



Minutes
Sumter County Council Regular Meeting
Tuesday, September 12, 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/UCAHjizPaonQ9LFS2kO37tA>

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

COUNCIL MEMBERS ABSENT: James T. McCain, Jr. (**Note:** *Chairman McCain did not attend this meeting because he was a part of a delegation of leaders presenting information to a potential new industry seeking a new area to locate an industrial development project.*)

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

MEDIA PRESENT: Bryn Eddy, The Item Newspaper

PUBLIC PRESENT: There were approximately 12 members of the public in attendance at this meeting.

CALL TO ORDER: Vice Chairman Byrd called Sumter County Council's September 12, 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 Alfonso Woodard who served our country from 1976 to 1996. He supported Operation Desert Shield and Operation Desert Storm. He currently lives in County Council District 5. Thank you for your service.



APPROVAL OF AGENDA: Vice Chairman Byrd called for a motion concerning the approval of the September 12, 2023, meeting agenda.

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

APPROVAL OF THE REGULAR MINUTES: Vice Chairman Byrd called for a motion concerning the Minutes of County Council's Regular Meeting Tuesday, August 22, 2023.

ACTION: MOTION was made by Councilman Edens, seconded by Councilman Baker, and unanimously carried by Council to approve the minutes of August 22, 2023, as presented.

APPROVAL OF MINUTES - SPECIAL MEETING: Vice Chairman McCain Byrd called for a motion on the approval of the Special Meeting Minutes for August 22, 2023.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Edens, and unanimously carried by Council to approve the Special Meeting minutes of August 22, 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.

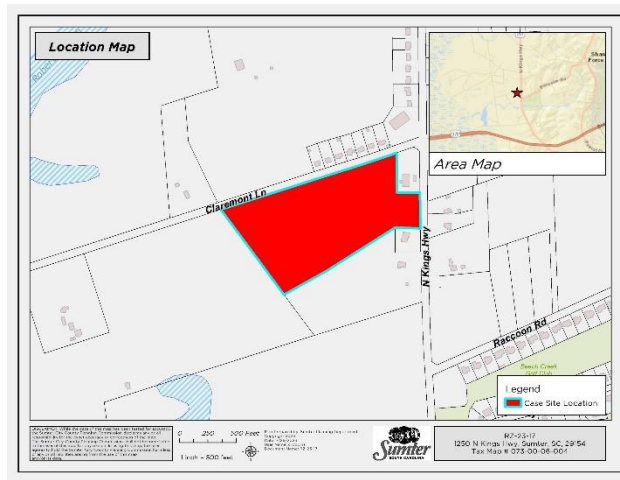
AC = Agricultural Conservation As Applicable In Sumter County Zoning and Development Standards.

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) - First Reading -- 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.**

Mrs. Helen Roodman presented this proposed rezoning request to Council for first reading consideration. She stated this rezoning request was requested by Steven Dinkins who is the Authorized Agent for the property. Mr. Dinkins hopes to have the property rezoned from Agricultural Conservation to Residential-15. The property has frontage on both N. Kings Highway (SC-261) and Claremont Lane (S-233). The proposed property to be rezoned is adjacent to Agricultural Conservation Zoning in all directions. Mrs. Roodman also mentioned that all the surrounding property is zoned Agricultural Conservation; however, the properties have varied uses with some commercial development at the intersection of Claremont Lane and N. Kings Highway. Also, the property is currently undeveloped.

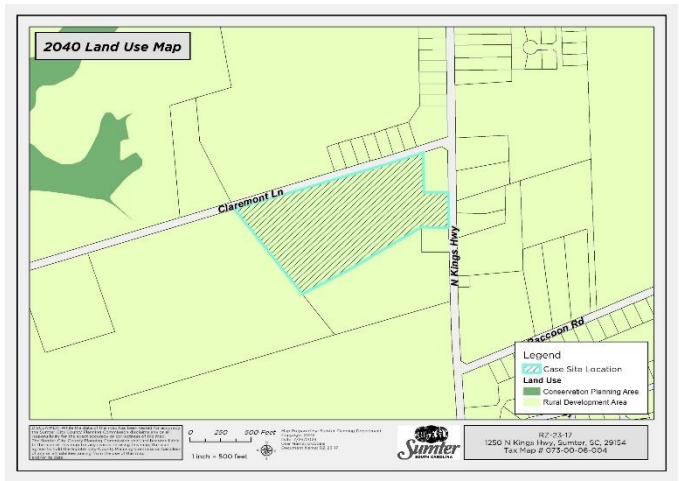


Ms. Roodman stated that the applicant hopes to develop the property with one-half acre lots; however, the AC District minimum lot size is one acre lots with the Residential-15 lot size is 15,000 square feet. There is no public sewer in this particular area; therefore, the lots will rely on septic systems; the required lot size for a septic system and the repair area when there is public water is between 17,500 when there is optimum soil to about 22,500 square feet which is approximately one-half acre lot size.

The Planning Director re-emphasized that there are lots already in this area that are less than an acre, which predates the Planning Regulations. Sometime during 1999, there were plans to develop the entire field that is north to the proposed subdivision and those lots were approved and platted but never developed. Prior to 1999 the minimum lot size for the subdivision was on-half acre. However, when the 1999 ordinance was approved, the Agricultural Conservation lot sizes went to one acre lot size; also most of the areas that were listed as Rural Development were converted to Agricultural Conservation District.



Mrs. Roodman also informed Council that the some of the lots will be more than one-half acre because the property has wetlands which may not perk for septic systems. The Sumter 2040 Comprehensive Plan shows the property within the Rural Development Area. 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. This area of N. Kings Hwy. possesses the attributes to be considered an enclave. The request to rezone the property to the R-15 district is potentially consistent with the 2040 Comprehensive Plan. The Planning Commission recommended approval of the request as presented by the Planning staff. After all comments, the Vice Chairman asked Council members if they had any questions.



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Councilman Washington asked Mrs. Roodman what type of housing will be in the Subdivision, and how many units will be built at this location. Mrs. Roodman stated that there will be approximately 25 lots in total and the type of houses has not been told to her. She also stated that her role in the Planning Department does not involve the type of home that will be built; she is required to provide Council members with information about the zoning regulations as they relate to the property.

Councilman Washington also inquired about whether the contractor has provided any information about what he plans to develop. Mrs. Roodman said that the request is not from a contractor but a developer. She also said that she does think that the developer will develop the infrastructure (water lines and roadways) and then sell the property to a local builder and another entity.

Councilman Edens asked Mrs. Roodman if there was a soil map available; Mrs. Roodman stated that she did not have a soil map at this meeting but will provide one for Council at the next meeting.

Vice Chairman Byrd called for a motion on first reading.

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

(2) **RZ-23-15 -- 315 East Red Bay Road -- (County) Third Reading -- A Request To Rezone +/- 15.59-Acres Parcel From General Residential (GR) To Light Industrial-Warehouse (LI-W). The Property Is Located At 315 E. Bay Road And Is Represented By Tax Map # 251-03-01-010.**

Mrs. Roodman stated that there have been no changes to this rezoning request since second reading. Then Vice Chairman Byrd called for a motion on this rezoning request.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Baten, and unanimously carried by Council to grant third reading approval as presented at this meeting.

- (3) **RZ-23-16 -- 1600 South Pike East (County) - Third Reading -- A Request To Rezone A Parcel Of Land Totaling +/- 3.62-Acres From Light Industrial-Warehouse (LI-W) To Neighborhood Commercial (NC). The Property Is Located At 1600 S. Pike E. And Is Represented By Tax Map # 268-15-01-024.**

Mrs. Roodman stated that there have been no changes to this rezoning request since second reading. Then Vice Chairman Byrd called for a motion on this rezoning request.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Edens, and unanimously carried by Council to grant third reading approval as presented at this meeting.

- (4) **RZ-23-12 -- 419 And 429 South Guignard Drive (US-521) (County) - Third Reading -- A Request To Rezone Two (2) Separate Parcels Of Land Totaling +/- 0.53-Acres From General Residential (GR) To General Commercial (GC). The Property Is Located At 419 And 429 South Guignard Drive And Is Represented By Tax Map Numbers 227-06-03-064 And 227-06-03-047.**

Mrs. Roodman stated that there have been no changes to this rezoning request since second reading. Then Vice Chairman Byrd called for a motion on this rezoning request.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Edens, and unanimously carried by Council to grant third reading approval as presented at this meeting.

OTHER PUBLIC HEARINGS:

- (1) None

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, If Necessary, Thereafter In Open Session.**

No executive session was held.

OLD BUSINESS

- (1) None

COMMITTEE REPORTS:

- (1) **Land Use Committee Meeting Of Sumter County Council Is Scheduled For Tuesday, September 12, 2023, At 5:30 p.m. In The County Administration Conference Room, Third Floor, 13 E. Canal Street, Sumter, SC. (Edens, Baker, and Baten)**

Committee Chairman, Councilman Edens, stated that the Committee discussed matters relating to the Development of Solar Farms in Sumter County. There was no action taken. However, this matter will continue to be discussed at the next meeting of the Committee which will be scheduled for September 26, 2023.

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

No comments from Council members.

MONTHLY REPORTS

- 1) Zoning Board of Adjustment And Appeals (BOA) Meeting
- 2) SC@Work Road Trips - September 29, 2023
- 3) Firefighters Annual Banquet 2023 - Thursday, September 28, 2023
- 4) eSTEAM - October 7, 2023
- 5) Greater Sumter Chamber Of Commerce Upcoming Events
- 6) Sumter Black Chamber of Commerce

COUNTY ADMINISTRATOR’S REPORT

No report from the Administrator.

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.

Vice Chairman Byrd asked if anyone wished to speak to Council and he informed them that they had up to three minutes. The following person spoke during public comment.

- ✓ **George Bates** - Thanked Council members about the trashy area in his community. Secondly, he reported to Council members about his concern for one of his community members that walks her wheelchair up and down Highway 261 from Cougar Way to downtown Wedgefield where all the stores are located. He further stated that this lady walks on the highway, rain, hot weather, or whatever, and cars are trying to travel the road without hitting her. Mr. Bates stated that he is concerned for her health and cannot believe that the Sheriff’s Office has not done something about it as of the date of this meeting. He asked Council to please check in on this matter before she gets hurt. Mr. Bates also said that he has been championing the need for more Sheriff deputies for years and he asked Council members to please help the Sheriff with more staff and more vehicles.
- ✓ **Linda Hastie** spoke in support of Ms. Lottie Spencer who was at County Council’s meeting several weeks ago. Since that time Coldwell Bankers took their sign down; however, there has been no clean up at the location where the Community Hospital burned down. Ms. Hastie said that she has seen people congregating in the abandoned burned down building which makes the community very unsafe. Ms. Hastie stated that Ms. Spencer is very concerned about what is happening next door to her home and needs some type of relief from this plight.

Additionally, Dr. Brown is buried in Walker Cemetery as well as the first Black Lawyer is buried in Walker Cemetery. She asked for help and donations to keep Walker Cemetery operational and in good standing.

ADJOURNMENT

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

Respectfully submitted,

James R. Byrd, Jr.
Chairman or Vice Chairman
Sumter County Council

Mary W. Blanding
Clerk to County Council
Sumter County Council

Approved: September 26, 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 8, 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 8, 2023

Respectfully submitted,

Mary W. Blanding
Clerk To County