



**Minutes**  
**Sumter County Council**  
**Regular Meeting**  
**Tuesday, August 13, 2019 -- Held at 6:00 p.m.**  
**County Administration Building -- County Council Chambers**  
**13 E. Canal Street, Sumter, SC**

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**COUNCIL MEMBER PRESENT:** James T. McCain, Chairman, James R. Byrd; Vice Chairman, Artie Baker, Eugene R. Baten, Charles T. Edens, Vivian Fleming McGhaney, and Chris Sumpter.

**COUNCIL MEMBERS ABSENT:** none

**STAFF MEMBER PRESENT:** Gary Mixon, Lorraine Dennis, The Honorable Anthony Dennis, Major Allen Daily, Chief Hampton Gardner, Kathy Ward, Keysa Rogers, Lorraine Dennis, George McGregor, Mary Blanding, Johnathan Bryan, and Joe Perry.

**MEMBERS OF THE PUBLIC PRESEN:** Approximately 15 members of the public were in attendance.

**CALL TO ORDER:** Chairman James T. McCain, called the meeting to order.

**INVOCATION:** Councilman Vivian Fleming McGhaney gave the invocation.

**PLEDGE OF ALLEGIANCE:** Everyone in attendance repeated the pledge of Allegiance to the American Flag.

**APPROVAL OF AGENDA:** Chairman McCain stated that he would entertain a motion concerning the approval of the Agenda for August 13, 2013. He also asked Council members to allow him to recognize the County Sheriff immediately after action on the minutes of July 23, 2019.

**ACTION:** MOTION was made by Councilman Baten, seconded by Councilman Sumpter, and unanimously carried by Council to approve the Agenda as amended by Council to allow for the County Sheriff to be recognized immediately after action on the Minutes of July 23, 2019.

**APPROVAL OF MINUTES:** Regular Meeting Tuesday, July 23, 2019

The Chairman asked if he would entertain a motion to approve the minutes of July 23, 2019, as presented by the Clerk.

**ACTION:** MOTION was made by Councilman Sumpter, seconded by Vice Chairman Byrd, and unanimously carried by Council to approve the minutes of July 23, 2019, as presented.

**RECOGNITION OF SHERIFF DENNIS:**

Members of Sumter County Council recognized Sheriff Dennis for being elected by his peers through the state of South Carolina as the President of the S. C. Sheriff's Association. Chairman McCain presented the Sheriff with a gift from members of Sumter County Council.

**LAND USE MATTERS AND REZONING REQUESTS:**

**Planned Development/Rezoning Requests**

- (1) **RZ-19-11 -- 1040/1050/1060 Concord Circle (County) - First Reading -- A Request To Rezone 3 Parcels, Totaling +/- 2.12 Acres Of Land, From Agricultural Conservation (AC) To General Commercial (GC). The Property Is Located At 1040, 1050, And 1060 Concord Circle And Is Represented By Tax Map Numbers 287-00-03-040, -041, And -042.**

Mr. George McGregor, the Planning Director, presented this proposed ordinance to Council for first reading approval. He stated that the applicant/owner, Mayester Capers, hopes to have this +/- 2.12 acres of property rezoned from Agricultural Conservation (AC) to General Commercial (GC)

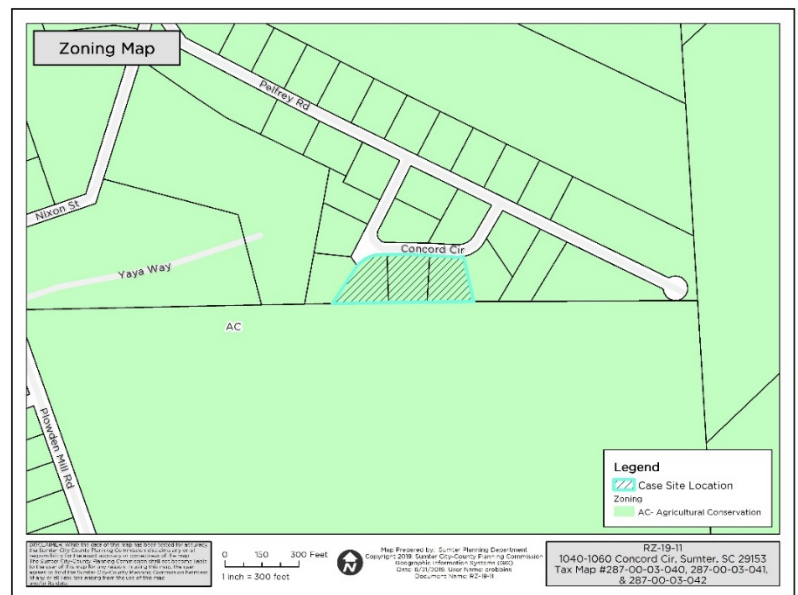
The applicant is requesting this rezoning in order to facilitate future commercial development on the undeveloped site. Per the applicant, the site is envisioned to be a strip mall with vacant tenant space available for rent. Some businesses that were suggested included a barbershop, beauty shop, restaurant, and a specialty store.



*View of the property from Concord Cir. The undeveloped property is on the left side of the road.*

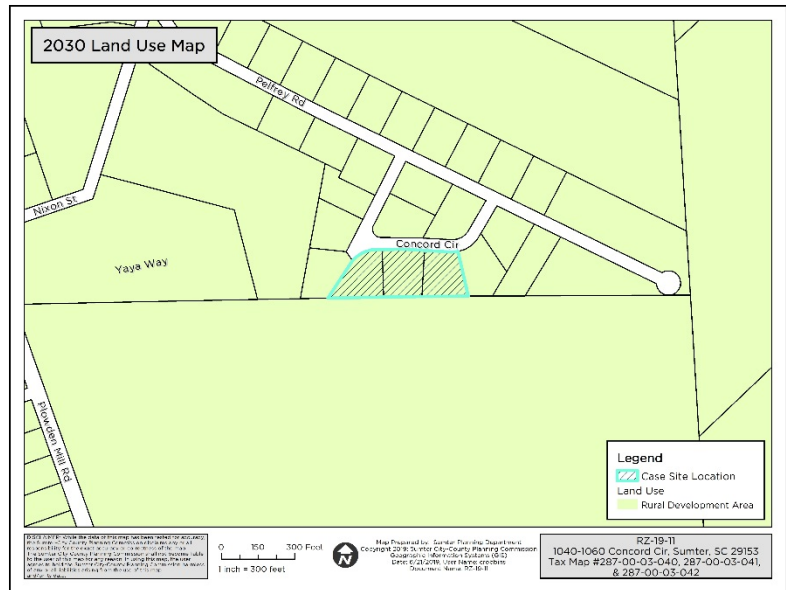
As shown in the zoning map, the property is completely surrounded by Agricultural Conservation (AC) zoning. There is no Commercial zoning in the vicinity of the property. Uses nearby the subject property include residential uses to the north, east, and west. Undeveloped land is to the South. The property is located within the Crestnut Subdivision. This subdivision is rural in nature and no commercial uses exist in this rural residential development.

The intent of the Agricultural Conservation zoning designation is to protect and preserve areas of the county which are presently rural or agricultural in character and use. The proposed General Commercial (GC) zoning designation allows for the



broadest possible range of commercial uses. As shown in the 2030 Land Use Map, the property is located within the Rural Development Planning Area. The intended purpose of this area is to preserve the rural and agricultural heritage of the County. The area is intended to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate.

Mr. McGregor also stated that adopted Rural Development Planning Area policies state that small scale, rural serving non-residential commercial uses are to be directed to locate at intersections with arterial road or major cross roads. This request is property located on a residential scale local collector road in a rural residential subdivision and is not compatible with 2030 Plan policies.



It was also noted that Concord Circle is a South Carolina Department of Transportation Road (SCDOT) owned two lane road. It is functionally classified as a local collector road; the road does not have annual daily trip count (AADT). The nearest AADT was located on Plowden Mill Road and it has a traffic count of 1,450 vehicles in 2018. Any proposed development at the subject property will have its transportation impacts evaluated at time of site plan and appropriate mitigation measures will be imposed as needed.

Lastly, Mr. McGregor stated that the Planning staff does **not** recommend approval of this request. The rezoning is not supported by adopted 2030 Plan policies. Additionally, commercial uses (within the full scope of the General Commercial Zoning District) at this location will significantly alter the character of this rural residential neighborhood.

Staff notes that the current zoning of the property is Agricultural Conservation, and a range of non-residential uses are listed Conditional Uses in this Zoning District. Staff recommends following the standards and processes already in place for the Agricultural Conservation District and does not support a rezoning to any other zoning district at this time.

The Sumter City - County Planning Commission at its meeting on Wednesday, July 24, 2019, recommended denial of this request.

After comments, the Chairman called for comments and action on first reading. Several Council members voiced concerned about this request and that it does not make sense to ask for General Commercial when other zoning districts classifications are available to meet the needs of the applicant.

**ACTION:** MOTION was made by Councilman Sumpter, seconded by Vice Chairman Byrd, and carried by Council to grant first reading to this rezoning request. Councilman Edens voted in opposition.

- (2) **RZ-19-08 -- 828 Bethel Church Road -- (County) - Third Reading -- A Request To Rezone A +/- 0.80 Acre Portion Of A +/-2.33 Acre Parcel From R-15 To General Commercial (GC). The Property Is Located At 828 Bethel Church Road And Is Represented By Tax Map Number 223-08-01-004.**

Mr. McGregor stated that this rezoning request to rezone +/- 2.33 acres of land from Residential 15 (R-15) to General Commercial (GC), has received first and second reading with no changes. He asked Council to consider granting third reading as presented. Chairman McCain called for a motion on this proposed rezoning request.

**ACTION:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Sumpter, and unanimously carried by Council to grant third reading approval and adoption of this rezoning request as presented.

- (3) **RZ-19-09 -- 3909/3901/3875/3855/3885 Camden Highway -- (County) - Third Reading -- A Request To Rezone Five (5) Parcels From Agricultural Conservation (AC) To Limited Commercial (LC). The Property Is Located At 3875, 3855, 3885, 3901, and 3909 Camden Highway And Is Represented By Tax Map Numbers 190-16-01-003, 190-16-01-004, 190-16-01-005, 190-16-01-016, And 190-16-01-026.**

Mr. McGregor stated that this rezoning request to rezone five parcels of property located on the Camden Highway have had no changes to the request since first reading. The applicant wants to rezone the property from Agricultural Conservation (AC) to Limited Commercial (LC) He asked Council to consider granting third reading as presented. The Chairman called for a motion concerning third reading of this request.

**ACTION:** MOTION was made by Councilman Baten, seconded by Councilman Sumpter, and unanimously carried by Council to grant third reading approval and adoption of this rezoning request as presented.

#### **OTHER PUBLIC HEARINGS:**

- (1) None

#### **NEW BUSINESS:**

- (1) Annual Report From Santee Lynches Regional Council On Governments (COG) - Mr. Chris McKinney.

Mr. Chris McKinney of what the COG has done for Sumter County since last year. He further stated that the COG is an extension of Sumter County and Clarendon, Lee, and Kershaw Counties including the Cities and Townships in these Counties. Mr. McKinney stated that last year Sumter County funded the COG with \$184,939; the COG was able to invest those funds through staff, applying for



grants, etc., and brought to the County over \$5,000,000. He also noted that these were preliminary figures as to the impact of the investment of the County funds.

Mr. McKinney also stated that he is working with the City of Sumter and Mayesville Town Council to improve the sewer trunk line. Additionally, there is work being done with the County for the Shannontown Project. He said that there other projects that will be coming soon and he is ready and willing to work with the County on other projects too.

Councilman McGhaney stated that she was grateful to hear the report and especially for those projects that are in her Council District. She asked Mr. McKinney to keep her inform of the progress of these projects as well as other projects in the future.

### RETURN ON INVESTMENT OF LOCAL APPROPRIATIONS BY LOCALITY FOR FY 2018-2019

PRELIMINARY DATA- DOES NOT INCLUDE FINAL YEAR END ADJUSTMENTS

	Clarendon Co	Kershaw Co	Lee Co	Sumter Co	Total	
Local Appropriations from County (including City amts)	\$ 43,714	\$ 83,858	\$ 34,545	\$ 184,939	\$ 347,056	
SLRCOG *Admin & Program Funds (Awarded/Allocated/Paid)	\$ 894,174	\$ 865,646	\$ 950,779	\$ 5,319,482	\$ 8,030,081	
Direct Grants to Locality by SLRCOG Initiation	\$ 1,057,590	\$ 946,000	\$ 1,480,000	\$ 283,983	\$ 3,767,563	
Sub-total	\$ 1,995,468	\$ 1,895,504	\$ 2,465,324	\$ 5,788,404	\$ 12,144,700	\$12,144,700
Less: Local Government Participati	\$ 43,714	\$ 83,858	\$ 34,545	\$ 184,939	\$ 347,056	
Net Funds to Localities	\$ 1,951,754	\$ 1,811,646	\$ 2,430,779	\$ 5,603,465	\$ 11,797,644	\$11,797,644
	44.6	21.6	70.4	30.3		
	Clarendon County	Kershaw Co	Lee County	Sumter County		
Dollar amount invested	\$43,714	\$83,858	\$34,545	\$184,939	\$347,056	
Return on Investment	45 : 1	22 : 1	70 : 1	30 : 1		

ACTION: Received as information.

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

No executive session was held.

**OLD BUSINESS:**

- (1) There were no Old Business items at this meeting.

**COMMITTEE REPORTS:**

(1) **Public Safety Committee Meeting To Be Held At 4:45 p.m. On Tuesday, August 13, 2019, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (Sumpter, Baten, and Byrd)**

The Chairman of the Committee, Councilman Sumpter, stated that the Committee and other Council members received a report from the Sheriff. No action was taken.

(2) **Fiscal, Tax, And Property Committee Meeting To Be Held At 5:30 p.m. On Tuesday, August 13, 2019, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (McCain, Edens, and McGhaney)** *(This meeting may begin earlier if the Public Safety Committee Meeting scheduled at 4:45 p.m. concludes before 5:30 p.m.)*

The Chairman of the Committee, Chairman McCain gave the following report.

- **Continue Negotiations:** The Committee recommended allowing for the County Administrator to continue negotiations on the executive matters relating to the two contractual property matters and one existing contract.

**ACTION:** MOTION and second were received from the Committee and unanimously carried by Council to approve the recommendation to allow the County Administrator to continue negotiations on matters discussed in executive session and to report back to Council at the appropriate time.

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

- **SCAC Annual Conference** - Councilman McGhaney stated that she really appreciate going to the Annual Conference. She attended several of the Breakout Sessions. One of the sessions was discussed Strategic Planning. SCAC will have a link on its website that will show a recording each of each of the Breakout Sessions.
- **Effective Communications** - Chairman McCain stated that he and Mr. Mixon were asked to be a part of the panel on Effective Communications. Chairman McCain also stated that one of the things that was said is Sumter City and County get along well; therefore, other Counties wanted to know how to develop this effective communications. Councilwoman McGhaney reiterated that the session went very well and she was proud of their delivery of the information for Team Sumter.
- **Sumter County and School Board** - Councilman Baten said that it is true that the City and County have been working together for years, including the years that he was chairman and it continues to flow. However, it was stated by Councilman Baten that the relationship that needs to be worked on is the relationship with the County and the School Board.

Chairman McCain stated that he has been meeting with School Officials and the School Board is beginning to set up committees to ensure that the entire community is involved so that a better relationship can be initiated and continued, especially as the new Superintendent takes the helm.

- **Clerk To Council Association** - Councilman McGhaney stated that the Clerk to Council has been, for the last three years, the president of the State Association for Clerks to County Council. Councilman McGhaney also stated that although she gave up the gavel at this session, she was also asked to teach a class for the Clerks to Council during this annual session. Mrs. Blanding is to be commended for her leadership to this Clerks Association.
- **J. Mitchell Graham Award** Councilman McGhaney asked that the County consider submitting a J. Mitchell Graham Award in the future. Sumter County submitted one before and won. She stated that she believes the County can win again.

#### **MONTHLY REPORTS**

- 1) Sheriff's Department
- 2) My Community
- 3) Partners In Education Chamber
- 4) Air Force Ball 2019
- 5) Women's Equality Day Observance
- 6) Zoning Board Adjustment And Appeals
- 7) General Thomas Sumter Birthday Celebration

#### **COUNTY ADMINISTRATOR'S REPORT**

1. **SCAC Conference Session For County Administrators and Managers** - Mr. Mixon stated that the General Assembly meet with the Administrators and Managers and they discussed Education Reform, Santee Cooper issues, and several other matters.
2. **Litter Control** - The Administrator also reported that he attended a workshop concerning Litter Control. He and the Sumter City Manager will be going to Dorchester County to meet with the Officials that have implemented an outstanding Litter Control program in Dorchester County.
3. **Closure for Lafayette Diamond** - Lafayette Boulevard and several other streets near the Lafayette Diamond Project will be closed the weekend of August 16 and August 23.
4. **Sheriff Dennis** - Mr. Mixon stated that Sheriff Dennis' peers elected him as the President and he congratulated Sheriff Dennis for receiving this honor.

#### **PUBLIC COMMENT**

- **Bennie Webb** voiced his concerns about Sumter County Council giving up control of the Sumter Lee Detention Center. He stated that he believes the Detention Center should be handled by a professional Detention Center Administrator. He also stated his opinions about how the reason Council allowed for the change of authority for the Detention Center and his opinion on how the Sheriff was elected as President to the Sheriff's Association.

#### **ADJOURNMENT**

There being no further business for Sumter County Council, and no additional comments from the public, the meeting was adjourned at 6:38 p.m. after a motion by Councilman Baker, seconded Councilman Sumpter, 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: August 27, 2019

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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 bulletin board on third floor of the Administration Building.
- Date Posted: August 5, 2019
- 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 Time Warner Cable.
- Date Notified: August 2, 2019

Respectfully submitted,  
Mary W. Blanding  
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