



**Minutes**  
**Sumter County Council Regular Meeting**  
**Tuesday, October 8, 2024 -- 6:00 p.m.**  
**Sumter County Administration Building**  
**Third Floor, County Council Chambers**  
**13 E. Canal Street, Sumter, SC**

*Social Distancing Is Encouraged At All County Council's Meetings, And Seating Is On A First Come First Serve Basis.*

<https://www.youtube.com/channel/UCAHjiqzPaonQ9LFS2kO37tA>

**COUNCIL MEMBERS PRESENT:** James T. McCain, Jr., Chairman, James R. Byrd, Jr., Vice Chairman; Artie Baker, Eugene R. Baten, Charles T. Edens, and Carlton B. Washington.

**COUNCIL MEMBERS ABSENT:** None

**STAFF PRESENT:** Gary Mixon, Lorraine Dennis, Mary W. Blanding, Helen Roodman, Johnathan Bryan, Joe Perry, and two Sheriff Deputies.

**MEDIA PRESENT:** Councilman Vivian Fleming McGhaney

**PUBLIC PRESENT:** There were approximately 18 members of the public in attendance at this meeting.

**CALL TO ORDER:** Chairman James T. McCain, Jr. called County Council's meeting to order.

**INVOCATION:** Clerk to County Council, Mary W. Blanding, gave the invocation.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Chairman McCain.

**APPROVAL OF AGENDA:** Chairman McCain called for a motion to the approve the agenda if there were no changes; no changes were needed.

**ACTION:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to approve the agenda as presented.

**APPROVAL OF MINUTES:** Chairman McCain called for a motion on the minutes of September 10 and September 5, 2024. *(The minutes of September 5, 2024, were inadvertently placed on the agenda; they were approved at the September 10, 2024, meeting agenda.)*

**ACTION:** MOTION was made by Councilman Baten, seconded by Councilman Baker, and unanimously approved by Council to approve the minutes for County Council Regular Meeting of September 10, 2024, as presented.

**LAND USE MATTERS AND REZONING REQUESTS:**

- (1) **RZ-24-15 -- 2785 Byrd St. - First Reading -- (County) -- Request To Rezone A +/- 4.79-Acre Parcel From Residential-9 (R-9) And General Commercial (GC) To Agricultural Conservation (AC). The Property Is Located At 2785 Byrd St. And Is Represented By TMS# 189-00-02-018.**

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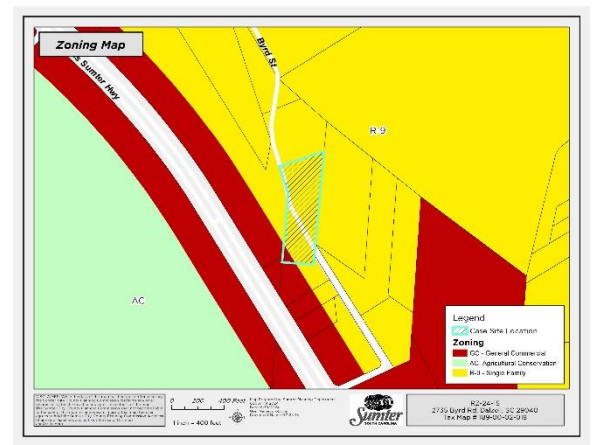
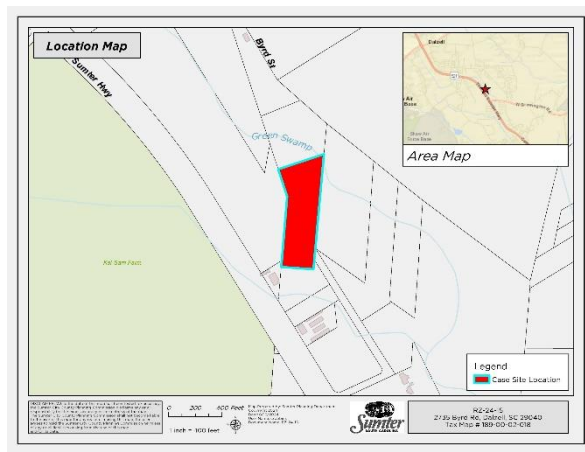
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Mrs. Helen Roodman, the Planning Director, presented this rezoning request to Council for first reading consideration. The applicant, Walberto Reyes-Eleria, hopes to have 4.79 acres rezoned from Residential-9 and General Commercial to Agricultural Conservation.

The property is predominantly influenced by the Military Protection (MP) Planning Area with a portion within the Conservation Planning Area. The goal of the Military Protection Planning Area is to protect Shaw AFB and Poinsett Electronic Combat Range from encroachment of incompatible land uses and to reduce the accident and noise potential to citizens. The Conservation Planning (CP) Area is to protect and preserve environmentally sensitive areas from residential, industrial, and commercial encroachment.

The current R-9 zoning allows for residential densities above what is supported in the Military Protection Planning Area. The AC districts permit residential uses at one unit per acre in line with established Military Protection Planning Area policies. Rezoning the property from R-9/GC to AC is reasonable and is in general alignment with the Sumter 2040 Comprehensive Plan.



After Mrs. Roodman's presentation, Chairman McCain called for a motion on first reading.

**ACTION: MOTION** was made by Councilman Baker, seconded by Vice Chairman Byrd, and unanimously carried by Council to grant first reading to this rezoning request as presented by the Planning Director.

- (2) **RZ-24-16, 1080 W. Brewington Rd. - First Reading -- (County) -- Request To Rezone 3 Adjoining Parcels From Agricultural Conservation (AC) To Heavy Industrial (HI). The Total Acreage Of The 3 Properties Is +/- 41.7-Acres. The Property Is Located At 1080 W. Brewington Rd. And Is Presented By TMS's # 232-00-03-006, 232-00-03-007, And 232-00-04-030.**

The Planning Director presented this rezoning request from the applicant, Mr. Mack Kolb, who is also the authorized agent for the property owner. The owner hopes to rezone three adjoining parcels from Agricultural Conservation to Heavy Industrial. The total acreage of the three properties is 41.7 +/- acres.

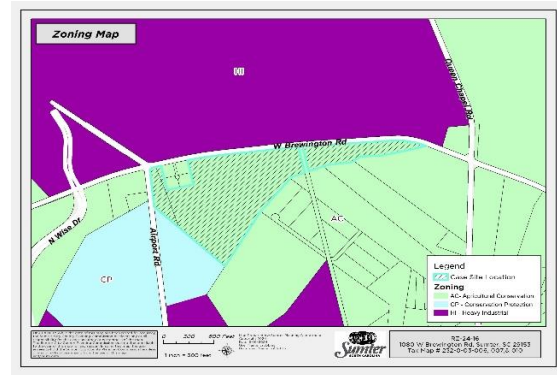
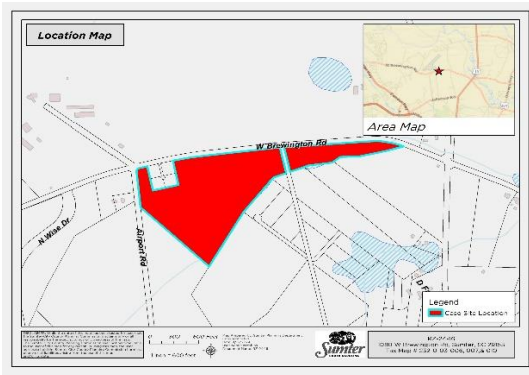
Mrs. Roodman informed Council members of the background for this request:

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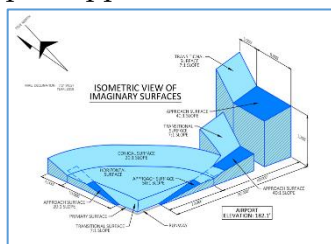
- ❖ Request to rezone +/- 41.7 acres (3 parcels) from AC to HI. The purpose of this request is to facilitate future development of the site for an unspecified industrial end user.
- ❖ Property is directly across W. Brewington Rd. from Sumter Municipal Airport.
- ❖ Applicant intends to develop the site for a metals manufacturing facility (NAICS 332312).
- ❖ Rezoning is required in order to develop the intended use, as metals manufacturing is an allowable use only in the HI and Light Industry-Warehouse (LI-W) Zoning Districts.



Also, Mrs. Roodman indicated that this property is located in the Priority Economic Development Planning Area. Priority Economic Development future land use designation identifies additional locations based on input from the Sumter County Development Board. Industrial, manufacturing, research, campus-style office headquarters and other major job creators are included in this category. Rezoning the property from AC to HI is reasonable and in general alignment with the Comprehensive Plan.

Additionally, Mrs. Roodman provided Council with the Sumter Municipal Airport Overlay.

- ❖ Site is influenced by Sumter Airport Overlay District (AP).
- ❖ AP District includes multiple overlapping and intersecting zones rendered in 3 dimensions.
- ❖ Portions of the site are in the 'Horizontal', 'Transition', and 'Approach' zones.
- ❖ Future development at the subject site will have potential airport compatibility impacts evaluated at time of site plan approval.



After Mrs. Roodman's presentation, Chairman McCain called for a motion on first reading.

**ACTION: MOTION** was made by Councilman Baker, seconded by Councilman Edens, and unanimously carried by Council to grant first reading to this rezoning request as presented by the Planning Director.

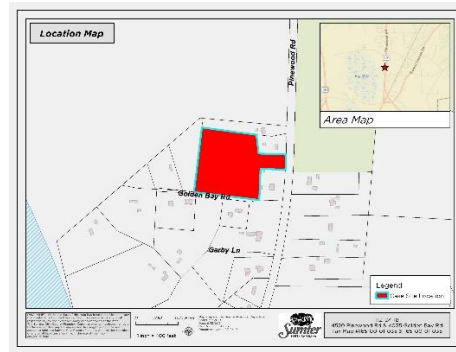
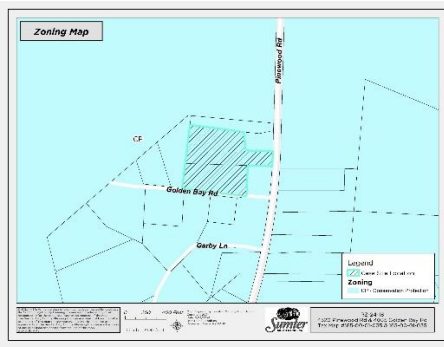
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- (3) **RZ-24-18 -- 4520 Pinewood Road And 4035 Golden Bay Road -- First Reading -- (County) -- Request To Rezone 2 Parcels Of Land Totaling +/- 9.11-Acres In Size From Conservation Preservation To Agricultural Conservation (AC). The Property Is Located At 4520 Pinewood Rd. & 4035 Golden Bay Rd. And Is Represented By TMS's # 165-00-01-035 And 165-00-01-043.**

This rezoning request was presented by the Planning Director. She stated that Robert Parker II and Clarence Haslam are the property owners. The request is to rezone two parcels of land totaling +/- 9.11 acres from Conservation Preservation to Agricultural Conservation on Pinewood Road and Golden Bay Road. The Sumter 2040 Comprehensive Plan shows the property in the Military Protection Planning Area is intended to protect Shaw AFB and Poinsett Electronic Combat Range from encroachment of incompatible land uses and reduce the accident and noise potential to citizens in areas adjacent to these two critical military installations. Protection of the Shaw AFB mission is the community's primary goal in this area. In the Military Protection Planning Area, the County supports very low-density residential uses on lots size of at least 1 acre or more.



Additionally, it was mentioned by Mrs. Roodman that the property is within the Military Protection Planning Area, and the request to rezone the property to the AC district is in general alignment with Military Protection Planning Area policies. She also noted there are two additional properties within one mile of this site that have received Board of Zoning Appeals approval for variances to reduce the five-acre minimum lot width. Planning staff is aware that other owners in the area are interested in rezoning, and similar cases in this general vicinity may be forthcoming depending on the outcome of this case. After all comments concerning this rezoning, the Chairman called for a motion on first reading.

**ACTION: MOTION** was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to grant first reading to this rezoning request as presented by the Planning Director.

### OTHER PUBLIC HEARINGS:

- (1) None

### NEW BUSINESS:

- (1) Action On A Proclamation Proclaiming October 20-26, 2024, As Respiratory Therapy Awareness Week In Sumter, South Carolina - (Susan Hilditch).

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Chairman McCain introduced this proposed proclamation, and he recognized Mrs. Susan Hilditch who was present on behalf of the proclamation. Afterwards, the Chairman called for a motion to adopt the proclamation, and after the adoption of the proclamation, the Chairman presented the proclamation to Mrs. Hilditch, and they took pictures along with another Respiratory Therapist. (See proclamation below.)

**ACTION: MOTION** was made by Councilman Baker, seconded by Councilman Edens, and unanimously approved by Council to approve the Proclamation as presented.

**WHEREAS:** *Members of Sumter County Council are working diligently to create an environment in which partnerships between the private and public sectors are developed for the purpose of improving the quality of life, health and safety for all citizens; and*

**WHEREAS:** *Council members are pleased to know that Respiratory Care Professionals (RCP) are one of the healthcare professionals that are on the frontline to help the citizens of this County with many different healthcare issues including patients diagnosed with respiratory illnesses such as chronic lung diseases, COVID-19, acute respiratory distress syndrome, chronic obstructive pulmonary disease, pneumonia, asthma, and the new fad of vaping or e-cigarette illnesses has created a new respiratory distress culprit affecting younger citizens; and*

**WHEREAS:** *These outstanding healthcare professionals have been and continue to rise to the challenge of putting their health at risk to take care of all patients, from infants to the oldest senior citizens of this County; and*

**NOW, THEREFORE BE IT RESOLVED** *that, We, the members of Sumter County Council do hereby proclaim the week of October 20-26, 2024, as **RESPIRATORY CARE AWARENESS WEEK** in the County of Sumter, South Carolina and salute each Respiratory Care practitioner for their commitment in caring for those that need to have assistance with breathing.*

**APPROVED, RATIFIED, and GIVEN UNDER THE SEAL** *of the County in Sumter County Council's regular meeting held this 8th day of October 2024.*

(2) Sumter County Council's 2025 Meeting Calendar.

Chairman McCain presented the 2025 Meeting Calendar for Sumter County Council; after review of the Calendar, the Chairman called for a motion on its approval. (See calendar below.)

| Month Of Meeting | First Meeting Date | Second Meeting Date |
|------------------|--------------------|---------------------|
| January          | 14                 | 28                  |
| February         | 11                 | 25                  |
| March            | 11                 | 25                  |
| April            | 8                  | 22                  |
| May              | 13                 | 27                  |
| June             | 10                 | 24                  |
| July             | 8                  | 22                  |
| August           | 12                 | 26                  |

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|           |    |      |
|-----------|----|------|
| September | 9  | 23   |
| October   | 14 | 28   |
| November  | 11 | 25   |
| December  | 9  | None |

**ACTION:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Edens, and unanimously carried by Council to grant approval of the 2025 Sumter County Council Meeting Calendar as presented.

### (3) Sumter County Government 2025 Holiday Calendar.

Chairman McCain presented the 2025 Employee Calendar to Council for action; after review of the Calendar, the Chairman called for a motion on its approval.

**ACTION:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to grant approval of the 2025 Calendar as presented.

#### Sumter County Government 2025 Holiday Calendar

|                                                 |                             |
|-------------------------------------------------|-----------------------------|
| Wednesday, January 1                            | New Year's Day              |
| Monday, January 20                              | Martin Luther King, Jr. Day |
| Monday, February 17                             | Presidents' Day             |
| Friday, April 18                                | Good Friday                 |
| Monday, May 26                                  | Memorial Day                |
| Thursday, June 19                               | Juneteenth                  |
| Friday, July 4                                  | Independence Day            |
| Monday, September 1                             | Labor Day                   |
| Tuesday, November 11                            | Veterans Day                |
| Thursday and Friday, November 27 and 28         | Thanksgiving                |
| Wed., Thurs., and Friday December 24, 25 and 26 | Christmas                   |
| Varied                                          | Employee's Birthday         |

**ACTION:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to grant approval of the Sumter County Government 2025 Holiday Calendar as presented.

### (4) Ordinance #24-1010 - First Reading -- Ordinance To Amend The Master Agreement Governing The Sumter-Lee Industrial Park Dated December 31, 2012, Between Lee County, South Carolina And Sumter County, South Carolina So As To Enlarge The Park To Include Certain Property Owned And/Or Operated By E-Vac Magnetix LLC (A Company Identified Previously As Project Black Nickel); And Other Related Matters.

The County Attorney presented this proposed ordinance to Council for first reading consideration. This ordinance will allow for Sumter County to enlarge the Sumter-Lee Multicounty Industrial Park with the company E-Vac Magnetix LLC (previously identified as Project Black Nickel)

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*WHEREAS, Sumter County, South Carolina (“County”) and Lee County, South Carolina entered into an agreement for development of a joint county industrial and business park dated as of December 31, 2012 (the “Park Agreement”); and*

*WHEREAS, pursuant to Section 1.01 of the Park Agreement, the County is authorized to unilaterally increase the boundaries of the park created therein (the “Park”), from time to time by adopting an ordinance approving such increase in the Park’s boundaries; and*

*WHEREAS, the County agreed to take all reasonable action to locate Project Black Nickel in the Sumter-Lee Multicounty Industrial Park pursuant to Section 2.1(e) of the Fee-in-Lieu of Ad Valorem Taxes and Incentive Agreement between e-VAC Magnetics LLC (“Company”) and the County effective as of December 12, 2023 (FILOT Agreement); and*

*WHEREAS, the FILOT Agreement was approved by Ordinance 23-992 which became effective on third reading on December 14, 2023; and*

*WHEREAS, the Project Black Nickel property was originally identified as part of TMS #253-00-02-016 but was later split out as a separate 85.66-acre tax parcel, TMS # 253-00-02-019; and*

*WHEREAS, the County desires to amend the Park Agreement to enlarge the boundaries of the Park to include certain property located in the County and owned and/or operated by the Company, as identified and described on Exhibit A (as such description may be hereafter refined) (“Property”); and*

*WHEREAS, this Ordinance will identify with specificity the Property to be added to the Park Agreement and will ease the administrative burden of tracking the tax map parcels in the Park;*

*NOW, THEREFORE, BE IT ORDAINED by the Sumter County Council (“County Council”) in meeting duly assembled as follows:*

***Section 1.** The Amendment to the Park Agreement attached hereto as Exhibit B is hereby approved, and the Chairman of County Council and the Clerk to County Council are hereby authorized, empowered and directed to execute, acknowledge and deliver the Amendment the Company and Lee County.*

***Section 2.** The provisions of this Ordinance are hereby declared to be separable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid, unconstitutional, or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.*

***Section 3.** All orders, ordinances, resolutions, and parts thereof in conflict herewith are to the extent of such conflict hereby repealed. The Ordinance shall be effective after third and final reading.*

- (5) It May Be Necessary To Hold An Executive Session To Discuss An Employment Matter, An Economic Development Matter, A Legal Briefing, Or Other Matters Pertaining To An Executive Session, And Take Appropriate Actions, If Necessary, Thereafter In Open Session.

No executive session was held.

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### OLD BUSINESS:

- (1) None

### COMMITTEE REPORTS:

- (1) **Fiscal, Tax, and Property Committee Meeting Scheduled For Tuesday, October 8, 2024, at 4:45 p.m. In The County Administration Conference Room, Third Floor, 13 E. Canal Street, Sumter, SC. (McCain, Edens, and McGhane)**

Chairman McCain reported that the Committee by motion, seconded, and unanimously carried to send the recommendation to Council to move some unused ARPA Funds (\$197,831) from Broadband and \$28,420 from the Dabbs Cross Road Fire Station to the Dalzell Fire Station Construction Project.

**ACTION:** MOTION and second were received from the Committee and unanimously approved and carried by County Council to use \$197,831 from the ARPA Broadband fund and \$28,420 from the Dabbs Cross Road Fire Station Fund to the Dalzell Fire Station Construction Project.

- (2) **Public Safety Committee Meeting Scheduled For Tuesday, October 8, 2024, at 5:00 p.m. In The County Administration Conference Room, Third Floor, 13 E. Canal Street, Sumter, SC. (Washington, Baten, and Byrd)**  
*(This meeting will begin immediately after the Fiscal, Tax, and Property Committee Meeting Or At 5:00 p.m.)*

Councilman Washington, Chairman of the Public Safety Committee reported that the Committee met and received a detailed report from the Sumter County EMS Director, Mr. Kent Hall, concerning improvements and cost-saving measures and projects that will be implemented in the EMS Department after all discussions and reviews are completed over the next several months.

- (2) **Public Works and Solid Waste Committee Meeting Scheduled For Tuesday, October 8, 2024, at 5:30 p.m. In The County Administration Conference Room, Third Floor, 13 E. Canal Street, Sumter, SC. (Baker, Baten, and Washington)**  
*(This meeting will begin immediately after the Public Safety Committee Meeting Or At 5:30 p.m.)*

The Chairman of the Public Works and Solid Waste Committee, Councilman Baker, stated that the Committee discussed the County's Private Roads concerns and received suggestions from the County Administrator that will be discussed in deeper detail by Council, the Administrator and other pertinent staff. Then Councilman Washington stated that the Administrator and staff did a very good job in compiling needed information to be used as a starting point for the County's Private Road discussions. The County must evaluate the severity of the road problem, what will be the next step, and a preliminary system on how the County needs to address these issues.

- (4) **Reports From County Council Members On Other Meetings, Trainings, And/Or Conferences.**

No reports from County Council members.

### MONTHLY REPORTS

- 1) South Carolina Association Of Counties Fall Advocacy Meeting and Institute Classes - Wednesday and Thursday, October 16 and 17, 2024.

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- 2) Salterstown Community Center - October 15, 2024 -- 11:00 a.m.-1:00 p.m., 800 Salterstown Road, Sumter, South Carolina 29153 Health Wellness and Breast Cancer Awareness Expo.
- 3) Board of Zoning Appeals Monthly Meeting - October 9, 2024, 3:00 p.m.
- 4) HYPE Program -- Lights On Afterschool Program -- October 10, 2024.

### COUNTY ADMINISTRATOR'S REPORT

Mr. Mixon gave the following report on Hurricane Helene as it relates to Sumter County:

- ✓ The Hurricane activities were from September 26 to September 27, 2024, with the Emergency Operation Center operating in OPGON 2 which is the second highest rating of a Hurricane.
- ✓ Three inches of rain fell in the Sumter area.
- ✓ Wind gusts up to 55 miles an hour; with 25-35 sustained wind.
- ✓ Approximately 4,000 homes in the Sumter community without power.
- ✓ Four homes were damaged, and several trees fell in the area where the homes were damaged.
- ✓ The County's Emergency Management is preparing for Hurricane Milton which should be near this area between Wednesday and Thursday, October 10 and 11, 2024.

Councilman Washington extended thanks to Black River Electric Cooperative for the expedient work they did during Hurricane Helene in repairing the electrical lines and getting the lights back on in the Rembert Community.

**PUBLIC COMMENT:** *(Citizens Desiring To Speak During Public Comment Are Limited To Up To Three Minutes. Comments Are To Be Made Through The Chairman Of Sumter County Council. If There Are Any Questions, They Will Be Answered After The Meeting.)*

The following person spoke during public comment:

- ✓ Cindy Brooks-Parks talked to Council members about her concern with the Register of Deeds Office. She made three comments concerning the situation with this office: (1) She thanked Assistant County Administrator, Lorraine Dennis, for following up on this situation (2) she had concerns with two of the employees and (3) the County should allow its employees to be able to return calls that are not local calls.

### ADJOURNMENT

There being no further business for Sumter County Council, and no additional comments from the public, the meeting was adjourned at 6:29 p.m. after a motion by Councilman Baker, seconded by Vice Chairman Byrd, and unanimously carried by Council.

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Respectfully submitted,

  
\_\_\_\_\_  
Chairman or Vice Chairman  
Sumter County Council

  
Clerk to County Council  
Sumter County Council

**Approved: October 22, 2024**

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I certify that public and media notification of the above-mentioned meeting was given prior thereto as follows required by Freedom of Information:

Public Notified: Yes

Manner Notified: Agendas posted on Television on first floor of the Administration Building.

Date Posted: October 4, 2024

Media Notified: Yes

Manner Notified: Agenda Information is listed on Sumter County's Home Page, and E-mailed to The Item, The Chamber, WIS-TV, WBTW, and Spectrum Cable.

Date Notified: October 4, 2024

Respectfully submitted,

  
Clerk To County Council