

SHAW-SUMTER BUFFER PROPERTY USE GUIDELINES

The City of Sumter, South Carolina (the "City") owns approximately 1,700 acres of undeveloped land, including a tract of approximately 931 acres (TMP No. 187-00-01-001, formerly known as the Booth Farm) and a tract of approximately 694 acres (TMP No. 188-00-01-001, formerly known as Kel-Sam Farms). The City intends to continue to acquire undeveloped or partially developed tracts of land in the area surrounding Shaw Air Force Base. These tracts of land are referred to in these guidelines as the "Shaw-Sumter Buffer Property." The City may use one or more different names for the public or official description of these lands or portions thereof.

With respect to the property formerly known as the Booth Farm, the City is party to an agreement with Sumter County, South Carolina (the "County"), which agreement sets forth mutual rights and responsibilities in such property. Such agreement shall take precedence over these guidelines, and the City will regularly consult with the County on matters affecting the maintenance, improvement, and use of such property.

The purpose of these guidelines is to describe and direct the purposes and uses of the Shaw-Sumter Buffer Property.

DECLARATION OF PURPOSES. The purposes of the City's investment in the Shaw-Sumter Buffer Property are to:

- Provide a venue for official functions of the City, the County, and the legislative delegation representing the County;
- Protect Shaw Air Force Base by preventing encroachment around the base;
- Provide an asset for base retention and economic development;
- Preserve the natural heritage of the City for future generations; and
- Provide passive recreational and periodic educational opportunities for residents.

It is hereby determined and declared that such purposes are public purposes that support the health, welfare, and prosperity of the entire community.

OFFICIAL FUNCTIONS. The City Council of the City, the County Council of the County, or the Sumter legislative delegation may request the use of all or a portion of the Shaw-Sumter Buffer Property for official functions or for functions that benefit the community as a whole. Such requests must be made by the requesting body acting in its official capacity and must be directly related to the official functions of that body. The City does not intend that the Shaw-Sumter Buffer Property become a venue for rentals, for private functions, or for functions that benefit only a certain segment of the Sumter community.

PROTECT SHAW AND PREVENT ENCROACHMENT. Shaw Air Force Base is a vital economic and social component of the Sumter community. As residential and commercial development in Sumter has trended westward, such development has encroached upon Shaw Air Force Base such that new subdivisions and commercial developments have been constructed on or around the perimeter of Shaw Air Force Base. The City is informed and believed that such

encroachment is injurious to the mission of Shaw Air Force Base, threatens the long-term presence of Shaw Air Force base in its current location, and presents health and safety risks. The City is therefore committed to preventing encroachment around Shaw Air Force Base. To that end, the Shaw-Sumter Buffer Property will be kept in a natural and undeveloped state in order to minimize development encroachment around Shaw Air Force Base.

SUPPORT BASE RETENTION AND ECONOMIC DEVELOPMENT. The Shaw-Sumter Buffer Property is currently located to the east and north of, and adjacent to, Shaw Air Force Base. The City ~~intends to construct~~ **has constructed** a welcome center **in on** the Shaw-Sumter Buffer Property that can be used by the military and by the economic development community in Sumter. The proximity of the proposed center to Shaw Air Force Base and the natural beauty of the land will encourage members of the military and economic developers and their prospects to use the center for meetings and events, thereby supporting base retention and the recruitment and retention of economic development. Both the military and economic development are critical sources of jobs, disposable income, and economic advancement within the Sumter community.

THE WELCOME CENTER AT SHAW-SUMTER FARM

The City has constructed a welcome center on the Shaw-Sumter Buffer Property, with funding provided by the Sumter South Carolina Legislative Delegation, to be used by the military, the economic development community, the legislative delegation, and local government officials in Sumter. The Welcome Center is intended to be used for meetings and events that encourage base retention and the recruitment and retention of economic development and educational purposes. The property manager will develop and enforce policies and procedures for use of The Welcome Center to ensure that usage of the center meets the desired intent of base retention and economic development. The Welcome Center will not be rented for private functions.

PRESERVE SUMTER'S NATURAL HERITAGE. The Shaw-Sumter Buffer Property currently contains a working farm and actively managed timber harvesting operations. Farming and timber harvesting were and remain important parts of Sumter's historical and cultural fabric. As Sumter becomes more urbanized, however, such uses have become less visible to the general public. To that end, the City intends to maintain the farming and timber harvesting uses that currently occur at the Shaw-Sumter Buffer Property. In addition, the City intends to:

- Offer educational opportunities for local schools, community groups, and nonprofits for children to see working farms and timber harvesting operations;
- Introduce children and youth in the community to the natural beauty of Sumter;
- Negotiate and enforce long-term conservation easements on the Shaw-Sumter Buffer Property that forever protect the land from development; and
- Develop programs that highlight Sumter's rural and agrarian past.

PROVIDE PASSIVE RECREATIONAL OPPORTUNITIES. The Shaw-Sumter Buffer Property offers numerous recreational opportunities. Providing active, supervised, or programmed activities on a regular basis, however, would impose burdensome costs on the

residents of the City and would require significant use of City personnel. The City will therefore prioritize passive recreational uses that are generally open to all the public. "Passive" recreational uses are generally those that are unsupervised and not programmed.

For example, the City intends to construct walking and/or biking trails through a portion of the Shaw-Sumter Buffer Property. Before doing so, the City must negotiate and execute conservation easements that provide the permissible scope and features of such trails. In addition, the City must institute safety policies that minimize the danger of injury to users without unduly restricting access or burdening the taxpayers of the City.

In addition, the Shaw-Sumter Buffer Property offers fishing and hunting opportunities. Although unrestricted or open access to fishing and hunting at the Shaw-Sumter Buffer Property would be harmful to the health, welfare, and safety of the general public, responsible stewardship of the Shaw-Sumter Buffer Property requires wildlife management. The City therefore may allow managed, limited access to hunting and fishing at the Shaw-Sumter Buffer Property. The following guidelines will apply to those uses.

PROPOSED FISHING AND HUNTING PLAN

- All fishing and hunting activities must be categorized as economic development, youth/youth draw, or wildlife management.
- All fishing and hunting dates will be scheduled by the property manager upon completion of monthly population assessments.
- All youth fishing and hunting participants must be accompanied by an adult 21 years of age or older with a valid SC fishing and/or hunting license throughout the entire activity.
- All guests must sign a liability waver and safety sheet prior to participation in any fishing, hunting, or shooting activity.
- All guests 16 years or older are responsible for purchasing adequate licensing for the species they are hunting.
- All guests must familiarize themselves and strictly adhere to all SCDNR rules and regulations.
- Although elected officials and employees of the City and County are not prohibited from participating in hunting and fishing activities on the Shaw-Sumter Buffer Property, they must do so on the same terms and conditions as any other user and they must do so in connection with an activity that is otherwise permitted under these guidelines.

ECONOMIC DEVELOPMENT FISHING/HUNTING. This use allows the utilization of natural resources on currently owned City property to strengthen Sumter's relationship with prospective and existing businesses at no cost to the City or the taxpayers. The City will determine invitees for economic development fishing and hunting in consultation with the Sumter Development Board. The City hereby finds and determines that Shaw Air Force Base is a critical aspect of Sumter's economic development. Therefore, fishing and hunting opportunities may be afforded to support the City's relationship with Shaw Air Force Base.

YOUTH/YOUTH DRAW/TAKE ONE MAKE ONE FISHING AND HUNTING. The City may in the future provide an opportunity for local youth to participate in safe and ethical

fishing and hunting situations. The property manager will develop policies and establish dates and procedures for these opportunities, provided that such fishing and hunting is generally open on the same terms and conditions to all members of the community.

WILDLIFE MANAGEMENT. The City hereby finds and determines that fishing and hunting for wildlife management will preserve, protect, and promote the overall use of the Shaw-Sumter Buffer Property. To the extent possible, the property manager will coordinate wildlife management activities with economic development and youth fishing and hunting so that the maximum public use of the property may be made. The property manager may determine, in his discretion, that additional fishing and hunting activities may be required to fully manage the wildlife population at the Shaw-Sumter Buffer Property.

ADOPTED THIS 4TH DAY OF DECEMBER 2018, BY SUMTER CITY COUNCIL

CITY OF SUMTER, SOUTH CAROLINA

Joseph T. McElveen, Jr., Mayor

Thomas J. Lowery, Mayor Pro Tem

Ione J. Dwyer, Councilwoman

Calvin K. Hastie, Sr., Councilman

David P. Merchant, Councilman

Steven H. Corley, Councilman

Colin C. Davis, Councilman

ATTEST:

Linda D. Hammett, City Clerk

Originally adopted on March 17, 2015

**Amended to include the Welcome Center at
Shaw-Sumter Farm on December 4, 2018.**