



Minutes
Sumter County Council Regular Meeting
Tuesday, September 26, 2023 -- Held at 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, Vivian Fleming McGhaney, and Carlton B. Washington.

COUNCIL MEMBERS ABSENT: None

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

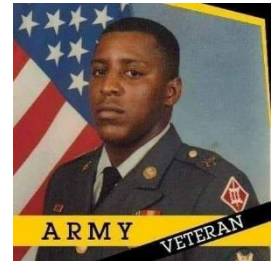
MEDIA PRESENT: Tyler Fedor, News and Courier and Bryn Eddy, The Item Newspaper

PUBLIC PRESENT: There were approximately 19 members of the public in attendance at this meeting.

CALL TO ORDER: Chairman McCain called Sumter County Council's September 26, 2023, meeting to order.

INVOCATION: Councilman Vivian Fleming McGhaney gave the invocation.

PLEDGE OF ALLEGIANCE: The Pledge Of Allegiance was led by Retired US Air Force Veteran Ricky Scott who served our country from 1989 to 1994. He is a war Veteran who served in both Operation Desert Shield and Operation Desert Storm. He currently lives in County Council District 6. Thank you for your service.



After the Pledge was given and a certificate was presented to Veteran Ricky Scott; Councilman Washington thanked Veteran Scott for all that he has done for the Rembert Community. Councilman Washington informed Council that Veteran Scott is an all around good guy.

APPROVAL OF AGENDA: Chairman McCain called for a motion concerning the approval of the September 26, 2023, meeting agenda.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Baten, and unanimously carried by Council to approve the agenda of September 26, 2023, as presented.

APPROVAL OF THE REGULAR MINUTES: Chairman McCain called for a motion concerning the Minutes of County Council's Regular Meeting Tuesday, September 12, 2023.

ACTION: MOTION was made by Councilman Baten, seconded by Councilman Baker, and unanimously carried by Council to approve the minutes of September 12, 2023, as presented.

LAND USE MATTERS AND REZONING REQUESTS:

Planned Development/Rezoning Requests:

NOTE: RZ = Rezoning Of Property As Applicable In Sumter County Zoning and Development Standards.

*AC = Agricultural Conservation As Applicable In Sumter County Zoning and Development Standards.
NC = Neighborhood Commercial As Applicable In Sumter County Zoning and Development Standards.
LI-W = Light Industrial-Warehouse As Applicable in Sumter County Zoning and Development Standards.*

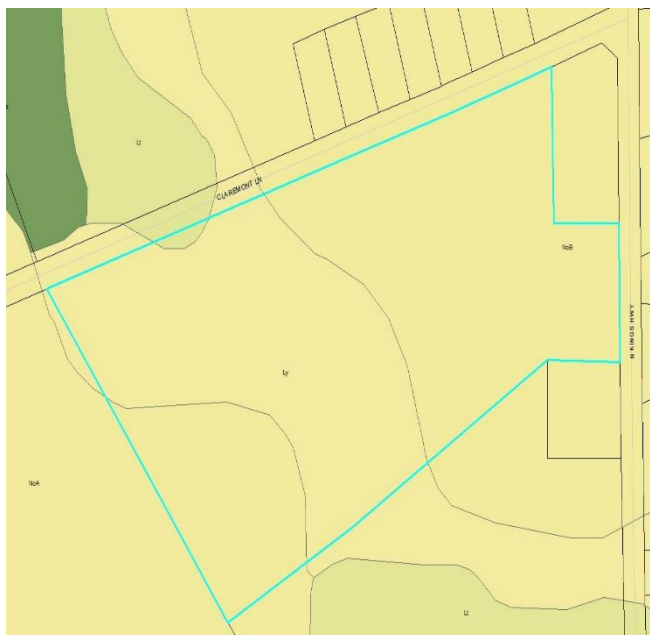
(1) **RZ-23-17 -- 1250 North Kings Highway (SC-261) -- (County) - Second Reading/Public Hearing -- A Request To Rezone 1 Parcel Of Land Totaling +/- 25.29-Acres From Agricultural Conservation (AC) To Residential-15 (R-15). The Property Is Located At 1250 North Kings Highway And Is Represented By Tax Map #073-00-06-004. (Council Will Hold A Public Hearing On This Rezoning Request Prior To Action On Second Reading.)**

Mrs. Helen Roodman, the Planning Director, presented this rezoning request to Council for second reading consideration and public hearing. She stated that the authorized agent for the property is Steven Dinkins. Also, the property is at the intersection of Claremont Lane. And N. Kings Highway. The property is located adjacent to Agricultural Conservation (AC) in all directions. It was also noted that while all surrounding property is zoned AC, uses for the AC Zoning varies, with some commercial development at the intersection of Claremont Lane and N. Kings Highway.

Also, Mrs. Roodman informed Council and the public that the Rural Development Planning Area is intended to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate. In areas near the County's small towns and enclaves, higher density clusters may be supported, especially if development is a clear extension of the rural village pattern and if public water and sewer is available. Staff believes this area of N. Kings Hwy. possesses the attributes to be considered an enclave.

Mrs. Roodman stated that at the last meeting, Councilman Edens asked for a soil map. Listed below is information concerning the soil in the proposed rezoning request.

- Norfolk (NoA) with 0-2% slope - this soil is a loamy sand - loamy sand is a soil material containing 70-85% sand, up to 30% silt, and up to 15 percent clay.
- Lynchburg (Ly) no slope indicated - this soil is a sandy loam - a type of loam that consists of less than 7% clay, less than 50% silt, and between 43-50% sand.
- Lynchburg is a somewhat poorly drained soil. The seasonal high-water table can be found from 6-18 inches below the surface during the wet season. Because of the water table this soil type is not ideal and challenging for on-site septic.
- Norfolk (NoB) with 2-6% slope - this soil is a loamy sand - loamy sand is a soil material containing 70-85% sand, up to 30% silt, and up to 15 percent clay.



Mrs. Roodman also stated that from a purely technical zoning standpoint, absent environmental factors, with the AC Zoning a person could develop a lot of one acre lots, but you would actually end up with the same yield of R15 on this property as you would doing an AC Development. The development

would require for the density to be shifted to a portion of the property and leaving the larger area open or a much larger lot size.

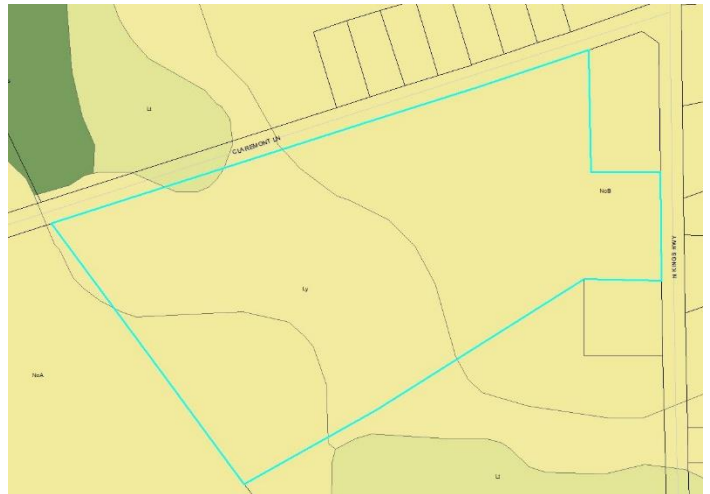
It was also mentioned in Mrs. Roodman's report that the property is currently zoned AC and surrounded on all sides by AC Zoning. The purpose of the AC District is to protect and preserve areas of the county which are presently rural or agricultural in character and use and are uniquely suited to agricultural use. Where urban development is permitted, strict quality standards should be required.

The intent of the R-15 District is to recognize the essential suburban living character of significant portions of Sumter County where low density single-family residential development is the predominant living environment of the existing and future population. Also, changing patterns of work and home environments create incentives to view the single-family dwelling as a center of work and residential living activities.

Planning Commission recommends **approval** of this request.

- ❖ Residential development in this area on lots smaller than 1.0 acre is *potentially consistent* with the Rural Planning Area policies of the Sumter 2040 Comprehensive Plan according to what is surrendering the property at this time.
- ❖ Great care should be taken prior to adjusting zoning classifications in this area of Sumter County that would permit additional residential density beyond an average of 1 unit per acre.
- ❖ On-site septic systems will be required for each individual residential lot, which will influence the effective minimum lot size which can be created.

The Chairman asked Mrs. Roodman to display the soil map; then Councilman Edens voiced his concern about having more half acre lots in this area which could cause issues in other areas around the property as well as Shaw Air Force Base. Additionally, Councilman Edens stated that if you leave the property at AC you will probably be able to get the same amount of usable lots on the property based on South Carolina Department of Environmental Control guidelines and septic tank and water requirements.



Councilman Washington asked Mrs. Roodman if she knew why only four Planning Commission members voted in favor of the rezoning and three others voted in opposition. Mrs. Roodman stated that she does not know why they voted the way that they did. She also added that those three that voted against the rezoning have very strong environmental beliefs and voted accordingly.

Chairman McCain called for the public hearing on this rezoning question. Prior to the public hearing; Councilman Washington stated that he would have additional questions after the public hearing.

PUBLIC HEARING:

The following people spoke to this issue.

- Mr. Steven Dinkins stated that he is speaking in support of the rezoning request because there are fewer lots in town and many of those at Shaw AFB are in need of housing and this area is good for those wanting to purchase houses close to Shaw.
- Gwendolyn Boyd spoke in opposition of the process in which the rezoning was announced. She stated that she lives on North Kings Highway and did not receive a notification on the rezoning because the sign was actually in a ditch. The signs were on Claremont Lane and not on North Kings Highway. She also mentioned that the geese are now flying back south, and they land in the property in that area. Ms. Boyd also said that people will want to do what they want with their property, but if it was above board, why was a sign not placed on N. Kings Highway.
- Michael Miller spoke in opposition of the rezoning request and wanted to know the impact these additional homes will have in the area including the environment, water system, long-term impact of those already in the area, especially taxes on homes.
- Gabriel Processor stated that she is an elementary school teacher and she and her family have been in the Sumter Community for almost 30 years. She mentioned that she agrees with the lady which spoke earlier that the community is a peaceful area and what type of homes will be developed and how will the new neighborhood impact their peaceful living. She and her family enjoy the farmlands, etc. and *free land animals*. Ms. Processor stated that the community members are concerned about what will happen in the development process because when the developer that said he was going to have a store and a daycare changed it to a liquor store and a gas station and the neighbors did not know about the change. Lastly, Mrs. Processor said that the highways cannot handle the traffic since the recent development and even more development.

The Chairman closed the public hearing after all comments were made. Then the Chairman called for a motion on second reading. Councilman Washington asked that he be heard before the motion is made; also, Councilman Edens asked if there was a site plan that Council could see. Mrs. Roodman stated that generally, a site plan is not requested at this point of a rezoning request.

Councilman Washington said to follow-up on comments from Mrs. Processor, that the purpose of the AC District is to protect and preserve areas in the County which are presently agriculture and rural in character. Councilman Washington also restated information that was previously presented. Mrs. Roodman which indicated that some areas are not suited or adequate to agricultural use. Also, it was mentioned that where Urban Development is permitted in the district, strict quality standards should be required. The proposed rezoning site is not accessible to any current or planned public sewer utility meaning that on-site septic systems would be required for each individual lot.

It was also stated by Councilman Washington, from his notes by the Planning Department, that the average size that would be developed would be as small as 15,000 square feet which would be 0.3 acres. He also mentioned the limits of the property as it relates to sewers and the number of homes that could be on the property.

Lastly, Councilman Washington stated that he would hope that the Council members would join him in denying this rezoning request.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman McGhaney, and carried by Council to deny second reading of the rezoning request as presented. Vice Chairman Byrd voted in opposition of the motion. The motion carried six to one.

OTHER PUBLIC HEARINGS:

- (1) None

NEW BUSINESS:

- (1) Presentation By Midlands Fatherhood Coalition.

Mr. Keth Ivey and Andrew Coston, Data Coordinator, from the Midlands Fatherhood Coalition gave a detailed presentation to Council concerning the progress of the program. Mr. Ivey said that this presentation is to show Council what their support has done to help Midlands Fatherhood Coalition (MFC) to help the fathers in this community. This agency has been in existence for twenty years. The MFC is known as the nation's longest serving and most successful fatherhood program. Their four components: Healthy Relationship, Parenting, Economic Mobility, and Health.

See entire presentation: [On Sumter County Council YouTube September 26, 2023.](#)

Statistics and Other Information:

- 897 fathers have been through the program since 2018.
- 2,222 children that were positively impacted.
- 345 gained employment or better job.
- 228 completed job training.
- \$519,762 child support payment made.
- \$3,188,160 was saved by keeping fathers out of the correctional center.
- Partnership With Morris College Blaze Program
- Computers available for work related help.
- Father's Den For Time with Father and Children.
- Parenting Curriculum Six-Week Program.

Council members and the Fatherhood representatives discussed the particulars of how the program works and how fathers enter into the program to make sure they have a wages in order to help their children and to stay out of the detention center.

ACTION: Received as information.

- (2) 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.

OLD BUSINESS

- (1) None

COMMITTEE REPORTS:

- (1) **Public Safety Committee Meeting Committee Meeting** Is Scheduled For Tuesday, September 26, 2023, At 4:30 p.m. In The County Administration Conference Room, Third Floor, 13 E. Canal Street, Sumter, SC. (Washington, Byrd, and Baten)

Committee Chairman, Carlton Washington, presented the following report including a video in reference to litter which can be seen in its entirety on Sumter County Council YouTube September 26, 2023. However, he showed a video concerning the amount of litter in the area he represents.

- John Franklin Road
- Cane Savannah Road
- Highway 521
- Dais Road

There were several people present at the Committee Meeting and gave reports of how bad the litter is in their area. He also stated that he believes that the County needs to get some more help for the Litter Program.

- (2) **Land Use Committee Meeting** Is Scheduled For Tuesday, September 26, 2023, At 5:15 p.m. In The County Administration Conference Room, Third Floor, 13 E. Canal Street, Sumter, SC. (Edens, Baker, and Baten) (The Land Use Committee Meeting Will Begin Immediately After The Public Safety Committee Meeting Or At 5:15 p.m.)

The Chairman of the Committee, Councilman Edens stated that the Committee met along with other Council members to discuss the issues surrounding Solar Farms in Sumter County. No action was taken, but additional work will continue on this matter.

- (3) **Report From Council Members On Other Meetings, Trainings, And/Or Conferences.**

- Councilman Washington reported on a meeting that was held by the NAACP at St. Paul AME Church where the discussion was heavy on the education of the students at the School District and the need for funding for Sumter School District. He noted that the NAACP Present, Ms. Liz Kilgore was present at the meeting. He reported the following from the Item Newspaper Sumter School District Comprehensive Salary Study:
 - Needs To Adjust Annual Non-Instructional Staff for up to \$3,400,000.
 - Sumter School District lags the Market for entry level positions by 7.2%, Middle Management by 4.0%, and Management by 5.2%.
 - There was a full spectrum of non-professional workers' salaries that were a part of the study.
 - The District entry level positions are so low that the District must hire substandard employees and train them extensively for the jobs.

Councilman Washington also stated that he is not asking Council for anything for this year as it relates to what was done last year for the School District; however, he asked Council to continue to review this matter as the upcoming budget begins since this is another quality-of-life issue as well as an Economic Development matter for Sumter County.

- Councilman Baten stated that the salary study for the School District should have been done back in 2011. He stated that since the last three years of test scores, there have been failing middle schools. The students are failing in elementary school; therefore, they fail in middle school. He further stated that investing in the school is like investing in Economic Development. Councilman Baten also said that in the last three years, Sumter County has given the School District \$375,000. He further stated that Sumter County Council needs to give the School District the money they need for the children,

or the Sumter County School District will become the pipeline for the jail. Lastly, he said that it is time for this body to start funding education for Sumter County and to stop Systemic Racism.

MONTHLY REPORTS

- 1) Firefighters Annual Banquet 2023 - Thursday, September 28, 2023
- 2) SC@Work Road Trips - September 29, 2023
- 3) eSTEAM - October 7, 2023
- 4) Chamber Of Commerce Commander's Breakfast
- 5) Clemson Extension Advisory Board Meeting -- October 12, 2023 - 12:00 Noon
- 6) Military Appreciation Day 2023
- 7) Planning Commission Meeting -- September 27, 2023

COUNTY ADMINISTRATOR'S REPORT

The County Administrator reported on the upcoming 3rd Quadrant Litter Kick-Off Event. The event will be held on Saturday, October 21, 2023, at 11:00 a.m. – 1:00 p.m. The event will be held at Lakewood High school 350 Old Manning Road, Sumter, SC. (See flyer below.)

<p>Join Team Sumter for the 3rd Quadrant Litter Kick-off Event</p> <p>Saturday October 21, 2023 11:00 AM – 1:00 PM</p> <p>Lakewood High School 350 Old Manning Road Sumter, SC 29150</p>	 <p>3rd Quadrant Litter Kick-off Event</p>
<p>SPONSORS</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"><div style="text-align: center;"> Sumter LITTER ADVISORY BOARD</div><div style="text-align: center;"> Litter Trades Everyone</div><div style="text-align: center;"> Sumter Economic Development</div><div style="text-align: center;"> Sumter, South Carolina</div><div style="text-align: center;"> CENTRAL CAROLINA COMMUNITY FOUNDATION</div><div style="text-align: center;"> Love where you live.</div></div> <p>For more information: call 803-436-2241 or visit sumterlitteradvisoryboard.com</p>	<p>There will be interactive and educational activities for everyone. The City and County will have their litter equipment on display. Businesses, churches, and HOAs are welcome to attend.</p> <ul style="list-style-type: none">• FREE T-SHIRTS for the First 250 Attendees• Door Prizes• Meet the City & County's Litter Officers <p>Come support our Quadrant 3 schools as they participate in a cheerleading competition, poster contest and video contest for Stash-the-Trash.</p>

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.*

Chairman McCain asked if anyone wished to speak during public comment. The following persons spoke:

- Lorraine Muhammad talked to Council about a family she knows that came from Ghana. The point of the story was about things changing. Ms. Muhammad related to Council members changing as it relates to the School District. Lastly, she said that "Change does not hurt, change can educate, Change can uplift." Change needs to happen for the betterment of the people.
- Catherine Washington stated that she lives in the Wedgefield area. She stated her concern about Milton Road off of Highway 261 and how the bushes and trees along the road are a hazard for the children along the road. Also, she said the log-trucks come on the road and do not look out for the children that must wait on the bus in this location. Someone needs to cut back the bushing or something so that the children will be safe. She also noted that the trees are hanging over the road on Pasture Road and the buses must go very slow so that the trees do not hurt the buses.
- Dr. Brenda Williams talked to Council members about the 378/76 highways where engineers have been hired, and within the report it was noted that there are approximately 77 crossings from Pike North and South by individuals on foot. She stated that she does not know when the conclusion of the engineers will be reported to Sumter County, but she asked Council members to be ready to ensure that the primary cost of the study to be safety and the needs in that community.
- George Bates thanked Councilman Washington for taking care of a problem in Wedgefield pertaining to rail-road tracks and ties.

He asked Council members to take the funds that the Midlands Fatherhood Coalition saved the County and fill the vacancies at the Sheriff's Department and purchase the needed equipment the Sheriff's Office needs.

Mr. Bates also asked Council to take some of the extra money to hire some more Codes Enforcement Officers.

ADJOURNMENT

There being no further business for Sumter County Council, and no additional comments from the public, the meeting was adjourned at 7:28 p.m. after a motion by Councilman Baker, seconded by Vice Chairman Byrd, and unanimously carried by Council.

Respectfully submitted,

James T. McCain, Jr.
Chairman or Vice Chairman
Sumter County Council

Mary W. Blanding
Clerk to County Council
Sumter County Council

Approved: October 10, 2023

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.
September 22, 2023

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: September 22, 2023

Respectfully submitted,
Mary W. Blanding
Clerk To County