

Sumter City Council

1st Reading
April 18, 2017

Planning Commission Staff Report

PD-17-01, 801 N. Main Street – Garland Center (City)

I. THE REQUEST

Applicant: Thomas W. Garland

Status of the Applicant: Property owner

Request: Rezone nine parcels from General Commercial (GC), Limited Commercial (LC) and Residential (R-6) to Planned Development PD-17-01 for development of a three-story urban multifamily apartment building with up to 70 units and up to 7,000 sq. ft. sq. ft. of multi-tenant retail space on the first floor.

Location: 801 N. Main Street

Size of Property: +/- 2.5 acres

Present Use: Vacant business / single-family residential

Zoning: GC / LC / R-6

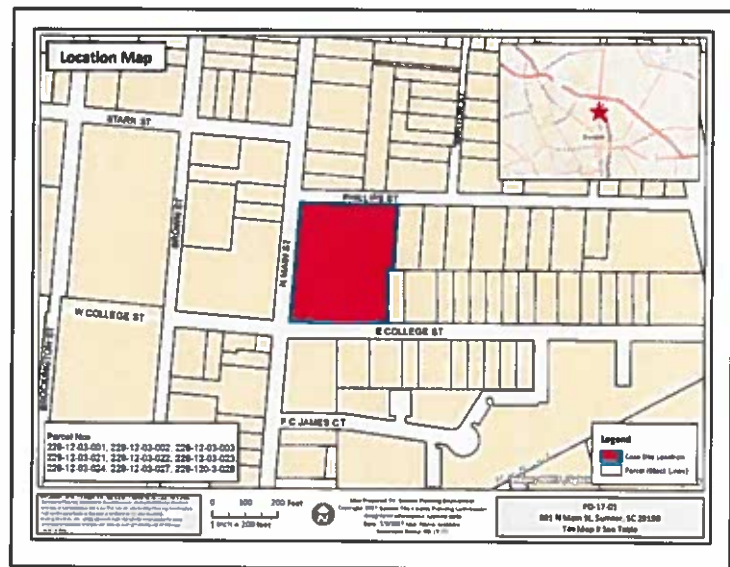
Tax Map Reference: 229-12-03-001; 002; 003; 021; 022; 023; 024; 027; 028

II. BACKGROUND

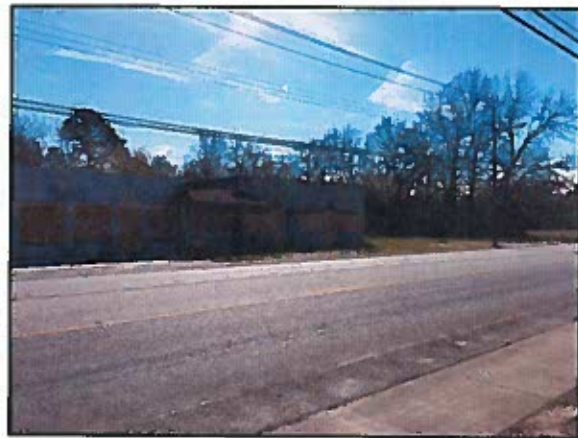
The site is located on the east side of N. Main Street across from Morris College and occupies +/- 2.5 acres between Phillips and College Streets. The east side of the proposed development abuts an established residential neighborhood comprised of single-family homes.

The development site has approximately 370' of road frontage along N. Main Street and approximately 300' of road frontage along both Phillips and College Streets.

The developer proposes to raze a vacant commercial building and five single-family homes currently on this site.



Existing Site



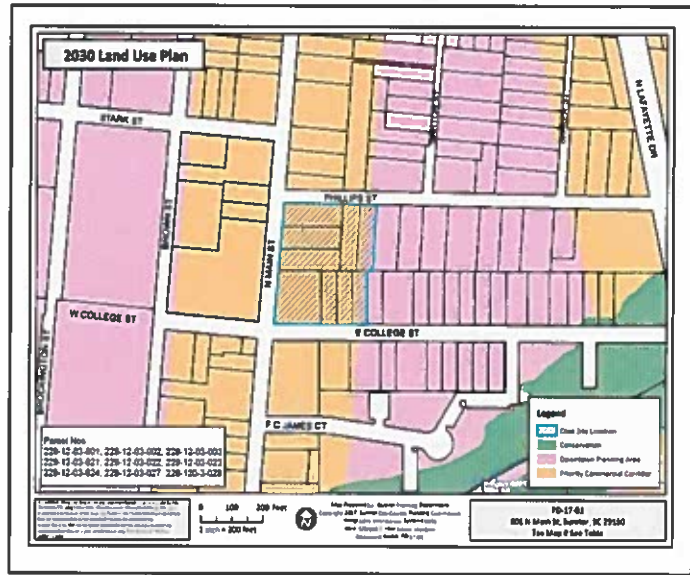
Views of site from across N. Main Street. Above left, as viewed from W. College Street. Above right, as viewed from intersection with Phillips Street.



Above left, view of rear of site from Phillips Street. Above right, view of site from E. College Street.

Land Use and Zoning Compatibility:

As shown in the map to the right, the Sumter 2030 Comprehensive Land Use Plan designates these parcels as being within the Downtown Planning Area and within a Priority Commercial Corridor along N. Main Street. These designations support adaptive reuse/redevelopment of former brownfield sites, seek to protect surrounding residential neighborhoods from further decline, and focuses on improving existing under-utilized corridors. Additionally, mixed use approaches are supported when high quality design, architecture, landscaping and other elements help complement residential and commercial uses.



As shown in the matrix below, the existing patterns of development in the immediate area include a mix of small commercial, single-family residential, and institutional uses. This area is also influenced by the Highway Corridor Protection District (HCPD) overlay.

	Zoning & Design Overlays	2030 Land Use Designation	Type of Uses
North	GC/R-6/HCPD	Priority Commercial Corridor	Funeral home and Single Family Residential
South	NC/R-6/HCPD	Priority Commercial Corridor	Vacant and Single Family Residential
East	R-6	Downtown Planning Area	Single Family Residential
West	R-6/HCPD	Priority Commercial Area	Institutional (Morris College)

R-6 = Residential-6, GC = General Commercial, NC = Neighborhood Commercial, HCPD = Highway Corridor Protection District.

The proposed development supports the reuse/redevelopment of an existing brownfield site, would improve the N. Main Street Corridor, and possibly foster additional future development along the corridor.

Highway Corridor Protection District:

The proposed site is subject to Highway Corridor Protection District review related to architectural design, building scale in relation to the surrounding neighborhood, roof pitch, building materials and colors, reflective materials, landscaping, perimeter buffers, placement of stormwater management devices, off-street parking, and proposed fences, and signage.



The developer has submitted a rendering of the front of the three-story structure, as shown above. Although the height of the structure has not yet been confirmed, a typical 3-story apartment building of this design will range in height from 40'-50' depending on the roof design and any additional elevation features such as raised roof parapets, as pictured above.

There are no other three-story buildings in the immediate vicinity. The Morris College Administration building pictured below was built in 2013 as a two-story building with a height of 41-feet (with mechanical systems in roof area).

The maximum building heights of the underlying GC and LC zoning districts are 60' and 35' respectively. The maximum height in the adjoining R-6 district is 45-feet for nonresidential uses and 35-feet for residential uses.

Although the scale and massing of this building is unlike anything currently built along this portion of N. Main Street, the building height is generally in keeping with the maximum building height limits of zoning districts in this area.



N. Main Street Connectivity Initiative:

Design of this site should be reflective of the Sumter Connectivity Initiative for the N. Main Street corridor. The Sumter Connectivity Initiative seeks to implement a Complete Street design philosophy along the N. Main Street corridor to include planted medians as well as tree-lined verges on either side for traffic calming, a combination of sidewalks, bicycle paths and multimodal paths depending on available right of way, and integrated transit infrastructure. The intersections will see improvements like what has already been implemented in Downtown Sumter, with mast arms, crosswalks and lighting. Now funded, those improvements are in design with construction expected by 2020.



Environmental

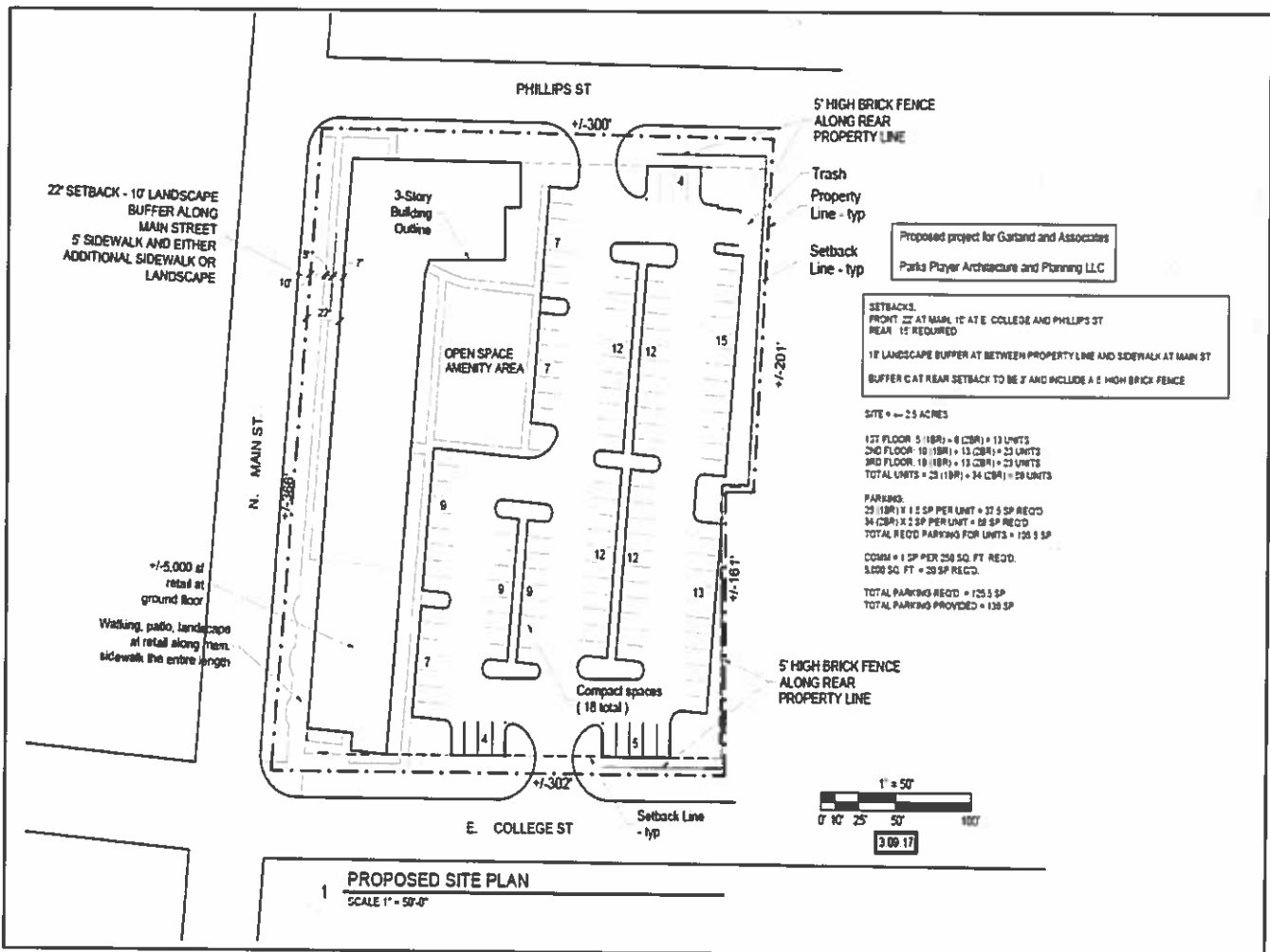
No environmental assessment has been completed. However, there appears to be no designated floodplain or wetlands on this site.

No preliminary impervious surface calculations have been provided. Stormwater management has only been explored conceptually by the applicant. If stormwater will be managed via sheetflow to the existing drainage systems along N. Main, Phillips, and E. College Streets, significant improvement to the street and draining infrastructure may be necessary, per City of Sumter and SC DOT review and approval.

Lack of detail here is an issue for Staff. Stormwater design could significantly impact the site layout and density of the project.

The existing site contains a few mature trees which will have to be inventoried and treated accordingly in compliance with city landscaping standards. As proposed, the site will be cleared.

III. SITE DEVELOPMENT PROPOSAL



Uses

- The conceptual site plan includes a three-story +/- 64,500 sq. ft. urban multifamily apartment building with 59 units (25 one bedroom and 34 two bedroom). Note: the applicant has requested flexibility to develop up to 70 apartment units. The total number of units will ultimately be driven by factors affecting the final site design, including on-site parking, stormwater, landscaping, etc.
- A portion of the first floor closest to the corner of N. Main Street and E. College Street has been identified for 5,000 sq. ft. of multi-tenant retail space. Note: the applicant has requested flexibility to develop up to 7,000 sq. ft. of multi-tenant retail space. The total amount of multi-tenant retail space will ultimately be driven by the specific commercial uses that are planned for the site, as well as the availability of on-site parking to accommodate those specific uses.
- The applicant has requested that the following commercial related uses be allowed in the first floor area of multi-tenant retail space (up to 7,000 sq. ft.) within the Planned Development:
 - Multifamily apartments
 - Paint, Glass, Wallpaper SIC 523
 - Paint and Wallpaper-not glass SIC 524
 - Hardware Stores SIC 525
 - General Merchandise SIC 53
 - Home furniture, furnishing stores SIC 57
 - Eating places SIC 5812
 - Antique stores SIC 5932
 - Sporting goods and bicycle shops SIC 5941
 - Book stores SIC 5942
 - Stationary shops SIC 5943
 - Jewelry stores SIC 5944
 - Hobby, toy, game shop SIC 5945
 - Camera, photo supply houses SIC 5946
 - Gift, novelty, souvenir shops SIC 5947/5948
 - Florist SIC 5992
 - Optical good stores SIC 5995
 - Misc. retail (ie: artist supplies, antennae rooms, stamps, and telephone stores) SIC 5999
 - Pet shops SIC 5999
 - Insurance carriers and agents SIC 63, 64
 - Real estate, holding investment SIC 65
 - Power laundries/dry cleaning plants SIC 7211/7216
 - Coin operated laundries SIC 7215



- Photographic studios SIC 722
- Beauty and barber shops SIC 723, 724
- Business services SIC 73
- Mailing, reproduction, commercial art, photography, photocopying, direct mail and stenographic services SIC 733
- Computer programming, data processing, systems design, information retrieval, facilities management services, and computer rental, maintenance, and repair SIC 737
- Computer programming services SIC 7371
- Computer facilities management services SCI 7379
- Security system services including burglar alarm monitoring and maintenance, fire alarm monitoring and maintenance, and monitoring of security system devices, burglar/fire alarms SIC 7382.
- Physical fitness facilities SIC 7991

Open space:

- A percentage of overall open space has not been provided.
- According to the applicant, the open space/amenity area could consist of a grassed area with benches, a volleyball court, or a pool.

Perimeter buffering and site landscaping:

- Applicant proposes a brick fence of 5-feet in height along the rear of the property line abutting existing residential development, and along a portion of both E. College and Phillips streets.
- The applicant has proposed a street landscaping buffer of 10-feet in width along N. Main Street. No specific landscaping material is identified for this buffer or anywhere else on site.
- The applicant has proposed a rear perimeter landscaping buffer of 3-feet in width along the rear property line. Staff is instead recommending that the applicant design the rear buffer to meet minimum ordinance standards of a 10-foot buffer in addition to the 5-foot tall brick fence. The brick fence shall be placed on the rear property line with 10-foot landscaping buffer planted on the interior portion of the site.
- The applicant has proposed no landscaping buffers for the perimeter of the lot abutting Phillips or E. College Streets. Staff is instead recommending that the applicant design these buffers to meet minimum ordinance standards of a 10-foot street landscaping buffer.
- Planted landscape islands within the parking lot have been proposed by the applicant.

Utilities and Services

- An area for both residential and commercial trash dumpsters has been established in the rear corner of the property closest to Phillips Street, to be placed within the rear setback area.

Parking, access, and site circulation:

A total of 136 parking spaces have been provided on the conceptual site plan for a density of 59 apartment units and 5,000 sq. ft. of retail space. Of those, 106 spaces have been identified for apartments and 20 for the ground floor retail. Depending on the type of retail uses that locate on the site, parking may be inadequate. A minimum of five handicapped spaces must be provided. Eighteen compact car spaces are identified on the concept plan. There is currently no on-street parking available due to the design and condition of E. College and Phillips Streets. Neither street has a sidewalk or curb and gutter. Ultimately, the total number of parking lot spaces required will depend upon the final residential and commercial densities/uses the site can support.

Access to the site will be via two driveways, one off of Phillips Street, and one off of E. College Street.

The conceptual site plan shows a system of internal sidewalks. No sidewalks currently exist on N. Main, Phillips or E. College Streets. It is expected that the applicant provide a sidewalk along the N. Main St. frontage (alone or in partnership with the N. Main St. corridor project).

The colored elevation rendering indicates sidewalk café style seating in front of the multi-tenant retail portion of the site along N. Main Street. Additional details of this concept have not been provided. Therefore, the applicant will need to provide these design details during the major site plan review to ensure there is adequate space to develop this outdoor dining feature.

Traffic Impacts:

No traffic impact analysis (TIA) has been provided by the applicant. However, given the size of this development and variety of proposed retail uses, a TIA may or may not be required by the City of Sumter and/or SC DOT at the time of major site plan submission. Some retail uses, in combination with the apartment use, will trigger the required traffic study.

IV. PLANNED DEVELOPMENT CONDITIONS

Although the current underlying commercial zoning districts allow for the development of apartments and retail uses, it is more appropriate for the applicant to request a Planned Development (PD) zoning district designation for this project. Given that the applicant is introducing an urban form of mixed use development to an area of the city where traditional suburban development patterns exist, the PD process provides both the applicant and the city with greater flexibility in developing standards that address the overall site design to ensure that the proposed development will be harmonious with the surrounding area in terms of landscaping, setbacks, sizes of structures, land use relationships, and accessibility.

Given the conceptual nature of the site plan, lack of detail provided at this stage for some of the critical development review components for this project, and the variety of uses proposed for the multi-tenant retail space, staff has developed a list of conditions to address uncertainties in the development proposal.

If approved, this development will also be subject to Planning Commission and City Council review and approval of Major Site Plan and Highway Corridor Protection District applications as a revision to the PD.

The following development conditions are recommended for PD 17-01 to implement the development scenario proposed by the Applicant:

Garland Center: to be developed in accordance with the submitted concept plan titled, “Garland Center, Sumter, South Carolina.”

1. **Building Setbacks:** N. Main Street – 20 ft.; Phillips Street – 10 ft.; E. College Street – 10 ft.; Rear – 30 ft.
2. **Maximum Height** – 50 ft.
3. **Maximum Number of Apartment Units:** up to 70 units. Note: The total number of units will ultimately be driven by factors affecting the final site design, including bedroom type, on-site parking, stormwater, landscaping, etc.
4. **Maximum Retail Space:** up to 7,000 sq. ft. Note: The total amount of multi-tenant retail space will ultimately be driven by the specific commercial uses that are planned for the site, as well as the availability of on-site parking to accommodate those specific uses.
5. **On-site Parking:**
 - a. All on-site parking shall meet all standards outlined in Article 8, Section I of the City of Sumter Zoning and Development Standards Ordinance.
 - b. As future businesses occupy the retail space, a parking study shall be submitted with each change of tenant prior to issuance of a business license to ensure that adequate parking is provided.
6. **Site Access:** Two (2) access points for the development as shown on the concept plan, per SC DOT approval and issuance of SC DOT encroachment permits.
7. **Traffic Impact Analysis:** Given the size of this development and variety proposed retail uses, a TIA may or may not be required by the City of Sumter and/or SC DOT at the time of major site plan submission. Some retail uses, in combination with the apartment use, will trigger the required traffic study.
8. **Highway Corridor Protection District:** All structures must meet Highway Corridor Protection District Design Review Standards as required in Article 3, Section T of the City of Sumter Zoning & Development Standards Ordinance. Final design shall be approved by City Council as a revision to the PD.
9. **Open Space Plan:** 25% of project area, to be identified and defined at time of major site plan submission.

10. Landscaping/buffering:

- a. A formal tree survey and tree protection plan is required prior to any land disturbing activities.
- b. Lot perimeter landscape buffers must be provided per Article 9 of the City of Sumter Zoning and Development Standards Ordinance, specifically a Street Landscaping buffer along N. Main, Phillips, and E. College Streets, and a Type C landscaping buffer along the rear property line adjoining the R-6 zoned properties.
- c. Parking lot landscaping must be provided per Article 9 of the City of Sumter Zoning and Development Standards Ordinance.
- d. Brick fencing as identified on concept plan shall be constructed of brick masonry materials that are in keeping with the design of the building.
- e. The brick fence shall be placed on the rear property line with 10-foot landscaping buffer planted on the interior portion of the site.
- f. The trash dumpster site may be located within the rear setback, but shall be designed and located in such a way to limit impacts to landscape buffers and adjoining properties, to be determined at time of major site plan review.

11. Maximum Impervious Surface Ratio: 0.92

12. Stormwater Management:

- a. To be designed to meet all applicable standards. Location shall be approved as a part of the major site plan.

13. Signage:

- a. Must comply with Article 8, Section H of the City of Sumter Zoning and Development Standards Ordinance.
- b. Freestanding signage shall be limited to one monument sign constructed of brick materials in keeping with the design of the building.

14. Sidewalk café seating: Additional details of this concept will need to be provided during the major site plan review to ensure there is adequate space to develop this outdoor dining feature.

15. Permitted Uses:

- Multi-family apartments
- Paint, Glass, Wallpaper SIC 523
- Paint and Wallpaper-not glass SIC 524
- Hardware Stores SIC 525
- General Merchandise SIC 53
- Home furniture, furnishing stores SIC 57
- Eating places SIC 5812

- Antique stores SIC 5932
- Sporting goods and bicycle shops SIC 5941
- Book stores 5942
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- Misc. retail (ie: artist supplies, antennae rooms, stamps, and telephone stores) SIC 5999
- Pet shops SIC 5999
- Insurance carriers and agents SIC 63, 64
- Real estate, holding investment SIC 65
- Power laundries/dry cleaning plants SIC 7211/7216
- Coin operated laundries SIC 7215
- Photographic studios SIC 722
- Beauty and barber shops SIC 723, 724
- Business services SIC 73
- Mailing, reproduction, commercial art, photography, photocopying, direct mail and stenographic services SIC 733
- Computer programming, data processing, systems design, information retrieval, facilities management services, and computer rental, maintenance, and repair SIC 737
- Computer programming services SIC 7371
- Computer facilities management services SCI 7379
- Security system services including burglar alarm monitoring and maintenance, fire alarm monitoring and maintenance, and monitoring of security system devices, burglar/fire alarms SIC 7382.
- Physical fitness facilities SIC 7991

16. Sumter City Council, after review and recommendation by the Planning Commission shall review as a revision to the PD all major final site plans, architectural elements, and/or other amendments to this project.

V. TECHNICAL REVIEW COMMITTEE

Given the conceptual nature of the Planned Development submission, the Major Site Plan and Highway Corridor elements will return to the Technical Review Committee for full evaluation once submitted.

VI. STAFF RECOMMENDATION

The PD rezoning proposal introduces an urban form of mixed use development to an area of the city where traditional suburban development patterns exist. Additionally, the plan of development includes the removal of five existing single-family homes from an established residential neighborhood. Therefore, the surrounding area will undoubtedly be impacted by this development.

Although staff is supportive of the development concept with the conditions as outlined above, there are a number of uncertainties regarding the site details that may impact the final design of the site. Where will the stormwater go? Will a traffic study be required? Do College and Phillips Streets need to be upgraded? What is the final development mix? What does the applicant plan for N. Main St.? What about landscaping and open space? These are questions unanswered by the current proposal.

The scale of the project will create a very urban form along N. Main Street, as proposed. At 50 feet tall and just 20 feet back from N. Main St., the project will be one dominating presence. It may be more appropriate for the neighborhood, and due to the difficulty of fitting parking and stormwater elements (among others), that the scale be reduced to two stories and a maximum height between 35' and 40', with fewer units. This will certainly make parking, open space, and landscaping easier to provide.

Councils' options:

City Council has the option of **approving the project as proposed by the applicant**, along with the draft conditions guiding the final site plan and highway corridor elements. Council can choose to delegate final design approval to the Planning Commission or require the application to return to Council. Here, council is essentially approving the concept, with final development plans to return to Council.

In the alternative City Council can **refer the application back to the Planning Commission** in order for the applicant to resolve the site design issues related to stormwater, landscaping, streetscape, and to define a more specific development mix which can be proven to fit within the site envelope (such as a specific number of units and a specific commercial square footage and type).

VII. DRAFT MOTION

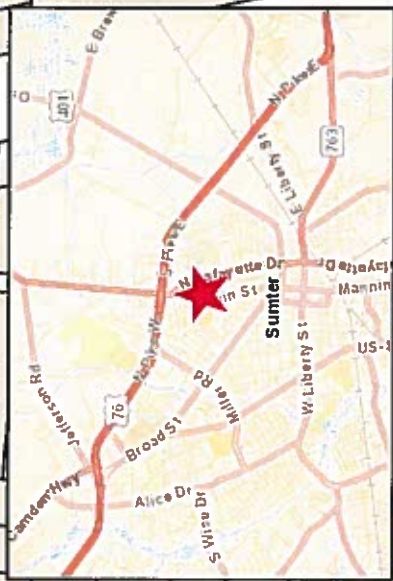
- 1) I move that the City Council approve PD-17-01
- 2) I move that the City Council refer PD-17-01 back to the Planning Commission in order to resolve the outstanding issues
- 3) I move an alternate motion.

VIII. PLANNING COMMISSION – MARCH 22, 2017

The Planning Commission recommended approval of the request as submitted by the applicant, along with the development conditions provided by the Planning Staff.

IX. CITY COUNCIL – APRIL 18, 2017 – FIRST READING / PUBLIC HEARING

Location Map



Parcel Nos
 229-12-03-001, 229-12-03-002, 229-12-03-003,
 229-12-03-021, 229-12-03-022, 229-12-03-023,
 229-12-03-024, 229-12-03-027, 229-120-3-028

Legend

- Case Site Location
- Parcel (Black Lines)

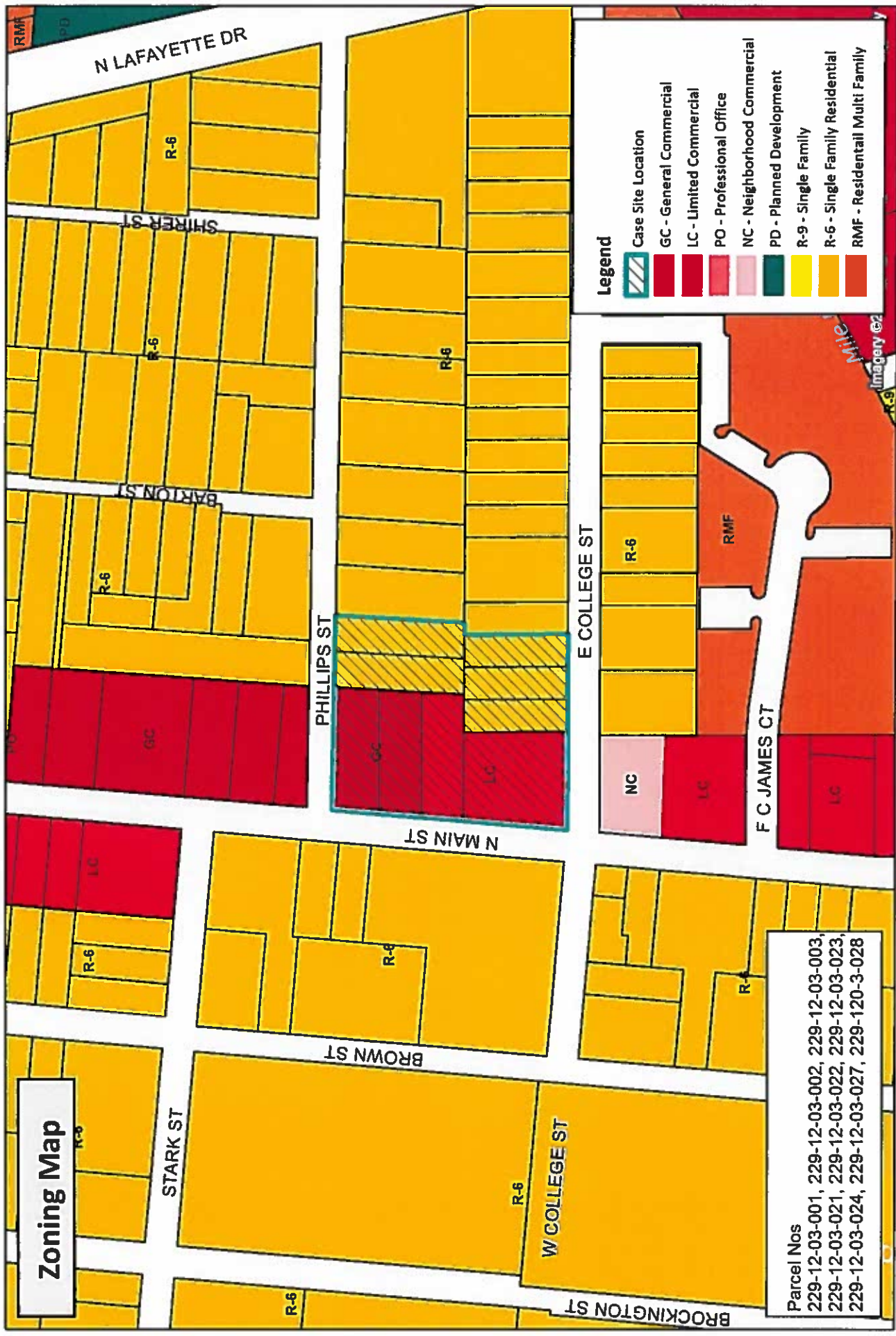


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 Date: 3/9/2017, User Name: crobblins
 Document Name: PD-17-01

PD-17-01
 801 N Main St, Sumter, SC 29150
 Tax Map # See Table

Zoning Map



- Legend**
- Case Site Location
 - GC - General Commercial
 - LC - Limited Commercial
 - PO - Professional Office
 - NC - Neighborhood Commercial
 - PD - Planned Development
 - R-9 - Single Family
 - R-6 - Single Family Residential
 - RMF - Residential Multi Family

Parcel Nos
 229-12-03-001, 229-12-03-002, 229-12-03-003,
 229-12-03-021, 229-12-03-022, 229-12-03-023,
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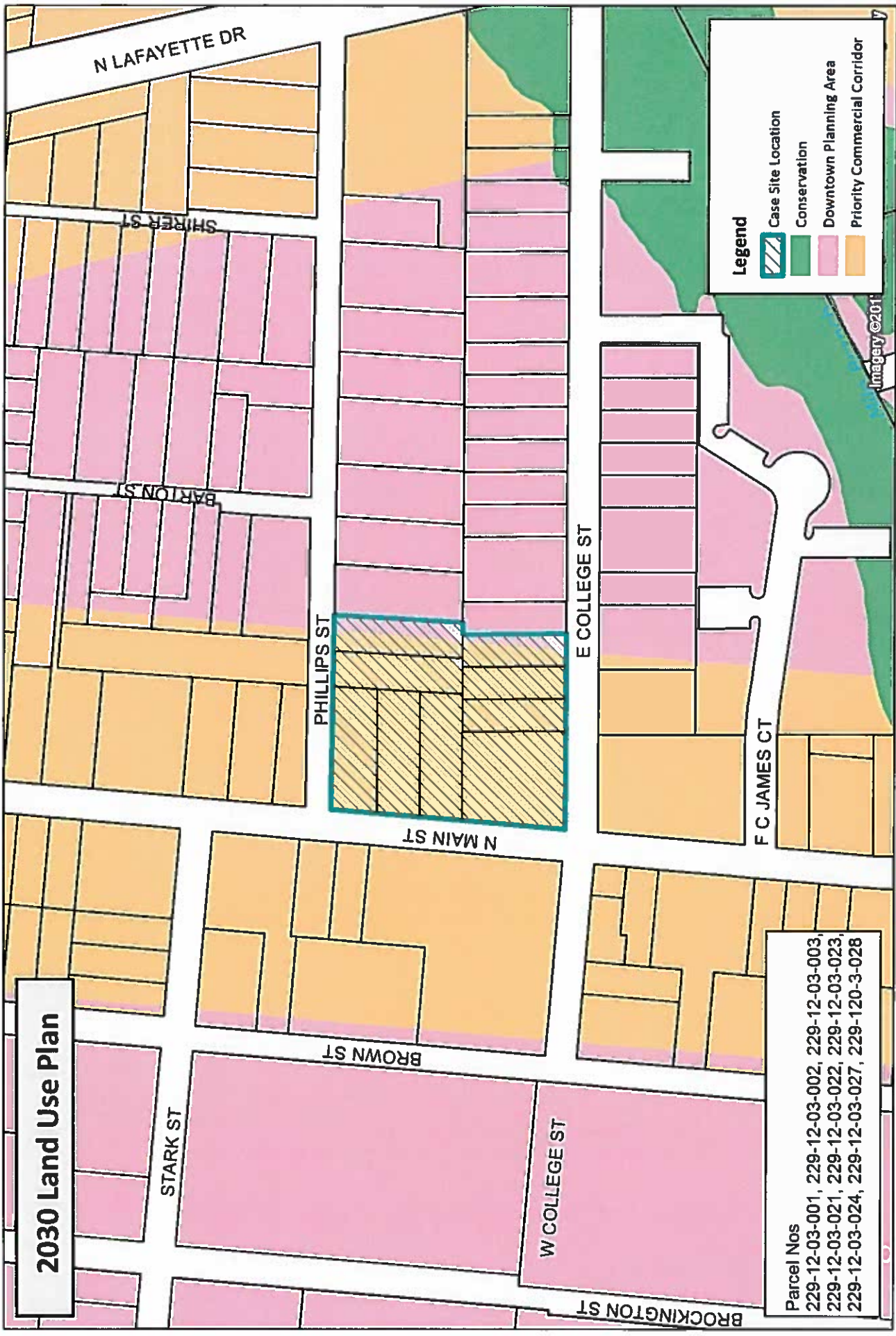
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2030 Land Use Plan

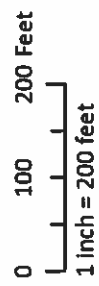


Legend

-  Case Site Location
-  Conservation
-  Downtown Planning Area
-  Priority Commercial Corridor

Parcel Nos
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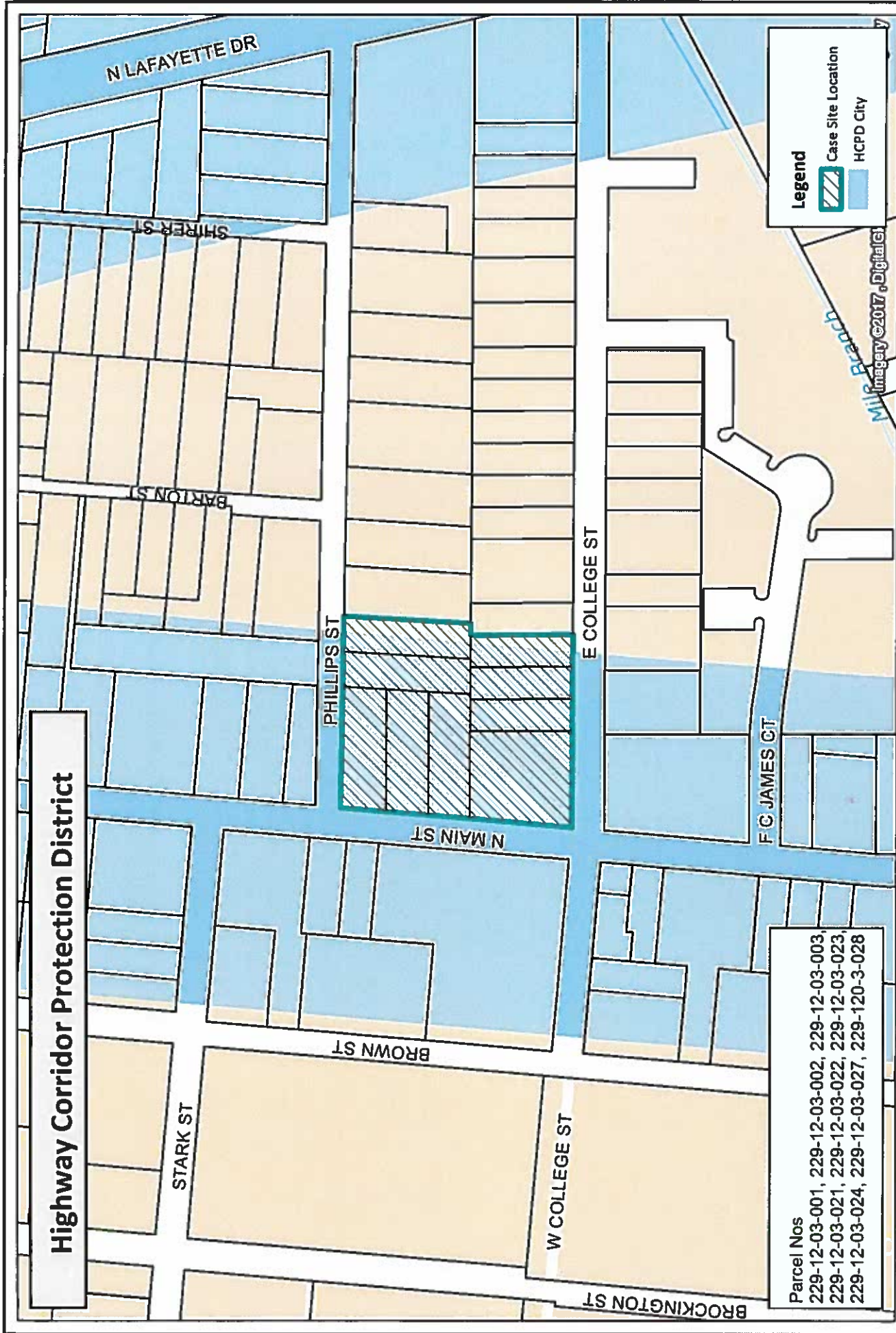
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Highway Corridor Protection District



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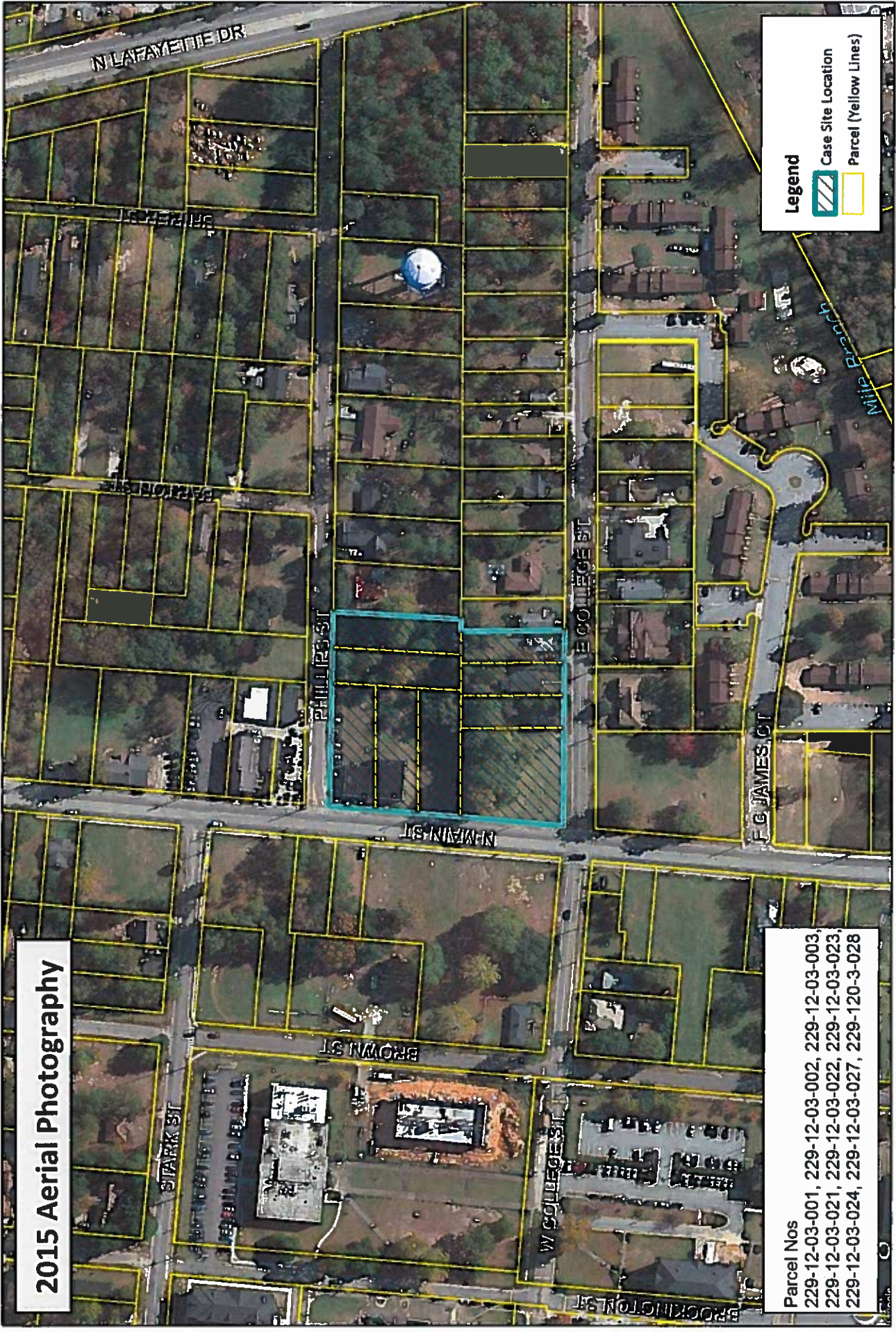


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2015 Aerial Photography

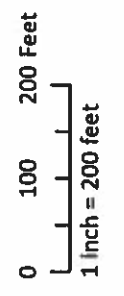


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Legend

-  Case Site Location
-  Parcel (Yellow Lines)

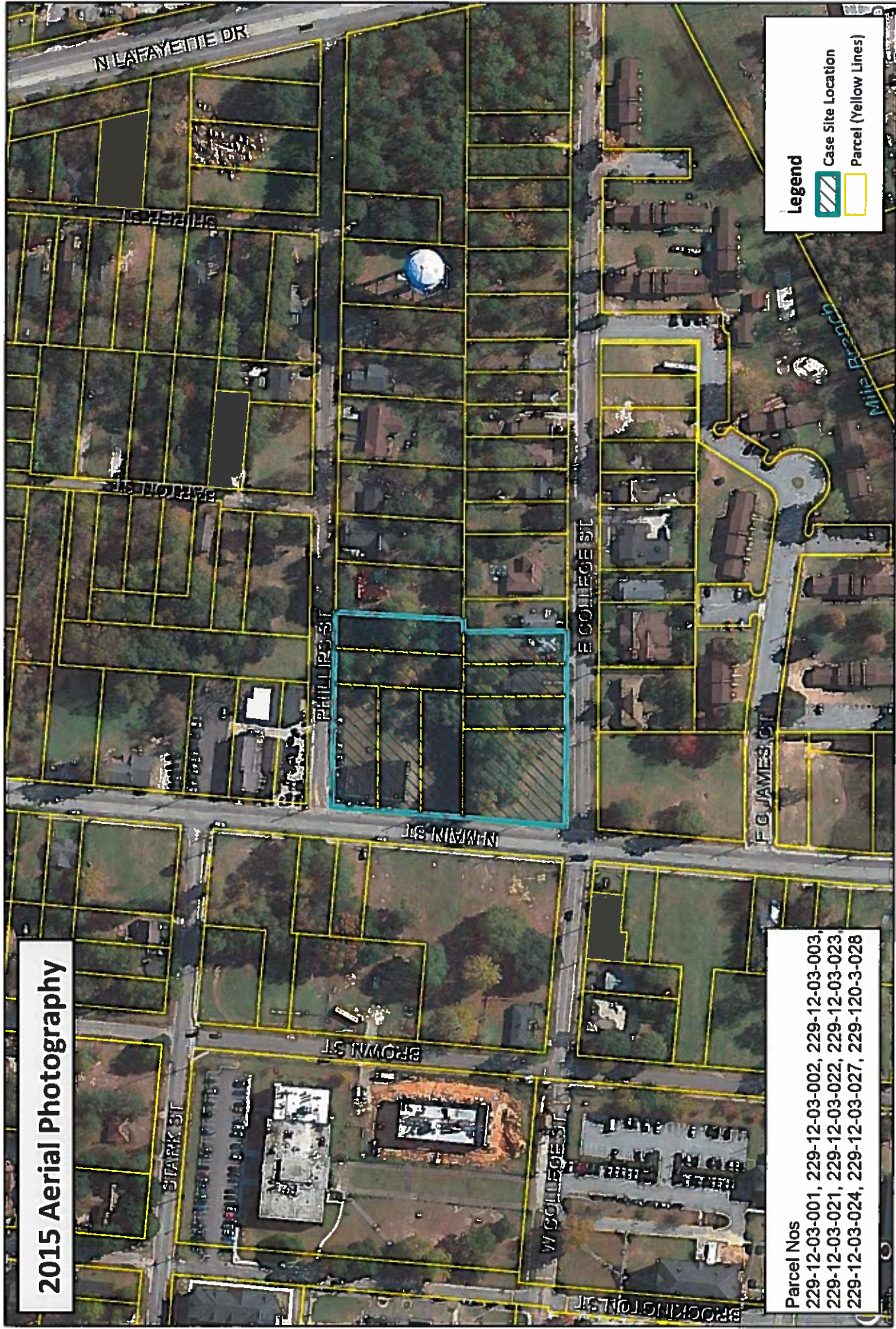
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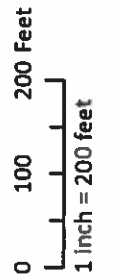


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 Tax Map # See Table

ORDINANCE PD-17-01
TO AMEND THE ZONING MAP
OF THE CITY OF SUMTER, SOUTH CAROLINA
BY REZONING PROPERTIES LOCATED ON N. MAIN STREET, PHILLIPS
STREET, AND E. COLLEGE STREET, OWNED BY THOMAS W. GARLAND
AND ASSOCIATES, LLC
FROM GENERAL COMMERCIAL (GC), LIMITED COMMERCIAL (LC), AND
RESIDENTIAL (R-6) TO PLANNED DEVELOPMENT (PD) 17-01

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

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

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

I. The properties located on N. Main Street, Phillips Street, and E. College Street owned by Thomas W. Garland and Associates, LLC is hereby rezoned from General Commercial (GC), Limited Commercial (LC), and Residential (R-6) to Planned Development (PD) 17-01 in accordance with the attached conceptual development plan and identified by the following tax map block and parcel numbers:

- 229-12-03-001 • 229-12-03-002 • 229-12-03-003 • 229-12-03-021
- 229-12-03-022 • 229-12-03-023 • 229-12-03-024 • 229-12-03-027
- 229-12-03-028

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

Garland Center: to be developed in accordance with the attached conceptual development plan titled, "Garland Center, Sumter, South Carolina," and subject to the following conditions:

1. **Building Setbacks:** N. Main Street – 20 ft.; Phillips Street – 10 ft.; E. College Street – 10 ft.; Rear – 30 ft.
2. **Maximum Height** – 50 ft.

3. Maximum Number of Apartment Units: up to 70. Note: The total number of units will ultimately be driven by factors affecting the final site design, including on-site parking, stormwater, landscaping, etc.
4. Maximum Retail Space: up to 7,000 sq. ft. Note: The total amount of multi-tenant retail space will ultimately be driven by the specific commercial uses that are planned for the site, as well as the availability of on-site parking to accommodate those specific uses.
5. On-site Parking:
 - a. All on-site parking shall meet all standards outlined in Article 8, Section I of the City of Sumter Zoning and Development Standards Ordinance.
 - b. As future businesses occupy the retail space, a parking study shall be submitted with each change of tenant prior to issuance of a business license to ensure that adequate parking is provided.
6. Site Access: Two (2) access points for the development as shown on the concept plan, per SC DOT approval and issuance of SC DOT encroachment permits.
7. Traffic Impact Analysis: Given the size of this development and variety proposed retail uses, a TIA may or may not be required by the City of Sumter and/or SC DOT at the time of major site plan submission. Some retail uses, in combination with the apartment use, will trigger the required traffic study.
8. Highway Corridor Protection District: All structures must meet Highway Corridor Protection District Design Review Standards as required in Article 3, Section T of the City of Sumter Zoning & Development Standards Ordinance.
9. Open Space Plan: 25% of project area, to be identified and defined at time of major site plan submission.
10. Landscaping/buffering:
 - a. A formal tree survey and tree protection plan is required prior to any land disturbing activities.
 - b. Lot perimeter landscape buffers must be provided per Article 9 of the City of Sumter Zoning and Development Standards Ordinance, specifically a Street Landscaping buffer along N. Main, Phillips, and E, College Streets, and a Type C landscaping buffer along the rear property line adjoining the R-6 zoned properties.
 - c. Parking lot landscaping must be provided per Article 9 of the City of Sumter Zoning and Development Standards Ordinance.

- d. Brick fencing as identified on concept plan shall be constructed of brick masonry materials that are in keeping with the design of the building.
- e. The brick fence shall be placed on the rear property line with 10-foot landscaping buffer planted on the interior portion of the site.
- f. The trash dumpster site may be located within the rear setback, but shall be designed and located in such a way to limit impacts to landscape buffers and adjoining properties, to be determined at time of major site plan review.

11. Maximum Impervious Surface Ratio: 0.92

12. Stormwater Management:

- a. To be designed to meet all applicable standards.

13. Signage:

- a. Must comply with Article 8, Section H of the City of Sumter Zoning and Development Standards Ordinance.
- b. Freestanding signage shall be limited to one monument sign constructed of brick materials in keeping with the design of the building.

14. Sidewalk café seating: Additional details of this concept will need to be provided during the major site plan review to ensure there is adequate space to develop this outdoor dining feature.

15. Sumter City Council, after review and recommendation by the Planning Commission shall review as a revision to the PD all major final site plans, architectural elements, and/or other amendments to this project.

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 Mayor and City Council of Sumter, South Carolina.

- Multi-family apartments
- Paint, Glass, Wallpaper SIC 523
- Paint and Wallpaper-not glass SIC 524
- Hardware Stores SIC 525
- General Merchandise SIC 53
- Home furniture, furnishing stores SIC 57
- Eating places SIC 5812
- Antique stores SIC 5932
- Sporting goods and bicycle shops SIC 5941
- Book stores SIC 5942
- Stationary shops SIC 5943

- Jewelry stores SIC 5944
- Hobby, toy, game shop SIC 5945
- Camera, photo supply houses SIC 5946
- Gift, novelty, souvenir shops SIC 5947/5948
- Florist SIC 5992
- Optical good stores SIC 5995
- Misc. retail (ie: artist supplies, antennae rooms, stamps, and telephone stores) SIC 5999
- Pet shops SIC 5999
- Insurance carriers and agents SIC 63, 64
- Real estate, holding investment SIC 65
- Power laundries/dry cleaning plants SIC 7211/7216
- Coin operated laundries SIC 7215
- Photographic studios SIC 722
- Beauty and barber shops SIC 723, 724
- Business services SIC 73
- Mailing, reproduction, commercial art, photography, photocopying, direct mail and stenographic services SIC 733
- Computer programming, data processing, systems design, information retrieval, facilities management services, and computer rental, maintenance, and repair SIC 737
- Computer programming services SIC 7371
- Computer facilities management services SCI 7379
- Security system services including burglar alarm monitoring and maintenance, fire alarm monitoring and maintenance, and monitoring of security system devices, burglar/fire alarms SIC 7382.
- Physical fitness facilities SIC 7991

IV. This development will be subject to Planning Commission and City Council review and approval of Major Site Plan and Highway Corridor Protection District applications.

V. Said property being officially rezoned to the classification Planned Development (PD), the official zoning map of the City of Sumter is so amended to reflect said change.

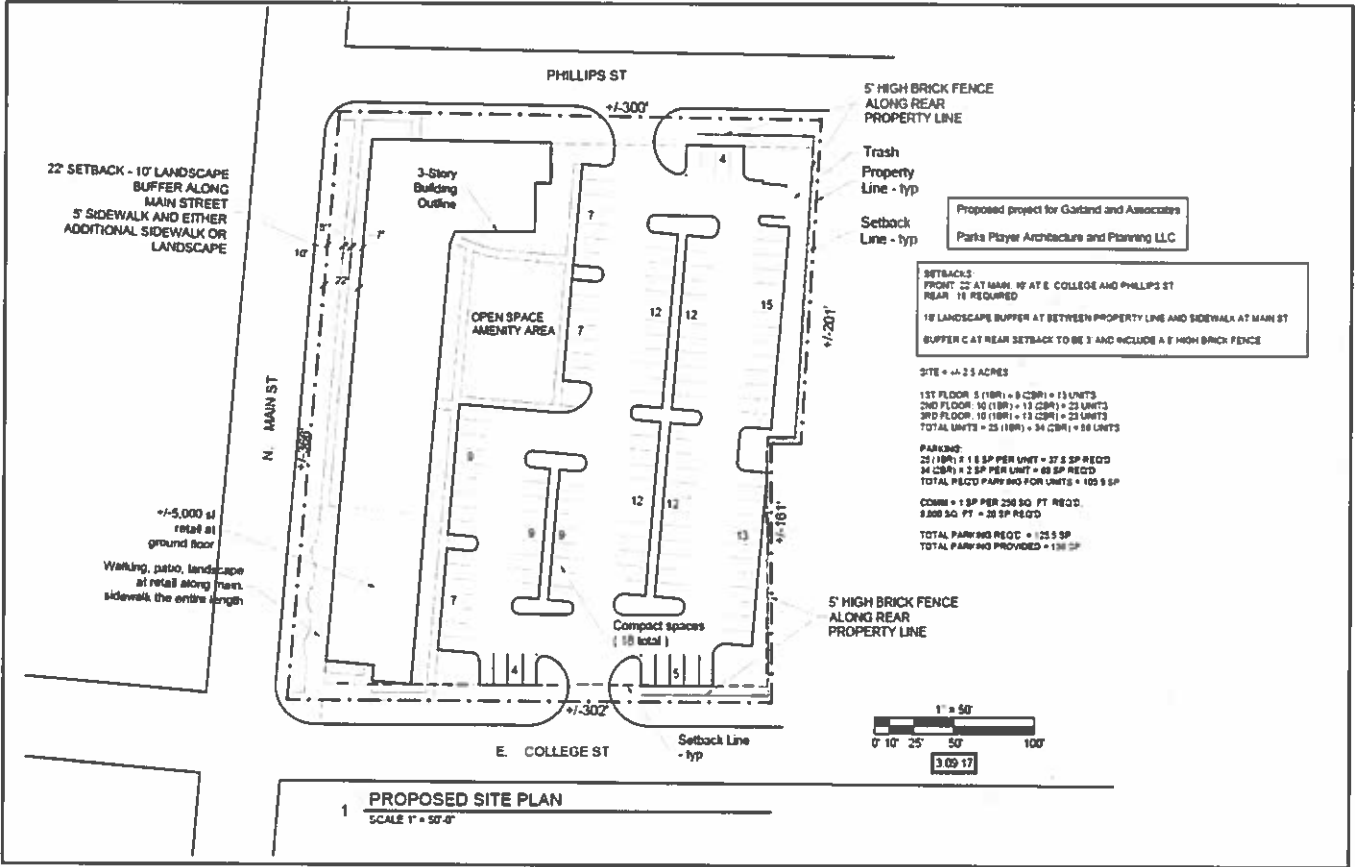
VI. This ordinance shall become effective immediately upon its adoption on Second Reading.

**DONE RATIFIED AND ADOPTED BY THE MAYOR AND THE CITY COUNCIL
OF THE CITY OF SUMTER, SOUTH CAROLINA, ON THIS
_____ DAY OF _____, 2017.**

CITY OF SUMTER, SOUTH CAROLINA

ATTEST:

EXHIBIT 1 PD-17-01





Garland Center

Sumter, South Carolina

Date 2-14-17

PARKS - PLAYER
ARCHITECTURE
& PLANNERS, LLC