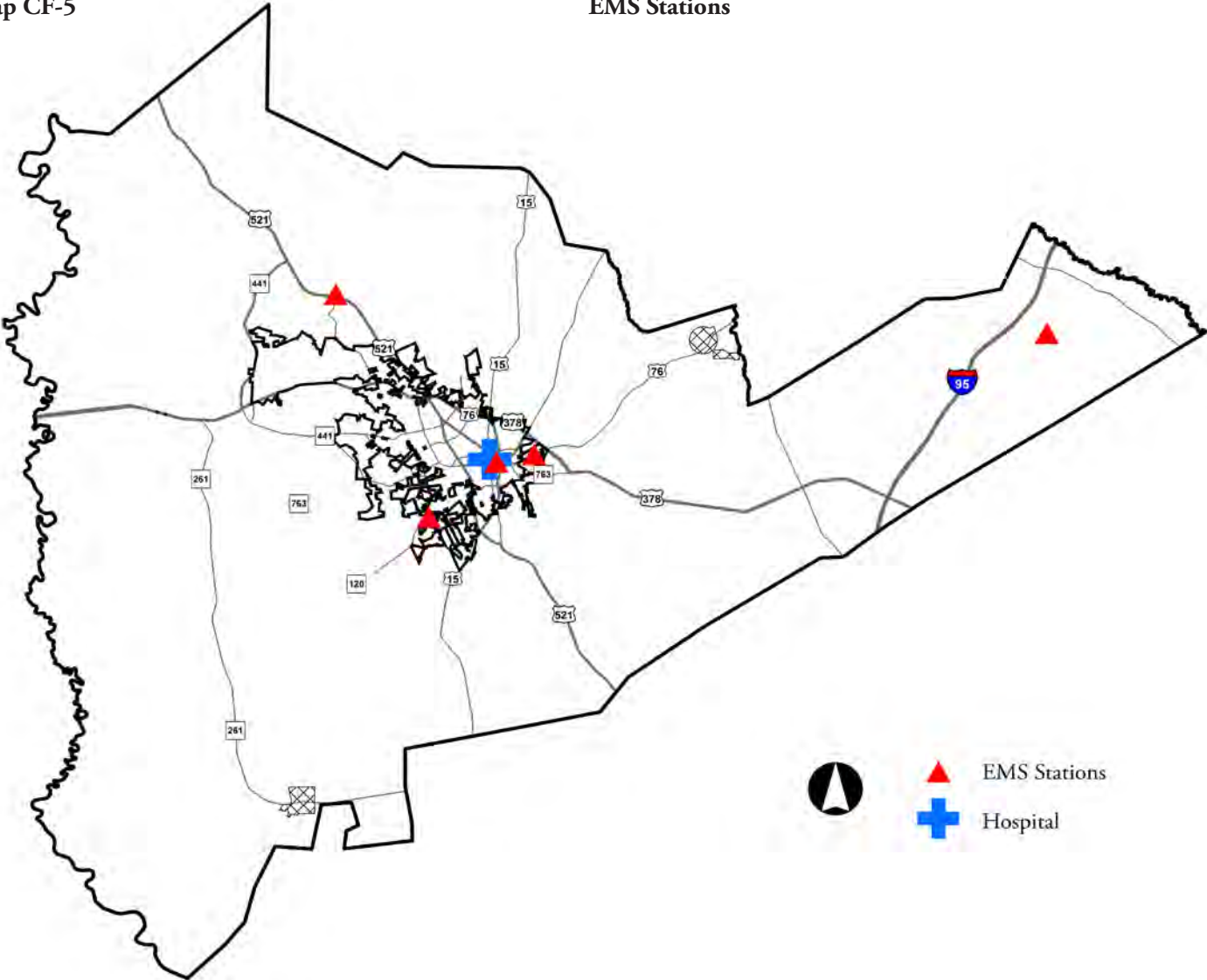
EMS

Sumter County Emergency Medical Services (EMS) responds to approximately 17,500 calls annually. Emergency services are provided from the County’s established EMS stations. Sumter EMS operates six advanced life support ambulances at all times, with 2 EMS personnel assigned to each ambulance. The County maintains fifteen licensed ambulances in total, which allows for adequate coverage in the event of unforeseen mechanical problems or routine maintenance. Sumter County EMS is licensed by the South Carolina Department of Health & Environmental Control (DHEC) as an Advance Life Support Service.

The 301 bed, Prisma Health Toomey Medical Center serves as the regional health care facility for Sumter, Lee, and Clarendon Counties. This facility includes a nursery and birthing suites, neonatal special care unit, intensive care unit, operating rooms, emergency room, and outpatient surgery suites. A cancer treatment center is located across from the main hospital campus on Washington St.

Map CF-5

EMS Stations



Source: Sumter GIS

Police Protection

The Sumter County Sheriff’s Department is charged with maintaining peace and order and with protecting life and property throughout the County, sheriff’s deputies patrol nearly 636 square miles in Sumter County, excluding the City of Sumter Police Department service area.

Six sheriff’s stations serve citizens of Sumter County. Sheriff’s Department Headquarters is located at 1281 N. Main St. The County is divided into ten patrol districts for managing resources. Substations are located in South Sumter, Cherryvale, St. John’s, Dalzell, and the Peach Orchard Road area for the purposes of increasing police presence throughout the County. The Sheriff’s Department employs more than 100 sworn officers that are organized into three divisions - Investigation, Patrol, and Special Operations.

The City of Sumter Police Department is charged with maintaining peace and order and with protecting life and property inside City limits. The Department has been nationally accredited by the Commission of Accreditation for Law Enforcement Agencies (CALEA) since 1995.

Three police stations serve citizens in Sumter. Headquarters is located at 355 N. Lafayette Dr. in a newly constructed state of the art public safety complex. Substations are located at the Sumter Mall on Broad St. and the Alice Dr. Apartment Complex for the purposes of increasing police presence throughout the City. The City of Sumter Police Department employs over 100 sworn officers and over 50 civilian staff members that are organized into four divisions - Administration, Communications, Patrol, and Criminal Investigations. The City is divided into two regions, and nine patrol areas within the two regions.



Photo: City of Sumter New Public Safety Complex

Community Facilities Policies

- 1. The City and County will coordinate the extension of public water and sewer facilities consistent with the Land Use Policies set forth in the 2040 Comprehensive Plan.
- 2. The City and County will consider strategic planning initiatives for each sector of community facilities to evaluate current and future capital and operation needs on a department by department basis.
- 3. The City and County will support the provision of community facilities in a manner accessible and proximate to all citizens in Sumter.
- 4. The City and County will continue to develop sound environmental and engineering strategies for the management and quality of all stormwater facilities and programs.
- 5. Private well and septic systems on small lots are discouraged except in the Agricultural Conservation Zoning District. The County will work with DHEC and others to ensure protection of private water supplies.
- 6. Community Facilities should be directed to areas consistent with the Land Use Element of the Comprehensive Plan. Consistent with State Law, all public projects (such as new schools, City/County government buildings, parks, etc.) shall be reviewed by the Planning Commission.
- 7. The Community Facilities element shall be closely coordinated with the Priority Investment Element. The City and County will consider the development of a public 5 - 10 year Capital Projects Planning Document.

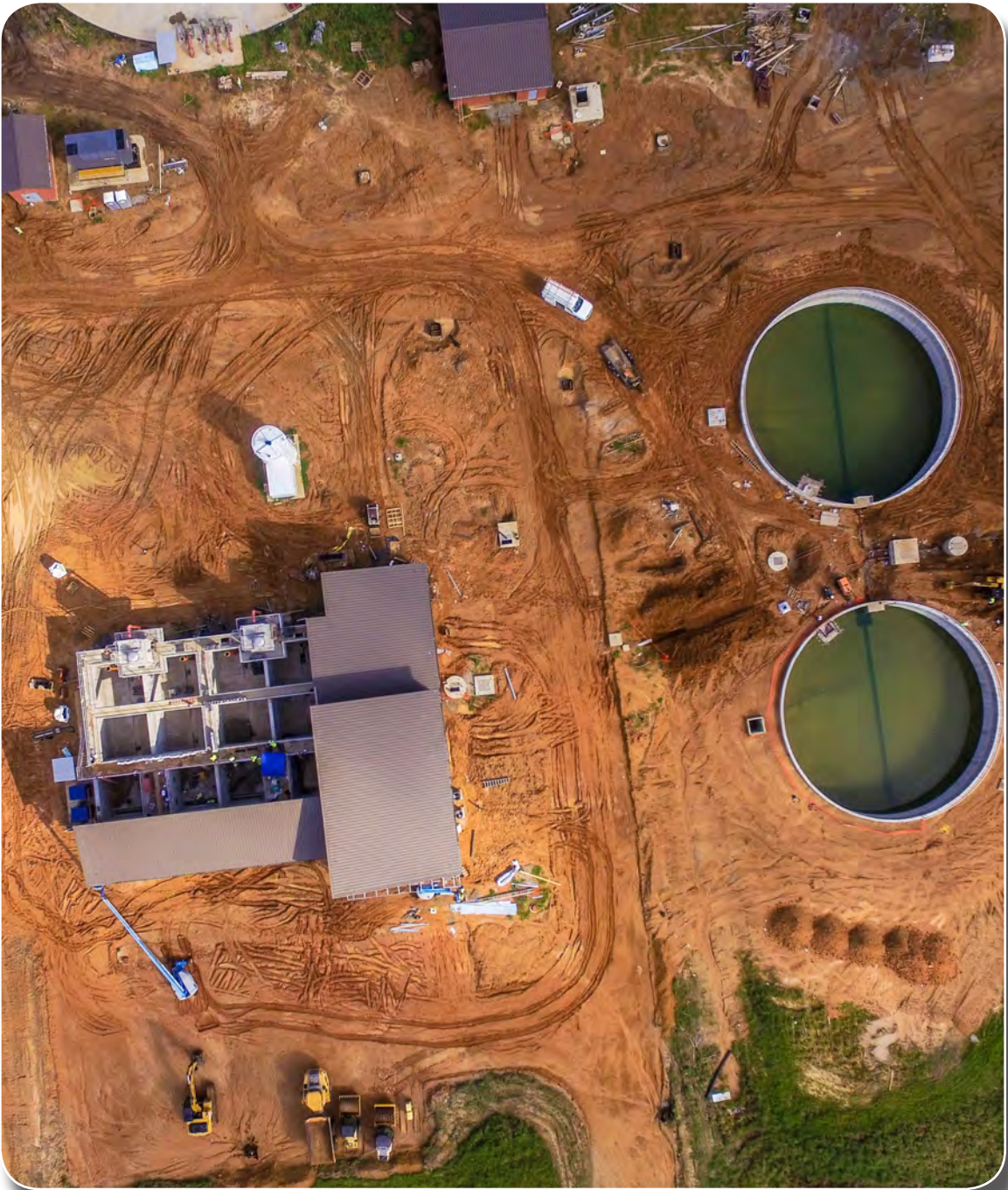


Photo: Construction of Wastewater Treatment Plant #6

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Priority Investment Element

The Priority Investment Element inventories potential funding sources and forecasted revenues available to finance planning initiatives, capital improvements, and other quality of life projects in the community. Planning for new roads, new parks, new fire trucks or new schools is the easy part; figuring out a long range capital plan to pay for them is the true challenge. New growth and development demand additional public services, roads, and utilities. Managing available revenue sources and enumerating project needs helps ensure that adequate capacity is available to serve the magnitude and timing of anticipated development.

In essence, the Priority Investment Element should be a catalyst for the development of a more formalized Capital Improvement Planning Process and incorporation of capital planning elements in our annual budgets that looks beyond year to year budget cycles.

Moreover, the Element calls out for improved coordination across multiple disciplines: Land Use, Transportation, Schools, and other Public Facilities should be planned and programmed not in a vacuum, but in a manner which anticipates the impacts each has on the other.

Plans, programs, policies, and capital projects recommended in the PIA address needs highlighted throughout the Comprehensive Plan for the City and County of Sumter as well as related entities.

Current Local Government Funding Sources

The following revenue sources and funding mechanisms are used by the City of Sumter and/or Sumter County to fund large-scale planning initiatives or capital improvements.

General Fund

The General Fund accounts for all funding resources in the City and County not otherwise devoted to specific activities. This funding source includes revenues from ad valorem taxes (real estate and personal property), licenses and permits, charges for services, intergovernmental funding, other taxes, and miscellaneous revenue and other funding sources. These funds are generally spent on general government services, public safety, public works and utilities, and health and human services. Expenditures include, but are not limited to, salaries for department employees, supply and fuel costs, and building improvements. Capital and infrastructure are funded in part through General Fund dollars.

The FY 2020 Budget for the City was \$68,791,676 (\$40,186,182 general fund).

The FY 2020 Budget for the County was \$51,908,042.

Grants

Grants represent discretionary, lump-sum funding secured by the City or County for specific one-time projects. There is no assurance that previous grant monies will be made available again in the future; however, the Comprehensive Plan assumes some growth will continue to be funded with grants.

In many cases, receiving grant monies obligates the City and County to spend additional dollars to meet local match requirements for the grant received.

General Obligation Bonds

General Obligation Bonds (GO Bonds) are backed by the “full faith and credit” of the City and County, and are usually considered a safe investment for bondholders. The principle and interest on general obligation bonds are normally paid through a property tax levy.

The City and County have bonded significant facilities from 2010 to 2019 including government offices such as the City Police Department, City Water Department (Utility Billing) , County Administration Building and County Judicial Center. This financing mechanism is fundamental for local governments. However, bonding capacity is limited by both state and local laws.

Lease-Purchase Agreements

Lease-Purchase Agreements allow a local government to acquire capital assets by making a series of lease payments that are considered installments towards the purchase of the asset. Under a lease-purchase agreement, the local government acquires full ownership of the property covered by the lease by making all of the lease payments over the full term of the lease.

Often, the City and County utilize this finance tool to fund capital equipment needs such as office equipment, furniture and vehicles. In FY 2020, the City approved \$785,000 in purchases under their Lease-Purchase plan. Lease-Purchase agreements are executed on an annual basis based on capital needs by department.

Road User Fee

Sumter County currently collects a road user fee on all motorized licensed vehicles. The road user fee is expected to generate \$1.2 million in 2019 and is expected to produce this approximate amount during the course of this 2040 plan horizon.

City of Sumter Sewer and Enterprise Fund

The City operates a public water and sewer utility, sometimes referred to as an Enterprise Fund. In FY 2020, the Water and Sewer operations generated a budgeted revenue of \$24,030,745. The City limits transfers from the Water and Sewer Enterprise Fund to the General Fund on an annual basis to 5%.

Local Hospitality Tax

A local hospitality tax is levied on consumers purchasing prepared foods and beverages from vendors located within the jurisdiction enacting the tax. Counties in South Carolina are authorized to levy up to 2% if approved by a majority of the governing body. This tax limit is reduced to 1% if it is not also approved by municipal governing bodies within the County (see S.C. Code of Laws, Section 6-1-700).

The local hospitality tax is expected to generate approximately \$353,000 for the County FY 2019, and \$2,700,000 for the City in FY 2019.

Hospitality tax funds are typically directed toward streetscape, design, and recreation projects.

Local Accommodation Tax

A local accommodation tax is levied on the rental of rooms, lodging, or sleeping accommodations. Local governments in South Carolina are authorized to levy an accommodation tax of up to 7% of the gross proceeds derived by business owners renting rooms, lodging, or sleep accommodations. An accommodation tax also imposes a sales tax of up to 5% on additional guest services offered at facilities not otherwise taxed under South Carolina law (see S.C. Code of Laws, Section 12-36-920).

The local accommodations tax is expected to generate approximately \$400,000 for the County in FY 2020, and approximately \$575,000 for the City in FY 2020.

Local Option Sales Tax

The State of South Carolina authorizes local governments with the power to collect three types of sales tax. The first is a voter-approved capital projects sales tax, which must be used to fund certain projects such as government buildings, bridges, and recreation facilities (see S.C. Code of Laws, Section 4-10-310). This 1% sales tax can be collected by a local government for up to seven consecutive years.

The second sales tax is a voter-approved local option sales tax. (see S.C. Code of Laws, Section 4-10-20). This tax requires a property tax credit for county taxpayers totaling the amount of the revenue raised. This 1% tax has no duration limitations.

The third sales tax is a transportation authority sales tax, which must be used to fund transportation-related capital projects such as highways, secondary roads, and drainage facilities related to transportation (see S.C. Code of Laws, Section 4-37-10). This 1% sales tax can be collected by a local government for up to 25 consecutive years.

Sumter County voters approved a Capital Projects Sales Tax (i.e., Penny Sales Tax) in November of 2014, with collections beginning January 1, 2016. The Capital Projects Sales Tax is a 1% increase, with 100% of the proceeds going towards 28 identified capital projects in both the City and County. It is a seven year tax, through 2023, expected to generate over \$70,000,000. Sometime around 2020, the City and County are expected to consider the potential of extending the Capital Projects Sales Tax for a third term.

Potential Funding Sources

Additional revenue sources are available to the City and County for funding large-scale planning initiatives or capital improvements. Some of these sources require action by City or County Council in accordance with the Code of Laws of South Carolina as amended. A summary of potential funding sources available for recommended projects in the comprehensive plan follows. Individual limitations or conditions for each option have not been reviewed for this document.

Table PI-1 Sumter County Capital Sales Tax Projects

Sumter County Capital Sales Tax Projects	
Project	Status*
E-911 Emergency Services Facility	Complete
Police Station	Complete
Headquarters Fire Station	Complete
Industrial Infrastructure	Complete
Manning Avenue Bridge	Early Design Phase
N. Main St. & Manning Ave. Corridor Revitalization	Final Design Phase
Wilson Hall Rd. & Wise Dr. Intersection Improvements	Complete
Wilson & Carter Rd. Intersection Improvements	Bid Phase
Administration Building Renovation	Construction Phase
Dillon Park Renovations	Complete
Pinewood Sports & Wellness Park	Not Started
Mayesville Downtown Revitalization	Design Phase
Shout Pouch Greenway	Final Design Phase
County Paving	In Progress - Ongoing
County Resurfacing	In Progress
Downtown Building Renovations	Design Phase
Downtown Sumter Intersection & Infrastructure	Early Design Phase
Recreation Renovations/Additions	Bid Phase
Cultural Center/Recreation Parking Enhancements	Bid Phase
CCTC Industrial Engineering Bldg. Renovation	Complete
Property & Building Acquisition	Construction Phase
Millcreek Renovations	Construction Phase
Animal Control Building Renovations	Bid Phase
Courthouse Renovations	Construction Phase
Community Sidewalks	In Progress - Ongoing
Distressed Structure Demolition	In Progress - Ongoing

*Status as of August 2019



Revenue Bonds

Revenue bonds are used when the City or County issues a bond and pledges the revenues received from services provided as payments for the debt service. This revenue is used to pay both principal and interest on the bond. While revenue bonds incur slightly higher interest costs than general obligation bonds, they do not use up the City or County’s bond capacity.

The County evaluates the use of revenue bonds on an annual basis. Currently, the County is not utilizing revenue bonds for financing capital projects because general obligation bonds have had lower interest rates.

Real Estate Transfer Fees

A real estate transfer fee is a charge on the transfer, sale, or conveyance of real property. It is applied against the purchase price of the property, and can be restricted to certain types of capital expenditures. The South Carolina Legislature has strictly forbidden the implementation of a real estate transfer fee without expressed authorization from the state legislature (see S.C. Code of Laws, Section 6-1-70).

Local Improvement Districts (LIDs)

Counties and municipalities in South Carolina are authorized to create a local improvement districts for capital projects. Provisions for assessing and levying property taxes in different areas and at different rates are set forth in the Code of Laws of South Carolina, Section 4-9-30(5)(a). A local improvements district links together the costs and benefits resulting from new or upgraded capital facilities. Generally, property owners in new tax districts must agree to the new assessment. Capital projects in the special benefit tax district can be bond-financed and paid over time by the benefiting property owners to expedite implementation.

The City of Sumter employs a Tax Increment Finance District (TIF) in the downtown area. Taxes generated from this district in FY 2019 were approximately \$351,292.

State Infrastructure Bank

The South Carolina State Infrastructure Bank (SIB) selects and assists in financing major qualified projects by providing loans and other financial assistance for constructing and improving highway and transportation facilities. Funds are awarded on a competitive basis.

State Transportation Improvement Program

The State Transportation Improvement Program (STIP) is a prioritized list of transportation projects prepared by the South Carolina Department of Transportation to be implemented statewide in appropriate stages over several years.

Sumter County and the City of Sumter provide comment on the STIP through participation in the Sumter Area Transportation Study (SUATS) the local Metropolitan Planning Organization (MPO); and through participation in the Santee-Lynches Council of Governments (SLCOG).

Developer In-Kind Contributions

In some instances, the owner(s) of property seeking entitlements for their land may elect during the development review process to donate right-of-way or construct certain “oversized” capital projects simply for the public good as well as to serve their development. The type and/or magnitude of these contributions vary greatly from location to location and owner to owner.

Impact Fees

Impact Fees are intended to enable new growth to essentially pay for the services for which it generates need for. This could be schools, recreation, public safety, etc. These fees are established based on the capital and operating impacts of new development and are paid by the developer or ownership interest.

Identified Capital Projects

It is acknowledged from the outset that both the City and County approach capital planning in a short term, “pay as you go” budgetary manner. Revenue challenges and a limitation on funding options typically drive funding objectives. With that said, identifying long range capital needs on a more formalized basis is strongly recommended by this Plan. The Penny Sales Tax Referendum was a fine example of widening the planning time horizon. Planning for capital needs is an integral part of planning for the growth of the community. New development creates a need for water and sewer, parks, police, schools, and other services. Unless properly planned for, service provision shortfalls may be an unintended consequence of increased development.

Priority Investment Areas

The Priority Investment Act (PIA) allows local governments to develop market-based incentives and to reduce unnecessary housing regulatory requirements to encourage development of traditional neighborhood designs and affordable housing in identified priority investments areas.

Priority investment areas have been identified throughout the City and County. These areas have been identified in an effort to direct and concentrate new development opportunities more prominently. These are areas where the City and County want to encourage affordable and market rate residential, commercial, and mixed use development/redevelopment. Areas designated include established corridors, existing industrial parks and economic development sites, as well as new greenfield site where quality development should be steered. The Priority Investment Act may support extraordinary actions in these areas: the City and County may relax certain requirements, waive regulatory burdens, or develop incentives to direct development to these locations.

On the land use plan map these areas are identified as: Priority Economic Development Areas; Priority Commercial/Mixed-Use Areas; and Priority Corridors. The areas serve as overlays to the underlying planning areas and supporting policies in the Sumter 2040 Comprehensive Plan.

Intergovernmental Coordination

Through this Comprehensive Plan update, Sumter has taken strides to effectively manage growth, development, and redevelopment over the next 20 years. For goals to be achieved, however, it is important to recognize that many other stakeholders influence, and are influenced, by the growth and development decisions made in Sumter.

Under the Priority Investment Act (PIA), the City and County must coordinate with adjacent relevant jurisdictions and agencies before recommending projects for public expenditure. Coordination equates to notice. Below is a list of those jurisdictions and agencies provided the opportunity to review the Sumter 2040 Comprehensive Plan:

Cities/Town

- City of Sumter
- Town of Pinewood
- Town of Mayesville

Counties

- Richland County
- Lee County
- Clarendon County
- Kershaw County
- Florence County

School Districts

- Sumter School District

Utility Providers

- City of Sumter Public Services Department
- Dalzell Water District
- Oswego Water District
- High Hills Rural Water Company, Inc.
- Black River Electric Cooperative
- Progress Energy Carolinas
- Farmers Telephone Cooperative

Military Installations

- Shaw Air Force Base
- Poinsett Electronic Combat Range

State Agencies

- SC Department of Health & Environmental Control (DHEC)
- SC Department of Transportation (SCDOT)

Regional Agencies

- Santee-Lynches Regional Council of Governments
- Santee-Wateree Regional Transit Authority (RTA)

Priority Investment Policies

1. The City and County will encourage broad coordination among departments, agencies, and related entities on matters of growth and development related to the provision of public services.
2. The City and County will provide adequate public services consistent with the Sumter 2040 Comprehensive Plan, in a timely, efficient, and fiscally constrained manner.



Photo: Road Paving on Peacock Dr. Funded by Sumter County Capital Projects Sales Tax

DRAFT *Land Use Element*

The Land Use Element is the culmination of the previous chapters set forth in the Sumter 2040 Comprehensive Plan. That vision of population, housing, economic development, green infrastructure, historic resources, and transportation is implemented in a physical development sense, by the Future Land Use Map. The Land Use Element memorializes Sumter's policy approach to *what* type of development should be encouraged, *where* that development should be located and, of equal importance, *how* that development should look from a design perspective.

The Land Use Element is the primary tool when making land decisions. By and large, new land uses should be consistent with the land uses encouraged or supported by the Sumter 2040 Comprehensive Plan. However, the Plan and its Land Use Element should be used as a flexible policy guide and not as a rigid regulatory document; it is quite different than the Zoning Ordinance (although they do go hand-in-hand). The Future Land Use Map is not intended to illustrate parcel-specific land uses. Instead, in most cases, area-based interpretations are recommended.

The Sumter 2040 Future Land Use Map builds upon the work done in 2009, especially regarding water and sewer availability. Based upon an in depth analysis, including review of all water service district boundaries, the Sumter 2040 approach recommends suburban development and corresponding residential densities (above 2 units per acre) **ONLY** where both water and sewer are available or can be made available.

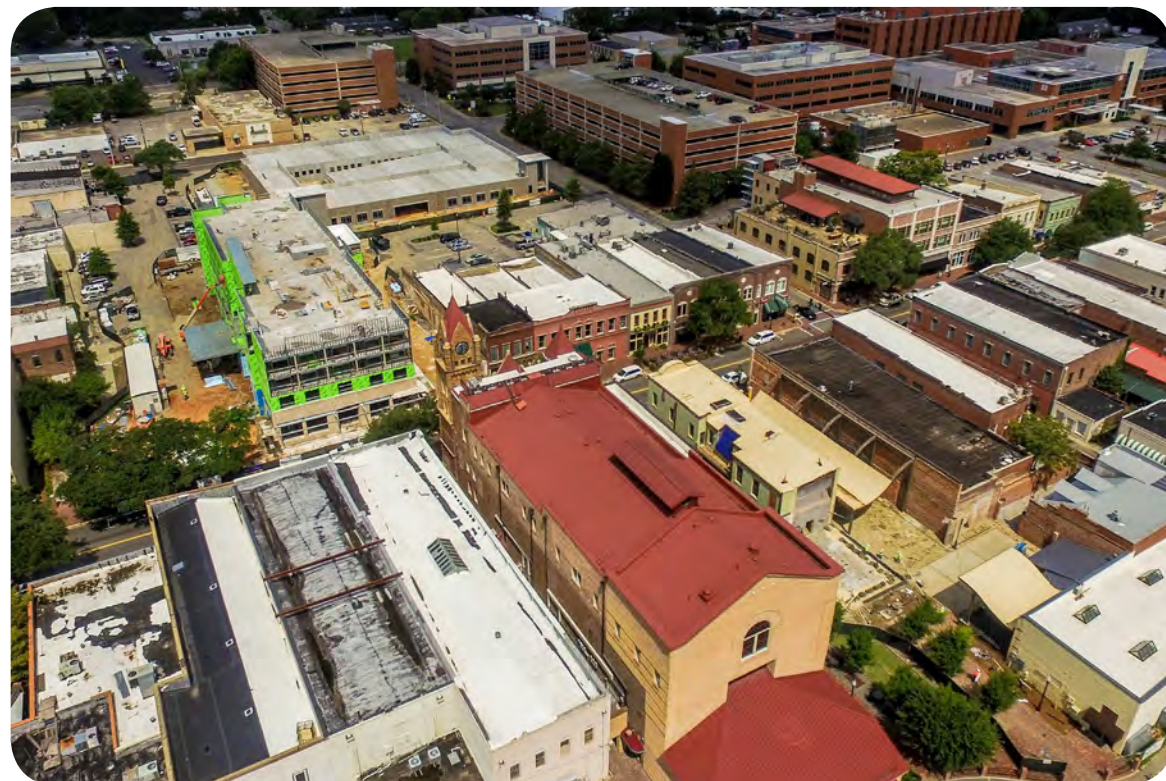


Photo: Construction in Downtown Sumter

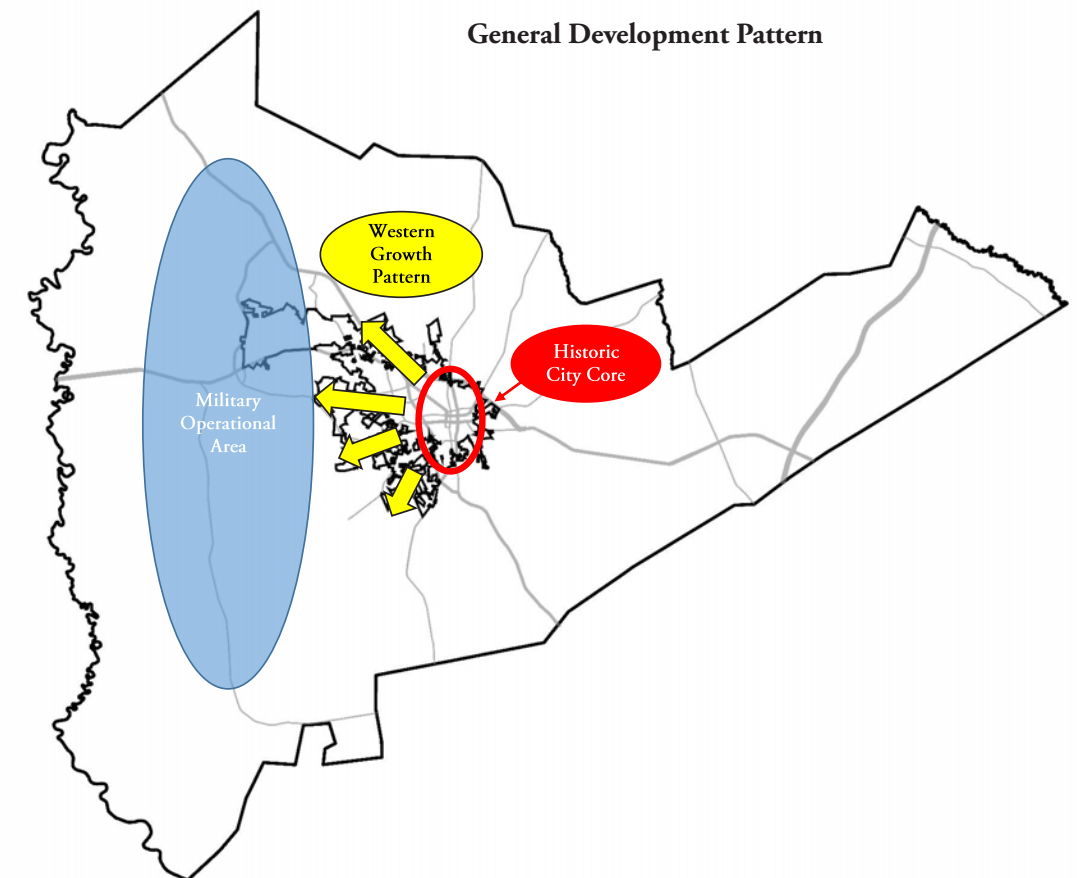
Historical Growth Pattern & Existing Conditions

Sumter continues to grow in a westerly fashion, as it has done since the 1990's, away from downtown and toward Shaw A.F.B. and Columbia. Between 2009 and 2019, this pattern did not relent. Half a dozen or more subdivisions such as Timberline (380 units), Carolina Palms (170 units), Hunters Crossing (540 units), Linwood (314 units), Foxcroft (254 units), and Wintergreen (264 units) were approved in the decade of the 2000's. Adding to these western development projects from 2010 - 2018 include Heritage Bay (190), Stafford Meadows (108), and Ashbrook (441). All told, 3,630 new residential units were approved (via building permit) in the City and County in the last ten years, including 2,249 new single family units.

A significant issue facing the Sumter community is the clear disconnect between new development patterns and a generally flat population growth. If the community is not adding net new population, why are we building so many new houses? The answer is complicated. Sumter's physical growth to the west must also be viewed within the context of ongoing population loss and increased housing vacancy in older centrally located neighborhoods in the City and rural areas in the County. The long-term costs and trade-offs associated with pattern of development may not be sustainable as downtown Sumter, it's surrounding neighborhoods, and other areas of the County decline

Map LU-1

General Development Pattern



An available supply of land, expansive annexation policies, the influence of new military personnel in the marketplace, and utility expansion have encouraged a move away from a more compact identifiable urban form, but so has the prospect of new housing opportunities, perceptions about school and crime, and closer proximity to Shaw A.F.B. Correspondingly, older residential and commercial corridors continue on a downward opposite trajectory when compared with the dynamic western growth pattern.

Based on the Approved Residential Pipeline Table, 54% of all approved subdivision lots, in subdivisions yet to be built out, have constructed homes on them. Over 2,500 units are still permitted to be built. This count does not include individually platted parcels or multi-family opportunities. Between 2010 and 2018, the City and County approved an average of 260 units per year. **Sumter has a ten year supply of single family units already approved.**

Map LU-2 Active Subdivisions

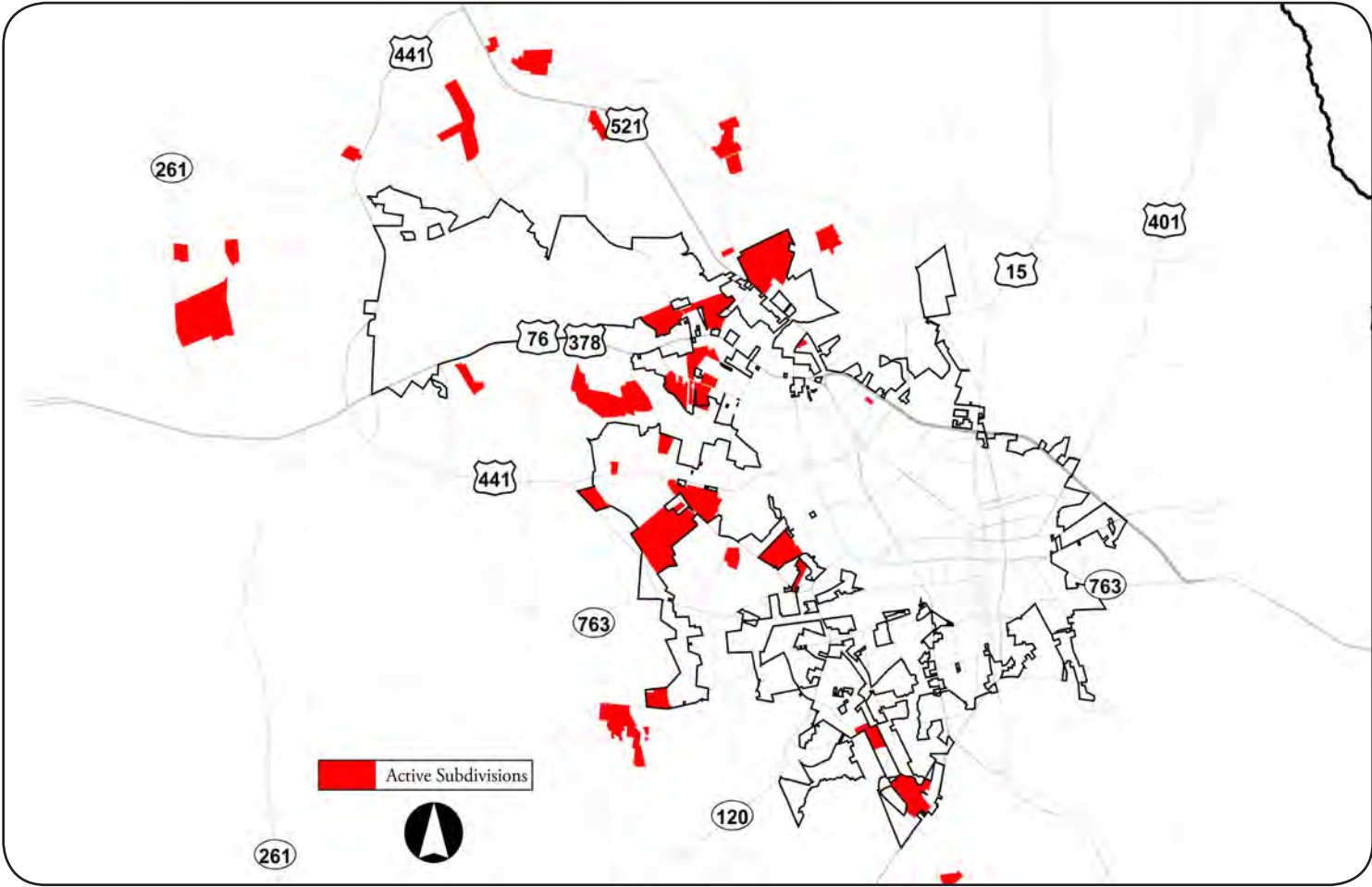


Table LU-1 Approved Residential Pipeline

Subdivision Name	Total Units Approved	Units Built	Units Remaining	% Complete
Arbors	110	89	21	81%
Ashbrook Plantation	441	97	344	22%
Beach Forest	446	215	231	48%
Beckwood Shires	47	40	7	85%
Beech Creek	225	143	82	64%
Carolina Palms	170	165	5	97%
Cascades	17	12	5	71%
Casey Villas	60	50	10	83%
Cypress Ridge	10	0	10	0%
Ellerbe Estates	49	9	40	18%
Garden Gate	81	62	19	77%
Ginko Hills	153	122	31	80%
Hampshire Estates	42	34	8	81%
Heritage Bay	190	47	143	25%
Hunters Crossing	540	386	154	71%
Kel-Sam	80	56	24	70%
Knights Village	177	160	17	90%
Lee's Preserve	36	19	17	53%
Linwood	314	168	146	54%
Loringwood	30	22	8	73%
Magnolia Courtyard	30	16	14	53%
Mayfield	61	50	11	82%
Moonlite Village (Phase 2)	79	0	79	0%
Oakland Acres (Townhomes)	110	0	110	0%
Park Place	43	37	6	86%
Pershing Hills	49	41	8	84%
Pocalla	320	220	100	69%
Presidio Park	28	22	6	79%
Queen Chapel Road	21	0	21	0%
Reserve at Mill Run	39	11	28	28%
Rolling Hills II	88	56	32	64%
Stafford Meadows	108	57	51	53%
Stillwater	74	42	32	57%
Stonecroft	236	114	122	48%
Summit	35	16	19	46%
The Cove	153	37	116	24%
The Traditions	26	22	4	85%
Timberline Meadows	380	165	215	43%
Valley Ridge	54	0	54	0%
Williamsburg	220	111	109	50%
Woodridge	92	14	78	15%
Totals	5464	2927	2537	54%

Existing land use closely mimics the City and County official zoning map and is therefore characterized by a strict separation of uses by type. Sumter has distinct industrial, commercial, residential, and rural land uses which are seldom integrated or mixed together.

Sumter is primarily a rural, sparsely developed community. Notwithstanding the City of Sumter and its urban/suburban character, Sumter is dominated by rural land uses. According to the existing zoning map, 90% of the land uses in the City and County are rural (defined as being located within the Agricultural Conservation or Conservation Preservation zoning districts).

The Sumter 2040 Comprehensive Plan anticipates slow, even flat growth (and perhaps slight negative growth based on 2018 estimates). This is a reality that cannot be ignored: Continued demand for new home construction further and further away from the city center is expected to continue barring a policy change to our approach to new development. Without measurable population growth this practice is likely unsustainable. Facing the most daunting challenge are the older neighborhoods, closer to downtown. Building further north and west, without corresponding population growth, leaves behind neighborhoods burdened by neglect, foreclosure, crime, and declining property values - negative impacts directly attributable to a hollowing out of the established central historic areas of the City.

The Sumter 2040 Comprehensive Plan attempts to strike a balance between establishing new areas for future growth (it is after all a 20 year plan), and directing development to locations that already have infrastructure in place. The total approach does propose a more efficient, compact, less sprawling pattern of development. Yes, property rights and the invisible market hand are important. Yet, the Plan attempts to balance those rights in a fiscally prudent manner.

Changes from the Sumter 2030 Comprehensive Plan include:

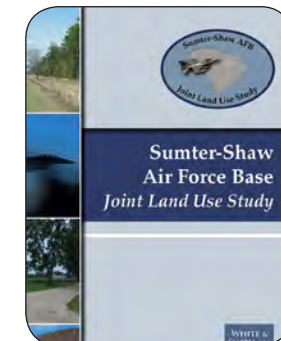
- An incremental expansion of the Military Protection Area to preserve Shaw A.F.B. and Poinsett Range based upon the Shaw A.F.B.-Sumter Joint Land Use Study produced in 2016 in cooperation with the Department of Defense.
- Directing suburban development density only to places where public water and sewer is available or planned to be available based on a review of all service districts and the City of Sumter Sewer policies.
- Stronger support for residential uses downtown and closer to the Central Business District.
- Expansion of the Rural Development Area based on water/sewer availability.

This Plan takes great care to ensure there is adequate guidance for the community, especially in the Suburban Development Planning Area, where most growth is expected to take place. Additionally, the Sumter 2040 Comprehensive Plan continues the concept of priority investment areas, consistent with the State Planning Enabling law. Effectively, these areas are focal points, nodes, and priority areas where the community encourages new commercial, industrial, or mixed use development.

Existing Plans & Studies Influencing Sumter 2040 Future Land Use Policies



**Sumter 2030
Comprehensive Plan
(Adopted 2009)**



**2016 Sumter-Shaw Joint
Land Use Study
(Adopted 2016)**



**SUATS 2045 Long Range
Transportation Plan
(Adopted 2018)**



**SLCOG 2045 Long Range
Transportation Plan
(Adopted 2019)**



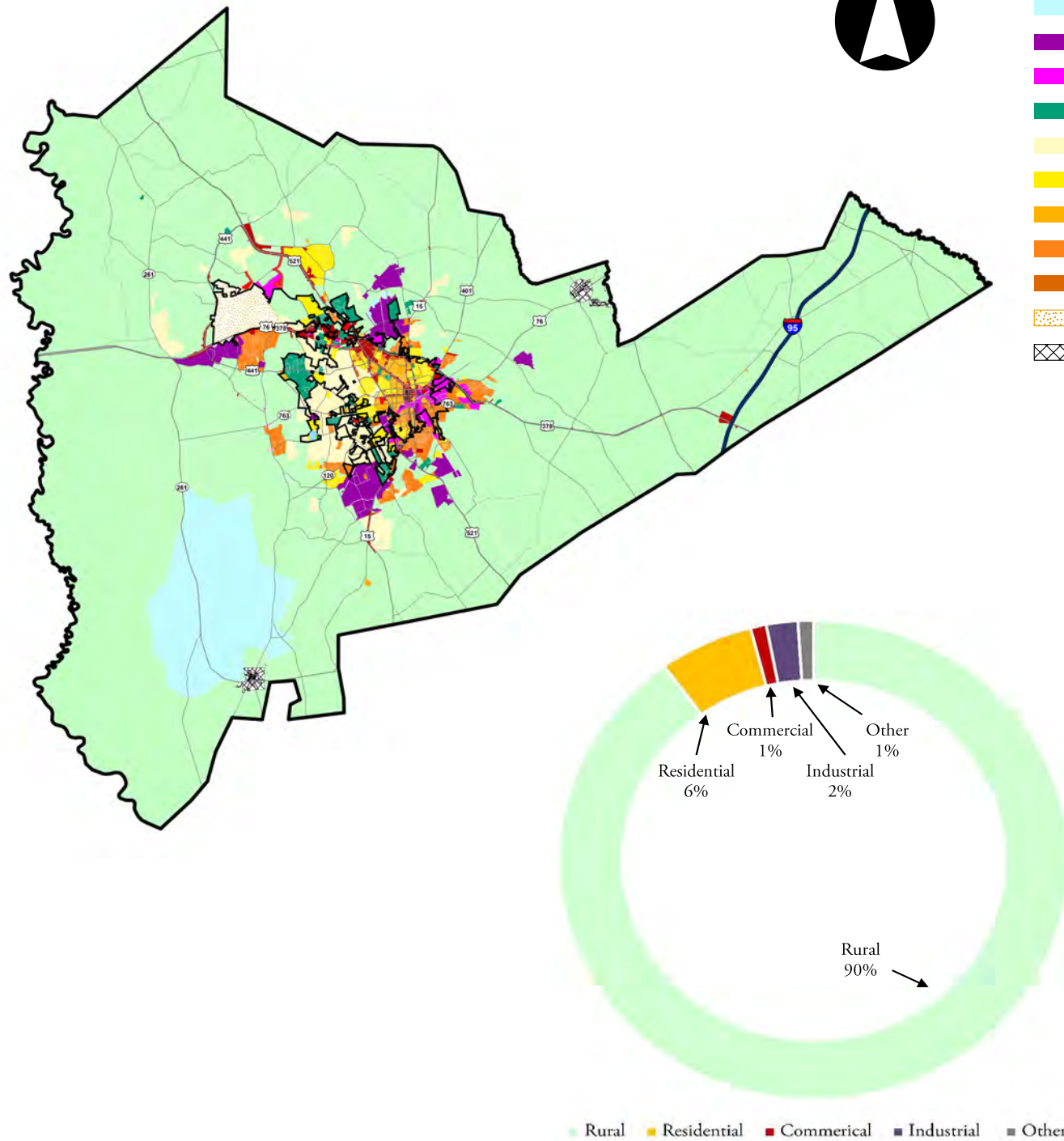
**Sumter Downtown
Master Plan
(In Progress)**



**City of Sumter Housing
Study
(In Progress)**

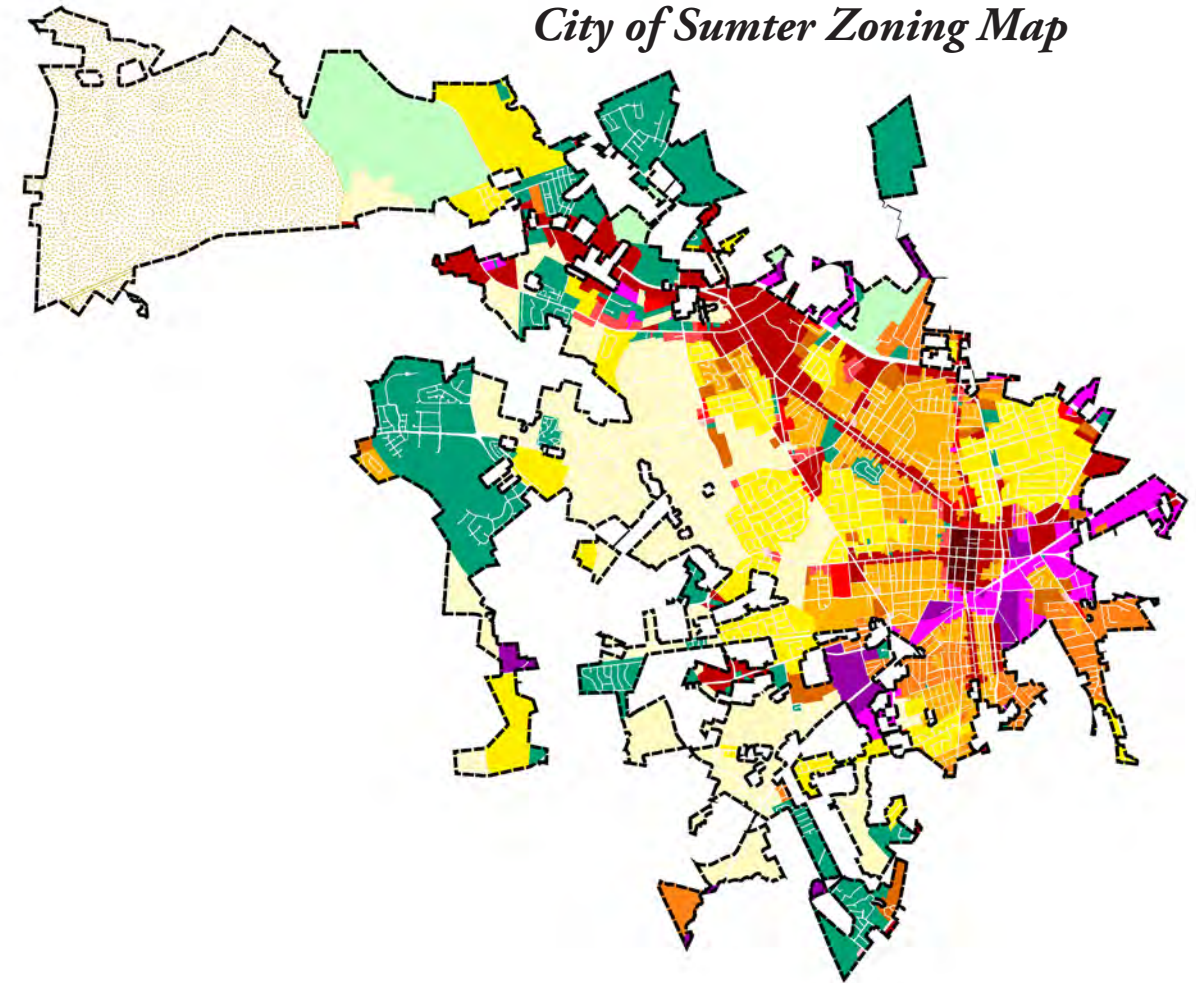
Map LU-3 Existing Zoning & MPA Overlay Map

Sumter County Zoning Map



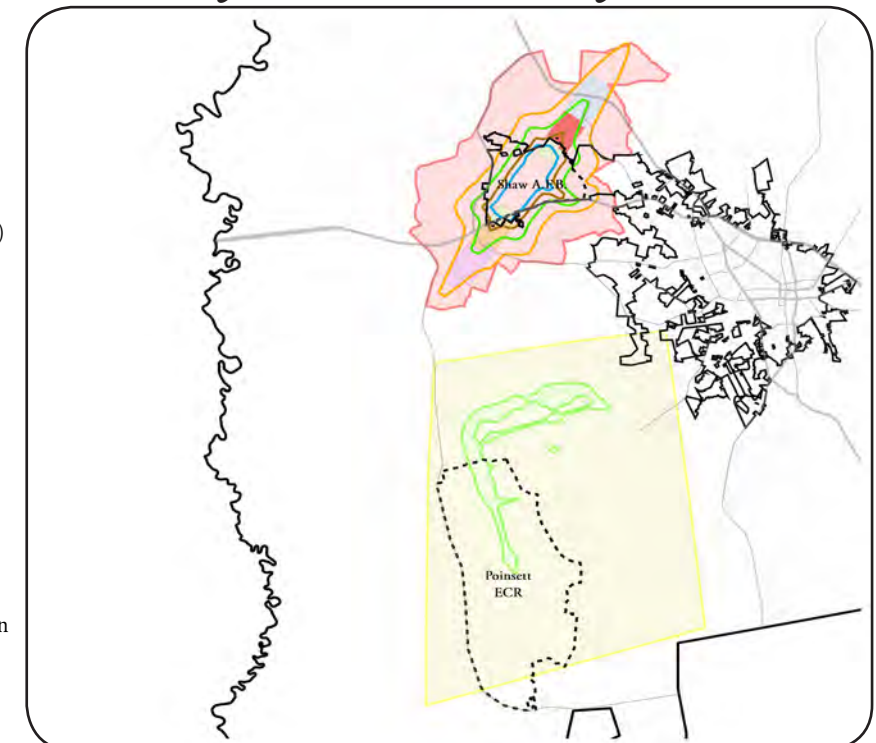
- Zoning Districts**
- CBD - Central Business District
 - GC - General Commercial
 - LC - Limited Commercial
 - PO - Professional Office
 - NC - Neighborhood Commercial
 - AC- Agricultural Conservation
 - CP - Conservation Protection
 - HI - Heavy Industrial
 - LI-W - Light Industrial / Warehouse
 - PD - Planned Development
 - R-15 - Single Family
 - R-9 - Single Family
 - R-6 - Single Family Residential
 - GR - General Residential
 - RMF - Residentail Multi Family
 - SHAW AFB
 - NIJ

City of Sumter Zoning Map

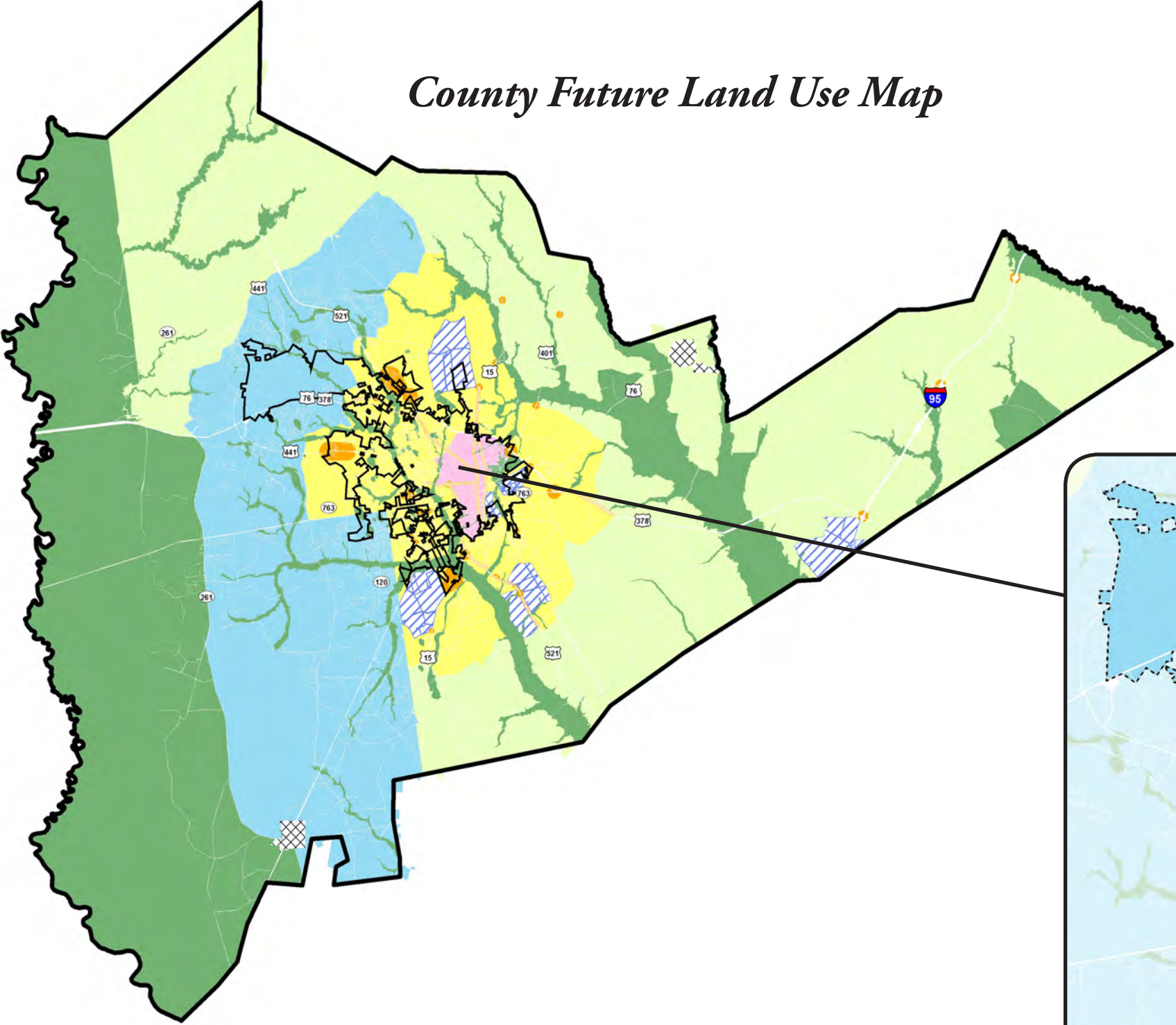


Military Protection Overlay Districts

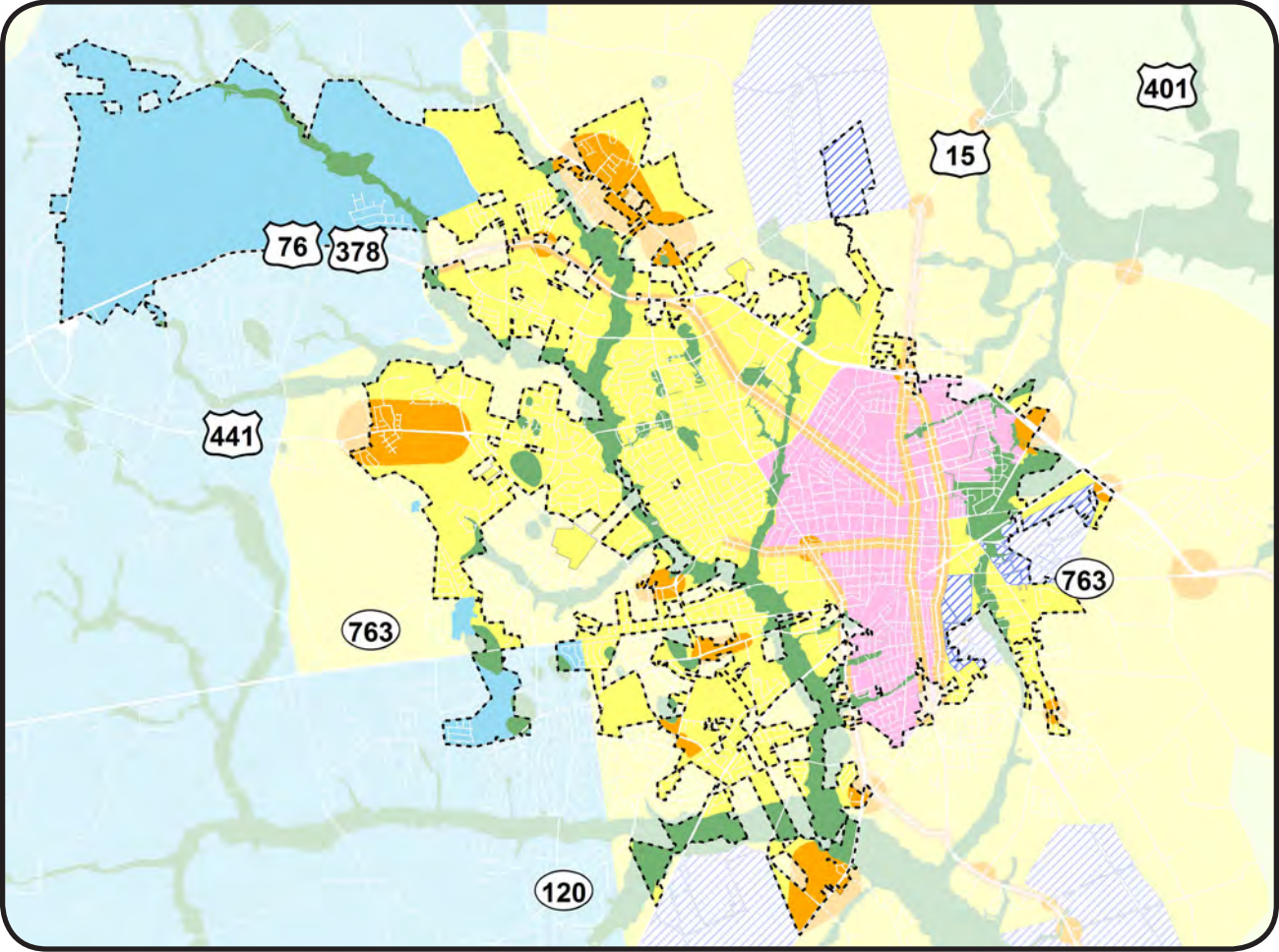
- City of Sumter
- Installation Boundaries
- 60 db Noise Zone
- DNL Zone 1 (65 db)
- DNL Zone 1-A (70 db)
- DNL Zone 2 (75 db)
- DNL Zone 3 (80 db)
- APZ-1 (NE)
- APZ-1 (SW)
- APZ-2 (NE)
- APZ-2 (SW)
- Clear Zone (NE)
- Clear Zone (SW)
- Shaw Noise Attenuation
- Poinsett DNL Zone
- Poinsett RCD



Map LU-4 Future Land Use Map



- City of Sumter
- Not in Planning Jurisdiction
- Planning Areas (Future Land Use)
 - Conservation Planning Area
 - Downtown Planning Area
 - Military Protection Planning Area
 - Priority Commercial Corridor Area
 - Priority Commercial Mixed Use Area
 - Priority Economic Development Area
 - Rural Development Area
 - Suburban Development Area



Note: Official maps located at the end of the Land Use Element

City Future Land Use Map

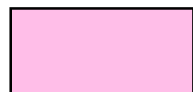
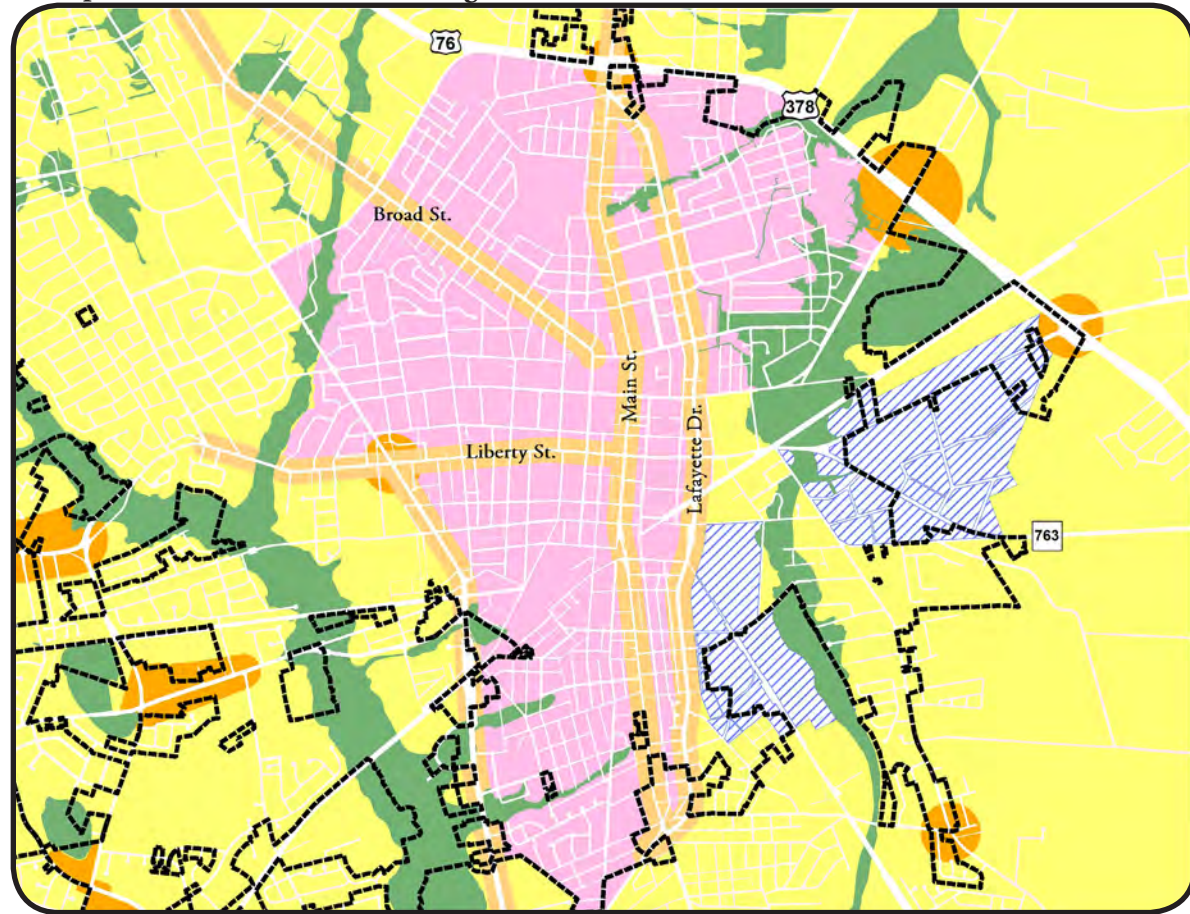
Future Land Use Planning Areas

Downtown Planning Area

This area represents the historic core of the City of Sumter and Sumter County. For decades the downtown area has been the center of government, commerce, spirituality, and healthcare. It includes a separated mix of commercial, industrial, and residential uses that are representative of the City's pre-1950s development. It is the home of the Central Business District and a portion is listed in the National Register of Historic Places. Surrounding residential neighborhoods, including the Hampton Park local Historic District, reflect a rich architectural flavor.

The primary goal of the Downtown Planning Area is to achieve a city center which promotes and encourages a design focused, flexible urban core dominated by retail, office/institutional, and residential uses. This designation supports an intentional true mix of residential, commercial, healthcare, and civic land uses at relatively high densities. It includes both the city center area dominated by Main Street, as well as surrounding commercial, industrial and residential areas.

Map LU-5 Downtown Planning Area



Downtown Planning Area



Downtown Planning Area Policies

1. The City will support an intentional, integrated mix of uses at urban densities in an effort to encourage an active, lively, 24-hour downtown environment.
2. Surrounding residential neighborhoods will be protected from further decline through a variety of practices, including but not limited to:
 - Targeted codes enforcement
 - Development of market-based incentives for infill development
 - Focused neighborhood planning
 - Streetscape, sidewalk, and signage enhancements
 - Strengthening of adjacent commercial corridors: Manning Ave., Main St., Liberty St., Washington St., and Broad St.
 - Consideration of expanding the residential historic districts to ensure design protection and preservation of distinct architectural resources.
3. The City will continue to support downtown commercial revitalization through a variety of practices, including but not limited to:
 - Development of market-based incentives for infill development
 - Prioritization of new residential opportunities
 - Maintaining SC Main Street designation
 - Recruiting targeted retail, office, healthcare, entertainment, and other commercial uses
 - Identifying opportunities to amend current building code to encourage second story residential uses and other compatible uses
 - Ensuring adequate, safe, off-street parking locations
 - Streetscape, sidewalk, and signage enhancements
 - Consideration of expanding the Central Business District to ensure design protection and preservation of distinct architectural resources
4. The City will support adaptive reuse of existing and former brownfield sites. New, clean industrial or manufacturing uses are encouraged
5. Government, schools, public, civic, and other institutional uses will be highlighted, visually connected, and protected in the Downtown Planning Area. These land uses will be strongly encouraged to locate in the Downtown.
6. The City will pursue the implementation opportunities identified in the 2019 Downtown Master Plan, incorporated herein, by reference.

Suburban Development Planning Area

The Suburban Development Planning Area encompasses a large area surrounding the historic core of Sumter. The area is characterized by the influences of modern suburban development: the separation of distinct commercial, residential, and industrial areas. Functionally, this pattern of development amounts to a strict separation of homogeneous residential enclaves; strip commercial corridors and; finite, stand alone, employment centers. The pattern requires multiple automobile trips for all aspects of life: work, play, worship, and shopping. Moreover, the development pattern dictates the expensive expansion of public services, schools, and utility infrastructure to serve a more spread out community. It is largely inefficient and costly to local government and its citizens.

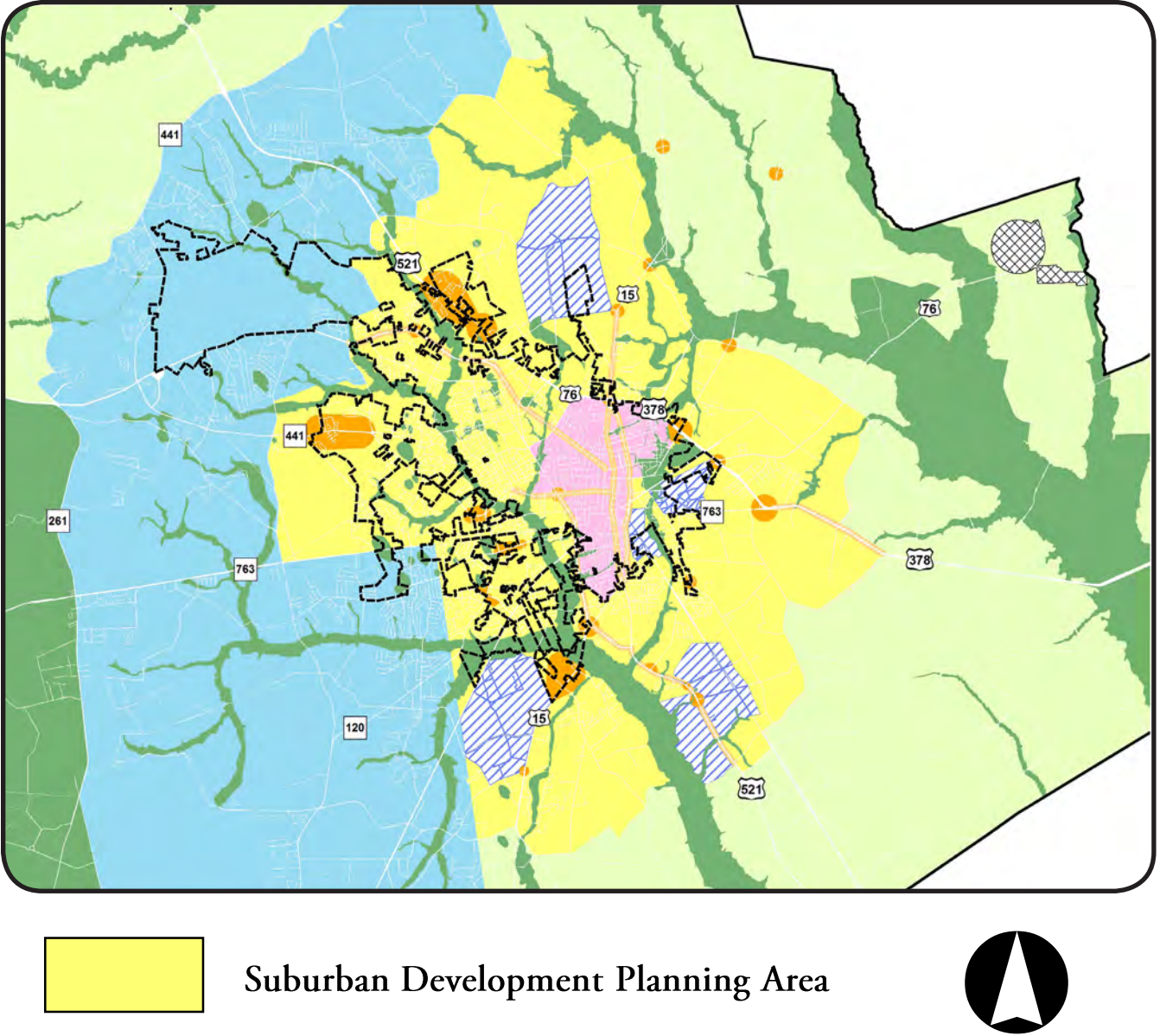
The continued spreading westward of low density, residential subdivisions and strip commercial development also increases the threat of encroachment and incompatible uses to Shaw A.F.B. With the next generation of fighter plane, the F-35, on the horizon and scheduled for Shaw within the next ten years, extreme care should be taken when adjudicating land use actions adjacent to the base, regardless of planned land use designation.



Photo: Carolina Palms Subdivision

The primary goal of the Suburban Development Planning Area is to scrutinize and manage existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner. The current westerly leap frog approach is discouraged; infill and redevelopment in areas already suited with roads and infrastructure are more strongly encouraged.

Map LU-6 Suburban Development Planning Area



Suburban Development Planning Area Policies



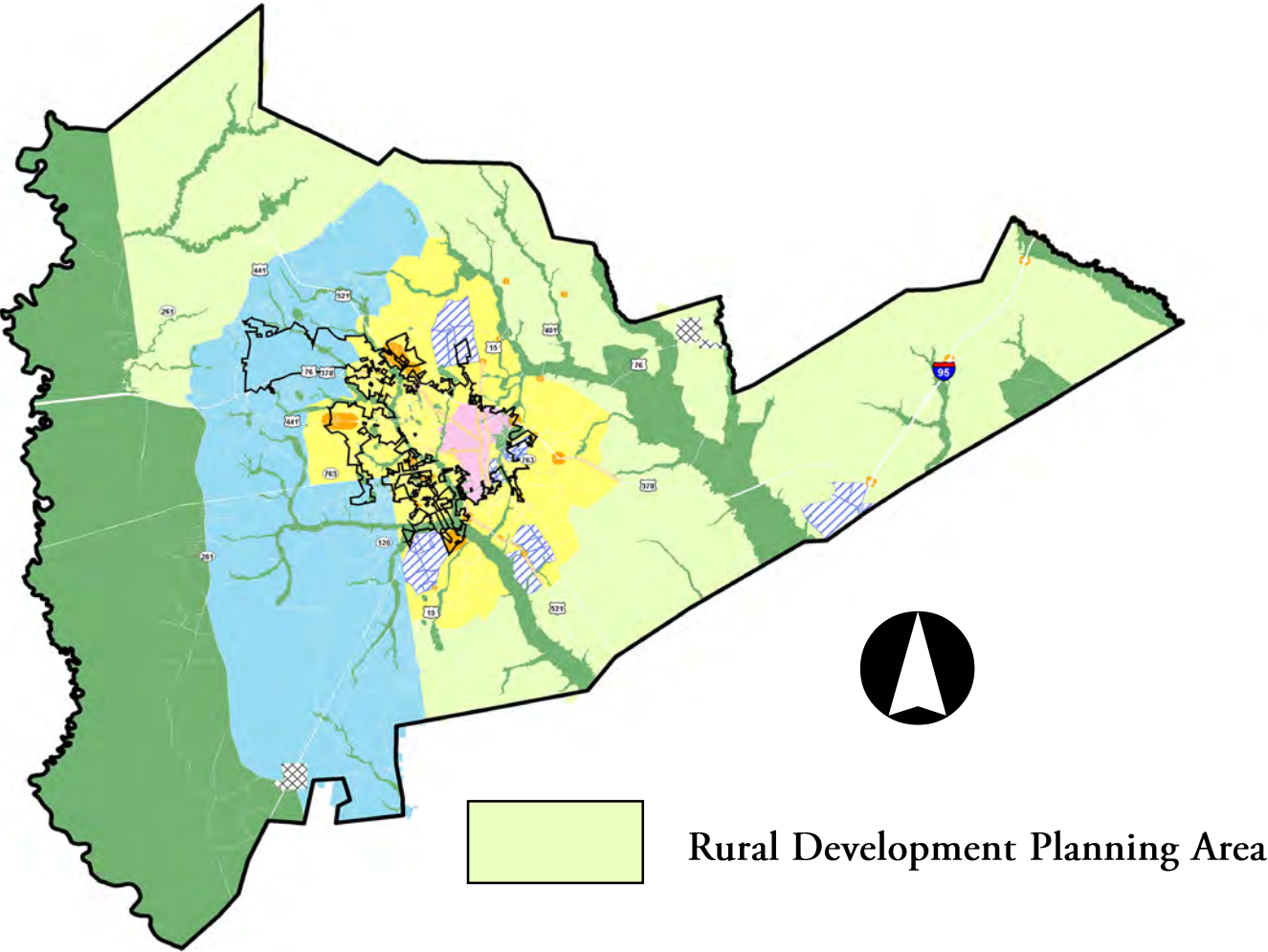
Photo(s): Various Sumter Suburban Land Use Types

1. The City and County will support an intentional mix of uses at medium densities in order to encourage development that offers residential, commercial, recreational, and employment uses in close or reasonable proximity to one another.
2. New development in the Suburban Planning Area is intended to be served by public utilities. The City and County support the extension of public water and sewer within this Planning Area, consistent with applicable utility service boundaries and policies.
3. The County will consider establishment of a new low density single family residential zoning district to service areas where public utilities, especially public sewer, are absent.
4. Low density development on private well and septic (one unit per acre or more) is appropriate adjacent to the Rural Development Planning Area and Military Protection Planning Area, or in cases where environmental or utility constraints dictate that low density residential is more appropriate.
5. New residential development shall incorporate design characteristics including but not limited to:
 - Mix of residential housing types and design diversity
 - Residential density of 3-4 units per acre (single family); 6-12 units per acre (townhouse; duplex); 12-24 units per acre (multi-family).
 - Passive and Active open space developed through the conservation design process.
 - Pedestrian connectivity with sidewalks and trails.
 - Non-residential components such as institutional, employment, and commercial should be integrated along with residential in larger projects and Planned Developments.
6. Supportive neighborhood retail and other small scale commercial opportunities are encouraged in Priority Commercial areas and other areas adjacent to residential uses in areas at major intersections and where commercial uses complete a block. Where proposed, design, form, and details will be paramount in the land use process.
7. Larger, destination retail, employment, or other commercial uses shall be directed to Priority Commercial Areas and Priority Commercial Corridors and to major intersections and arterial corridors such as Broad St., Lafayette Dr., Guignard Dr., and McCray's Mill Rd.
8. Industrial, light-industrial, warehouse, automotive repair, and uses with a dominant outdoor storage component should be discouraged along Primary Commercial Corridors.
9. All new development is expected to mitigate its impacts on public services, community facilities, schools, and transportation networks.
10. Employment and Economic Development centers are directed to the Suburban Development Planning Area either in the existing industrial parks identified in the Economic Development Element or where adequate infrastructure exists to accommodate the proposed uses.
11. The City and County continue support for design improvements along Sumter's major corridors. The City and County will consider changes to the Highway Corridor design review district in an effort to strengthen implementation tools and ensure quality design related to architecture, signage and landscaping.
12. The City and County will examine opportunities to encourage, incentivize or require design improvements to non-conforming structures, sites, and parking lots.
13. The City supports neighborhood scale and corridor based planning activities on an ongoing basis to provide more specific land use guidance and more directed public input.

Rural Development Planning Area

Sumter is as much a rural community as it is a suburban or urban place; more so, perhaps. Inasmuch as the County wants to preserve its rural and agricultural heritage, the Rural Development Planning Area is intended to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate. As such, the current development of large lots (one acre or more) located on rural roads and private drives is extended in the Sumter 2040 Comprehensive Plan. In areas near the County’s several towns and enclaves, including Pinewood, Mayesville, Wedgefield, Rembert, and Dalzell, higher density clusters may be supported, especially if development is a clear extension of the rural village pattern and if public water and sewer is available.

Map LU-7 Rural Development Planning Area



Rural Development Planning Area Policies

1. Residential densities shall be supported at one unit per acre of more. However, in an effort to consider steps toward a more environmentally sustainable community, the County will consider zoning ordinance amendments designed to encourage cluster development - the practice of allowing smaller lot sizes clustered more closely together, yet achieving the balance of the development in preserved open space.

Manufactured homes and single family homes are appropriate in the Rural Development Planning Area.

Small scale, rural serving non-residential commercial uses are directed to locate at intersections with arterial roads or major crossroads. Agribusiness and other rural employment options are encouraged to locate at major crossroads as well.

Schools, libraries, government facilities, police stations, and fire stations should be located on arterial/major highways and
- at major intersections to better serve the community. The location of these facilities should be in relation to the populations that they will serve.

5. Public Water & Sewer shall not be extended into the Rural Development Planning Area to support increases in density, except when providing utilities to residential and non-residential uses alike in close proximity (500 feet) to Dalzell, Mayesville, and Pinewood. Public water should only be extended for the purposes of health and safety, provided commercial and residential uses are being developed consistent with the Planning Area.

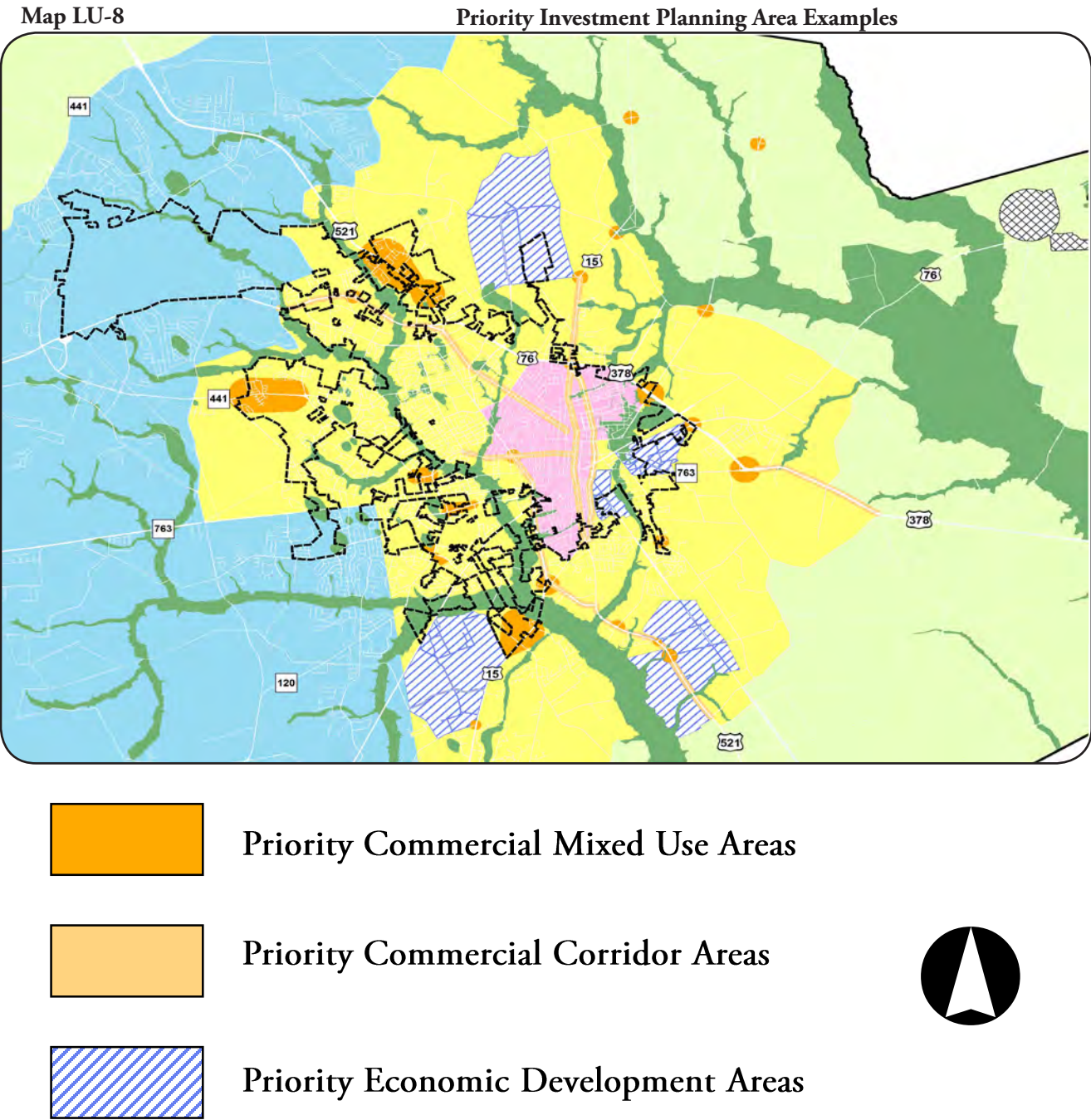
6. Development in the I-95 Corridor, particularly at the interchanges is strongly encouraged. The County will consider a specific I-95 Corridor Plan to address the land-use future of this critical economic development asset.



Photo: Rural Front Porch

Priority Investment Planning Area

Priority Investment Planning Areas are identified within all major planning areas identified by the Sumter 2040 Comprehensive Plan, and should be considered as an overlay to the underlining Planning Area it is located in. The goal of the Priority Investment Planning Area is to more acutely identify, direct, and concentrate new development opportunities. The concept of Priority Investment Areas stems from the 2007 amendment to the South Carolina Comprehensive Planning Act. Three types of Priority Investment Areas are identified: Priority Economic Development Areas, Priority Commercial/Mixed-Use Areas, and Priority Commercial Corridor Areas. In these areas, the City and County may relax certain requirements, waive regulatory burdens, or develop incentives to direct development to these locations.



Priority Investment Planning Area Policies

Priority Economic Development Areas. Economic Development projects are encouraged throughout the City and County, in new or previously established areas. However, the map identifies specific Economic Development nodes. The designation offers protection to the existing industrial parks and identifies additional locations based on input from the Sumter County Development Board. Industrial, Manufacturing, Research, Campus-style Office Headquarters and other major job creators are included in this category.

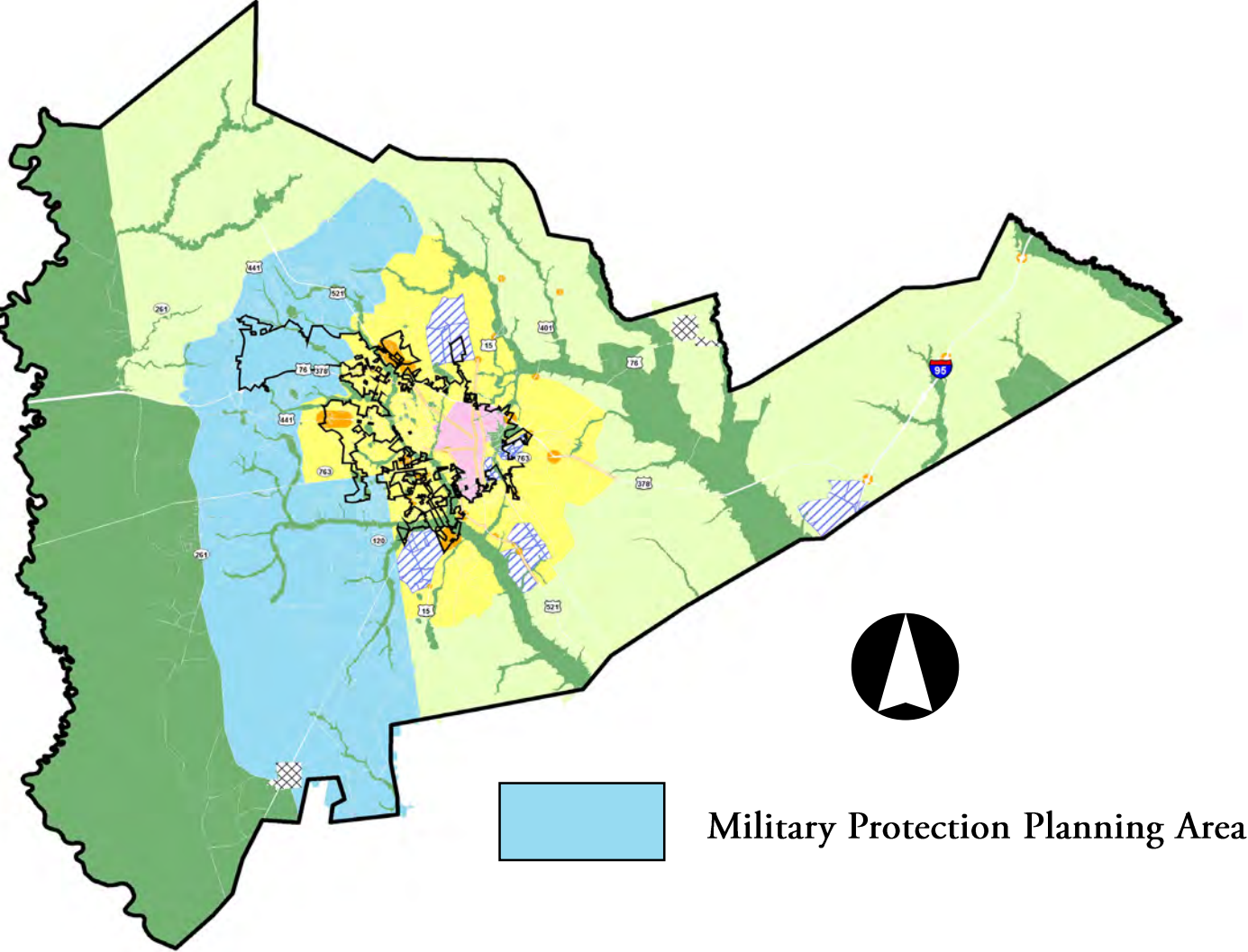
Priority Commercial/Mixed Use Areas. Commercial and Mixed-use areas or nodes are identified on the map to direct future, high quality commercial and residential mixed use development. The areas include anticipated green fields and established locations expected to re-develop with higher and better uses over time. As set forth in the broader policies, continued commercial development is expected along the major corridors. New priority locations are designated for protection against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. These locations encourage both destination retail commercial uses and neighborhood commercial uses as appropriate. Design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.

Priority Commercial Corridors. This Priority Investment Planning Area focuses on existing corridors throughout the City and County. These corridors have been host to a diversity of uses from large, destination retail uses to more base industrial outdoor storage uses. Many formerly prosperous commercial corridors have struggled in recent years, such as Broad St. (from Wesmark Dr. to Church St.) or Manning Avenue in the City. Many corridors are trending toward higher levels of vacancy, or marginalization of retail uses. They are visually uninviting and face outright abandonment.

Military Protection Planning Area

The Military Protection Planning Area is intended to protect Shaw Air Force Base and Poinsett Electronic Combat Range from encroachment of incompatible land uses and reduce the accident and noise potential to citizens in areas adjacent to these two critical military installations. Protection of the Shaw A.F.B. mission is the community’s primary goal in this area. The 2016 Joint Land Use Study (JLUS), a partnership between Shaw, the City, and the County, recommended changes to the Military Protection Planning Areas area based on a changing Shaw mission. Those recommendations are incorporated. Great care should be taken in evaluating any land use application in this planning area as well as adjacent and surrounding planning areas.

Map LU-9 Military Protection Planning Area



Military Protection Planning Area Policies

1. The City and County support commercial, agricultural, and industrial development in this area of a type which significantly limits the concentration of people

2. The City and County support very low-density residential uses of one acre of more on private well and septic tank only. Public sewer infrastructure will not be extended to the Military Protection Planning Area for residential uses.

The City and County will work with land conservation groups, the Air Force, and other partners to develop and implement land conservation, easement, and open space protection programs.

Existing residential zoning districts which are in clear conflict with these
- policies will be reviewed for potential rezoning implementation.

5. All new housing stock is expected to meet noise reduction and attenuation standards. The City and County will consider zoning amendments to restrict or prohibit the placement or replacement of mobile or manufactured homes in this planning area.

6. The recommendations adopted by the City and County Council in the 2016 Joint Compatible Land Use Study Shaw A.F.B. and Poinsett Range are incorporated into the Sumter 2040 Comprehensive Plan by reference.

7. The Military Protection Planning Area supersedes any other underlying policy area.

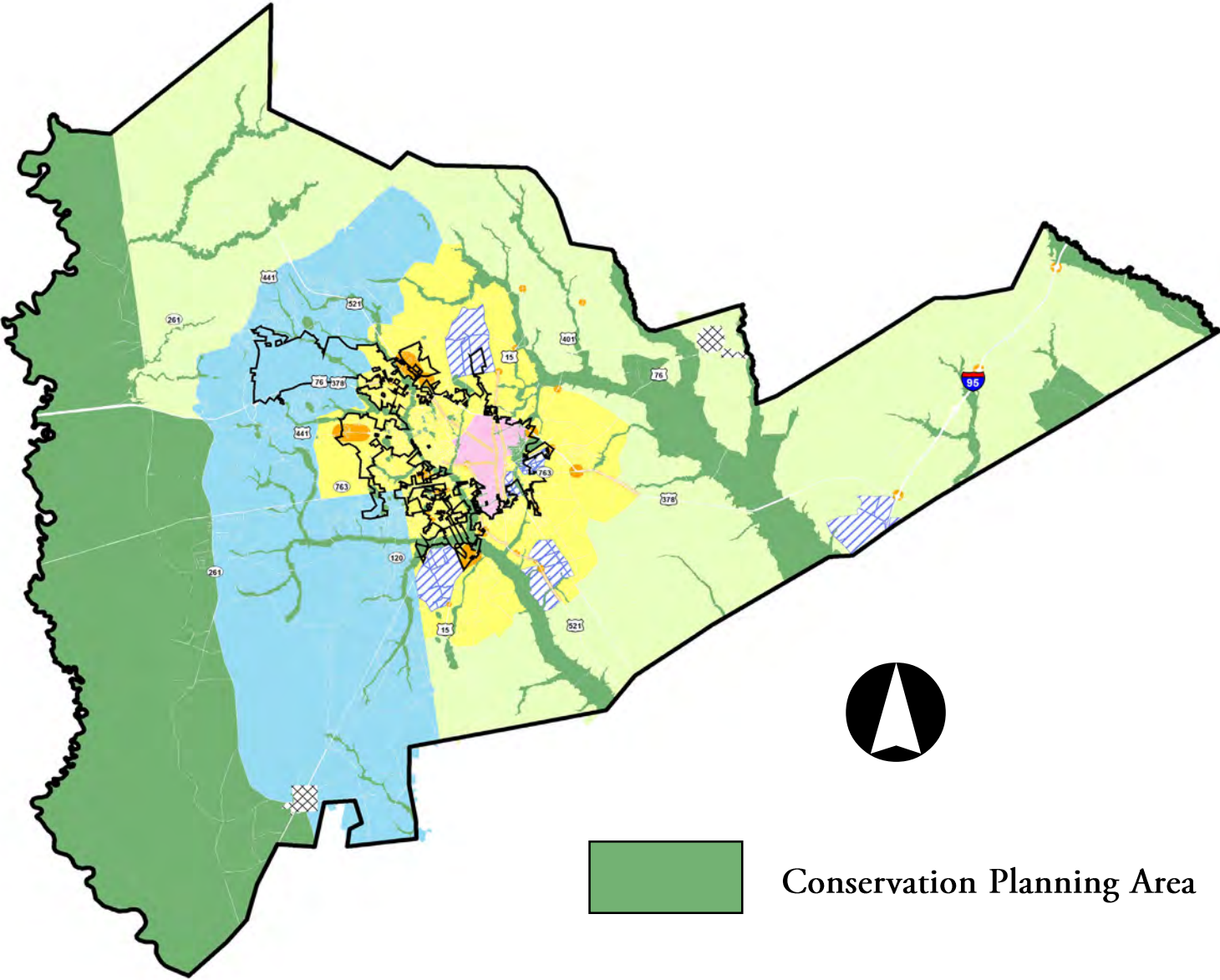


Photo(s): F-16 Fighting Falcons. These aircraft are the primary aircraft based at Shaw A.F.B.

Conservation Planning Area

Designated Conservation Planning Areas are intended to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial and commercial encroachment. Throughout the County, these areas should be preserved to ensure the protection of environmentally sensitive natural resources including floodplains, streams, wetlands, water bodies, state parks, historical buildings and sites, gardens, woodlands, and established natural recreational areas. Protection of these natural and agricultural resources contributes to the community’s overall health and sustainability. Commercial agricultural activities and family farming are encouraged in this district.

Map LU-10 Conservation Planning Area



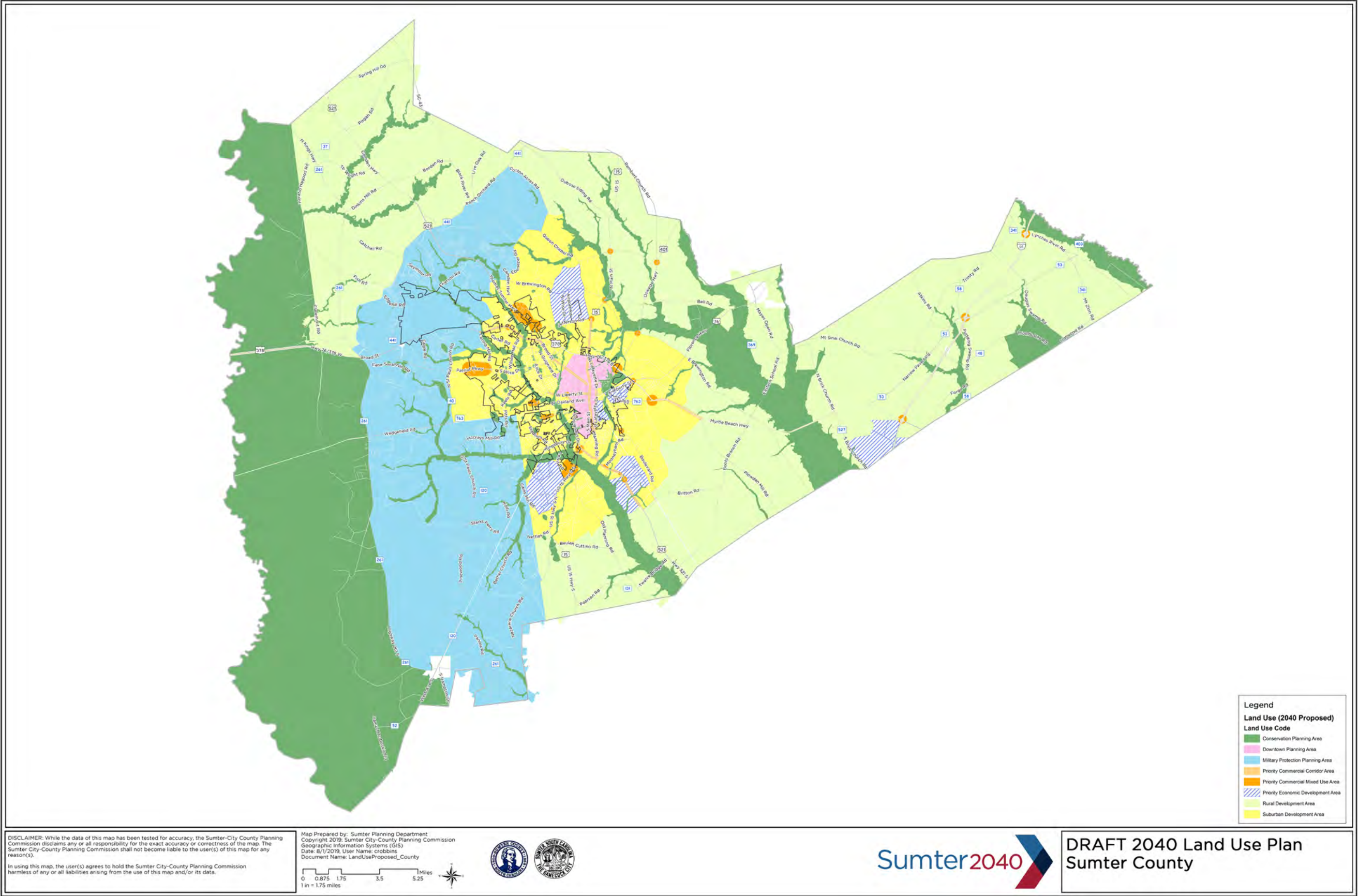
Conservation Planning Area Policies

1. In Conservation Planning Areas adjacent to and surrounded by the Rural Development Planning Area, residential development is supported at rural low densities of one unit per five (5) acres or more on private well and septic.

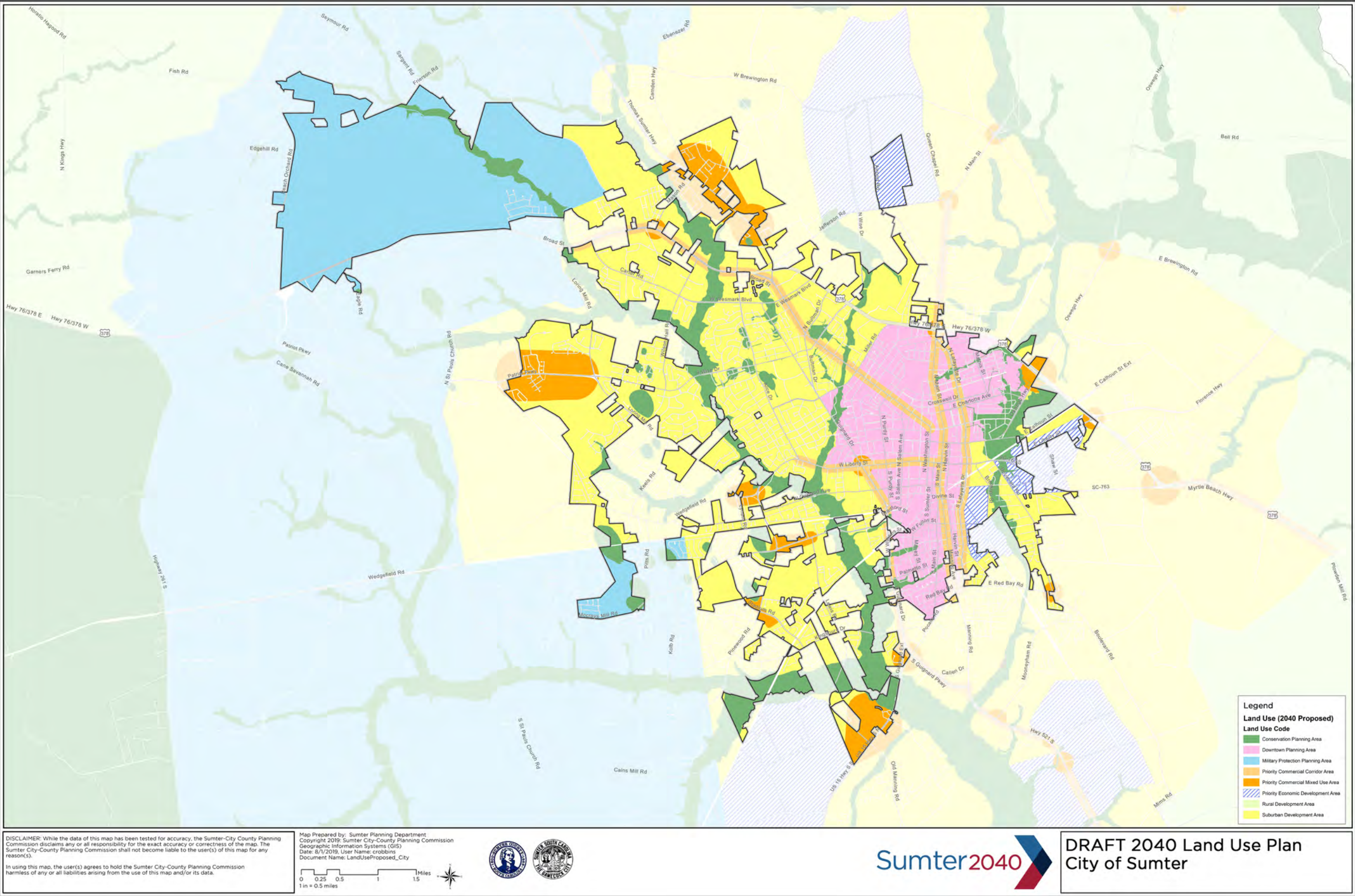
Non agricultural commercial uses are not supported in the Conservation Preservation Planning Area except along the U.S. 378 corridor or as otherwise noted.
3. Conservation areas adjacent to the Downtown and Suburban Planning Areas are characterized by floodplain, stream corridors, Carolina bays, and wetlands. As a general policy, development should be limited in these areas. Where development is appropriate, low impact engineering and architectural design practices shall be incorporated into all projects.



Photo: Woods Bay State Park



Map LU-11 Official Sumter County Land Use Plan Map



Map LU-12 Official City of Sumter Land Use Plan Map

Implementation Action Items

The following section sets forth implementation measures for the Sumter 2040 Comprehensive Plan. Distinguishable from the broader aspirational tenants found within the preceding policies, the implementation strategies are actionable and achievable (assuming prioritization is directed and resources allocated).

Time Frames:

Short Term	1-3 years
Mid Term	4-6 years
Long Term	7-10 years
Ongoing	1-10 years

Comprehensive Planning Initiatives

Small Area Plans/Neighborhood Action Plans - Small area and neighborhood plans act to clarify acute local land use issues and engage active neighborhood input.

- Approaches might include:
- Identifying definable neighborhoods and sub areas
 - Identifying future preferred land use
 - Developing local design standards
 - Creating unique neighborhood standards
 - Preparing viable redevelopment alternatives

Timeframe: Short, Mid Term

Companion Study Implementation -Since 2016, four companion studies related directly to the Sumter 2040 Comprehensive Plan have been completed. The Sumter-Shaw AFB Joint Land Use Study (JLUS) (2016), the Downtown Master Plan (2019), City of Sumter Housing Study (2019), and the Sumter Area Transportation Study (SUATS) 2045 Long Range Transportation Plan (2018) contain specific implementation recommendations for City and County Council to consider.

Timeframe: Ongoing

Zoning Ordinance Review

Full City-County Zoning Update - Both the City and County Zoning and Development Standards Ordinances were written and adopted in 1999, twenty years ago. A full review, update, and revision to modernize our approach to zoning and development standard controls should take place. If considered a le carte, areas to review include:

- Parking minimums and maximums
- Non-residential uses in residential districts
- Use review by district
- JLUS zoning recommendations

- Open space and cluster development options
- Floodplain development
- Neighborhood preservation options
- Downtown zoning enhancements related to use and design

Timeframe: Short Term, Mid Term, Long Term

Land Use Related Studies

County Abandoned and Dilapidated Housing Study - Anecdotally, vacancy rates are rising in the County. A detailed inventory and analysis of countrywide vacancy would provide actionable real-time data for decision makers.

Turkey Creek Greenway Feasibility Study - Identified in both the SUATS LRTP and the Sumter 2040 Comprehensive Plan, this greenway will connect to the Shout Pouch Greenway and will provide a connected trail system for the eastern side of the City. An initial feasibility study is recommended.

City-County Parks and Recreation Plan - The City and County operate independent parks and recreation facilities programs. A long range approach to facilities programming and maintenance is recommended in order to plan for these important community facilities.

Capital Improvements Plan - It is recommended that the City and County develop formal 5 - 10 year Capital Improvements Plans. These plans should anticipate current and future capital needs and planned funding opportunities.

Timeframe: Long Term

Historic, Cultural, and Sustainability Topics

Open Space and Floodplain Enhancement - With flooding events occurring in 2015 and 2016, the City and County will review local requirements related to open space, development in the floodplain, critical environmental buffers, and storm water management techniques to better prepare for future events.

Historic District Boundaries - The City will review the Hampton Park Historic District and Downtown Historic District boundaries for potential expansion.

Timeframe: Mid Term

Housing

Land Bank - The City will develop a City-wide Land Bank strategy and program for all publicly owned property.

City of Sumter Housing Study - The City will implement the recommendations and implementation strategies adopted under this companion study.

- Specifically, the City will consider:
- A rental registry program
 - Revision to mobile permissibility
 - Affordable dwelling unit requirements

Timeframe: Short Term, Mid Term