

ORDINANCE NUMBER 2899

AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON APPLICATIONS, PROCESSING AND APPROVAL OF APPLICATIONS FOR DEVELOPMENT OF MAJOR RESIDENTIAL SUBDIVISIONS UNDER THE CURRENT CITY ZONING AND DEVELOPMENT STANDARDS ORDINANCE AND PROPOSED UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City Council desires that the City undertake a review and analysis of its standards, requirements, and procedures for the development of major residential subdivisions under both the current City Zoning and Development Ordinance and the proposed Unified Development Ordinance; and

WHEREAS, the City Council determines and finds that appropriate and orderly consideration of this review and analysis will be greatly aided by a temporary moratorium on the acceptance of applications, the processing of applications, and the consideration of applications for approval for development of major residential subdivisions; and

WHEREAS, the Council determines and finds that a period of one hundred eighty (180) days in duration is the minimum reasonable time needed to undertake the review and analysis contemplated by the Council; and

WHEREAS, the Council believes and finds that it is appropriate to establish by this Ordinance, a temporary moratorium period of one hundred eighty (180) days from the effective date of this Ordinance, on the acceptance, processing, and consideration for approval of major residential subdivisions as described below,

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, AT ITS REGULAR MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. All activities of the City government, including City staff and any of the City's agents or boards or commissions, in connection with the acceptance, review, processing and consideration and granting of applications for approvals, permits, or permissions related to the development or construction of major residential subdivisions (as defined and described in the City Zoning and Development Standards Ordinance) are temporarily suspended in order for the City government, through its officials and staff and any other agents or contractors, to have adequate time and opportunity to study, review, analyze, and make recommendations to the Council concerning the consequences and impact of major residential subdivisions in and around the City. Applications, of sufficient form and content and completeness as determined by the City, received by the City prior to the newspaper publication of the notice of Council's consideration of this ordinance, may be reviewed and processed by the City in accord with existing laws and regulations. It is the intent of the Council that the Pending Ordinance Doctrine shall apply upon the newspaper publication of the notice of Council's consideration of this ordinance.

2. The temporary suspension or temporary moratorium shall remain in effect for one hundred (180) days from the effective date of this Ordinance when it shall terminate.
3. The Council, by subsequent Ordinance, may extend the temporary suspension and temporary moratorium for a further time period upon appropriate findings.

This Ordinance shall become effective immediately upon adoption on Second Reading.

ADOPTED IN COUNCIL ASSEMBLED THIS 20TH DAY OF JANUARY, 2026.

CITY OF SUMTER, SOUTH CAROLINA

David P. Merchant, Mayor

James B. Blassingame, Mayor Pro Tempore

Calvin K. Hastie, Sr., Councilman

Colin C. Davis, Councilman

Gifford M. Shaw, Councilman

Anthony Gibson, Councilman

Rebecca Lynn Kennedy, Councilwoman

ATTEST:

Linda D. Hammett, City Clerk

First Reading: January 6, 2026

Final Reading: January 20, 2026

NOTICE OF PENDING ORDINANCE

The Sumter City Council at its meeting on Tuesday, January 6, 2026, at 1:00 p.m., in the City Council Chambers located on the Fourth Floor of the Sumter Opera House (21 N. Main St.). will give first reading to a proposed Ordinance imposing a temporary moratorium on acceptance of applications for approval of major residential subdivisions under the City of Sumter Zoning & Development Standards Ordinance. This temporary 180-day moratorium is intended to allow the Council adequate time to consider and adopt new technical and financial requirements for such subdivisions.

**David P. Merchant
Mayor**