



Minutes
Sumter County Council Regular Meeting
Tuesday, May 24, 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>

CALL TO ORDER: Chairman Or Vice Chairman Of Sumter County Council

INVOCATION: Council Member, Staff Member, Or Local Citizen

PLEDGE OF ALLEGIANCE: Led By Veteran Robert Baker, Sr., Council District #4

APPROVAL OF AGENDA: Regular Meeting Tuesday, May 24, 2022

APPROVAL OF MINUTES: Regular Meeting Tuesday, May 10, 2022
Budget Workshop Tuesday, May 10, 2022, and Budget Workshop Tuesday, May 17, 2022

LAND USE MATTERS AND REZONING REQUESTS:

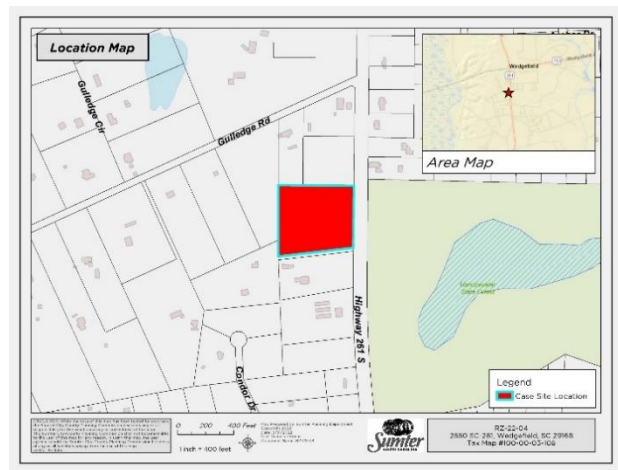
Planned Development/Rezoning Requests:

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-22-04 -- 2550 Highway 261 South - Second Reading/Public Hearing -- (County) -- A Request To Rezone +/- 5.92-Acres From Agricultural Conservation (AC) To General Residential (GR). The Property Is Located At 2550 Highway 261 South And Is Represented By Tax Map # 100-00-03-108. (Prior To Action On Second Reading, Council Will Hold A Public Hearing On The Proposed Rezoning Request.)**

Mrs. Helen Roodman, the Planning Director presented this proposed rezoning request to Council for second reading consideration. Ms. Roodman stated that the applicant, Alphonso Golden, hopes to have the property rezoning from Agricultural Conservation to General Residential. Mrs. Roodman gave the following information concerning the proposed rezoning request.

- The request is to rezone +/- 5.92 acres of land located south of the intersection of Gulledege Rd. and Highway 261 South from Agricultural Conservation (AC) to General Residential (GR).
- Rezoning requested will accommodate a residential subdivision development.
- The property is a result of a combination of two lots which were originally part of a large lot subdivision known as "Fieldcrest, Section #2" platted in 1993.



- Except for +/- 0.70 acre lots in the Westgate Subdivision located ~1,200 ft. to the south of the subject property, lots in the area are 1.0 acres or larger.

Mrs. Roodman also stated that the property is currently zoned Agricultural Conservation (AC) and is adjacent to Agricultural Conservation (AC) zoning in all directions. The intent of this district is to protect and preserve areas of the County which are presently rural or agricultural in character and use and are uniquely suited to agricultural use. Where urban development is permitted within the district, strict quality standards should be required.

Single-Family Residential development is a permitted use in the AC zoning district, per the *Sumter County - Zoning & Development Standards Ordinance* (the *Ordinance*). However, the AC District development standards require a minimum lot size of 1.0 acre per parcel, as well as a minimum of 60 ft. of public road frontage. The applicant has expressed a desire to subdivide the property into lots smaller than that permitted in AC zoning, necessitating a rezoning request. If the request is approved, the applicant would be permitted to develop all uses indicated for the GR zoning district as noted in *Article 3, Exhibit 4* of the Ordinance in accordance with the indicated process. This use table is attached to this report as Exhibit 1. Uses with a "P" are allowed by right, uses with a "C" require conditional use approval, uses with an "S" require special exception approval by the Sumter City-County Board of Zoning Appeals (BZA), and uses with no letter or that are not noted on the table are not permitted. In addition to a change in the permitted, conditional, and special exception uses that would accompany a successful rezoning, the applicant would be able to develop single-family lots as small as 6,000 sq. ft. (0.13 acres), as well as duplex, zero-lot line, townhouse, and triplex/quadruplex housing types, subject to the development standards.

Mrs. Roodman also mentioned that per the Sumter 2040 Comprehensive Plan, the property is influenced by the Conservation Planning Area and is located just west of the Military Protection Planning Area Future Land Use Designation. 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 including floodplains, streams, wetlands, water bodies, state parks, historical buildings and sites, gardens, woodlands, and established natural recreational areas. Protection of these natural and agricultural resources contribute to the community's overall health and sustainability. Commercial agricultural activities and family farming are encouraged in this planning area.

It was further mentioned by Mrs. Roodman that the Military Protection Planning Area is intended to protect Shaw Air Force Base and the Poinsett Electronic Combat Range from encroachment of incompatible land uses and reduce the accident and noise potential to citizens in areas adjacent to these two critical military installations. Protection of the military mission is the community's primary goal in this area. Great care should be taken in evaluating any land use application in this planning area as well as adjacent and surrounding planning areas. The applicant's request to rezone from Agricultural Conservation (AC) to General Residential (GR) is generally incompatible with the Sumter 2040 Comprehensive Plan.

Lastly, Mrs. Roodman stated that the Planning Staff and the Planning Commission members recommended denial of the request based on the reasons below.

- GR zoning is generally incompatible with the intent of the Conservation Protection future land use designation.
- The current AC zoning classification allows the applicant to divide the subject parcel into as many as 5 individual lots by-right, based on AC district development standards.

ACTION: MOTION was made by Councilman Edens, seconded by Councilman Baker, and unanimously carried by Council to deny second reading to this rezoning request.

OTHER PUBLIC HEARINGS:

- (1) **Ordinance #22-973 -- An Ordinance To Provide For A Levy Of Taxes For County Purposes Of Sumter County, S. C., (Known As The Budget Ordinance) For The Fiscal Year Of Said County Beginning July 1, 2022, To Direct The Expenditures Of Said Taxes And Other Funds Of Said County, And To Provide For Other Matters Related Thereto. (Council Will Take Action On Second Reading Immediately After The Public Hearing Or During Old Business.)**

Mr. Gary Mixon presented the proposed budget to County Council and the public prior to holding a public hearing. He gave the following information.

At Council's special meeting on May 17, 2022, Council agreed to fund the "Other Agencies" as requested with the exception of the new request from Elizabeth Durant Children's Center. Mr. Mixon provided information to Council concerning the following:

1. General Fund Expenses
2. General Fund Revenue Budget
3. General Fund Personnel and Operations Expenditure Budget
4. Other funding Sources
5. Matching Funds
6. Capital Requests For ARPA Funding
7. Capital Requests By Funding Sources
8. Capital Requests By Capital Bond Funding
9. Capital Request For Other Funding
10. 1 mill increase

REVENUE

- 1 mill increase (LOST credit offset)
- Fund Balance \$508,313

EXPENDITURE

- 18% increase in health insurance \$465,158 (January to June 2023) - Required
- 1% increase in retirement \$232,430 (July 2022 to June 2023) - Required
- Personnel changes to include a 3% COLA for County employees \$881,601
- Property and Liability insurance increase of \$301,000
- Increase of \$39,163 for other agencies

CAPITAL - Fund \$8,684,836 of capital requests with;

- \$3,500,000 general obligation bond;

- \$3,808,465 of ARPA funds;
- \$1 million of fund balance that is reimbursable;
- \$190,000 infrastructure;
- \$181,500 of road user fund;
- and \$4,871 of solid waste.

ARPA - \$10,364,651

- \$3,808,465 of capital requests
- \$368,223 of personnel requests
- \$2,687,963 water utility infrastructure
- \$1,000,000 broadband infrastructure
- \$2,500,000 roads

After Mr. Mixon presented the proposed budget to Council with a one mill increase to be offset by the fund balance. The Chairman convened a public hearing. The following persons spoke to Council concerning the proposed budget.

- Dr. Brenda Williams spoke to Council about the fact that she did not see funds in the budget for work to alleviate the problems that are happening on South and North Pike Roads and Graham Highway due to the "food desert" in that area. She further stated that Dollar General or Family Dollar, or other stores need to be located on the side of Pike where the homes are located.

There were no further comments during public hearing; therefore, the Chairman closed the public hearing and Council took action on second reading listed under Old Business.

- (2) Ordinance #22-974 -- An Ordinance Authorizing The Issuance And Sale Of General Obligation Bonds, Series 2022, Or Such Other Appropriate Series Designation, In The Principal Amount Of Not Exceeding \$3,500,000; Fixing The Form And Details Of The Bonds; Authorizing The County Administrator To Prescribe Certain Details Relating To The Bonds; Providing For The Payment Of The Bonds And The Disposition Of The Proceeds Thereof; And Other Matters Relating Thereto. (Council Will Take Action On Second Reading Immediately After The Public Hearing Or During Old Business.)

Chairman McCain stated that the Administrator previously presented information about the proposed capital bond; therefore, Chairman McCain convened a public hearing on this matter. No one spoke during this proposed public hearing. Council took action on second reading listed under Old Business.

NEW BUSINESS:

- (1) Report From Sumter County's 2022 Capital Project Sales Tax Commission - Commission Chairman Robert "Bob" Smith.

Mr. Bob Smith stated that for the benefit of the public, I am Bob Smith, the Chairman of the 2022 Sumter County Capital Projects Sales Tax Commission. The other members who served on the Commission are Peggy Blanding, Kim Hatchell, Stevie McCall, Brenda Whitely and Earl Wilson, who served as Vice Chairman. Kim Hatchell was the only Commissioner not present at the meeting due to a business commitment.

He stated that Sumter County Council established the six-member Commission by Resolution R-22-02 on March 8, 2022. Since then, the Commission held seven meetings - averaging over two hours each -

and worked diligently to consider proposals for funding capital projects within the county area. The Commission then formulated the referendum question that is to appear on the ballot pursuant to Section 4-10-330(D) of the Code of Laws of South Carolina. The entire ballot question has been submitted to the County Administrator and the County Council. The 34 projects shown on the ballot are identified as follows:

1. County Fire Trucks
2. Emergency Radio and Pager Upgrades-EMS/Fire/Police
3. County Paving/Resurfacing
4. City Fire Trucks
5. Forensic Center (Sheriff)
6. Stadium Road Fire Station Reconstruction
7. Industrial Land Purchase (Gibbs Site)
8. Black River Industrial Park Infrastructure
9. Pocotaligo Industrial Park Infrastructure
10. US-378 Safety Connection Project
11. Intersection Safety Improvements
12. Bobby Richardson Park Improvements
13. S. Main Street Building
14. Rural Gymnatoriums
15. Delaine and Dubose Community Centers
16. South Sumter Gym
17. Patriot Park Expansion
18. Mayesville Town Hall/Center
19. Downtown Accessibility Renovations
20. Museum Complex
21. Swan Lake Trailhead/ Accessible Playground

22. Accessible Playgrounds Improvements (County-wide)
23. Accessible Playgrounds Improvements (City-wide)
24. Pinewood Sports Complex
25. Public Services Building
26. Shot Pouch Park and Greenway Trailhead Enhancement
27. Downtown Parking Facility
28. Airport Facility Upgrade
29. CCTC Classroom Conversion
30. Pinewood Area Road Paving
31. City County Community Sidewalks/Activity Paths
32. Pinewood Area Sidewalks/Bus Shelters
33. Community-wide Acquisition of Distressed Structures
34. Pinewood Area Blight Removal

Mr. Smith also stated that the ballot question provides a fuller description of each project and more detailed information about each project will be available on the Sumter County website. All of the projects meet the requirements of Section 4-10-330 of the Code of Laws of South Carolina. The one-cent tax will be collected for seven (7) years. The ballot question also includes authorization for a 40-Million Dollar General Obligation Bond which will be used to fund several projects in the near future. The one-cent sales tax collections will be used to amortize the bond.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Baten, and unanimously carried by Council to accept the list of projects as presented by the members of Sumter County Capital Projects Sales Tax Commission to be included in the proposed Capital Projects Sales Tax Referendum Ordinance.

- (2) **Ordinance #22-976 - First Reading -- An Ordinance To Impose, Subject To Referendum Approval And Pursuant To The Capital Project Sales Tax Act, A One Percent (1%) Sales And Use Tax (The "Tax") Within Sumter County For Not More Than Seven (7) Years; To Order A County-Wide Referendum On The Question Of Imposing The Tax And Authorizing The Issuance Of General Obligation Bonds In A Principal Amount Not To Exceed \$40,000,000 (The "Bonds"); To Prescribe The Contents Of The Ballot Question; To Specify The Purposes For Which The Proceeds From The Tax Are To Be Used, The Maximum Time For The Imposition Of The Tax, And Certain Provisions Relating To The Issuance Of The Bonds; To Provide For The Issuance Of The Bonds, If Approved By Referendum, By Subsequent Action Of Council; And To Provide For Other Matters Relating Thereto.**

The Chairman thanked Mr. Smith and the other members of the Commission for their work on the Capital Projects Sales Tax Commission. Then the Chairman called for a motion on first reading in reference to ordinance 22-976.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Baten, and unanimously carried by Council to grant first reading to Ordinance 22-976 as presented and includes the Capital Project Sales Tax List of Projects as presented by the Chairman of the Capital Projects Sales Tax Commission.

It was noted by Councilman Baker that this is not "Another Penny" but a proposal to continue the Penny for another seven years.

Councilman Washington stated that he is requesting that the people from the rural district in his area to please review the list and to support it because there are good projects on the list that will help everyone.

Councilman McGhaney stated that the project that Dr. Williams asked about is on the Penny for Progress list and asked that Dr. Williams review the list.

- (3) 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 at this meeting.

OLD BUSINESS:

- (1) Ordinance #22-973 - Second Reading -- An Ordinance To Provide For A Levy Of Taxes For County Purposes Of Sumter County, S. C., (Known As The Budget Ordinance) For The Fiscal Year Of Said County Beginning July 1, 2022, To Direct The Expenditures Of Said Taxes And Other Funds Of Said County, And To Provide For Other Matters Related Thereto.

Mr. Mixon presented the proposed budget to Council during public hearing. After his presentation, the Chairman convened a public hearing. Then the Chairman called for a motion on second reading.

ACTION: Motion was made by Councilman Baker to grant second reading to the proposed budget ordinance.

COUNCIL DISCUSSION: Prior to a vote by Council on this ordinance, Councilman Baten stated that he is concerned about the three percent cost of living increase to the employees. He said that the employees are struggling through this time of inflation. He added that the three percent does not cover the cost of rising costs. He stated that he would like to see the County grant additional cost of living funds to those County Employees that are paid less than \$50,000 a year and less funds to those that are above \$50,000.

After all comments, the Chairman repeated the MOTION and Council took action on the motion.

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

NOTE: Councilman McGhaney stated that Dr. Williams had stated her concerns about the community near Pike Road, and Councilman McGhaney informed Dr. Williams that additional information will be presented later during this meeting which will cover those concerns.

Councilman Baten commended the Commission for providing Quality of Life projects. He stated that he will encourage people to vote for the Penny. He also said that "When you invest in yourself, people will invest in you.

- (2) **Ordinance #22-974 -- Second Reading -- An Ordinance Authorizing The Issuance And Sale Of General Obligation Bonds, Series 2022, Or Such Other Appropriate Series Designation, In The Principal Amount Of Not Exceeding \$3,500,000; Fixing The Form And Details Of The Bonds; Authorizing The County Administrator To Prescribe Certain Details Relating To The Bonds; Providing For The Payment Of The Bonds And The Disposition Of The Proceeds Thereof; And Other Matters Relating Thereto.**

This proposed ordinance was discussed during the budget ordinance presentation by the County Administrator. The public hearing was also held prior to action on second reading. The Chairman called for a motion on second reading.

ACTION: MOTION was made by Councilman Edens, seconded by Vice Chairman Byrd, and unanimously carried by Council to grant second reading approval of the ordinance as presented.

NOTE: Councilman Edens stated that there is no millage increase to the taxpayers.

COMMITTEE REPORTS

- (1) **Special Meeting Of Sumter County Council To Be Held On Tuesday, May 24, 2022, At 5:00 p.m. In The County Administration Conference Room, 13 E. Canal Street, Sumter, SC.**

Chairman McCain stated that during the Special Meeting, Council members received a detailed report concerning the action of the Capital Projects Sales Tax Commission. Mr. Bob Smith gave a brief report earlier during this meeting as listed above. Therefore, no additional information is need from this meeting.

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

No report from Council Members.

MONTHLY REPORTS

- 1) Sumter Soil & Water Conservation District - Local Work Group
- 2) Planning Commission Meeting -- May 25, 2022
- 3) April Building Report
- 4) Iris Festival Parade

COUNTY ADMINISTRATOR'S REPORT

No report from the Administrator.

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.

The following person spoke to Council during public comment.

- Reginal Evans spoke to Council about his groups putting in a request for Morris College to improve the entrance of Morris College. He did not see the request on the list. Mr. Evans also stated that Northside placed a request in and he would like to make sure that the request is considered before third reading. Mr. Evans added that he is in City Council Ward #1 and he does not believe that the Councilperson to County Council for the needs of the area. Mr. Evans also said that he has two community groups: *Men In Deeds Program and Women In Deeds Program*. He is and the groups will be working with WRGA and starting a mini-television station and studio. The group will be hiring ten people and some of the positions will be for youth. Mr. Evans said that he believes that this business can help young people in many different areas. He asked Council to consider adding his requests to the Penny Projects.
- Memorial Day Festivities - Monday, May 30, 2022. 630 South Sumter Street, Sumter, SC 29150
- Jackie Hughes stated that she listened to the information about funding for the Pike Road and it is nice that Council is trying to help. She further stated that Council and the community know why the people are getting killed. She asked Council to consider looking into other areas where people are having wrecks and getting killed that Council may need to investigate that too. It is only fair play to investigate those areas too.

ADJOURNMENT

There being no further business for Sumter County Council, and no additional comments from the public, the meeting was adjourned at 7:01 p.m. after a motion by Councilman Baker, seconded by Vice Chairman Byrd, 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: June 14, 2022

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: May 20, 2022

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Tuesday, May 24, 2022

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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: May 20, 2022

Respectfully submitted,

Mary W. Blanding

Clerk to Sumter County Council