



MINUTES
Sumter County Council
Regular Meeting
Tuesday, February 11, 2020 -- Held at 6:00 p.m.
Sumter County Courthouse, Third Floor, Room 308
County Council's Chambers - 141 North Main Street, Sumter, SC
Revised 2-10-20

.....

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

COUNCIL MEMBERS ABSENT: Eugene Baten

STAFF MEMBERS PRESENT: Gary Mixon, Johnathan Bryan, Mary Blanding, Joe Perry, Adrienne Sarvis, Helen Roodman, Daryl McGhaney, Chanae Lumpkin, Allan Dailey, and several other Sheriff's Deputies.

MEDIA PRESENT: The Item Newspaper.

MEMBERS OF THE PUBLIC IN ATTENDANCE.

Approximately ten members of the public attended this meeting.

CALL TO ORDER: Chairman James T. McCain called this 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: Regular Meeting Tuesday, February 11, 2020

Chairman McCain called for a motion to adjust the agenda to allow for Item #1 under New Business to move to immediately after action on the January 28, 2020, minutes of Sumter County Council.

ACTION: MOTION was made by Councilman Baker, seconded by Vice Chairman Byrd, and unanimously carried by Council to approve the February 11, 2020, agenda of Sumter County Council as amended.

APPROVAL OF MINUTES: Regular Meeting Tuesday, January 28, 2020

Chairman McCain stated that he would entertain a motion concerning action on the minutes

ACTION: MOTION was made by Councilman Sumpter, seconded by Councilman Baker, and unanimously carried by Council to approve the minutes of Sumter County Council January 28, 2020.

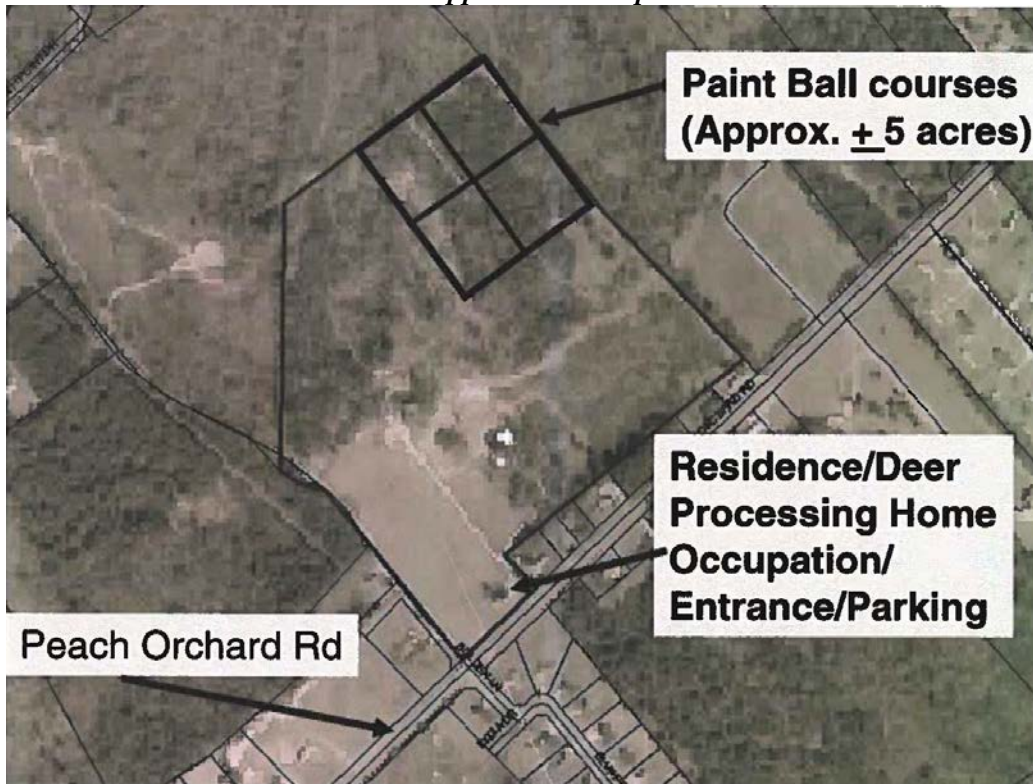
(1) **Recognition Of American Legion Public Safety Awards Winners Of The Year.**

Prior to each honoree receiving a gift from the County, a member of the respective agency cited a brief description of his/her work and heroic actions. Then Chairman McCain presented each recipient with a gift and a commendation for his/her recognition. In addition, along with Mr. McCain, other Council members, the Administrator, the County Attorney, and the Clerk to Council gave congratulatory handshakes to each of the recipients.

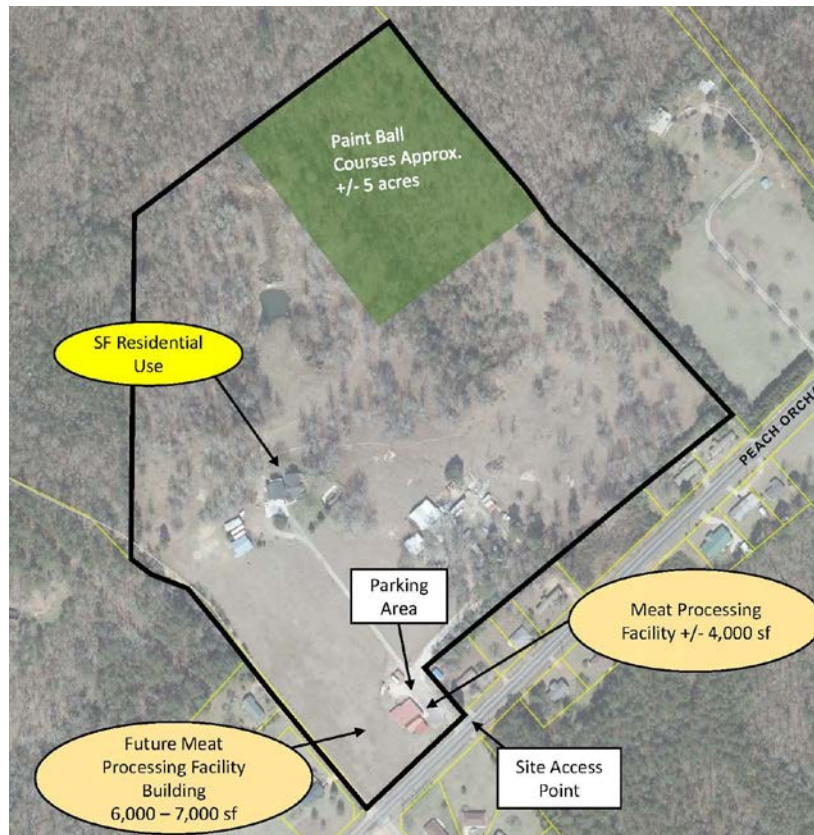
PD-05-01 Approved Concept Plan



PD-05-01 Approved Concept Plan 5



PD-05-01 (Revision 1) Proposed Concept Plan



Mrs. Roodman stated that Planning Staff recommends approval of this request. While meat-processing uses are otherwise only permitted via special exception approval in Heavy Industrial (HI) zoning district, meat-processing uses on this site have been ongoing for 20 plus years. While the applicant desires to expand operations with this request, the proposed Planned Development (PD) ordinance requirements would limit the scale of the facility to a total of 11,000 square feet. This specific requirement limits expansion and prevents a full sized industrial meat processing facility from developing. The current proposal keeps the meat processing facility a small-scale operation that primarily serves hunters and local farmers. Additionally, specific standards have been proposed in the revised PD Ordinance that provide sufficient control on future development activity on the site. These standards primarily fall back on Agricultural Conservation (AC) zoning district requirements. Additionally, the proposed amendment to the PD complies with South Carolina case law concerning PD approvals. It will remain Mixed Use with a Residential Component.

The proposal is in keeping with the intent of the Rural Development Planning Area, which is to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate. The Planning Commission also recommended approval of the requests as presented by the Planning Staff.

After all comments, the Chairman called for a motion on first reading.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Sumpter, and unanimously carried by Council to grant first reading to this Planned Development request.

2. **OA-19-11 -- Donation Bins -- (County) - Second Reading - (20-916) -- Amend Article 4, Section K: Containers And Dumpsters And Article 10 Definitions Within The Sumter County Zoning And Development Standards Ordinance To Include Specific Requirements And Definitions Pertaining To Donation Bins.**

Mrs. Roodman also presented this Ordinance Amendment to Council for second reading. She stated that Council discussed this matter earlier during the Land Use Committee Meeting. The request came to the Planning Department through a for-profit donation bin company - Green Zone Recycling Company. This request would allow for changes to the Definitions with the Sumter County Zoning and Development Standards Ordinance to include specific requirements and definitions pertaining to the donation bins.

The Salvation Army reviewed the recommended text changes to the original amendment presented to Council at first reading. Since that time, Sumter County Council members have recommended several additional changes which are required for not-for-profit and for-profit donation bins.

The changes include:

- Donation Bins permitted on any commercially used property regardless of zoning; including churches and established non-conforming properties that are residential but have a commercial business.
- It would be required to have some siting standards in the highway protection corridor. Also maintenance and standards would be required.
- Enforcement standards would be put in place just in case a bin owner did not respond to the request to clean up the area.
- There would be verbiage which would describe the size and type of a bin that can be used for a collection-donation bin.
- Non-profits and for-profits must be treated the same.

The changes that were made in the Land Use Committee have been incorporated into the ordinance and a copy of the changes will be integrated into the revised ordinance.

ACTION: MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to approve all changes that were made to this Ordinance Amendment in the Land Use Committee Meeting held earlier on February 11, 2020, as noted above.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Sumpter, and unanimously carried by Council to grant second reading to this Planned Development request as amended.

3. **RZ-19-17 -- 830 Race Track Road -- (County) - Third Reading -- A Request To Rezone +/- 2.0 Acres Of Land From Agricultural Conservation (AC) To General Commercial (GC). The Property Is Located At 830 Race Track Rd. And Is Represented By Tax Map # 253-00-03-001 (Part).**

Mrs. Roodman stated that there have been no changes to this ordinance since first reading; the Planning Commission and staff recommended approval of the request. After all comments, Chairman McCain called for a motion on third reading.

ACTION: MOTION was made by Vice Chairman Byrd, seconded by Councilman Edens, and unanimously carried by Council to grant third reading and adoption to this rezoning request.

4. OA-19-12 -- Cemeteries In The R-15 District -- (County) - Third Reading - (20-917) -- Amend Article 3, Section 3.B.3; Article 3, Exhibit 4, And Article 5, Section 5.B.1.I To Permit Cemeteries In The R-15 District As A C-300 Conditional Use.

Mrs. Roodman also stated that there have been no changes to OA-19-12, Cemeteries in the R-15 District. Therefore, Chairman McCain called for a motion on third reading.

ACTION: MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to grant third reading to this ordinance amendment.

5. OA-19-14 -- Mini-Warehouse Off-Street Parking Requirements -- (County) -Third Reading -(20-918) -- Amend Article 8, Exhibit 23: Off Street Parking Requirements For Non-Residential Land Uses In The Sumter County Zoning & Development Standards Ordinance In Order To Reduce Minimum Parking Requirements For Mini-Warehouse Uses.

It was stated by Mrs. Roodman that there have been no changes to OA-19-14 since first reading. She asked Council to consider granting third reading to this ordinance amendment. After all comments, Chairman McCain called for a motion on third reading.

ACTION: MOTION was made by Councilman Sumpter, seconded by Councilman Baker, and unanimously carried by Council to grant third reading to this ordinance amendment.

OTHER PUBLIC HEARINGS:

1. None

NEW BUSINESS:

(Agenda Item #1 Will Be Heard By County Council Immediately After Action On Minutes Of January 28, 2020.)

- (2) It Is Necessary To Hold An Executive Session To Discuss An Employment Matter, And It May Be Necessary To Hold An Executive Session To Discuss An Economic Development Matter, A Legal Briefing, Or Other Matters Pertaining To An Executive Session, And Take Appropriate Actions Thereafter If Required. (The Executive Session Will Be Held After Agenda Item #13 - Public Comments.)

This item was presented at the end of the meeting after public comments.

OLD BUSINESS:

1. None

COMMITTEE REPORTS:

- (1) Land Use Committee Meeting February 11, 2020, 5:30 p.m. In County Council's Conference Room, Sumter County Courthouse 141 N. Main Street, Room 301. (Edens, Baker, and Baten)

Councilman Edens, Chairman of the Land Use Committee, stated that the Committee met and discussed the Donation Bin Ordinance Amendment and the Ordinance Amendment for the

Cemeteries in the R-15 District. There was no action on the Cemeteries and the action taken on the Donation Bins was discussed during Land Use Matters and Rezoning Requests.

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

No report from Council members.

MONTHLY REPORTS

- ✓ Sumter County Sheriff's Office Monthly Report
- ✓ SCAC - Mid-Winter Conference - February 29-20, 2020
- ✓ Rural Summit - March 1-3, 2020
- ✓ Grand Reopening - February 12, 2020
- ✓ SUATS Policy Committee Meeting - February 28, 2020

COUNTY ADMINISTRATOR'S REPORT

- ✓ No Comments From The Administrator.

PUBLIC COMMENT

The Chairman McCain asked if anyone would like to speak during public comment, the following person spoke during this time.

- ✓ **James Shuling** - Stated that he is retired Air Force and has lived in Sumter since 1990. Mr. Shuling stated that he has a concern with High Hills Water Company. The pricing structure is different; this company charges the same amount if you use 0 gallons to 2,000 gallons.

EXECUTIVE SESSION

Prior to entering executive session, the Chairman asked for a motion to enter executive session to discuss an employment/personnel matter.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Sumpter to enter executive session to discuss a Personnel/Employment matter. At the conclusion of executive session, Council entered open session.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Edens, and unanimously carried by Council to re-enter open session.

Chairman McCain stated that Council discussed a personnel/employment matter during executive session; however, no action is to be taken at this time.

ADJOURNMENT

After all discussion and all comments from the public, motion was made by Councilman Edens, seconded by Councilman Baker to adjourn the meeting of Sumter County Council at 7:07 p.m.

Respectfully submitted,

James T. McCain, Jr.

Mary W. Blanding

Chairman or Vice Chairman
Sumter County Council

Clerk to County Council
Sumter County Council

Approved: February 25, 2020

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: February 7, 2020
- 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: February 6, 2020

Respectfully submitted,
Mary W. Blanding
Mary W. Blanding