



Minutes
Sumter County Council
Regular Meeting
Tuesday, August 11, 2020 -- Held at 6:00 p.m.
Patriot Hall - Auditorium
135 Haynsworth Street, Sumter, SC

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**Council members and the public will be required to wear a face mask
and have temperatures checked upon arrival. Social Distancing is also required.**

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

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Gary Mixon, Denise McLeod, Helen Roodman, Lorraine Dennis, David Shadoan, David Shumaker, Johnathan Bryan, Keysa Rogers, and Joe Perry.

MEMBERS OF THE PUBLIC PRESENT: Approximately five members of the public were in attendance.

MEDIA PRESENT: The Item, Shelbie Goulding

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

INVOCATION: Councilwoman 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, August 11, 2020
Chairman McCain asked for a motion to take action on the approval of the August 11, 2020, agenda of Sumter County Council.

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

APPROVAL OF MINUTES: Chairman McCain said he would entertain a motion to take action on the approval of County Council Regular minutes held on June 28, 2020.

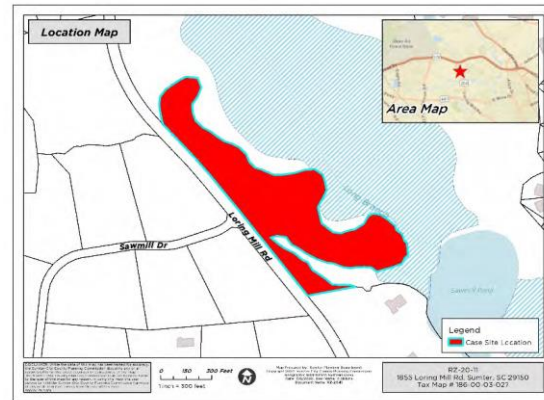
ACTION: MOTION was deferred on approval of County Council Regular minutes until County Council's next meeting on August 25, 2020.

LAND USE MATTERS AND REZONING REQUESTS:
Planned Development/Rezoning Requests

NOTE: *RZ = Rezoning Of Property As Applicable In Sumter County Zoning and Development Standards*
 OA = Ordinance Amendment As Applicable In Sumter County Zoning and Development Standards

(1) RZ-20-11 – 1855 Loring Mill Road – (County) – First Reading – A Request To Rezone A Parcel Totaling +/- 12.1 Acres Of Land From Residential-15 (R-15) To Agricultural Conservation (AC). The Property Is Located At 1855 Loring Mill Road And Is Represented By Tax Map #186-00-03-027.

Mrs. Roodman introduced this rezoning request to Council for first reading approval. She stated that the applicant and authorized agent for the owner, Jeffrey Faw, is requesting to have this 12.1 acres of property rezoned from Residential-15 (R-15) to Agricultural Conservation (AC). The property is an irregularly shaped 12.1 acre parcel. The tract’s boundary follows the extent of the wetland of Long Branch and Sawmill Pond. Development on the parcel consists of one shed on the easternmost portion of the property.

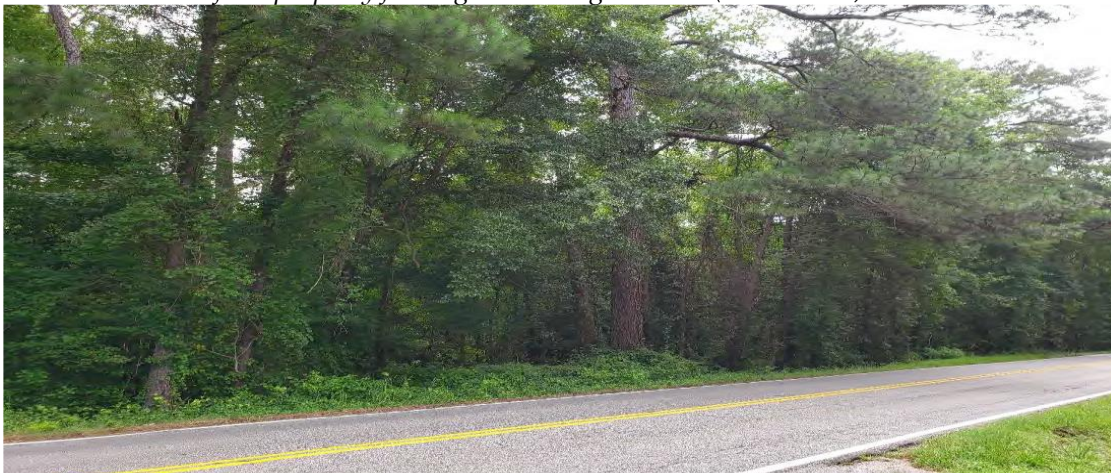


Photographs of the site follow:

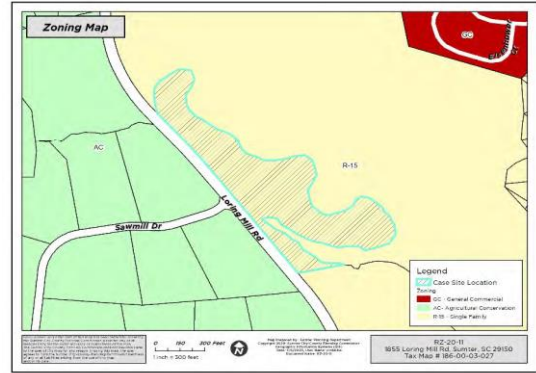


Above: View of the property frontage on Loring Mill Rd (view North)

Below: View of the property frontage on Loring Mill Rd (view South)



Like much of the property on the eastern side of Loring Mill Rd., the subject property is zoned R-15. R-15 zoning is a large lot single-family residential district and is intended to create development patterns that are suburban in nature. Land use on the western side of Loring Mill Road in the area of the site is primarily zoned AC, driven in part by the presence of the Lee’s Preserve Subdivision, which contains +/- 5.0 acre tracts for single family residential development.



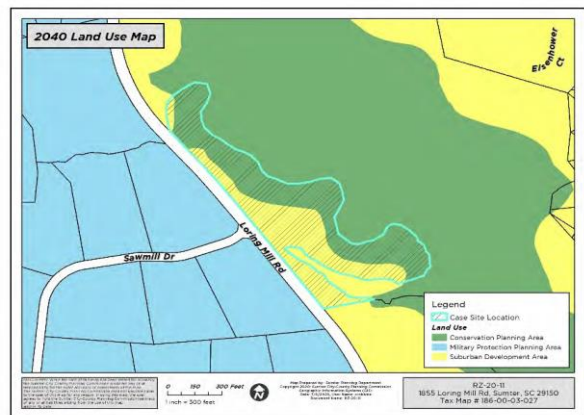
AC zoning is designed to protect and preserve areas of the county which are presently rural or agricultural in character and use. AC parcels are required to be at least one (1) acre in size, and primarily permit single family residential and agricultural uses, with select nonresidential uses permitted with additional conditional and special exception use review.

The parcel’s size, character, and pattern of use are consistent with typical AC properties, and the topography, presence of wetlands, and floodplain in the area suggest that further development surrounding the parcel are unlikely.

Should the parcel be rezoned to AC, the following is a non-exhaustive list of some uses that would be permitted by right, or by conditional use review on the parcel.

Permitted Uses	Conditional Uses
<ol style="list-style-type: none"> 1. Single Family Residential Uses 2. Agricultural Uses 3. Manufactured Homes 4. Parks and Playgrounds 5. Residential Accessory Uses 6. Public Utilities 	<ol style="list-style-type: none"> 1. Mining of Non-Metallic Minerals 2. Mini-Warehouse Uses 3. Retail Nurseries 4. Churches 5. Cemeteries 6. Auto Service

As shown in the 2040 Land Use Map, the property is located in the Suburban Development planning area, with the portion of the property located within the 100-year floodplain categorized as part of the Conservation Planning Area. Additionally, the property lies adjacent to the Military Protection Planning Area, which discourages dense development. One of the primary objectives of this planning area is to scrutinize and manage the existing pattern of development, and to encourage more orderly and efficient land uses.



The Suburban Development Area seeks to promote a mix of higher density commercial and residential uses, although the subject parcel and surrounding properties have been developed at significantly lower density than that allowed by the R-15 zoning and the Suburban Development Planning Area policies. Furthermore, Low density development is appropriate adjacent to the Military Protection Planning Area and in cases where environmental or utility constraints dictate that low density residential is more appropriate.

Designated Conservation Planning Areas are intended to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial and commercial encroachment. Throughout the County, these areas should be preserved to ensure the protection of environmentally sensitive natural resources. Conservation areas adjacent to the Downtown and Suburban Planning Areas are characterized by floodplain, stream corridors, Carolina Bays, and wetlands. As a general policy, development should be limited in these areas. Where development is appropriate, low impact engineering and architectural design practices shall be incorporated into all projects.

Loring Mill Road (SC-204) is an SCDOT-owned and maintained two-lane road, carrying a Major Collector functional classification. The 2019 annual average daily traffic (AADT) volume for Loring Mill Road is 4,400, based on SCDOT count station #571. Any proposed development at the subject property will have its transportation impacts evaluated at time of site plan approval with appropriate mitigation measures required.

Ms. Roodman stated that the Planning staff recommends approval of this request. Rezoning of the property to AC zoning is consistent with the Sumter 2040 Future Land Use Plan's conservation and military protection objectives. Further, the land use and development pattern surrounding the site is consistent with rezoning to the less intensive AC zoning classification.

After all comments, the Chairman of County Council stated that he would entertain a motion concerning first reading for this rezoning request.

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

(2) RZ-20-07 - 2035 Highway 521 S. (County) - Third Reading - A Request To Rezone A Parcel Totaling +/- 143.86 Acres Of Land From Agricultural Conservation (AC) To Heavy Industrial (HI). The Property Is Located At 2035 Highway 521 S. And Is Represented By Tax Map #252-00-05-029.

Mrs. Roodman stated that this rezoning request to rezone +/- 143.86 acres of land from Agricultural Conservation (AC) to Heavy Industrial (HI), has received first and second readings with no changes. She asked Council to consider granting third reading as presented. Chairman McCain called for a motion on this proposed rezoning request.

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

(3) RZ-20-08 – 2205 Myrtle Beach Hwy. (County) – Third Reading – A Request To Rezone A Parcel Totaling +/- 5 Acres Of Land From Agricultural Conservation (AC) To General Commercial (GC). The Property Is Located At 2205 Myrtle Beach Hwy. And Is Represented By Tax Map #286-00-01-004.

Mrs. Roodman stated that this rezoning request to rezone +/- 5 acres of land from Agricultural Conservation (AC) to General Commercial (GC), has received first and second readings with no changes. She asked Council to consider granting third reading as presented. Chairman McCain called for a motion on this proposed rezoning request.

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

(4) OA-20-02 – Fabricated Metal Products In The AC District (County) – Third Reading – (20-931) – To Amend The Sumter County – Zoning and Development Standards Ordinance To Include Fabricated Metal Products (SIC 34) As A Special Exception Use In The Agricultural Conservation (AC) Zoning District. Article 3, Section 3.n.4 Special Exception Uses In The AC District; Article 5, Section 5.b.2 Enumerations Of Certain Hazardous And/Or Potentially Disruptive Land Development Activities, And Section 5.b.3 Special Design Review Criteria For Applicable Items In 5.b.2 To Establish Finite Review Criteria For Uses Classified Under Fabricated Metal Projects (SIC -34).

Mrs. Roodman presented OA-20-02 to Council for third reading consideration. She stated that there has been one change since second reading by the applicant, Mr. David Merchant, who was present at the meeting.

In the original ordinance amendment it stated:

Operating Hours: Operating Hours shall be limited as follows:

a. 6am – 9pm Monday – Friday

b. 6am – 3pm Saturday

c. No Sunday Operation

The applicant has requested that: *The Hours of Operation Timeframe be revised to clarify Sunday Hours of Operation as follows.*

Operating Hours: Operating Hours shall be limited as follows:

a. Monday – Friday 6am – 9pm

b. Saturday – 6am – 3pm

c. Sunday: No Manufacturing or Shipping Operations

As per the applicant, the original intent was that there would be no manufacturing operations on Sunday, however; if a member of management or other employee needs to check on the facility or to complete paperwork/other office tasks they should be legally permitted to be on site.

Mrs. Roodman stated that Council approved second reading of this zoning text amendment request but Council limited the uses to the following SIC Codes: 3441, 3442, 3444, 3446, 3448, and 3449.

ACTION: MOTION was made by Councilman Edens, seconded by Councilman Baten, and carried by Council to grant third reading approval and adoption to this ordinance amendment as presented. Councilmen Byrd and Sumpter voted in opposition. The motion carried.

PUBLIC HEARINGS: 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 Thereafter If Required.

No executive session was held.

OLD BUSINESS: None

COMMITTEE REPORTS: None

1. Report From Council Members On Other Meetings, Trainings, And/Or Conferences.
 - Councilman Baten stated that he would like the County Administrator’s future reports to include an update on the COVID-19, the number of positive cases in Sumter County, the number of deaths in Sumter County, and demographics of these numbers. Mr. Baten stated that he believes it is important to know this information since Council passed a resolution stating Council is urging the community to wear masks. He stated all his research indicates the best way to stop the spread is to wear a mask. 30 states have implemented a mask mandate, and 20 states have not to include South Carolina. As of Monday, August 10, 2020, Sumter County had 2,536 positive COVID-19 citizens and 49 of those have died. Blacks, Hispanics, and Native Americans have been hospitalized in larger numbers than any other groups. In Sumter County approximately 70% of deaths have been African Americans. Mr. Baten asked Sumter County to take the initiative of its citizens’ safety, health, and welfare and have a mandated mask ordinance for Sumter County.

Mr. Mixon stated that the information Mr. Baten is requesting is generated by the State of South Carolina’s Department of Health and Environmental Control. Mr. Mixon will be glad to put a report together, but not sure if the local demographics are included.

Mr. Baten replied that he has spoken with the Coroner and he has the information of the 49 deaths.
 - Councilwoman McGhaney stated that she attended the Santee-Lynches Regional Council of Government meeting Monday, August 10, 2020, and some good information was shared. Ms. McGhaney will forward the information to the Administrator to be included in Council packets. She also added that some information may be relevant to publicize on the website.

MONTHLY REPORTS

- SCSO

COUNTY ADMINISTRATOR'S REPORT

- Mr. Mixon, the County Administrator, stated that on Thursday, August 6, 2020, Sumter County held its Capital Bond Sale for the General Obligation Bond for capital purchases for the year at \$3,500,000.00. The successful bidder was BB&T at an interest rate of 1.14%.

ADJOURNMENT

After all discussions, motion was made by Councilman Sumpter, seconded by Councilman Baker to adjourn the meeting of Sumter County Council at 6:19 p.m.

Respectfully submitted,

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

Denise P. McLeod
Acting Clerk to County Council
Sumter County Council

Approved: August 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: July 9, 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: July 9, 2020

Respectfully submitted,
Denise P. McLeod
Denise P. McLeod