



Minutes
Sumter County Council
Regular Meeting
Tuesday, April 13, 2021 -- 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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County Staff Members, Council Members, And The Public Will Be Required To Wear A Facemask And Have Temperatures Checked Upon Arrival To The Meeting. Social Distancing Is Required 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 Byrd, Jr., Vice Chairman; Artie Baker, Eugene R. Baten, Charles T. Edens, Vivian Fleming McGhaney, and Carlton B. Washington.

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Gary Mixon, Mary W. Blanding, Lorraine Dennis, Keysa Rogers, Helen Roodman, David Shadoan, Les Vandevander, Johnathan Bryan, Joe Perry, Allen Daily, Valerie Brunson, and two Sheriff Deputies (Walker and Cabbage).

MEMBERS OF THE PUBLIC PRESENT: Approximately 16 members of the public attended the meeting.

MEDIA PRESENT: The Item Newspaper, Shelby Goulding.

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

INVOCATION: Councilwoman Vivian Fleming McGhaney gave the invocation.

PLEDGE OF ALLEGIANCE: County Council started a new practice tonight to allow a veteran to lead Council in the Pledge of Allegiance to the American Flag. This request was brought to Council by Ms. Valerie Brunson, Director of the Veterans Affairs Office. The Chairman introduced Mr. Johnnie Goodley who is a former member of the United States Army and Vietnam Veteran. After Mr. Goodley lead the meeting in the Pledge of Allegiance, Councilman McCain presented him with a certificate.



APPROVAL OF AGENDA: Regular Meeting Tuesday, March 23, 2021. Councilman McCain asked the Clerk, Mrs. Blanding, if there were any changes to the agenda. Mrs. Blanding stated that there were no changes to the agenda. Then Councilman McCain called for a motion on the approval of the agenda.

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

APPROVAL OF MINUTES: Regular Meeting Tuesday, March 23, 2021. Councilman McCain asked for a motion to approve the minutes for County Council's March 23, 2021, Regular Meeting as prepared by the Clerk to Council.

ACTION: MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to approve the minutes of March 23, 2021, as prepared by the Clerk to Council.

LAND USE MATTERS AND REZONING REQUESTS:

Planned Development/Rezoning Requests - None

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.

- (1) **RZ-21-05 -- 1765 N. Main Street -- (County) - First Reading -- A Request To Rezone +/- 2.23-Acres Of Land From Agricultural Conservation (AC) And Neighborhood Commercial (NC) To General Commercial (GC).** The Property Is Located At 1765 N. Main St. And Is Represented By Tax Map # 246-00-02-015.

Ms. Helen Roodman, the Planning Director, presented this proposed rezoning request to Council for first reading approval. The applicant, Mr. Leroy Lane, Jr., hopes to change the rezoning. This is a request to rezone +/- 2.33 acres of undeveloped land from Agricultural Conservation (AC) and Neighborhood Commercial (NC) to General Commercial (GC). The applicant is pursuing the rezoning to maximize resale and development options for the property. Ms. Roodman also stated that historically the property was used residentially, however; the dwelling and all associated structures have been removed from the parcel.

The property is located on the west side of N. Main St. just north of the intersection of N. Main St. and Jefferson Rd. (S-53). Also, the property is part of a 3-legged intersection with a mixed-use pattern of development.

Ms. Roodman mentioned that the property, highlighted in blue, is adjacent to a motel to the north and adjacent to a commercial office use for a tree service and single-family dwelling to the south. To the immediate west, on the opposite side of N. Main St., is the Sumter Office for the South Carolina Department of Vocational Rehabilitation. The Planning Commission and Planning staff recommend approval of the request.



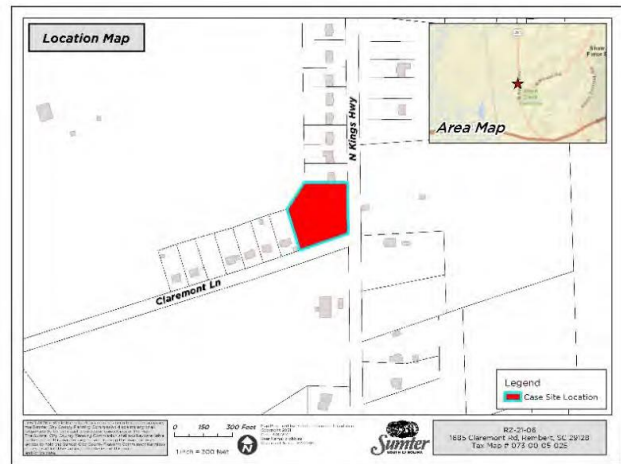
The Sumter Office for the South Carolina Department of Vocational Rehabilitation. The Planning Commission and Planning staff recommend approval of the request.

Councilman Edens asked if the entire tract was going to be rezoned. Ms. Roodman mentioned that Mr. Lane only owns 2.23 acres of the one tract. After all comments, Chairman McCain called for a motion on first reading.

ACTION: MOTION was made by Councilman Baker, seconded by Vice Chairman Byrd, and unanimously carried by Council to grant first reading approval of this rezoning request.

(2) **RZ-21-06 -- 6815 Claremont Lane -- (County) - First Reading -- A Request To Rezone +/- 1.99 Acres Of Land From Agricultural Conservation (AC) To Neighborhood Commercial (NC). The Property Is Located At 6815 Claremont Ln. And Is Represented By Tax Map #073-00-05-025.**

Ms. Roodman stated that this is a request is to rezone +/- 1.99 acres of land located at 6815 Claremont Ln. (herein referred to as the property) from Agricultural Conservation (AC) to Neighborhood Commercial (NC). The intent of the applicant, CDP Sumter 6, LLC, is to develop a general merchandise store use under 11,000 sq. ft. of gross floor area (GFA) in size on the property. As shown by the location Kings Hwy. (SC-261) and Claremont Ln. The property is adjacent to residential land uses to the north, east, and west. The property is adjacent to commercial land use to the south. Also, the property is currently within the AC zoning district and is adjacent to AC zoning to the north, west, and east. Ms. Roodman also stated that the property is adjacent to AC and R-15 zoning to the east. She mentioned that the purpose of the NC zoning district is to accommodate the commercial and service needs generated by nearby residential development. Goods and services normally available in this district are of a “convenience variety”.



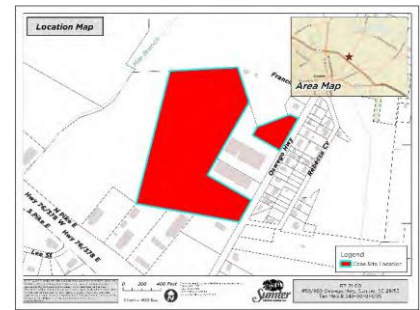
A general merchandise store (SIC Code 53) is proposed for the site, specifically a Dollar General Store. General merchandise stores under SIC Code 53 under 11,000 sq. ft. in size or smaller are a conditional use in the NC District. All conditional uses are required to meet the general criteria outlined in *Article 5, Section 5.b.1.a – 5.b.1.f.* of the *Sumter County Zoning & Development Standards Ordinance* (the Ordinance). The specific use being contemplated for the site, a general merchandise store under 11,000 sq. ft. in size, is also required to meet specific use criteria outlined in *Article 5, Section 5.b.o.* of the Ordinance. These specific use criteria primarily relate to site access, dumpster enclosure design, and external lighting impacts to adjacent property.

It is recommended by the Planning staff to allow for this rezoning request to be granted first reading approval if OA-21-02 (Zoning Districts Established and Free-Standing Zoning Area) receives third reading approval at Council’s meeting tonight. OA-21-02 will allow for a commercial development, such as a Dollar General Store to be placed on property that is less than two acres. After all comments Chairman McCain called for a motion on first reading.

ACTION: MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to grant first reading approval of this rezoning request.

(3) **RZ-21-09 -- 950 & 980 Oswego Highway -- (County) - First Reading -- A Request To Rezone +/- 32.11-Acres Of Land From Light Industrial-Warehouse (LI-W) To Agricultural Conservation (AC). The Property Is Located At 950 & 980 Oswego Hwy. And Is Represented By Tax Map # 248-00-01-005.**

Ms. Roodman stated that this is a request by Ms. Windy Miller who is the property Owner. It is the applicant’s intent to construct two houses on the property, however; residential uses are not permitted in the Light Industrial-Warehouse (LI-W) zoning district. The request will allow for +/- 32.11-acre tract of undeveloped land to be rezoned from Light Industrial-Warehouse (LI-W) to Agricultural Conservation (AC). As shown in the location map to the right, the tract gives the appearance of being two separate parcels (one +/-2.1 acres the other +/-30.01 acres) however it has one tax parcel number in order to use the property for residential purposes, the property must be rezoned to a district that permits residential uses. The property is located in an area with a mixed-use pattern of development as shown in the aerial photograph. The west side of Oswego Hwy. is predominantly commercial/light industrial/agricultural while the east side of Oswego is predominantly residential.



The property, highlighted in blue, is adjacent to a farm field to the north with a property to the immediate south that is combination of undeveloped and warehousing/office uses. To the immediate west is an extensive wetlands/floodplain area that is undeveloped. Residential uses exist on the east side of Oswego Hwy. The areas highlighted in green are possible areas of wetlands as shown in the National Wetlands Inventory, an extensive portion of the property is influenced by the presence of wetlands.



Ms. Miller hopes to construct a home for her daughter and for herself as shown on the map for the proposed dwelling. Mrs. Roodman stated that the Planning Commission recommends approval of the request. There is a legal driveway on the property which will allow for Ms. Miller to be able to reach the Oswego Highway. After all comments, Council acted on first reading.

ACTION: MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to grant first reading approval of this rezoning request.

- (4) **RZ-21-01 -- 1335 Camden Highway -- (County) - Third Reading -- A Request To Rezone +/- 6.4-Acres Of Land From Residential-9 (R-9) To General Commercial (GC). The Property Is Located At 1335 Camden Hwy. And Is Represented By Tax Map #'S 203-05-01-001, 203-05-01-003, & 203-05-01-009(Portion).**

Mrs. Roodman presented RZ-21-01 for third reading consideration to members of Sumter County Council. She stated that the Planning Commission recommended approval only for the +/- 4.63-acre area west and south of the Herman St. ROW to the General Commercial (GC) zoning district only. The recommendation for the remaining +/- 1.77-acre area to the east of Herman St. ROW remain within the Residential-9 (R-9) zoning district. Also, Sumter County Council at its meeting on March 23, 2021, gave second reading approval to the recommendation of the Planning Commission.

There were no further changes to this rezoning request; therefore, Council took action on the recommendation of the Planning Commission and the action Council took at second reading.

ACTION: Motion was made by Councilman Baker, seconded by Vice Chairman Byrd, and unanimously carried by Council to grant third reading approval as recommended by the Planning Commission and action taken by Council at second reading on March 23, 2021, which coincide with the recommendation of the Planning Commission.

- (5) **RZ-21-02 -- 5333 Edgehill Road -- (County) - Third Reading -- A Request To Rezone +/- 0.91-Acres Of Land From Agricultural Conservation (AC) To General Commercial (GC). The Property Is Located At 5333 Edgehill Road And Is Represented By Tax Map #133-02-02-011.**

Mrs. Roodman presented this rezoning request stating that the Planning Commission recommended rezoning this tract of land from Agricultural Conservation to Limited Commercial instead of General Commercial. At County Council's meeting on March 23, 2021, Council voted unanimously to recommend rezoning the property from Agricultural Conservation to Limited Commercial as recommended by the Planning Commission. (Note: The Applicant, Mr. Steven L. Dinkins, agreed with the change from General Commercial to Limited Commercial.) After all comments, Council acted on this proposed rezoning request to Limited Commercial.

ACTION: Motion was made by Councilman Baten, seconded by Councilman Baker, and unanimously carried by Council to grant third reading approval as recommended by the Planning Commission and action taken by Council at second reading on March 23, 2021, which coincide with the recommendation of the Planning Commission to rezone the property from Agricultural Conversation to General Commercial.

- (6) **RZ-21-03 -- 419 N. Pike E. (County) -- Third Reading -- A Request To Rezone A +/- 2.57-Acre Parcel From General Commercial (GC) To Light Industrial-Warehouse (LI-W). The Property Is Located At 419 N. Pike E. And Is Represented By Tax Map # 248-07-03-005.**

Mrs. Roodman informed Council that there were no changes to this rezoning request since first reading; therefore, the Chairman called for a motion on third reading.

ACTION: Motion was made by Councilman Baker, seconded by Vice Chairman Byrd, and unanimously carried by Council to grant third reading approval as recommended by the Planning Commission.

- (7) **OA-21-02 -- Zoning Districts Established and Free-Standing Zoning Areas (County) - Third Reading 23- 21-948 -- To Amend The Sumter County - Zoning And Development Standards Ordinance Article 2, Section 2.a.1 And Article 2, Section 2.a.2 To Allow For The Establishment Of A Smaller Minimum Free-Standing Zoning Area When Such An Area Consists Entirely Of Land Zoned Neighborhood Commercial (NC) And To Make Other Minor Adjustments Identified By Staff For Consistency Purposes.**

The Planning Director, Mrs. Roodman, also stated that there were no changes to this ordinance amendment since first reading; therefore, the Chairman called for a motion on third reading.

ACTION: Motion was made by Councilman Baten, seconded by Councilman Edens, and unanimously carried by Council to grant third reading approval as recommended by the Planning Commission for this ordinance amendment.

OTHER PUBLIC HEARINGS:

No other public hearings were held.

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.

There was no executive session held.

OLD BUSINESS:

There was not old business presented.

COMMITTEE REPORTS:

- (1) Budget Workshop Held On Tuesday, April 13, 2021, 5:00 p.m. Held In The County Administration Conference Room, 13 E. Canal Street, Sumter, SC. (All Council Members Are To Attend The Budget Workshop.)

The County Administrator reported the information listed below. He also stated that another Budget Workshop will be scheduled for April 20, 2021, the time will be determined later and the information will be sent to Council by the Clerk to Council. The April 20, 2021, meeting will allow time for Elected Officials to present their personnel request and other appointed officials will also present their request for additional staff during the upcoming budget workshop.

Budget Review	General Fund	Capital Request
Revenues	\$51,171,709	\$3,500,000
Expenditures	<u>51,715,024</u>	<u>13,328,947</u>
Surplus/(Deficit)	<u>\$(543,315)</u>	<u>\$(9,828,947)</u>

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

- Councilman Baten gave a report on the number of veterans that have died from COVID 19 since December 2020. Eleven more veterans have died since Council’s last meeting held on March 23, 2021; therefore a total of 88 veterans have died, since December 2021. Since Council’s last meeting 197 people have contracted COVID-19 which equates to 9.4 new cases per day. Sumter County has one of the highest populations of veterans; yet there is no Mask Mandate in the County. However, there

are County districts within the County which have a vast number of voters that live in the City; however, they are County Council Districts.

- District 6 – 9,000 are in the City Limits, they are covered by the City’s Mask Mandate.
- District 4 – 7,000 citizens that live in the City of Sumter, and has Coverage of the Mask. .Mandate

After Mr. Baten’s report, Chairman McCain stated that he sees Councilman Baten’s concern for veterans, however, there are not enough votes to pass a resolution or ordinance for a Mask Mandate. Therefore, he, (Chairman McCain) has been working on providing a Veteran’s Only Vaccination Day in Sumter County. It was originally supposed to be organized and handled by the Veterans Office from Columbia; however, that fell through because they did not have the vaccines to carry out vaccinating veterans in Sumter. Chairman McCain then reached out to Sumter Cut Rate Drug Store through the help with Ms. Valerie Brunson; however, there were issues because of the Jansen vaccination and the Johnson and Johnson vaccinations were recalled. While in this process of determining whether or not those two one-time shots are being evaluated as to whether or not they are fine for citizens to take, Ms. Brunson and the Chairman are working with Prisma Health Tuomey to have a Veteran’s Only day for vaccinations at the Civic Center. Chairman McCain stated that he will continue working on this project and will stay in touch with Ms. Brunson and with Mr. Baten.

Councilman Baten thanked the Chairman for his work on this issue and also thanked him for voting in support of the proposed Mask Mandate.

Chairman McCain stated that what needs to be done is get “Shots In Arms.” The Civic Center is opened to Prisma Health Tuomey to provide vaccinations to the public.

MONTHLY REPORTS

- 1) COVID19 Report As Of Friday, April 9, 2021
- 2) Sheriff’s Office Monthly Report
- 3) COVID19 Vaccine Schedule Tentative
- 4) Board of Adjustment and Zoning Appeals

COUNTY ADMINISTRATOR’S REPORT

The County Administrator stated that the County is trying to work with Prisma Health Tuomey, DHEC, MUSC, and the local Community Centers to ensure that vaccinations are provided to the citizens.

Litter Efforts – The County has been trying to look at what can be done about the litter in the County. The Administrator took staff and several different pieces of equipment to try to remove the trash, litter, etc., from Berry Street. Mr. Mixon stated that litter is truly a big problem. Much work is being done and needs to be done. There will be a General Public Litter Pick Up on April 17, 2021.

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.

- **Louis Watkins** – said that the public is being left out of a lot of decision-making by County Council. Council needs to invest in a general complaint number, channeled through the Administrator’s Office. Citizens can call and register their complaints with the Administrator’s Office and the departments can

then work on what the problem is with input from the public. Council’s agenda does not give the citizens enough information. The public does not get the paperwork that Council members receive for each meeting. Mr. Watkins also stated that he is concerned that the citizens do not get a voice in some ordinances and resolutions. He added that here is no public hearing on these things. Mr. Watkins concluded his statements by saying that there is not enough public participation with the matters relating to Council’s agenda items.

- **Johnnie Godley** - stated that he lives in the County on Alexander Place his street abuts to the City of Sumter. He stated that the County Administrator said that people can walk into the Civic Center and get the COVID-19 vaccination without an appointment. However, people do not know that it is available without an appointment. It needs to be publicized.
- **Brittany Martin** - Founder of Sistas United Non-profit Organization spoke to Council about the need to eradicate hunger in Sumter County. She stated that she is an executive chief and she had other chiefs with her at the meeting. The organization caters other non-profits like, i.e., church anniversary, etc. without cost. However, she is looking into trying to help those that are homeless and hungry. Ms. Martin believes that if she can get 7 churches in the city to agree to one-night of housing the homeless, she will make sure that they have meals. She has a contract with U-Haul to haul the food to each church. Currently, she has three churches that have agreed to house the homeless and she now needs three more. Also, she wants to build the biggest “soup kitchen” in South Carolina and help the homeless. Mr. Rashad Hilton agreed with all that Ms. Martin said concerning the goals of the organization. Currently, they are giving-out 32-pound boxes of food and essential needs on every Friday and on every Saturday, food to the community. He reemphasized the needs as well as the goals that were stated by Ms. Martin.

ADJOURNMENT

After all business of Sumter County Council and comments, motion was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to adjourn the meeting of Sumter County Council at 7:23 p.m.

Respectfully submitted,

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

Mary W. Blanding
Clerk to County Council
Sumter County Council

Approved: April 27, 2021

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 first floor of the Administration Building.

Date Posted: Friday, April 8, 2021

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: Friday, April 8, 2021

Respectfully submitted,
Mary W. Blanding
Clerk To County Council