



Minutes
Sumter County Council
Regular Meeting
Tuesday, November 24, 2020 -- Held at 6:00 p.m.
Sumter County Administration Building, Third Floor
13 E. Canal Street, Sumter, SC

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

<https://www.youtube.com/channel/UCAHjjqzPaonQ9LFS2kO37tA>

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 Chris Sumpter.

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Gary Mixon, Mary W. Blanding, Helen Roodman, Lorraine Dennis, David Shadoan, Johnathan Bryan, Joe Perry, and two Sheriff Deputies.

MEMBERS OF THE PUBLIC PRESENT: Approximately eight ~~one~~ members of the public attended the meeting.

MEDIA PRESENT: The Item Newspaper

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, November 24, 2020
Chairman 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.

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

APPROVAL OF MINUTES: Regular Meeting Tuesday, November 10, 2020.
Chairman McCain asked for a motion to approve the minutes for County Council's November 10, 2020, meeting as prepared by the Clerk to Council.

ACTION: MOTION was made by Councilman Baker, seconded by Vice Chairman Byrd, and unanimously carried by Council to approve the minutes as presented for November 10, 2020, as presented.

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

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**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-20-14 – Second Reading/Public Hearing – 1810 Pinewood Road (County) -- A Request To Rezone A Parcel Totaling +/- 4.13-Acre Tract From Agricultural Conservation (AC) To Neighborhood Commercial (NC). The Property Is Located At 1810 Pinewood Road And Is Represented By Tax Map # 181-00-05-086. (Prior To Action On Second Reading, Council Will Hold A Public Hearing On This Rezoning Request.)**

Prior to this item being presented by Mrs. Helen Roodman, Councilman Charles Edens recused himself from the meeting due to a conflict of interest. He was not present in the meeting during any discussion on this item nor did he vote on this matter.

Mrs. Roodman stated that this rezoning request is from the applicant, CDP Sumter 4, LLC, with Mr. Googer as the representative for this company. The ~~developers~~ are requesting that 1810 Pinewood Road be rezoned from Agricultural Conservation to Neighborhood Commercial (NC). This rezoning is requested because the developers and the owners hope to have ~~some~~ future development on this property; ~~a~~ the Dollar Store.



Mrs. Roodman stated that rezoning to Neighborhood Commercial (NC) would permit the proposed use by Conditional Use review. General Merchandise stores with SIC Code 53 that are less than 11,000 sq. ft. in size are a conditional use in the NC District not requiring signatures from adjacent property owners. This use was added to the NC district October 13, 2020, when OA-20-03 received 3rd Reading Approval from Sumter County Council.-

It was also stated by Mrs. Roodman that the site is also partially located in a Commercial Mixed-Use Area. Commercial and Mixed-Use Nodes are identified on the map to direct future, high quality commercial and residential mixed-use development. The areas include anticipated green fields and established locations expected to re-develop with higher and better uses over time. As set forth in the broader policies, continued commercial development is expected along the major corridors.

After Mrs. Roodman’s presentation, the Chairman convened a public hearing. He asked if anyone wished to speak against the proposed rezoning request. No one spoke against the request. Then he asked if anyone wished to speak in favor of the request.

Mr. Greg Googer, the applicant for this rezoning request and the owner of Coastal Partners and the preferred developers for Dollar General for the lower have of the State of South Carolina, spoke in support of this request. He stated that Coastal Partners, LLC is proud of the partnership that his company has with Sumter County. The site is over four acres with residential homes around the site and to the back of the location. The entire site will be leased to Dollar General and only the front of the property will be developed approximately one and one-half acres.

Councilman Byrd asked if there can be a guarantee for this property not be developed in the back and to keep it with the buffer. Mr. Googer stated that the property will be leased to one tenant, and the lease is called a Master Lease. The tenant, Dollar General, will not have any use for the property in the back. Also, the Master Lease will not allow for the property to be divided if Dollar General is not at that location.

A question was asked by a lady in the audience whether or not the property to the right of the development would receive buffering of some type. Mr. Googer stated that he wants to meet with the lady to find out what type of buffering would be to her liking. It is his desire to work with the neighbors to ensure that the community and the development are working cohesively.

After all comments, the Chairman closed the public hearing and stated that he would entertain a motion on second reading.

ACTION: MOTION was made by Vice Chairman Byrd~~Council Baker~~, seconded by Councilman Baten~~McChaney~~, and unanimously carried by Council to grant second ~~first~~-reading approval of this proposed rezoning request as presented.

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:

1. Report From Council Members On Other Meetings, Trainings, And/Or Conferences.

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No report given.

MONTHLY REPORTS

No Report Given.

COUNTY ADMINISTRATOR'S REPORT

Mr. Mixon asked Council, and received their approval, to provide the COVID-19 Update in written form instead of a verbal report starting in December, 2020.

The County Administrator ~~gave~~^{gave} the following COVID-19 Update:

- As of today Sumter County has had 4,1033,765 cases of COVID.
- Since November 14, ~~October 27,~~ 2020, the County has had 340-206 New Cases of COVID.
- This is a daily average of 244.7% which is up from the last two weeks which was 14.47%~~3.6~~
- Four additional deaths as reported by Sumter County Coroner: Two white males, and one black male and one black female, all were over the age of 70 and two were ~~two white females,~~ and one of the persons was a Veterans.

Councilman Baten asked the Administrator to include in the COVID-19 Update written report, if possible, the demographics, number of veterans, and if there is some way to breakout whether the cases are in the City or County.

ADJOURNMENT

After all discussions, motion was made by Vice Chairman Byrd, seconded by Councilman Sumpter to adjourn the meeting of Sumter County Council at 6:16 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: December 8, 2020

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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: November ~~23~~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: November ~~19~~⁶, 2020

Respectfully submitted,
Mary W. Blanding
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