



**Minutes**  
**Sumter County Council Regular Meeting**  
**Tuesday, August 9, 2022 -- Held at 6:00 p.m.**  
**Sumter County Administration Building**  
**Third Floor, County Council Chambers**  
**13 E. Canal Street, Sumter, SC**

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**Council Members, Staff, And The Public Will Be Asked To Wear A Facemask At The Meeting. Social Distancing Is Required At All Of County Council's Meetings. Seating Is On A First Come First Serve Basis.**

<https://www.youtube.com/channel/UCAHjqzPaonQ9LFS2kO37tA>

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

**COUNCIL MEMBERS ABSENT:** None

**COUNTY STAFF PRESENT:** Gary Mixon, Mary Blanding, Johnathan Bryan, Keysa Rogers, Helen Roodman, Joe Perry, and two Sheriff Deputies.

**MEDIA PRESENT:** The Item Newspaper, Shelbie Goulding.

**MEMBERS OF THE PUBLIC PRESENT:** Approximately 22 members of the public were present.

**CALL TO ORDER:** Chairman or Vice Chairman of Sumter County Council

Chairman James T. McCain, Jr. called County Council's meeting of August 9, 2022, to order.

**INVOCATION:** Council Member, Staff Member, Or Local Citizen

Councilman Vivian McGhaney gave the invocation.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Veteran Richard Martin, Council District 3. A United States Retired Marine Corps Veteran, Richard Martin served from June 1980 to April 2001. He currently lives in County Council District 3. Thank you for your Service.

**APPROVAL OF AGENDA:** Regular Meeting Tuesday, August 9, 2022

Chairman McCain asked the Clerk if there were any changes to the agenda. Mrs. Blanding, the Clerk to Council, stated that there were no changes to the agenda; Then, Chairman McCain asked for a motion to act on approving the agenda.

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

**APPROVAL OF MINUTES:** Regular Meeting Tuesday, July 26, 2022

Chairman McCain stated that he would entertain a motion on the approval of the minutes of July 26, 2022.



ACTION: MOTION was made by Councilman Baten, seconded by Councilman McGhaney, and unanimously carried by County Council to approve the minutes of July 26, 2022, as presented.

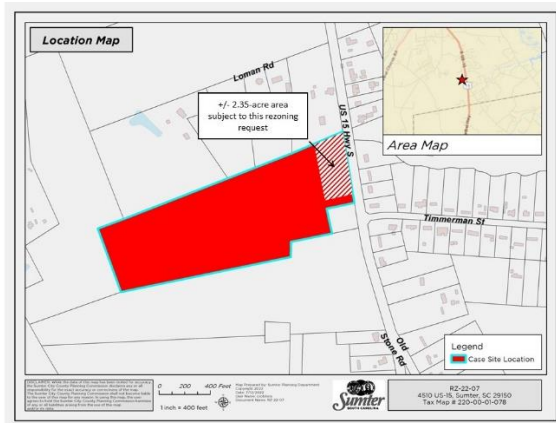
**LAND USE MATTERS AND REZONING REQUESTS:**

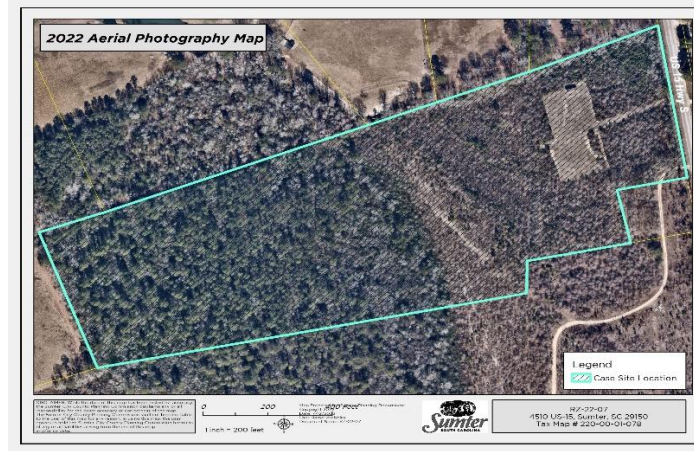
Planned Development/Rezoning Requests:

*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.*

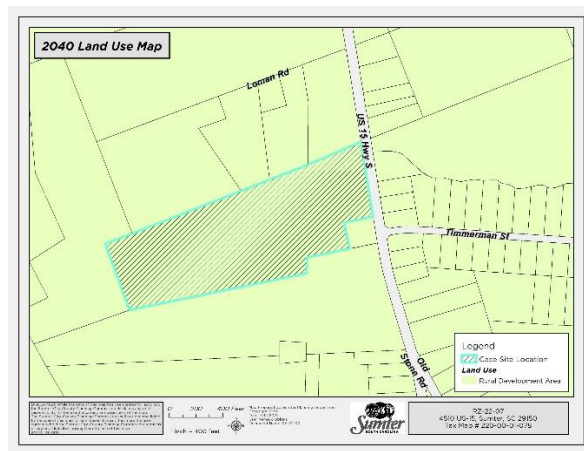
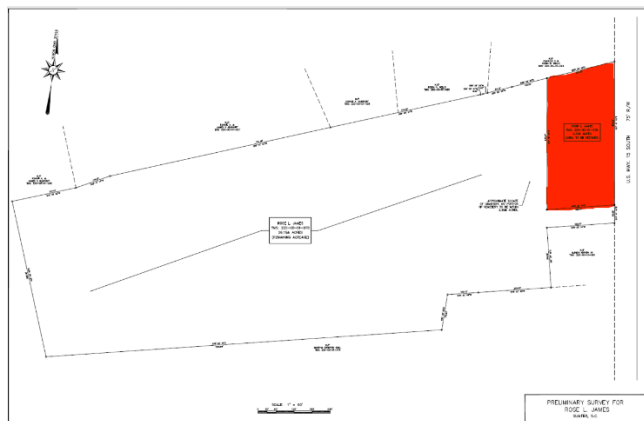
- (1) **RZ-22-07-- 4510 S US 15 Highway (County) –First Reading – Request To Rezone +/- 2.35 Acres From A +/- 29.12 Acre Tract Of Land From Agriculture Conservation (AC) To Limited Commercial (LC). The Property Is Located At 4510 S. US 15 Highway And Is Represented By Tax Map # 220-00-01-078 (part).**

Mrs. Helen Roodman, the Planning Director, presented this proposed rezoning request to Council for first reading consideration. She stated that the applicant, Patrick James, hopes to have this property rezoned from Agricultural Conservation to Limited Commercial. The request is to rezone +/- 2.35 acres from a +/-29.12 acre tract of land from Agriculture Conservation (AC) to Limited Commercial (LC). As listed in the title, the property is located at 4510 Highway 15, South. Mrs. Roodman provided a location map, zoning map, and the aerial map as shown below.





Mrs. Roodman stated that the applicant is considering placing a funeral home use on the subject property. The parcel is currently vacant as shown on the survey map below except for the cemetery which was approved several years ago. They would like to move their funeral home business right in front of the cemetery. Also, Mrs. Roodman indicated that the 2040 Land Use Plan states that the primary goal of the Rural Development Planning Area is to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate. She further said that the development of large lots (1.0 acres or larger) is compatible with the Sumter 2040 Comprehensive Plan. It was stated that the applicant's request to rezone from *Agricultural Conservation to Limited Commercial is not consistent with the Sumter 2040 Comprehensive Plan. The abutting parcels primarily serve as residential uses on larger lots and the purpose of this request is to allow a funeral home to be placed on the property without Conditional Use approval.*



After all comments, the Chairman called for a motion and discussion on this matter.

**ACTION:** MOTION was made by Vice Chairman Byrd and seconded by Councilman Baker to grant first reading approval.

Then Councilman Edens stated that he was involved with the Comprehensive Plan approval requiring that there would be Conditional Use requirement in the AC area where there are neighborhoods in the AC Districts. He further stated that the applicant does not need a rezoning to do what he wants to do.

The process would require for him to secure two-thirds of his potential neighbors’ signatures to support the use of a funeral home. However, Ms. Roodman clarified the statement by Councilman Edens, and she said that no signatures are required through the process that Mr. James has decided to follow. It was mentioned earlier by Mrs. Roodman that the applicant is trying to expedite a loan; however, there were no documentations in the packet to support Mr. James’ statement to Mrs. Roodman. Councilman Edens stated that if the rezoning gets approved, it is approved; however, he cannot support this request as presented.

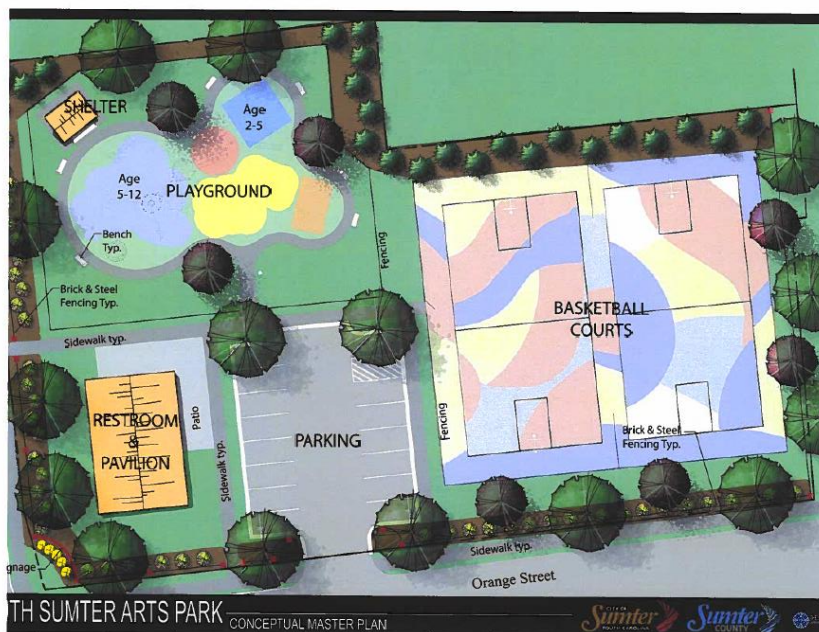
The Chairman restated the motion and Council voted on first reading as listed below.

**RESTATED ACTION:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and carried by Council to grant first reading approval. Councilmen Edens and Washington, voted in opposition. The motion was carried; first reading was approved.

**OTHER PUBLIC HEARINGS:**

- (1) **Ordinance #22-978 -- An Ordinance Authorizing The Conveyance Of The Property Located At 645 Manning Avenue To The City Of Sumter. (Council Will Take Action On Second Reading Immediately After The Public Hearing Or During Old Business.)**

The County Attorney, Johnathan Bryan, presented this proposed ordinance to Council for public hearing and second reading. He stated that the City has requested that the County allow for an Art Park to be placed on this property and the City will assume responsibility for the park including maintenance of the park. Mr. Bryan provided a rendition of the proposed Art Park for this location, and he also provided two aerial maps of the property. *(The aerial maps were not shown by the Clerk due to technical difficulties, but the maps were included in the minutes for historical purposes.)*





After review of the rendition, the ordinance, and the letter from the City of Sumter requesting that the County allow for the property to be granted to the City for use of the Art Park, the Chairman convened a public hearing on this proposed ordinance.

Chairman McCain asked if anyone wished to speak in favor of or opposition to this proposed ordinance; no one spoke during public hearing. Then the Chairman closed the public hearing and Council acted on this ordinance as listed under Old Business.

- (2) **Ordinance # 22-979 – An Ordinance Authorizing The Conveyance Of The Property Located At 538 South Sumter Street To The Sumter County Community Development Corporation. (Council Will Take Action On Second Reading Immediately After The Public Hearing Or During Old Business.)**

Mr. Bryan also presented this proposed ordinance to Council for second reading and public hearing. He stated that this property was donated to the County by a property owner that lives out of state. Because this property is located next to property that is currently owned by the Sumter County Community Development Corporation (SCCDC), Mr. Chris Hilditch, the County’s Property Manager, contacted the SCCDC and asked them if they would be able to use this property. Mrs. Gwendolyn Clyburn, Director of the SCCDC, provided a letter to the Administrator stating that it is the goal of the SCCDC to build a duplex or several duplexes for low to moderate income families. If the property is granted to the SCCDC it will be used to accomplish the goal in reference to the duplexes.

After all comments, the Chairman convened a public hearing on this proposed ordinance. Chairman McCain asked if anyone was in favor of or opposition to the proposed ordinance as presented. No one spoke to this issue; therefore, the Chairman closed the public hearing and Council took action on second reading as listed under Old Business.

#### **NEW BUSINESS:**

- (1) **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 Thereafter If Required.**

No executive session was held.

## OLD BUSINESS:

- (1) Ordinance #22-978 – Second Reading -- An Ordinance Authorizing The Conveyance Of The Property Located At 645 Manning Avenue To The City Of Sumter.

County Attorney Johnathan Bryan presented this proposed ordinance to Council for second reading approval and public hearing. After the public hearing, Council acted on second reading as listed below.

**ACTION:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and carried by Council to grant second reading to this proposed ordinance as presented.

- (2) Ordinance # 22-979 – Second Reading – An Ordinance Authorizing The Conveyance Of The Property Located At 538 South Sumter Street To The Sumter County Community Development Corporation.

County Attorney Johnathan Bryan presented this proposed ordinance to Council for second reading approval and public hearing. After the public hearing, Council acted on second reading as listed below.

**ACTION:** MOTION was made by Councilman McGhaney, seconded by Councilman Baten, and carried by Council to grant second reading to this proposed ordinance as presented.

## COMMITTEE REPORTS

- (1) Land Use Committee Meeting To Be Held On Tuesday, August 9, 2022, at 5:00 p.m. In The County Administration Conference Room, 13, E. Canal Street, Sumter, SC 29150. (Edens, Baker, and Baten)

The Committee Chairman, Charles T. Edens, gave the following report on the one item on the Committee's agenda. He stated that the Committee discussed the recent FEMA Flood Maps and the impact that they have on the community. Helen Roodman was present on behalf of the County and Ms. Jessica Parks was also in attendance from the S. C. Department of Natural Resources to educate Council members about the process on how the maps were developed, how they impact homeowners, and other matters relating to the Flood Maps. If Sumter County accepts the maps, an ordinance must be adopted and forwarded to FEMA by October 27, 2022.

Received as information.

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

No report from members of Sumter County Council.

## MONTHLY REPORTS

- 1) Building Codes Board Of Appeals and Building Department - Meeting Scheduled For Wednesday, August 10, 2022.
- 2) Summer Youth Program – The Summer Youth Program ended on August 5, 2022. However, Mrs. Rogers held an End Of Program Ceremony for the Youth. It was held on Monday, August 8, 2022, at Patriot

Hall. The youth participated in skits and were able to read or recite their thoughts on what they learned from their summer job. Mrs. Rogers also read the reports from those that supervised the students, and they all did very well in their program. It was a great end of End Of Program Ceremony for the Youth.

Chairman McCain stated that he did speak to the Summer Youth Program group during one of their Friday Trainings. He talked about Sumter County Council; then he asked to speak again. He mentioned to them the importance of voting and to make sure that they register to vote. Chairman McCain stated that since most of the group were from the rural areas, he told Council members “lightheartedly” that he was helping them with new voters. Councilman Washington thanked the Chairman for his help.

- 3) Tandem Health Business Center Ribbon Cutting is scheduled for Thursday, August 18, 2022.
- 4) Golfing Tournament sponsored by the Air Force is scheduled for Friday, August 12, 2022.

### **COUNTY ADMINISTRATOR’S REPORT**

Mrs. Keysa Rogers stated the following about the Summer Youth Program:

- Students worked 16 hours per week for four weeks.
- Students received four hours of mentoring sessions for four weeks on each Friday. The mentoring sessions included the following:
  - County Form Of Government – Chairman McCain
  - Kim Geddings, Tour of Judicial Center
  - Judge Gordan and Judge Gamble tour the Summary Court and gave information about the Summary Court System.
  - Dr. Jessica Greene spoke about mental health. Dr. Greene is a former summer youth participant and has earned her Doctorate and is self-employed as a licensed psychiatrist/counselor.
  - Kimberly Diamond provided Leadership Skills.
  - Santana Green, spoke on Choices and Consequences.
  - Sumter County Sheriff’s Office provided information on the variety of divisions of the Sheriff’s Office.

Mrs. Keysa Rogers stated that they talked to the youth about personal responsibility and admitting when you are wrong. She further stated that she was wrong when she left one of the students out in being recognized with a recommendation from the department that the student worked with during the Summer Youth Program. Therefore, Mrs. Rogers asked the student to come to Council’s meeting. Then Mrs. Rogers asked for the student, Adrianna Weeks, from Council District Five to stand as she, Mrs. Rogers, read the letter from Summary Court Administrator, Ezebra McFadden.

Mrs. Rogers also recognized the student was worked in the Office of Sumter County Council who was present at the meeting, Miss Jaliyah Brunson. Ms. Rogers also noted that Ms. Brunson received a recommendation for each of the areas: Citizenship, Leadership, and Performance.

Mr. Mixon thanked Mrs. Rogers for the great job that was accomplished with the Summer Youth Program. He also asked Mrs. Rogers to give Council members some highlights of the program.

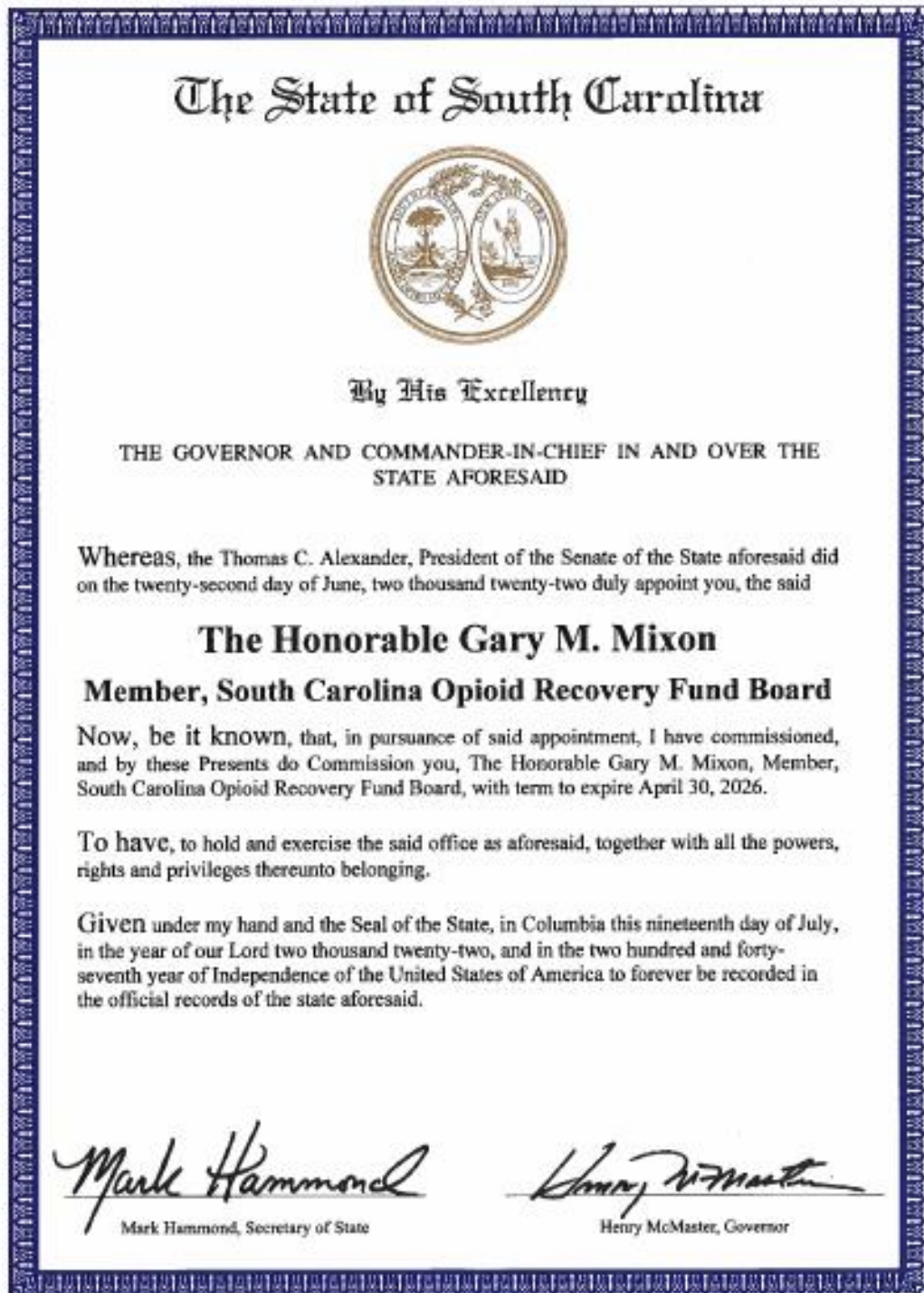
Minutes – Regular Meeting - Sumter County Council

Tuesday, August 9, 2022

Page 8

Then Mr. Mixon reported that he has been appointed to the South Carolina Opioid Recovery Fund Board. His appointment was by the Chairman of the S. C. Senate and confirmed by Governor Henry McMaster. Mr. Mixon and other members of this Board are charged with the disbursement of the Opioid Recover Funds and his term will end on April 30, 2026. See appointment certificate below.





**PUBLIC COMMENT -- Citizens Desiring To Speak Are Limited To No More Than Three (3) Minutes; Comments Are To Be Made Through The Chairman Of Sumter County Council.**

*No one spoke during public comment.*

**ADJOURNMENT**

There being no further business for Sumter County Council, and no additional comments from the public, the meeting was adjourned at 6:34 p.m. after a motion by Vice Chairman Byrd, seconded by Councilman Baker, 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 23, 2022**

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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 the first floor of the Administration Building.
- Date Posted:            August 5, 2022
- 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 5, 2022