

ORDINANCE NO. 04-524

(OA-03-28) AN ORDINANCE TO AMEND THE TEXT OF THE SUMTER COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE

WHEREAS, the request by the Planning Commission Staff to amend the text of the County Zoning and Development Standards Ordinance, has been duly considered by the Planning Commission and all requirements of Article One, Section T, and all other applicable sections of the County Zoning and Development Standards Ordinance have been complied with; and

WHEREAS, the request has been forwarded to County Council with a recommendation for approval from the Planning Commission and County Council concurs with their recommendation;

Now therefore, be it ordained by the County Council of the County of Sumter, South Carolina, at its regular meeting duly assembled and by the authority there of adopt the following changes:

TEXT CHANGE:

1. Section 3.p.8.a: Change “sixty (60) days” to “twenty-two (22) days”.
2. Section 3.p.8.a: At the end of the first paragraph, add the following:

The applicants are strongly encouraged to coordinate their entire request with the staff at least 60 days prior to the Planning Commission meeting. Due to the potential complexity of Planned Developments, a recommendation for denial will be forwarded to the Planning Commission and Council if all required items are not submitted by the twenty-two (22) day suspense.

3. Section 2.a.: Add a new subparagraph 2

2.a.2: The minimum area of any free-standing zoning area will be 2 acres. Free-standing zoning areas are areas where common types of zoning are contiguous. Those common types include commercial (GC, LC, NC, and PO), Industrial (HI, and LI) City and (HI, LI, and M-U-I) County, Residential (R-15, R-9, R-6, GR, and MFR), Planned Development, Agricultural (AC and AC-10), and Conservation Preservation.

4. Section 7.d.9.a: Change Letter of Credit to same font and print as rest of paragraph and add “Bond, or other financial instrument acceptable to council”.
5. Section 8.e.1.c.2.i: At the end of the paragraph, add the following sentence: The Rural Community Drive will have adequate emergency turn around locations. If the RCD does not connect at both ends, a cul-de-sac with a minimum radius of 50 ft will be placed at the end of RCD. For RCD’ s greater than 1000 ft in length, an internal turn around location(s) must be installed to meet emergency service requirements.

6. Section 4.f.3.b at the end of the sentence after height delete “otherwise specified” and add “of the highest adjacent building”.
7. Section 5.b.3.d.3. changing all verbiage after arterial road to make it section 5.b.3.d.4. After activities in paragraph 4, add the following:
or business on such parcel or contiguous parcel where the mineral or the surface rights which are under the same ownership or control on the date of passage of this Ordinance shall be exempt from the requirements of this section.

All other sections of the Zoning and Development Standards Ordinance of the County Of Sumter, South Carolina, and subsequent amendments, shall remain as previously adopted. .

Adopted by Sumter County Council this 24th day of February 2004 to take effect immediately.

SUMTER COUNTY, SOUTH CAROLINA

Naomi D. Sanders, Chairwoman

ATTEST:

Mary W. Blanding, Clerk to County Council

First Reading: **January 13, 2004**
Second Reading: **February 10, 2004**
Public Hearing: **February 10, 2004**
Third Reading and Adoption: **February 24, 2004**

Copies to: Clerk of Court, Planning, and Assessor’s Office.