

**ORDINANCE PD-02-08**  
**TO AMEND THE ZONING MAP**  
**OF THE COUNTY OF SUMTER, SOUTH CAROLINA**  
**BY REZONING 293 +/- ACRES LOCATED CAMDEN HIGHWAY AND BECKWOOD**  
**ROAD AND OWNED BY SUMMIT REALTY FROM AGRICULTURAL**  
**CONSERVATION (AC) TO PLANNED DEVELOPMENT (PD).**

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WHEREAS, Article I, Section T, entitled “Amendment Authorization and Procedure” of the Zoning and Development Standards Ordinance for the County of Sumter adopted December 7, 1999, provides a procedure for amending the Official Zoning Map of the County of Sumter; and

WHEREAS, said procedure has been followed, and the Sumter City-County Planning Commission has reviewed and hereby recommends favorably the following amendment to the Official County of Sumter Zoning Map.

**NOW THEREFORE, BE IT ORDAINED BY THE CHAIRMAN AND THE COUNTY COUNCIL OF THE COUNTY OF SUMTER, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED BY THE AUTHORITY THEREOF, THAT:**

I. I. The property located adjacent to Camden Highway and Beckwood Road and owned by Summit Realty is hereby rezoned from Agricultural Conservation (AC) to Planned Development (PD), in accordance with the attached development and buffering plan and identified by the following Tax Map Block and Parcel Numbers:

- • 202-00-02-012
- • 202-00-02-013
- • 202-00-02-014
- • 202-00-02-015
- • 202-00-02-016
- • 202-00-02-017
- • 201-00-03-030

II. II. The Planned Development rezoning shall be with the following conditions:

1. 1. All site plans (to include buffering and landscaping) must be approved by Planning Commission as an attachment to the PD
2. 2. All commercial buildings located within the PD must undergo HCPD review
3. 3. All roads interior to PD must have curb and gutter
4. 4. Sidewalks on at least one side of all interior streets with the following exceptions:
  - a. a. The street entering the PD across Highway 521 from Mason Road back to the first “service road”
  - b. b. The street directly in front of the portion of the PD labeled on the submitted site plan as “General Commercial & Assorted Warehouses (Contractor Offices)

- 5. 5. Use of bicycle and nature trails to connect various sections of the development where roads are not feasible
- 6. 6. Impervious surface ratios of not more than 75% for all commercial uses
- 7. 7. Comprehensive drainage plan
- 8. 8. Water & Sewer Service to be worked out with City Council
- 9. 9. Traffic Study:
  - a. a. Will be executed to take into account development up to a specific threshold (i.e., specific number of parking spaces, commercial building square footage, etc.). Once surpassed, the traffic study must be revised for each incremental increase above the threshold (i.e., each additional 1000 parking spaces, 10,000 square feet of commercial building square footage, etc.)
  - b. b. Any necessary traffic mitigation will be the responsibility of the developer
- 10. 10. Signage will consist of monument signs of no more than 10' in height and otherwise conforming to Limited Commercial signage requirements
- 11. 11. All other Development Standards IAW County Zoning Ordinance
- 12. 12. Developer is encouraged to avoid locating parking lots between commercial buildings and streets exterior to the PD. Where parking will be contiguous to streets exterior to the PD the developer is encouraged to place a 20' buffer consisting of low shrubs and grass between parking lots and the street
- 13. 13. Comply with the City Tree Protection Rules in the Zoning Ordinance
- 14. 14. White Family will preserve their Family Cemetery and ensure the on-going maintenance of the cemetery.

III. III. The Planned Development zoning shall include the following permitted uses and no others, unless further reviewed and recommended by the Sumter City-County Planning Commission, and specifically approved by the Chairman and County Council of Sumter, South Carolina.

- 1. 1. Commercial Uses – See Attachment 1
- 2. 2. Residential Uses – As approved with each site plan and:
  - a. a. Accessory uses such as bathhouses, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds and workshops, and home occupations.
  - b. b. Accessory apartments as defined in Section 3.b.2.g. of Sumter County Zoning and Development Standards Ordinance if part of the specific site plan.

IV. IV. Said property being officially rezoned to the classification Planned Development (PD), the official Zoning Map of the County of Sumter is so amended to reflect said change.

V. V. This Ordinance shall become effective immediately upon its adoption on Third Reading.

**DONE RATIFIED AND ADOPTED BY THE CHAIRMAN AND THE COUNTY COUNCIL OF THE COUNTY OF SUMTER, SOUTH CAROLINA, ON THIS 9<sup>th</sup> DAY OF July 2002.**

COUNTY OF SUMTER, SOUTH CAROLINA

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Charles Edens, Chairman

ATTEST:

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Mary Blanding

First Reading: June 11, 2002

Second Reading: June 25, 2002

Public Hearing: June 25, 2002

Third Reading and Adoption: July 9, 2002

## **ATTACHMENT 1: PERMITTED COMMERCIAL USES**

1. 1. Administrative offices, with SIC Auxiliary Code 1;
2. 2. Research, development, and testing, with SIC Auxiliary Code 2;
3. 3. General Contractors Offices with SIC Codes 15 and 17
4. 4. Printing, publishing, and allied industries, with SIC Code 27;
5. 5. Mini-warehouses, with SIC Code 4225, and the accompanying requirements outlined in 3.h.2.d;
6. 6. Postal, transportation, communication, and utilities, facilities and services, with SIC Codes 43, 47, 48, and 49;
7. 7. Water supply facilities, with SIC Code 494;
8. 8. General retail trade such as: building-hardware-garden supplies, department & food stores, convenience store, clothing and home furnishing, eating and drinking establishments, drug stores, used merchandise (but no flea markets), specialty and novelty stores (i.e., bicycle, books, stationery, jewelry, hobby & toy, camera & photo, luggage, sewing, and catalog, florist, tobacco, optical, artist supply, pet shops, firewood, monuments), with SIC Codes 52, 53,54, 56, 57, 58, 523, 525, 526, 541, 591, 593, 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5961, 5992, 5993, 5995, and 5999;
9. 9. Motor Vehicle Dealers, with SIC Code 5511 (automotive repair, with SIC Code 7538, only when incidental to Motor Vehicle Dealer)
10. 10. Fuel dealers, with SIC Code 598;
11. 11. Banking, lending institutions, security & broker services, insurance companies, with SIC Codes 60, 61, 62, 63, 64;
12. 12. Real estate agencies, with SIC Code 65;
13. 13. Hotels, motels, rooming houses, boarding houses and organization hotels, with SIC Code 701 and 704;
14. 14. Dry cleaning and laundry operations & services, with SIC Codes 7212, 7213, 7215, 7217, and 7219;
15. 15. Personal service stores, such as: photo studios, beauty shops, barber shops, shoe repair, funeral services & crematories, miscellaneous personal services (mot massage parlors & spas), with the following SIC Codes 722, 723, 724, 725, 726, and 729;
16. 16. Business services, with SIC Code 73;

17. 17. Employment agencies, with SIC Code 7361;
18. 18. Automotive rental & leasing, auto service (except repairs); miscellaneous repairs, with SIC Codes 76, 751, 754, and 7549;
19. 19. Movie theaters, video rental, and motion picture distribution & allied services, with SIC Codes 782, 783, and 784;
20. 20. Amusement and recreation facilities, dance studios, dance schools, bowling alleys, pool halls, sports clubs, physical fitness facilities, golf courses, coin operated amusement center, amusement parks, parks and playgrounds, with SIC Codes 791, 793, 7941, 7991, 7992, 7993, 7996, and 7997;
21. 21. Hospitals, doctors, dentist offices, office & clinics of other health practitioners, medical dental labs, home health services, health and allied services, with SIC Codes 801, 802, 803, 804, 805, 806, 807, 808, and 809;
22. 22. Attorney and legal services offices, with SIC Code 81;
23. 23. Library, museum, art galleries, botanical gardens, vocational schools, job training offices, and other schools and educational services, with SIC Codes 823, 824, 829, 833, 841, and 842;
24. 24. Individual and family social services, with SIC Code 832;
25. 25. Child care, residential care, other social services, with SIC Codes 835, 836, and 839;
26. 26. Professional offices for uses such as: engineering, accounting, research, psychology, etc., with SIC Codes 87 and 89;
27. 27. Executive, administrative and judicial offices and facilities for government, with SIC Codes 92, 95, 96, 911, 912, and 919;
28. 28. Fire protection facilities, with SIC Code 9224;
29. 29. Parks and playgrounds
30. 30. Religious organizations, with SIC Code 866;