



**Agenda**  
**Sumter County Council**  
**Regular Meeting**  
**Tuesday, January 8, 2019 -- Held at 6:00 PM.**  
**Sumter County Administration Building – County Council Chambers**  
**Third Floor, 13 E. Canal Street, Sumter, SC**

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**1. CALL TO ORDER:**

- 1) Chairman Or Vice Chairman Of Sumter County Council

**Immediately After The Approval of Council's Minutes Of December 11, 2018, Council Will Elect Its Officers.**

**2. INVOCATION: Council Member, Staff, or Member of the Public**

**3. PLEDGE OF ALLEGIANCE:**

**4. APPROVAL OF AGENDA: January 8, 2019**

**5. APPROVAL OF MINUTES: Regular Meeting Held On**

- 1) Regular Meeting Tuesday, December 11, 2018

**6. LAND USE MATTERS AND REZONING REQUESTS:**

1) **RZ-18-13 -- 2110 Loring Mill Road (County) – Second Reading/Public Hearing** -- Request To Rezone A +/- 1.48 Acre Parcel And A +/- 0.74 Acre Portion Of An Adjoining Parcel From Agricultural Conservation (AC) To Light Industrial-Warehouse (LI-W). The Property Is Located At 2110 And 2115 Loring Mill Rd. And Is Represented By Tax Map #'S 186-07-01-027 And 86-07-01-017 (Part). (Prior To Action On Second Reading, Council Will Hold A Public Hearing On This Rezoning Request.)

2) **RZ-18-15 -- 2320 Beckwood Road -- (County) -- First Reading** -- Request To Rezone A +/-46.99 Acre Parcel Located At 2320 Beckwood Road From Agricultural Conservation (AC) To Residential-15 (R-15). The Property Is Represented By Tax Map # 201-00-03-013.

3) **RZ-18-16 -- 160 Jefferson Road --(County) -- First Reading** -- Request To Rezone A +/-15.00 Acre Parcel And A 1.39 Acre Parcel Located At 160 Jefferson Road From General Residential (GR) To Heavy Industrial (HI). The Property Is Represented By Tax Map #S 231-00-04-006 And 231-00-04-007.

**7. OTHER PUBLIC HEARINGS:**

- 1) None

**8. NEW BUSINESS:**

- 1) Election Of Officers For Sumter County Council – Chairman and Vice Chairman – Term 2019-2020).

2) **It Is Necessary To Hold And Executive Session To Discuss A Personnel/Employment Matter** And It May Be Necessary To Hold An Executive Session To Discuss An Economic Development Matter Receive A Legal Briefing, Discuss A Contractual Matter, Or Other Matters Pertaining To An Executive Session, And Take Appropriate Actions Thereafter If Required.

**9. OLD BUSINESS:**

- 1) None

**10. COMMITTEE REPORTS:**

- 1) Report From Council Members On Other Meetings, Trainings, And/Or Conferences; And Any Other Council Comments.

**11. MONTHLY REPORTS:**

- 1) 2019 Rural Summit
- 2) SAVE The Date Morris College Presidential Inauguration
- 3) Sheriff's Department Monthly Report
- 4) Patriot Hall - Johnathan Green
- 5) Board Of Zoning Appeals
- 6) Calendars - Holiday and Council Meetings

**12. COUNTY ADMINISTRATOR'S REPORT:**

**13. PUBLIC COMMENT:**

**14. ADJOURNMENT:**

**In compliance with ADA/Section 504, Sumter County Is Prepared To Make Accommodations For Individuals Needing Assistance To Participate In Our Programs, Services, Or Activities.**

**Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda was posted on the bulletin board at the County Administrative Office, 13 East Canal Street, Sumter, SC and the Sumter County website [www.sumtercountysc.org](http://www.sumtercountysc.org) under Our Council Agenda/Minutes. In addition, the agenda electronically sent to newspapers, radio stations, television, and concerned citizens**



**Minutes**  
**Sumter County Council**  
**Regular Meeting**  
**Tuesday, December 11, 2018 -- Held at 6:00 p.m.**  
**County Administration Building -- County Council Chambers**  
**13 E. Canal Street, Sumter, SC**

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

**COUNCIL MEMBERS ABSENT:** None

**MEDIA PRESENT:** Adrienne Sarvis

**PUBLIC PRESENT:** Approximately 15 members of the public were in attendance.

**STAFF MEMBERS PRESENT:** George McGregor, Mary Blanding, Gary Mixon, Johnathan Bryan, Allen Dailey, and two Sheriff Deputies.

**CALL TO ORDER:** The meeting was called to order by Chairman James T. McCain.

**INVOCATION:** Councilman Vivian Fleming McGhaney gave the invocation.

**PLEDGE OF ALLEGIANCE:** All in attendance repeated the Pledge of Allegiance to the American Flag.

**APPROVAL OF AGENDA:** Regular Meeting Tuesday, December 11, 2018  
Chairman McCain asked the Clerk to Council if there were any changes to the December 11, 2018, agenda for Council's meeting. Mrs. Blanding stated that there were no changes; therefore, the Chairman called for a motion to adopt the agenda for the December 11, 2018, meeting of Sumter County Council.

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

**APPROVAL OF MINUTES:** Regular Meeting Tuesday, November 13, 2018  
Chairman McCain asked for a motion concerning the approval of the November 13, 2018, minutes.

**ACTION:** MOTION was made by Councilman Byrd, seconded by Councilman Sumpter, and unanimously carried by Council to approve the Minutes of the November 13, 2018, meeting of Sumter County Council.  
*(Note: There Are No Minutes For The November 27, 2018, Meeting. The Meeting Was Canceled Due To A Lack Of Business Items.)*

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

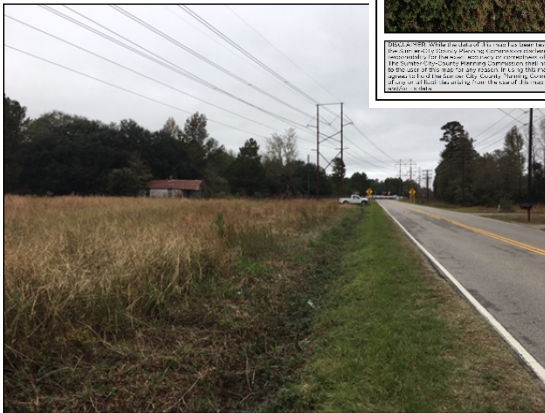
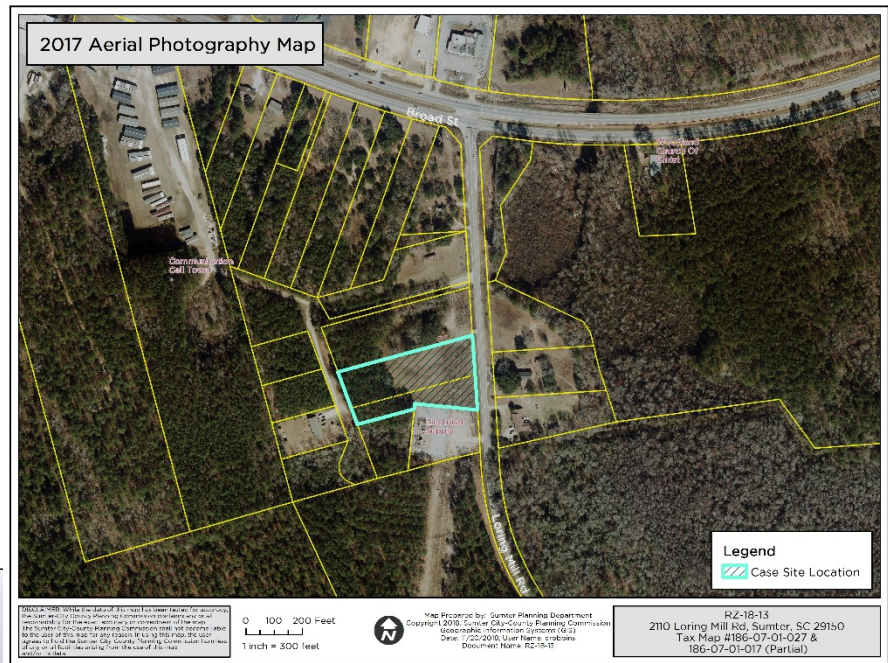
- (1) **RZ-18-13 -- 2110 Loring Mill Road (County) -- First Reading** -- Request to rezone a +/- 1.48 acre parcel and a +/- 0.74 acre portion of an adjoining parcel from Agricultural Conservation (AC) to Light Industrial-Warehouse (LI-W). The property is located at 2110 and 2115 Loring Mill Rd. and is represented by Tax Map #'s 186-07-01-027 and 86-07-01-017 (part).

George McGregor presented this proposed ordinance to Council for first reading approval. He stated that the property owner hopes to rezone this +/- 2.22-acre area from Agricultural Conservation (AC) to Light Industrial-Warehouse (LI-W). The subject area consists of two separate parcels, the entire 1.48-acre area TMS# 186-07-01-027 and a 0.74 acre portion of TMS# 186-07-01-017.

The applicant is requesting the rezoning in order to pursue plans to construct a tiny house manufacturing and sales facility on the property.

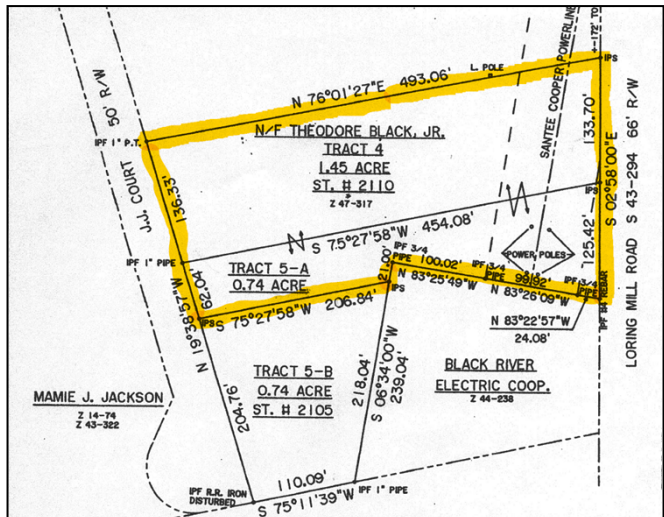
As shown in the aerial map to the right, the subject property has frontage on Loring Mill Road just south of the intersection of Loring Mill Road and Broad Street. The area subject to this request is located just north of a power transmission substation. High-tension power transmission lines run along the front of the property that connect to the substation.

The photographs below show that the parcel is undeveloped and partially forested.



**Above Left:** View of subject parcel from Loring Mill Rd. looking north to the intersection of Loring Mill & Broad St.  
**Above Right:** View of subject parcel from Loring Mill Rd. looking south towards the power substation

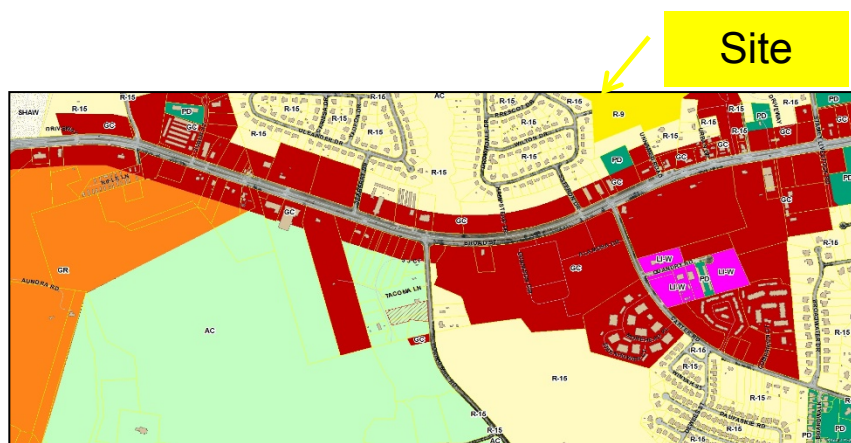
The graphic to the right shows the proposed boundaries of the property subject to this request having approximately 259 total feet of frontage on Loring Mill Rd. The applicant and his family (property owners at TMS# 186-07-01-017) added the 0.74 acre portion (shown as Tract 5-A) to this rezoning request in order to meet the requirements of *Article 2, Section 2.a.2 of the Sumter County Zoning & Development Standards Ordinance* which states that the minimum area of any free stand zoning area must be at least two acres in size. Free standing zoning areas are areas where common types of zoning are contiguous.





Mr. McGregor also stated that to the East, approximately 2,500 feet away, is another Light-Industrial Use. On Quandry Road directly off of Carter Road (just south of Carter Road and Broad Street intersection) there is a fire truck fabrication/finishing shop, metal shop, and rental storage buildings located within the LI-W zoning. The metal shop and truck fabrication facility are similar in use to the proposed tiny home manufacturing facility. The light industrial uses on Quandry Road are located near residential subdivisions (Carolina Palms and Stillwater).

The Planning Director informed Council that currently the property is zoned agricultural conservation (AC). The AC zoning designation allows for low density residential and agricultural development with some community scale commercial uses, however in order to use the property as the applicant proposes, it must be rezoned. As shown in the zoning map below, areas to the north, south, and west of the parcel are zoned AC. Areas to the west of the property are zoned R-15 with General Commercial (GC) along Broad St extending east and west.



*Above: Zoning Map*

It was also stated that the larger non-adjointing GC zoned parcel to the west of the subject site is a mobile home dealership that uses JJ Lane and Tacoma Lane (private roads located directly to the west and north of the property) for transport of mobile homes to provide ease of access to Broad Street. To the northwest across Broad St., abutting Wintergreen Subdivision, is Happy Trails RV Sales and Service. These businesses are within 0.5 mile of the subject property and contains a similar use of the land to what is currently being proposed. The major distinction between the properties would be onsite manufacturing/assembly of tiny houses in addition to sales and service.

The applicant is requesting to rezone to the LI-W district as the district would permit both on-site fabrication and sales of tiny house trailer homes. The LI-W district is designed to accommodate smaller scale industrial and warehousing uses; which, due to their potential externalities, may be inappropriate for typical agricultural or commercial areas.

The following is a non-exhaustive list of permitted and conditional uses that could operate on the parcel if successfully rezoned to LI-W.

*Agricultural, Forestry, and Fishing uses*  
*Construction*  
*Light Manufacturing Uses*  
*Transportation And Communications Uses*  
*Wholesale Trade*  
*Warehousing*  
*Postal Services*

*General Retail And Restaurant Uses*  
*Personal Services*  
*Mobile Home And Automotive Dealers (CU)*  
*Cemeteries (CU)*  
*Employment Agencies (CU)*

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

**ACTIONS:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Sumpter, and unanimously carried by Council to grant first reading as presented.

**OTHER PUBLIC HEARINGS: None**

**NEW BUSINESS:**

(1) Grant Award Announcement: Sumter County - Shannontown Demolition CDBG Project.

County Administrator, Gary Mixon, announced that Sumter County has been awarded a Community Development Block Grant in the amount of \$283,983 for the Shannontown Demolition CDBG Project through the S. C. Department of Commerce. This grant application was submitted through the Santee Lynches Regional Council on Governments on behalf of Sumter County Council. Mr. Mixon also said that Sumter County is excited that the grant was award which will help approximately 19 homeowners over a two year period – January 2019 to December 2020.

Chris McKinney and Kyle Kelly from SLRCOG submitted the Grant on behalf of the County and they will also operate the grant program. Thanks was also extended to the Turkey Creek Community and Chairman McCain was very instrumental in seeking these funds. All property owners had to agree to be a part of this program. Chairman McCain stated that from day-one, he has been working for removing blight and dilapidated properties. The City of Sumter also has worked with removing a warehouse on Kingsbury and the Old Dairy Queen. Once the houses have been demolished, the ownership will be retained by the property owners.

Mr. Mixon said that it is hoped that this type program can continue throughout the County.

**ACTION:** Received as information.

(2) It May Be Necessary To Hold An Executive Session To Discuss An Economic Development Matter Or A Personnel Matter, Receive A Legal Briefing, Discuss A Contractual Matter, Or Other Matter Pertaining To An Executive Session, And Take Appropriate Actions Thereafter If Required.

No executive session was held.

**OLD BUSINESS: None**

**COMMITTEE REPORTS:**

(1) Fiscal, Tax, and Property Committee Meeting Held On Tuesday, December 11, 2018, at 5:30 p.m. in County Council's Conference Room. (McCain, Edens, and McGhaney). (Note: This meeting will begin immediately after the conclusion of the Forfeited Land Commission Meeting scheduled at 5:15 p.m. in County Council's Conference Room.)

The Chairman of the Committee, Chairman James T. McCain, stated that the Committee discussed one executive session item. After the executive session, the Committee took action on recommending that Sumter County

Council enter into a Client-Attorney agreement with a law firm concerning opioid mitigation on behalf of the County.

**ACTION:** MOTION and second were received from the Committee, and carried by Council to approve the recommendation from the County to allow the County to enter into a Client-Attorney agreement with a law firm concerning opioid mitigation on behalf of the County of Sumter. Council members Byrd and Sumpter voted in opposition.

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

No comments were given.

**MONTHLY REPORTS**

- 1) Sheriff's Department
- 2) S. C. Rural Summit 2019
- 3) Chamber Of Commerce 2019 Retreat
- 4) Swearing In Ceremony -- Sumter County Council Members

**COUNTY ADMINISTRATOR'S REPORT**

- **Annual Audit** – Mr. Mixon stated that Webster-Rogers has been working at the County on the upcoming Audit and should be completed at the end of December. Since there is only one meeting in December, the Audit report will be present either during the first or second Council meeting in January. This is the second year that the external audit has been completed prior to the end of December.

**PUBLIC COMMENT**

- Russell Patterson – Sherwood Drive. Mr. Patterson said that he has contacted the Sheriff's Department about the shooting in Sherwood Forest Subdivision. Mr. Patterson also said that he was in the military for over 20 years but he is not running from any child; he said that he will be standing up for his rights and will not back down for no one. Patterson also said that there are several old cars and other dilapidated buildings in the area which does not help with the well-being of the community. He asked Council members for help with his community. Mr. Patterson repeatedly stated that the Sheriff's Department is helping, but cannot be in his community all the time.
- Lewis Watkins resident of Sumter County and a property owner, stated that he has concerns about how things are placed on the agenda. Mr. Watkins further stated that if he had not come to the meeting, he would not have known about that the rezoning on the agenda is in his community. Mr. Watkins said that he is not against what someone wants to do on their property, but there is a concern about the rezoning of this property.
- Randolph Black, property owner concerning RZ-18-13, spoke in support of his rezoning request. He stated that he is trying to develop the property not tear down the property. Plus, the manufacturing facility building will be located in the back of the property and if a person does not know where it is, they would not be able to see the building. Mr. Black said he would be glad to share pictures of the tiny houses and manufacturing facility. He also said that he is looking for Council members to support him on this project.
- Councilwoman McGhaney reminded Council members that it was asked several meetings ago by some community members and herself that the public hearing signs be larger than what they have been in the past in order for the public to be able to see the public hearing announcement from the street.

**ADJOURNMENT**

There being no further business for Sumter County Council, and no additional comments from the public, the meeting was adjourned at 6:40 p.m. after a motion by Councilman Sumpter, seconded by Councilman Baker, 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:** \_\_\_\_\_



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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: December 10, 2018

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: December 7, 2018

Respectfully submitted,  
*Mary W. Blanding*  
Clerk to County Council



# Sumter City-County

## Planning Department

DERON L. MCCORMICK  
GARY M. MIXON  
CITY MANAGER  
ADMINISTRATOR

GEORGE K. MCGREGOR  
PLANNING DIRECTOR

COUNTY

### **MEMORANDUM**

**TO:** Mary Blanding, Clerk to County Council

**FROM:** George K. McGregor, AICP, Planning Director

**DATE:** January 4, 2019

**SUBJECT:** COUNTY COUNCIL AGENDA – JANUARY 8, 2019

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The Sumter City-County Planning Commission will have the following land use item(s) for review at County Council on Tuesday, January 8, 2019:

#### **SECOND READING / PUBLIC HEARING**

##### **RZ-18-13, 2110 Loring Mill Rd. (County)**

Request to rezone a +/- 1.48 acre parcel and a +/- 0.74 acre portion of an adjoining parcel from Agricultural Conservation (AC) to Light Industrial-Warehouse (LI-W). The property is located at 2110 and 2115 Loring Mill Rd. and is represented by Tax Map #s 186-07-01-027 and 86-07-01-017 (part).

#### **FIRST READING**

##### **RZ-18-15, 2320 Beckwood Rd. (County)**

Request to rezone a +/-46.99 acre parcel located at 2320 Beckwood Rd. from Agricultural Conservation (AC) to Residential-15 (R-15). The property is represented by Tax Map # 201-00-03-013.

##### **RZ-18-16, 160 Jefferson Rd. (County)**

Request to rezone a +/-15.00 acre parcel and a 1.39 acre parcel located at 160 Jefferson Rd. from General Residential (GR) to Heavy Industrial (HI). The property is represented by Tax Map #s 231-00-04-006 and 231-00-04-007.

If you have any questions or need additional information, please contact me at (803) 774-1660.

# Sumter County Council

Second Reading /Public Hearing  
January 8, 2019

## Planning Commission Staff Report

### RZ-18-13, 2110 Loring Mill Rd. (County)

#### I. THE REQUEST

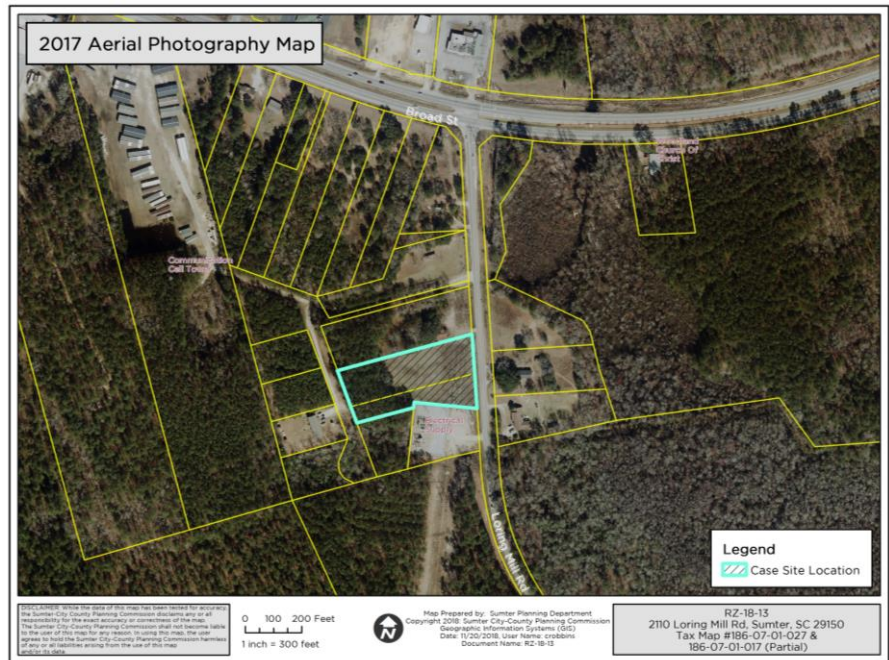
<b>Applicant:</b>	Randolph Black
<b>Status of the Applicant:</b>	Property Owner – (186-07-01-027) Authorized Agent – (186-07-01-017)
<b>Request:</b>	A request to rezone a +/- 1.48 acre parcel and a +/- 0.74 acre portion of and adjoining parcel from Agricultural Conservation (AC) to Light Industrial-Warehouse (LI-W)
<b>Location:</b>	2110 Loring Mill Rd. 2115 Loring Mill Rd.
<b>Size of Property:</b>	+/- 1.48 acres & +/- .74 acres <b>Total: +/- 2.22 Acres</b>
<b>Present Use/Zoning:</b>	Undeveloped / AC
<b>Proposed Use of Property:</b>	Tiny Home Manufacturing and Sales facility.
<b>Tax Map Reference:</b>	186-07-01-027 186-07-01-017 (Part)
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential / AC South – Undeveloped/AC & Power Substation East – Loring Mill Rd. & R-15 West – Residential/AC

#### II. BACKGROUND

This request is to rezone a +/- 2.22 acre area from Agricultural Conservation (AC) to Light Industrial-Warehouse (LI-W). The subject area consists of two separate parcels, the entire 1.48 acres area TMS# 186-07-01-027 and a 0.74 acre portion of TMS# 186-07-01-017.

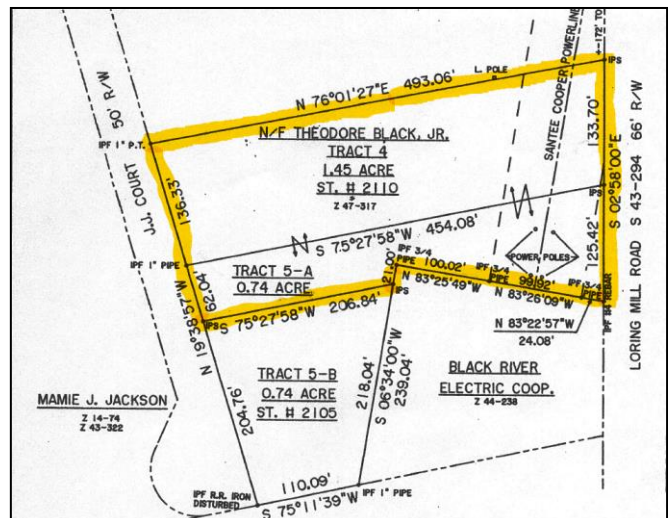
The applicant is requesting the rezoning in order to pursue plans to construct a tiny house manufacturing and sales facility on the property.

The photographs below show that the parcel is undeveloped and partially forested.



**Above Left:** View of subject parcel from Loring Mill Rd. looking north to the intersection of Loring Mill & Broad St. **Above Right:** View of subject parcel from Loring Mill Rd. looking south towards the power substation

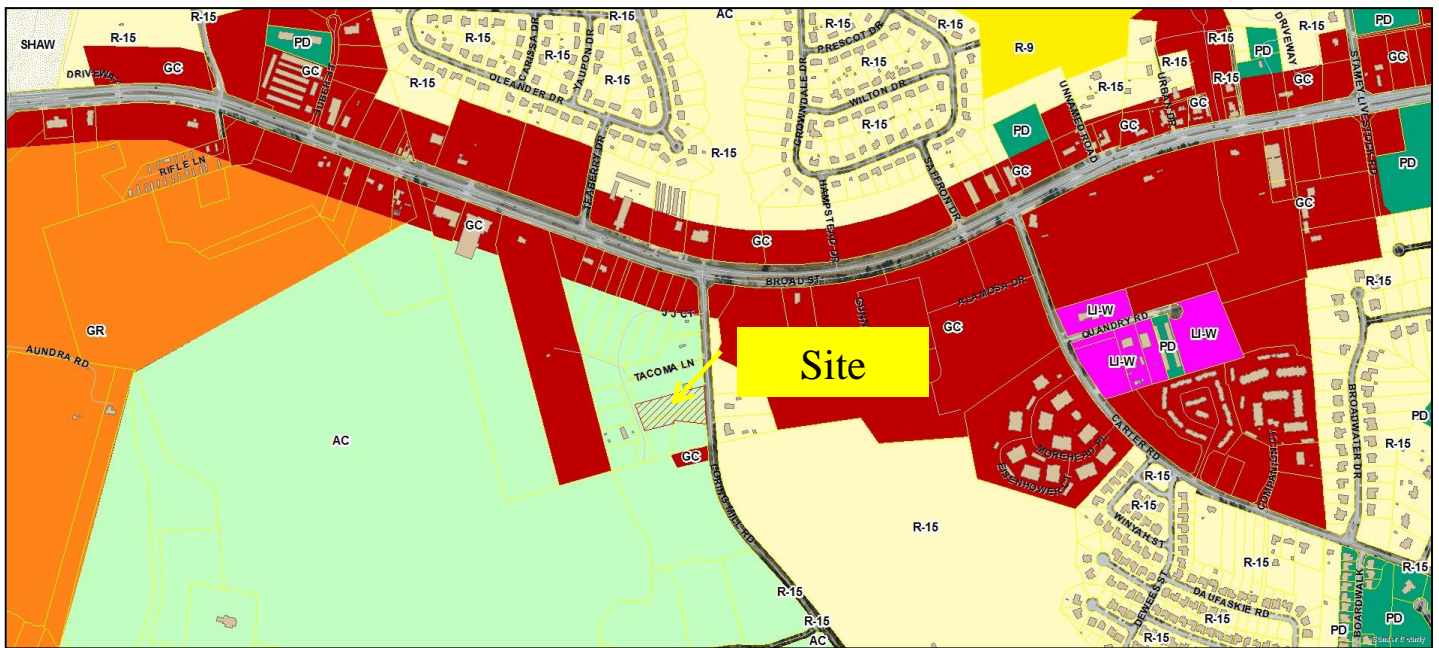
The graphic to the right shows the proposed boundaries of the property subject to this request having approximately 259 total feet of frontage on Loring Mill Rd. The applicant and his family (property owners at TMS# 186-07-01-017) added the 0.74 acre portion (shown as Tract 5-A) to this rezoning request in order to meet the requirements of *Article 2, Section 2.a.2* of the *Sumter County Zoning & Development Standards Ordinance* which states that the minimum area of any free stand zoning area must be at least two acres in size. Free standing zoning areas are areas where common types of zoning are contiguous.





To the East, approximately 2,500 feet away, is another Light-Industrial Use. On Quandry Rd. directly off of Carter Rd. (just south of Carter Rd. and Broad St. intersection) there is a fire truck fabrication/finishing shop, metal shop, and rental storage buildings located within the LI-W zoning. The metal shop and truck fabrication facility are similar in use to the proposed tiny home manufacturing facility. The light industrial uses on Quandry Rd. are located near own residential subdivisions (Carolina Palms and Stillwater).

Currently the property is zoned agricultural conservation (AC). The AC zoning designation allows for low density residential and agricultural development with some community scale commercial uses, however in order to use the property as the applicant proposes, it must be rezoned. As shown in the zoning map below, areas to the north, south, and west of the parcel are zoned AC. Areas of to the west of the property are zoned R-15 with General Commercial (GC) along Broad St extending east and west.



*Above: Zoning Map*

The larger non-adjoining GC zoned parcel to the west of the subject site is a mobile home dealership that uses JJ Lane and Tacoma Lane (private roads located directly to the west and north of the property) for transport of mobile homes to provide ease of access to Broad Street. To the northwest across Broad St., abutting Wintergreen Subdivision, is Happy Trails RV Sales and Service. These businesses are within 0.5 mile of the subject property and contains a similar use of the land to what is currently being proposed. The major distinction between the properties would be onsite manufacturing/assembly of tiny houses in addition to sales and service.

The applicant is requesting to rezone to the LI-W district as the district would permit both on-site fabrication and sales of tiny house trailer homes. The LI-W district is designed to accommodate smaller scale industrial and warehousing uses; which, due to their potential externalities, may be inappropriate for typical agricultural or commercial areas.

The following is a non-exhaustive list of permitted and conditional uses that could operate on the parcel if successfully rezoned to LI-W.

*Agricultural, Forestry, and Fishing uses*  
*Construction*  
*Light Manufacturing Uses*  
*Transportation and Communications uses*  
*Wholesale Trade*  
*Warehousing*

*Postal Services*  
*General retail and restaurant uses*  
*Personal Services*  
*Mobile home and automotive dealers (CU)*  
*Cemeteries (CU)*  
*Employment agencies (CU)*

### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the Comprehensive Plan map below, the property is located within the Military Protection Planning Area, and is also influenced by the nearby Primary Commercial Corridor, a priority investment area within the Suburban Development Planning Area.



The goal of the Military Protection Planning Area is to protect the nearby base operations by supporting commercial, agricultural, and industrial development which significantly limits the concentration of people. The proposed LI-W zoning designation would meet Military Planning Area goals and policies by prohibiting residential development and limiting development densities in the area.

The Priority Commercial Planning area is designed to foster high quality commercial mixed use development, and to protect against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. In general, light industrial uses, by nature, tend not to be compatible with these objectives.

While Broad St. is a primary commercial corridor within the community, Loring Mill Rd. is primarily residential at this time with the closest formal subdivision development to the south being Lee's Preserve, a large lot residential development, as well as nearby single-family R-15 residential development to the immediate east on Loring Mill Rd.

#### **IV. TRAFFIC REVIEW**

Loring Mill Rd. is an SCDOT owned two lane road which is classified as a major collector road, with a 2017 annual daily trip (AADT) count of 4,000.

Loring Mill Rd. connects to Broad St. 700 ft. north of the subject parcel. Broad St. is an SCDOT owned four lane divided highway and is considered a Major Arterial Road. With a 2017 annual daily trip (AADT) count of 24,000 near the subject property.

The 2010-2040 Sumter Long Range Transportation Plan proposes changes to Loring Mill near the subject property. Due to congested conditions, the Sumter LRTP calls for Loring Mill Rd. to be widened between Wise Dr. and US 76/378 (Broad St.).

Any proposed development at the subject property will have its transportation impacts evaluated at time of site plan approval with appropriate mitigation measures required.

#### **V. STAFF RECOMMENDATION**

While maintaining a zoning designation that would permit residential development similar to development to the south, the presence of high-tension power lines along the front of the property as well as adjacent properties make residential development at this location likely unviable. The property is located in the Military Protection Planning Area, removing residential development entitlements from the property by rezoning to a light industrial designation is supported by the 2030 Plan.

Conversely, the property is approximately 800 ft. from the intersection of Loring Mill Rd. & Broad St. Broad St. is designated as a Priority Commercial Corridor under the Sumter 2030 Plan. The Plan envisions a commercial node at this intersection. While certain light industrial uses may conflict with potential high quality commercial development at this intersection, this request is not unreasonable given existing conditions.

#### **VI. DRAFT MOTION**

- 1) I move that the Planning Commission recommend approval of RZ-18-13, rezoning +/- 2.22 acres from Agricultural Conservation (AC) to Light Industrial-Warehouse (LI-W).
- 2) I move that the Planning Commission recommend denial of RZ 18-13, rezoning +/- 2.22 acres from Agricultural Conservation (AC) to Light Industrial-Warehouse (LI-W).

#### **VII. PLANNING COMMISSION – NOVEMBER 28, 2018**

The Sumter City-County Planning Commission at its meeting on Wednesday, November 28, 2018, voted 4-1 to recommend approval for this request.

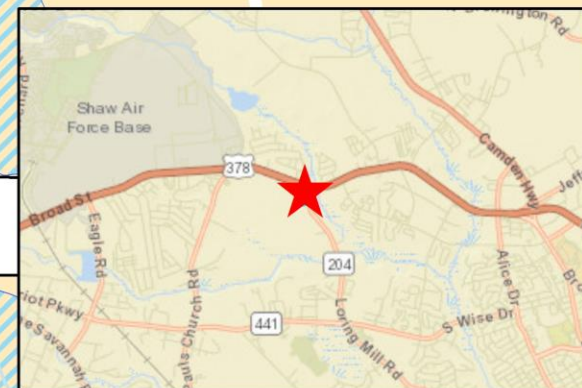
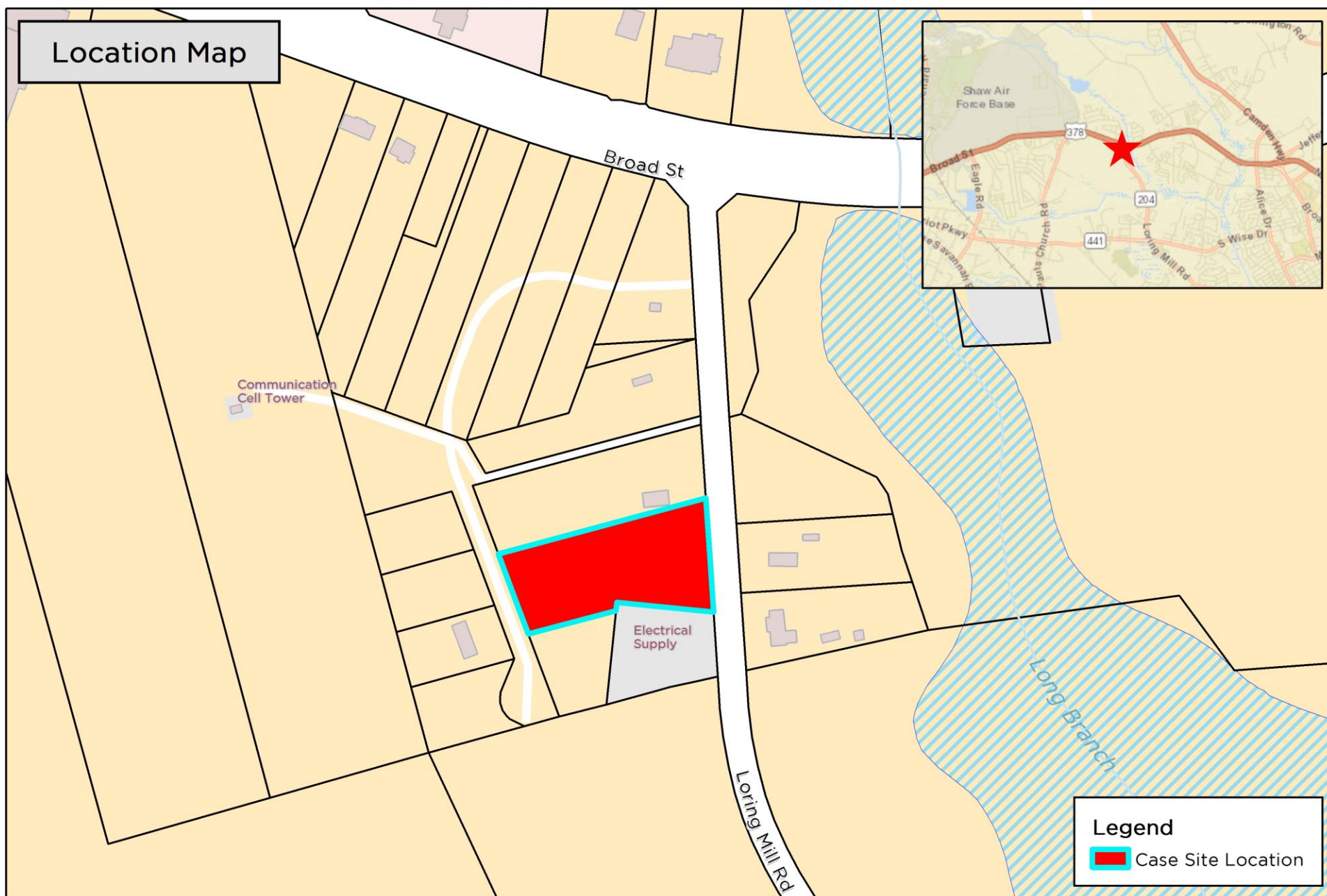
**VIII. COUNTY COUNCIL – DECEMBER 11, 2018 – FIRST READING**

The Sumter County Council at its meeting on Tuesday, December 11, 2018, gave First Reading approval for this request.

**IX. COUNTY COUNCIL – JANUARY 8, 2019 – SECOND READING/PUBLIC HEARING**



# Location Map



## Legend

Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

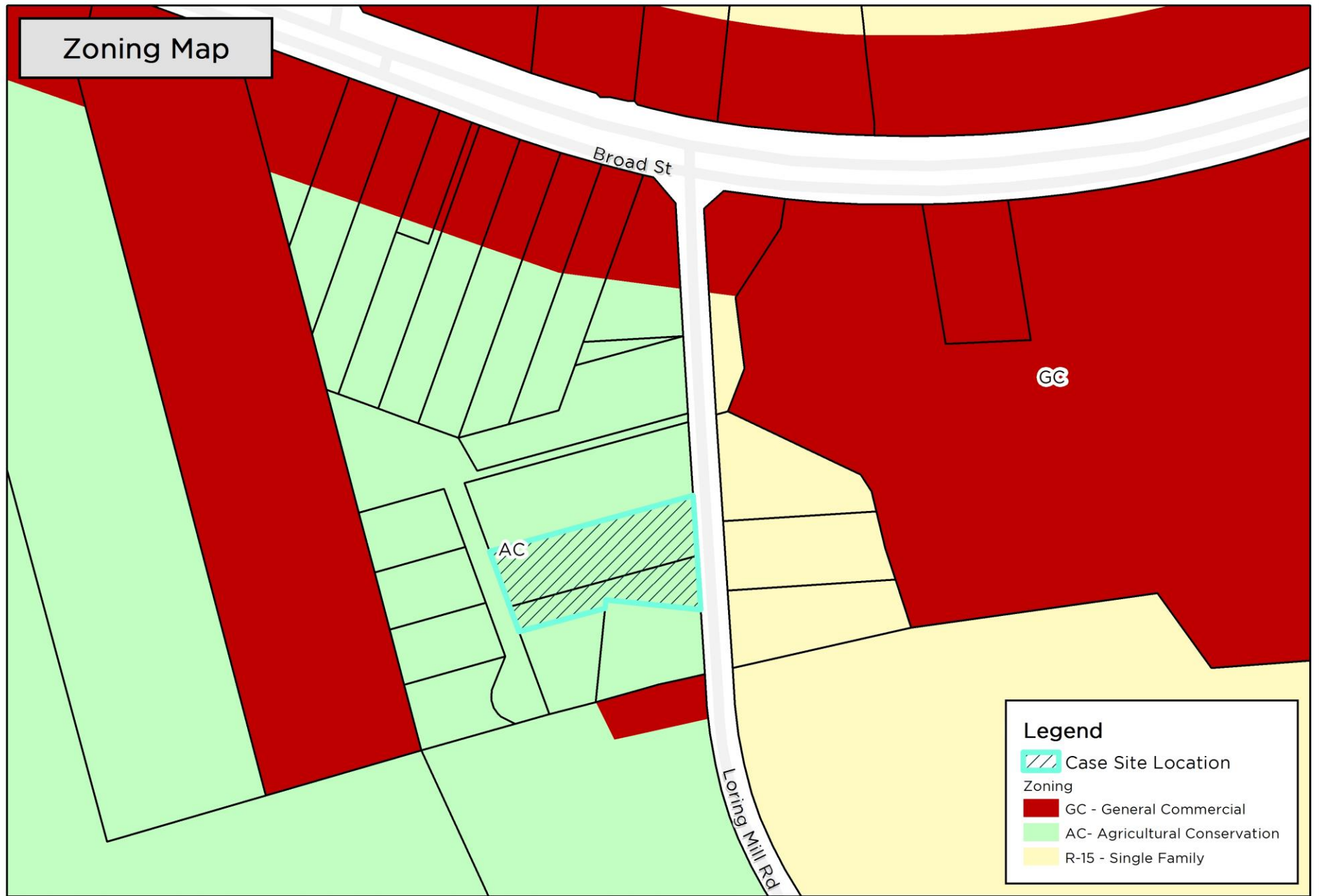
0 100 200 Feet  
1 inch = 300 feet



Map Prepared by: Sumter Planning Department  
Copyright 2018: Sumter City-County Planning Commission  
Geographic Information Systems (GIS)  
Date: 11/20/2018, User Name: crobbins  
Document Name: RZ-18-13

RZ-18-13  
2110 Loring Mill Rd, Sumter, SC 29150  
Tax Map #186-07-01-027 &  
186-07-01-017 (Partial)

# Zoning Map



## Legend

Case Site Location

### Zoning

- GC - General Commercial
- AC- Agricultural Conservation
- R-15 - Single Family

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0 100 200 Feet  
1 inch = 300 feet



Map Prepared by: Sumter Planning Department  
Copyright 2018: Sumter City-County Planning Commission  
Geographic Information Systems (GIS)  
Date: 11/20/2018, User Name: crobbs  
Document Name: RZ-18-13

RZ-18-13  
2110 Loring Mill Rd, Sumter, SC 29150  
Tax Map #186-07-01-027 &  
186-07-01-017 (Partial)



# 2030 Land Use Map

Broad St

Loring Mill Rd

## Legend

 Case Site Location

### Land Use

 Conservation

 Military Protection Area

 Priority Commercial Corridor

 Suburban Development Area

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

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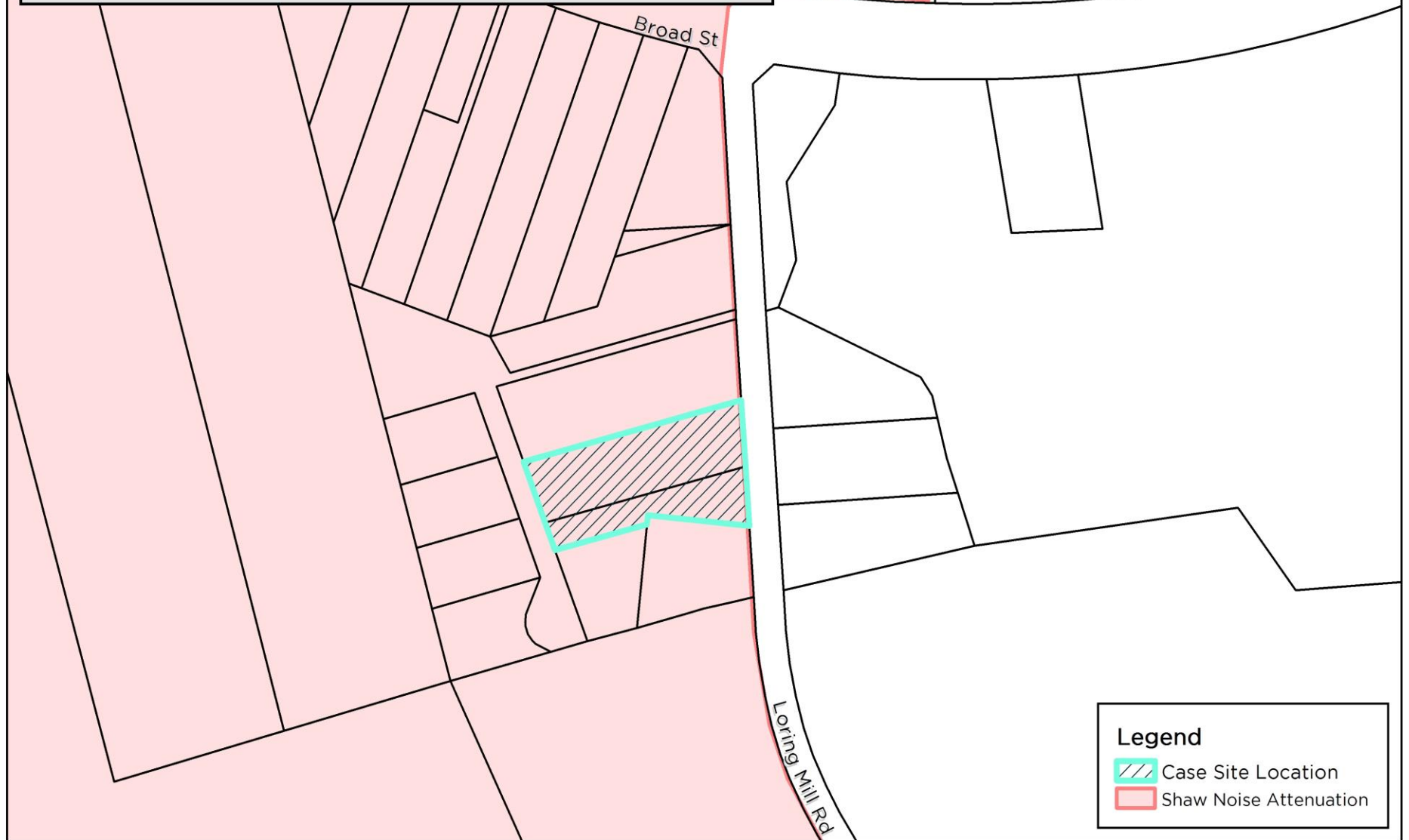
1 inch = 300 feet



Map Prepared by: Sumter Planning Department  
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Geographic Information Systems (GIS)  
Date: 11/20/2018, User Name: crobbs  
Document Name: RZ-18-13

RZ-18-13  
2110 Loring Mill Rd, Sumter, SC 29150  
Tax Map #186-07-01-027 &  
186-07-01-017 (Partial)

# Shaw AFB Accident Potential Zones, Noise Contour Line, & Noise Attenuation Zone Map



## Legend

-  Case Site Location
-  Shaw Noise Attenuation

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

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1 inch = 300 feet

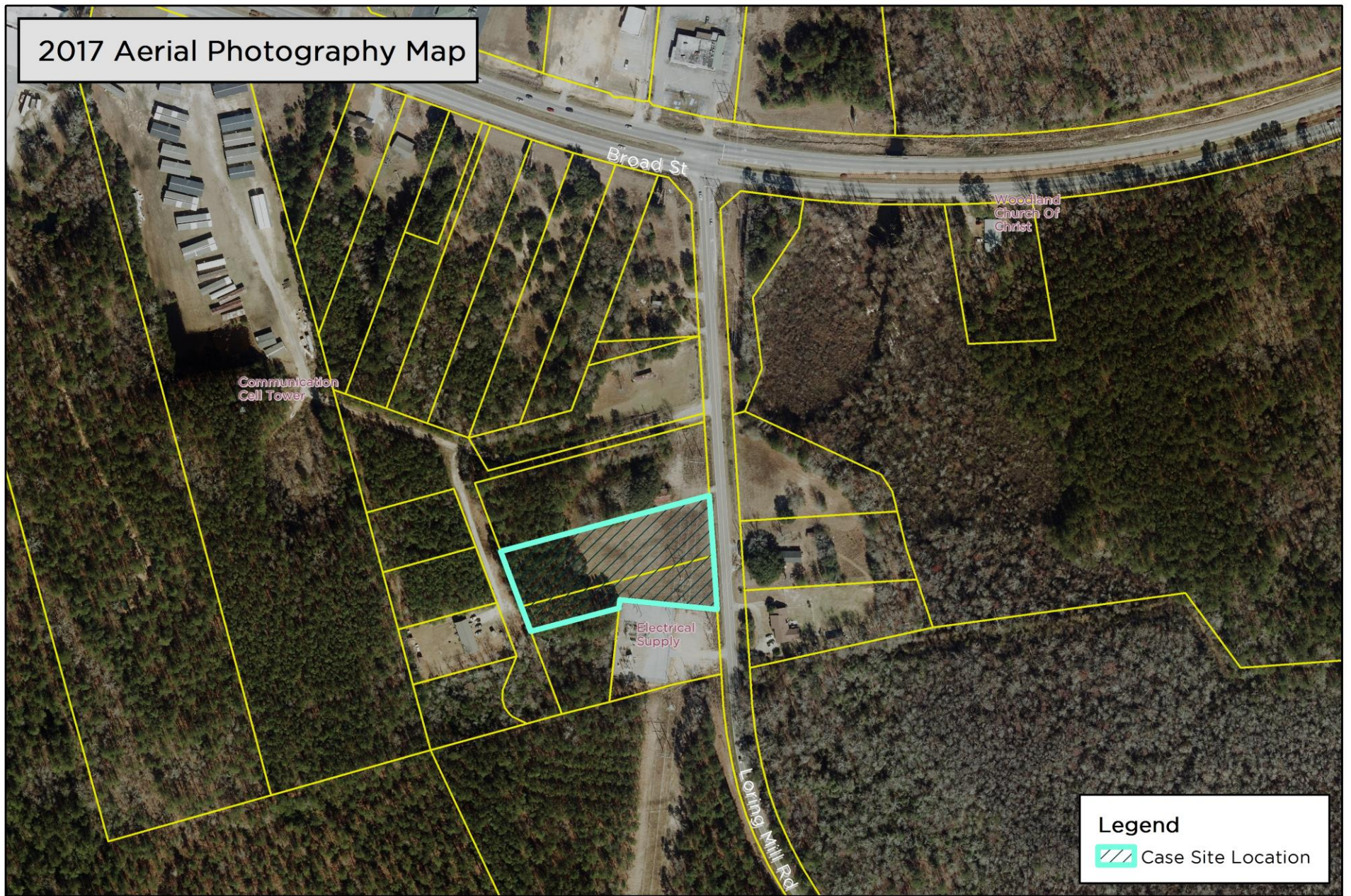


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Geographic Information Systems (GIS)  
Date: 11/20/2018, User Name: crobbins  
Document Name: RZ-18-13

RZ-18-13  
2110 Loring Mill Rd, Sumter, SC 29150  
Tax Map #186-07-01-027 &  
186-07-01-017 (Partial)

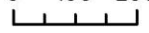


# 2017 Aerial Photography Map



**Legend**  
 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

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 Document Name: RZ-18-13

RZ-18-13  
 2110 Loring Mill Rd, Sumter, SC 29150  
 Tax Map #186-07-01-027 &  
 186-07-01-017 (Partial)



# Sumter County Council

First Reading  
January 8, 2019

## Planning Commission Staff Report

### RZ-18-15, 2320 Beckwood Rd. (County)

#### I. THE REQUEST

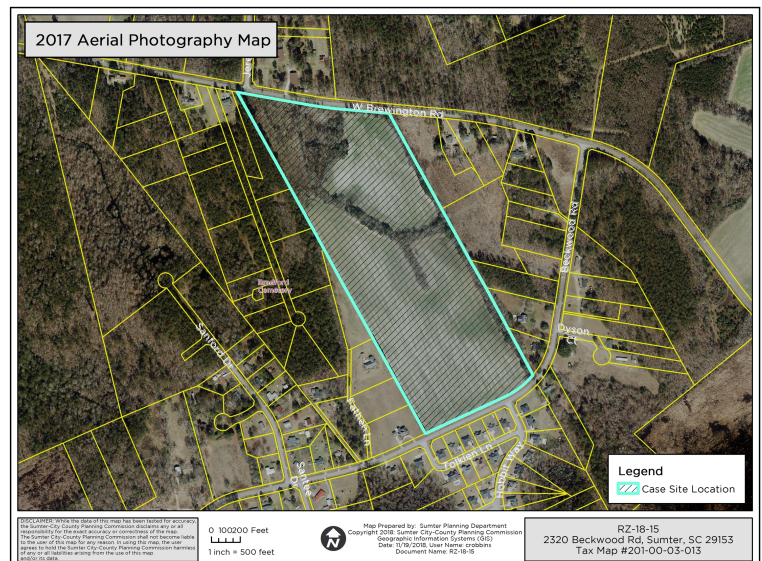
<b>Applicant:</b>	Jason Ross, Tunnel Vision Holdings LLC
<b>Status of the Applicant:</b>	Contract Purchaser
<b>Request:</b>	A request to rezone a +/- 46.99 acre parcel from Agricultural Conservation (AC) to Residential-15 (R-15)
<b>Location:</b>	2320 Beckwood Rd.
<b>Size of Property:</b>	+/- 46.99
<b>Present Use/Zoning:</b>	Undeveloped / AC
<b>Proposed Use of Property:</b>	Future Major Subdivision
<b>Tax Map Reference:</b>	201-00-03-013
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential / Agricultural Conservation (AC) South – Residential / Residential-15 (R-15) East – Residential / Agricultural Conservation (AC) West – Residential / Agricultural Conservation (AC)

#### II. BACKGROUND

This request is to rezone a +/- 46.99 acre parcel from Agricultural Conservation (AC) to Residential 15 (R-15).

The applicant is requesting the rezoning in order to pursue development of a single-family residential subdivision.

As shown in the aerial map to the right, the subject property has frontage on both Beckwood Rd. and W. Brewington Rd., with approximately 1,060 feet of road frontage on W. Brewington Rd. and approximately 860 feet of road frontage on Beckwood Rd.





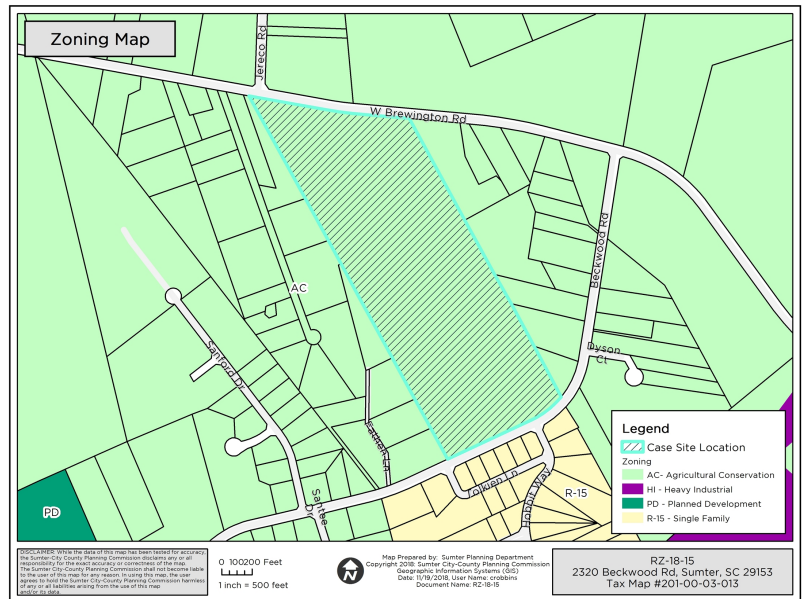
*View of Property from Beckwood Rd.*



*View of Property from W. Brewington Rd.*

As shown in the zoning map to the right, the subject property is north of Beckwood Shire's subdivision, an R-15 single-family residential development; and 2,300 feet east of Beach Forest Subdivision. The current AC zoning designation allows for low density, 1-unit per acre residential, however in order to achieve the development density that applicant desires, the property must be rezoned.

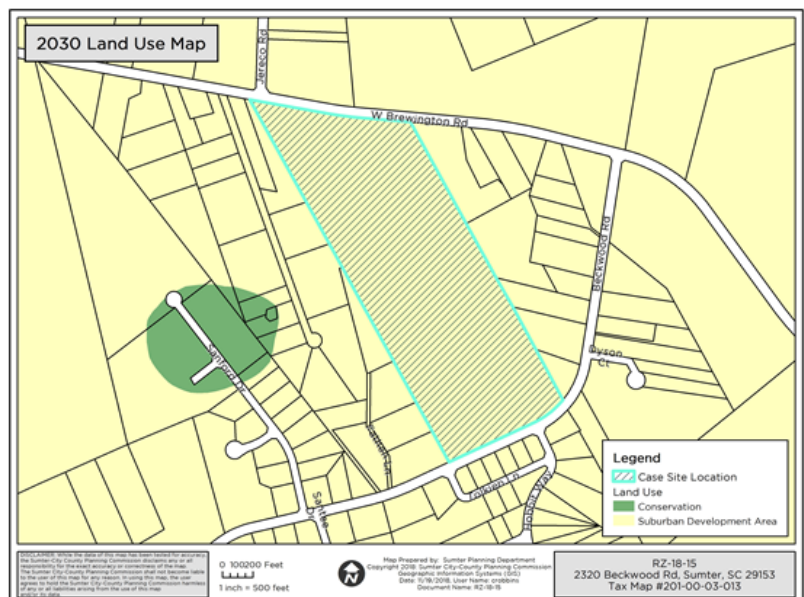
The applicant is requesting to rezone to Residential-15 (R-15) as the district would permit 15,000 sq. ft. or larger single-family residential lots. Based on the submitted rezoning application future lot sizes could range from 0.34 acre to 0.45 acre in area.



### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Land Use Map to the right, the property is located within the Suburban Development Planning Area. One of the primary objectives of this area is to scrutinize and manage the existing development patterns to encourage more efficient land uses.

The general goal of the Suburban Development Area seeks to promote a mix of higher density commercial and residential uses. The request to rezone this particular property is compatible with the adjacent development to the south and west along Beckwood Rd.



#### **IV. TRAFFIC REVIEW**

Beckwood Rd. is an SCDOT owned two lane road which is classified as a Local Collector Road.

W. Brewington Rd. is an SCDOT owned two lane road which is classified as a Major Collector Road. With a 2017 annual daily trip (AADT) count of 1,000 near the subject property.

The 2040 Sumter Long Range Transportation Plan (LRTP) proposes changes to Brewington Rd. near the subject property. The Sumter LRTP calls for Brewington Rd. to be widened between US 521 and US 15. This is to provide improvements to better accommodate freight, this route could then effectively serve as a northern bypass for truck traffic. The route provides a direct connection between US 378 to US 521.

Any proposed development at the subject property will have its transportation impacts evaluated at time of subdivision and/or site plan approval with appropriate mitigation measures required.

#### **V. STAFF RECOMMENDATION**

Staff recommends approval of this request. Rezoning to R-15 is compatible with the 2030 Plan and adjacent development patterns.

#### **VI. DRAFT MOTION**

- 1) I move that the Planning Commission recommend approval of RZ-18-15, rezoning +/- 46.99 acres from Agricultural Conservation (AC) to Residential-15 (R-15).
- 2) I move that the Planning Commission recommend denial of RZ 18-15, rezoning +/- 46.99 acres from Agricultural Conservation (AC) to Residential-15 (R-15).

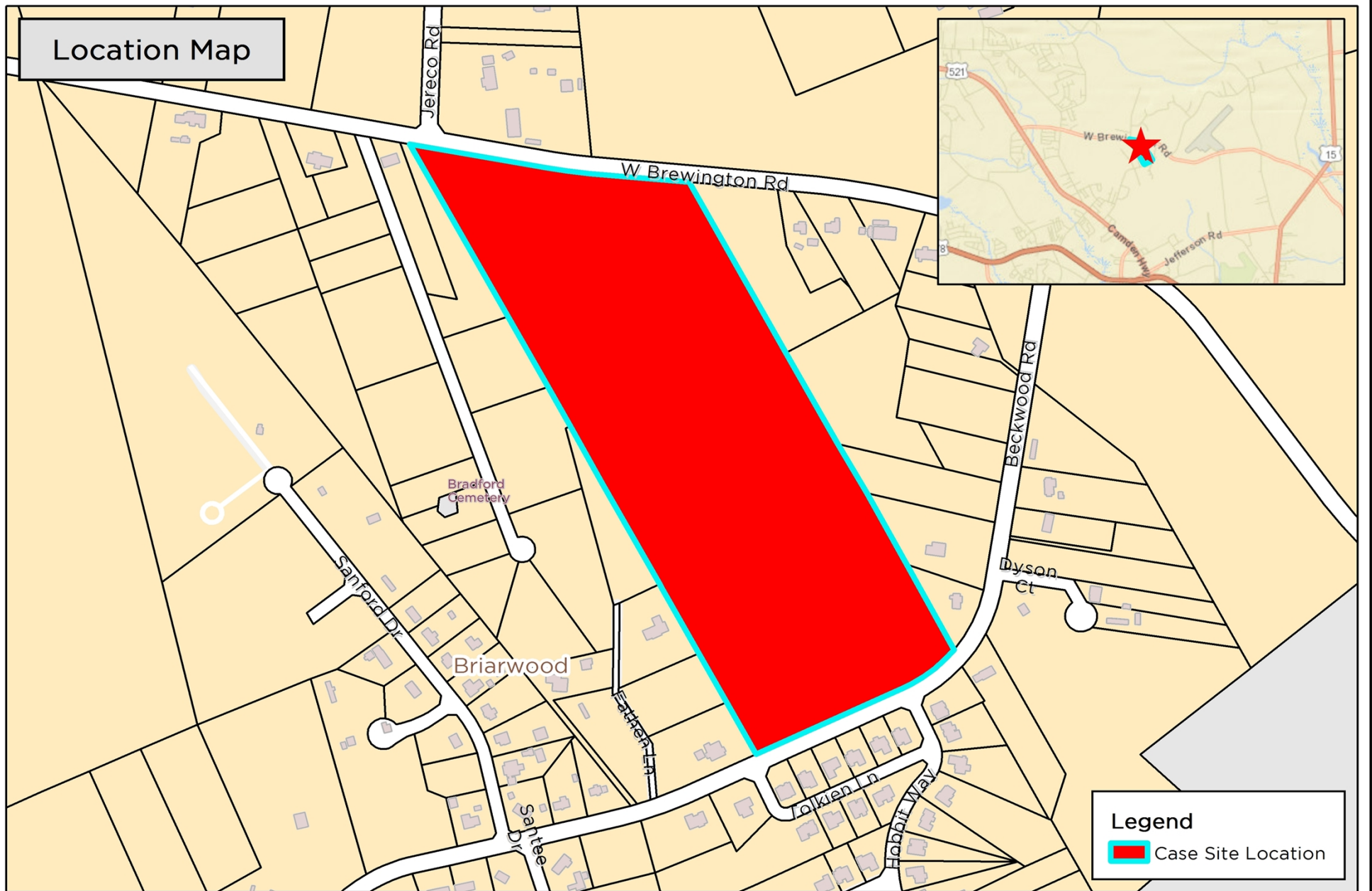
#### **VII. PLANNING COMMISSION – DECEMBER 19, 2018**

The Sumter City-County Planning Commission at its meeting on Wednesday, December 19, 2018, voted to recommend approval of this request.

#### **VII. COUNTY COUNCIL – JANUARY 8, 2019 – FIRST READING**




# Location Map



## Legend

■ Case Site Location

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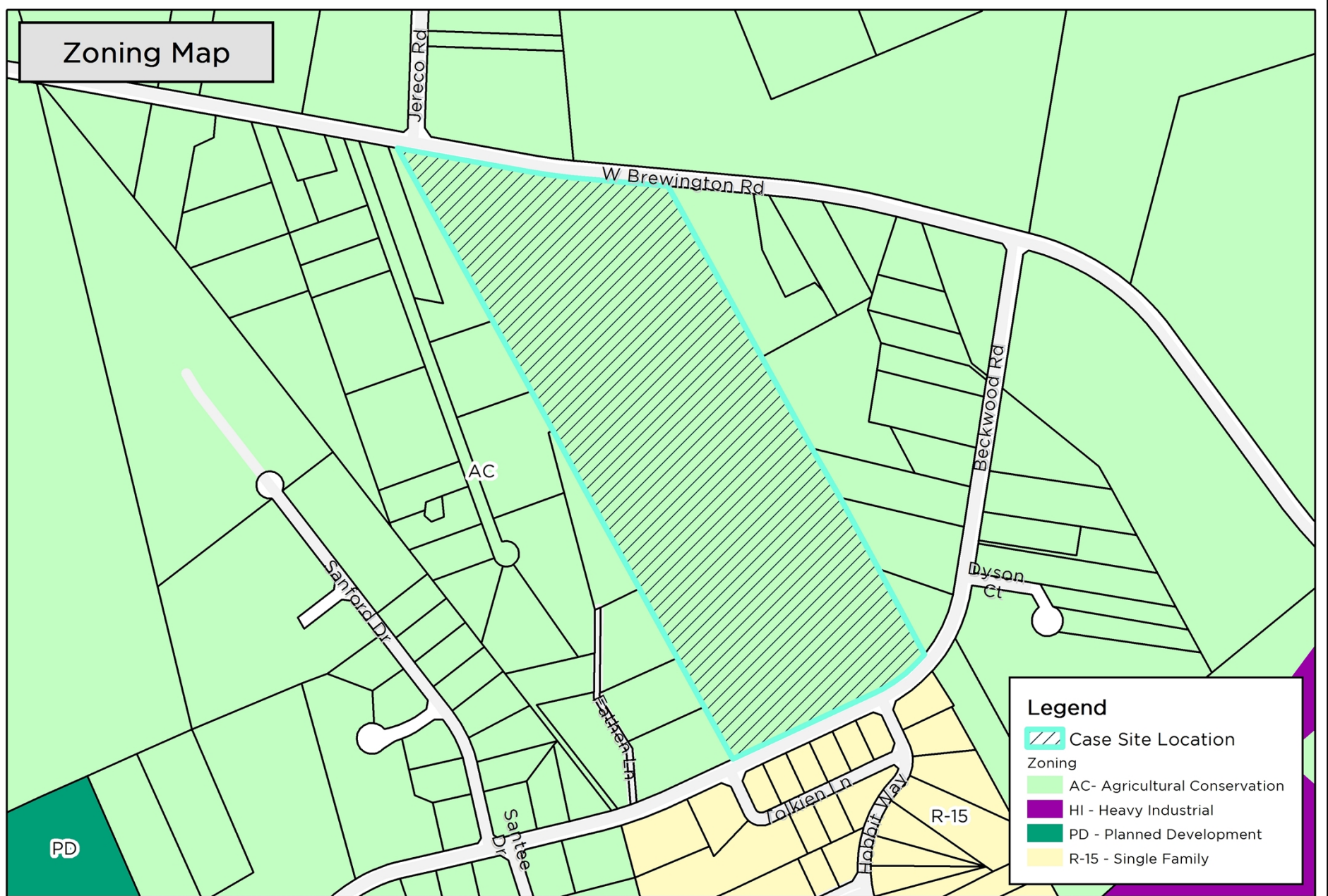
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 1 inch = 500 feet



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 Geographic Information Systems (GIS)  
 Date: 11/19/2018, User Name: crobbins  
 Document Name: RZ-18-15

RZ-18-15  
 2320 Beckwood Rd, Sumter, SC 29153  
 Tax Map #201-00-03-013

# Zoning Map



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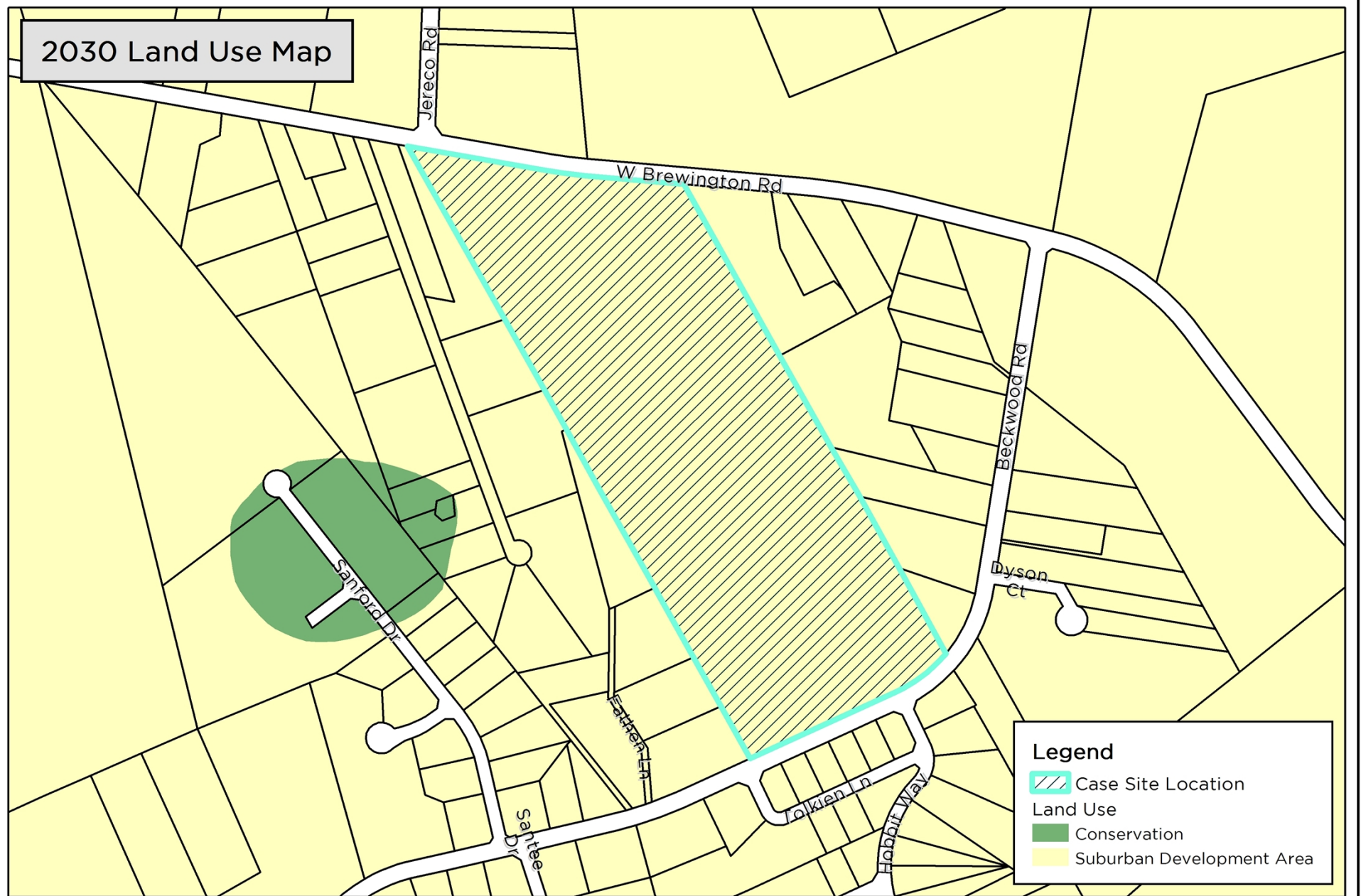


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 Date: 11/19/2018, User Name: crobbins  
 Document Name: RZ-18-15

RZ-18-15  
 2320 Beckwood Rd, Sumter, SC 29153  
 Tax Map #201-00-03-013




# 2030 Land Use Map



## Legend

-  Case Site Location
- Land Use
-  Conservation
-  Suburban Development Area

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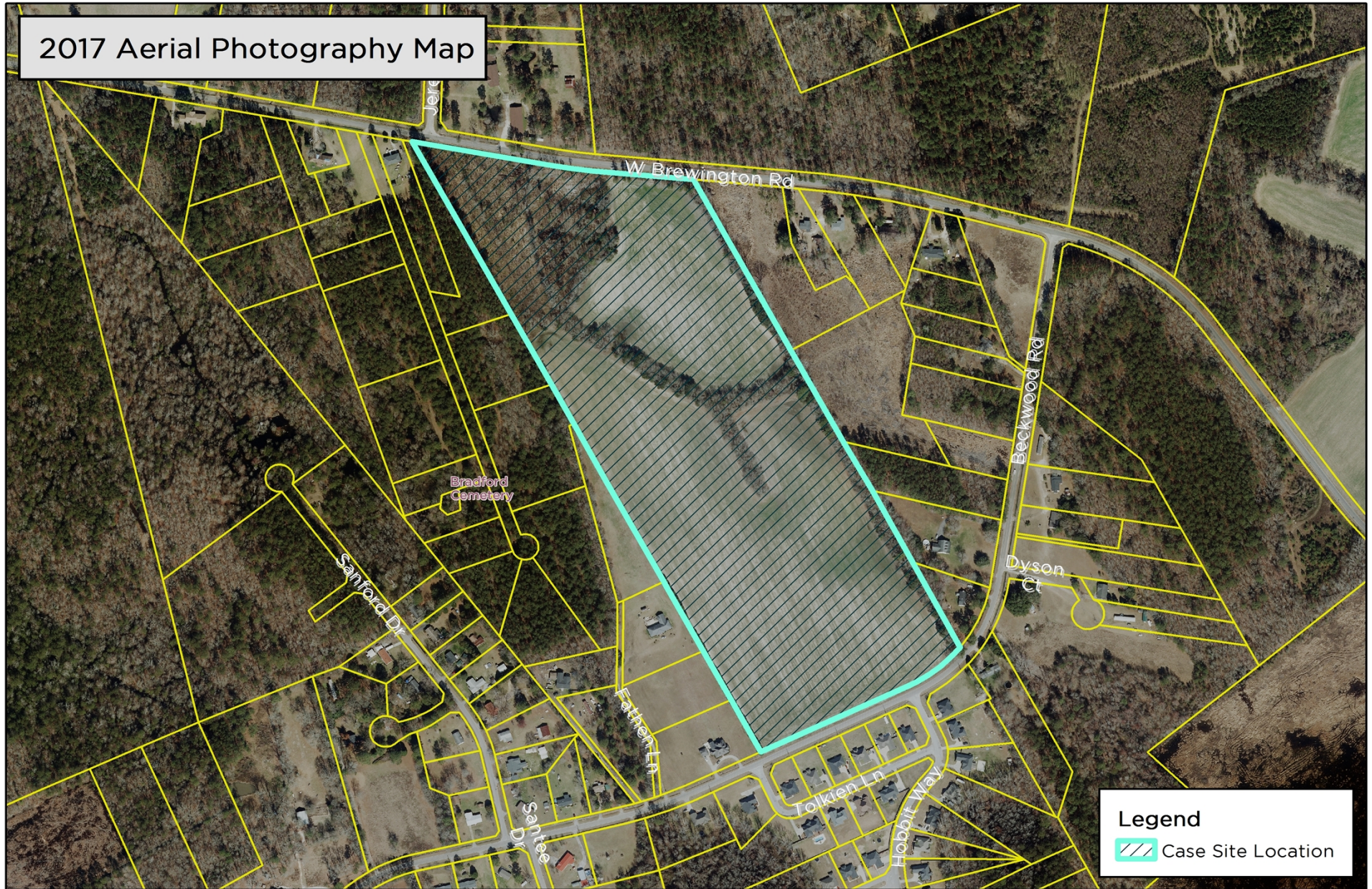


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 Date: 11/19/2018, User Name: crobbsins  
 Document Name: RZ-18-15

RZ-18-15  
 2320 Beckwood Rd, Sumter, SC 29153  
 Tax Map #201-00-03-013




# 2017 Aerial Photography Map



## Legend

 Case Site Location

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 Date: 11/19/2018, User Name: crobbins  
 Document Name: RZ-18-15

RZ-18-15  
 2320 Beckwood Rd, Sumter, SC 29153  
 Tax Map #201-00-03-013



# Sumter County Council

First Reading  
January 8, 2019

## Planning Commission Staff Report

### RZ-18-16, 160 Jefferson Rd. (County)

#### I. THE REQUEST

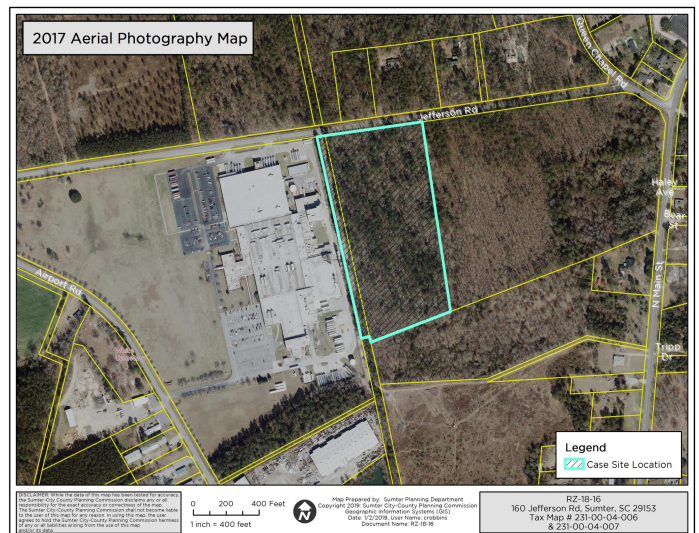
<b>Applicant:</b>	Johnathan Bryan
<b>Status of the Applicant:</b>	Authorized Agent (Sumter County Attorney)
<b>Request:</b>	A request to rezone a +/- 15.00 acre parcel and 1.39 acre parcel from General Residential (GR) to Heavy Industrial (HI)
<b>Location:</b>	Jefferson Road adjoining Becton Dickinson
<b>Size of Property:</b>	+/- 16.39 acres
<b>Present Use/Zoning:</b>	Undeveloped / GR
<b>Proposed Use of Property:</b>	Conveyance of property from Sumter County to Becton Dickinson
<b>Tax Map Reference:</b>	231-00-04-006 231-00-04-007
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential / Agricultural Conservation (AC) South – Undeveloped / General Residential (GR) East – Undeveloped / General Residential (GR) West – Industrial / Heavy Industrial (HI)

#### II. BACKGROUND

This request is to rezone a +/- 16.39 acre area from General Residential (GR) to Heavy Industrial (HI).

The applicant is requesting the rezoning in order to convey the lands to Becton Dickinson.

As shown in the aerial map to the right, the subject property has frontage on Jefferson Road. The combined properties have approximately 645 feet of road frontage on Jefferson Road.





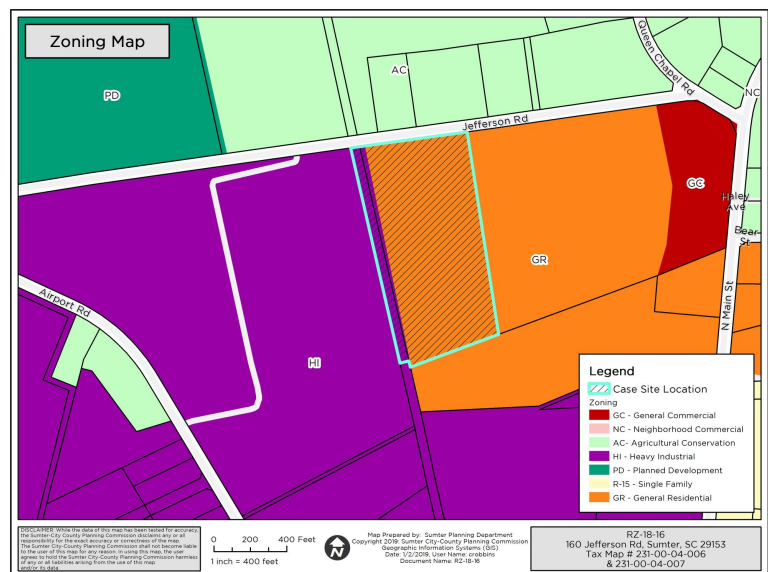
View of the Property from Jefferson Rd.



View of adjoining Becton Dickinson property from Jefferson Rd.

The current GR zoning designation allows for low density residential and agricultural development with some community scale commercial uses, however an industrial designation is necessary in order to convey the lands to Becton Dickinson.

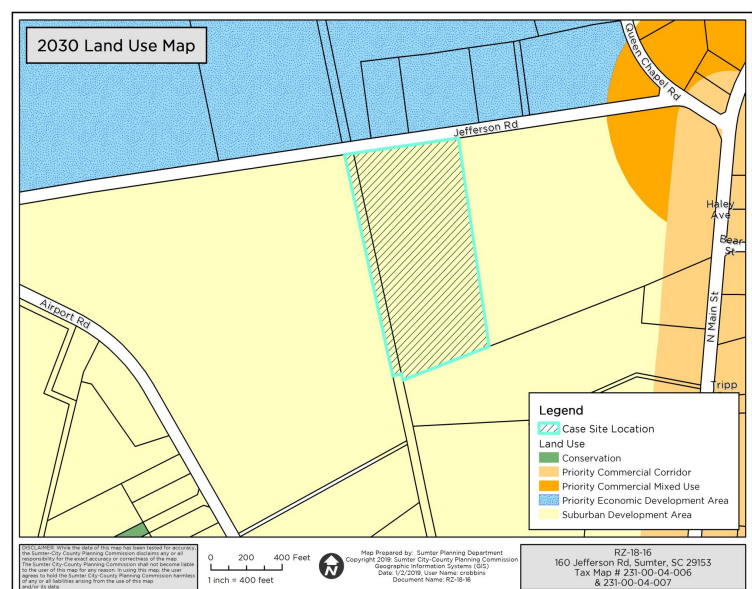
As shown in the zoning map to the right, the property under review abuts the Becton Dickinson's (BD) property directly to the west. The BD property is zoned Heavy Industrial (HI). An HI designation would permit BD to more fully utilize the tract.



### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Land Use Map, the property is located within the Suburban Development Planning Area. The goal of this area is to scrutinize and manage the existing development patterns, foster intentional mixed-use development and identify new commercial and industrial locations where form and design are a focus.

The Suburban Development Planning Area seeks to promote a mix of higher density commercial and residential uses. The request to rezone this property for



combination with lands of an established an existing industrial user is supported by the 2030 Plan.

#### **IV. TRAFFIC REVIEW**

Jefferson Rd. is an SCDOT owned two lane road which is classified as a Major Collector Road. With a 2017 annual daily trip (AADT) count of 3100.

The 2010-2040 Sumter Long Range Transportation Plan does not propose any change to Jefferson Rd.

Any proposed development at the subject property will have its transportation impacts evaluated at time of site plan approval with appropriate mitigation measures required.

#### **V. STAFF RECOMMENDATION**

Staff recommends approval of this request. Rezoning to Heavy Industrial (HI) in support of an existing industry is supported by the 2030 Plan.

#### **VI. DRAFT MOTION**

- 1) I move that the Planning Commission recommend approval of RZ-18-16, rezoning +/- 16.39 acres from General Residential (GR) to Heavy Industrial (HI).
- 2) I move that the Planning Commission recommend denial of RZ 18-16, rezoning +/- 16.39 acres from General Residential (GR) to Heavy Industrial (HI).

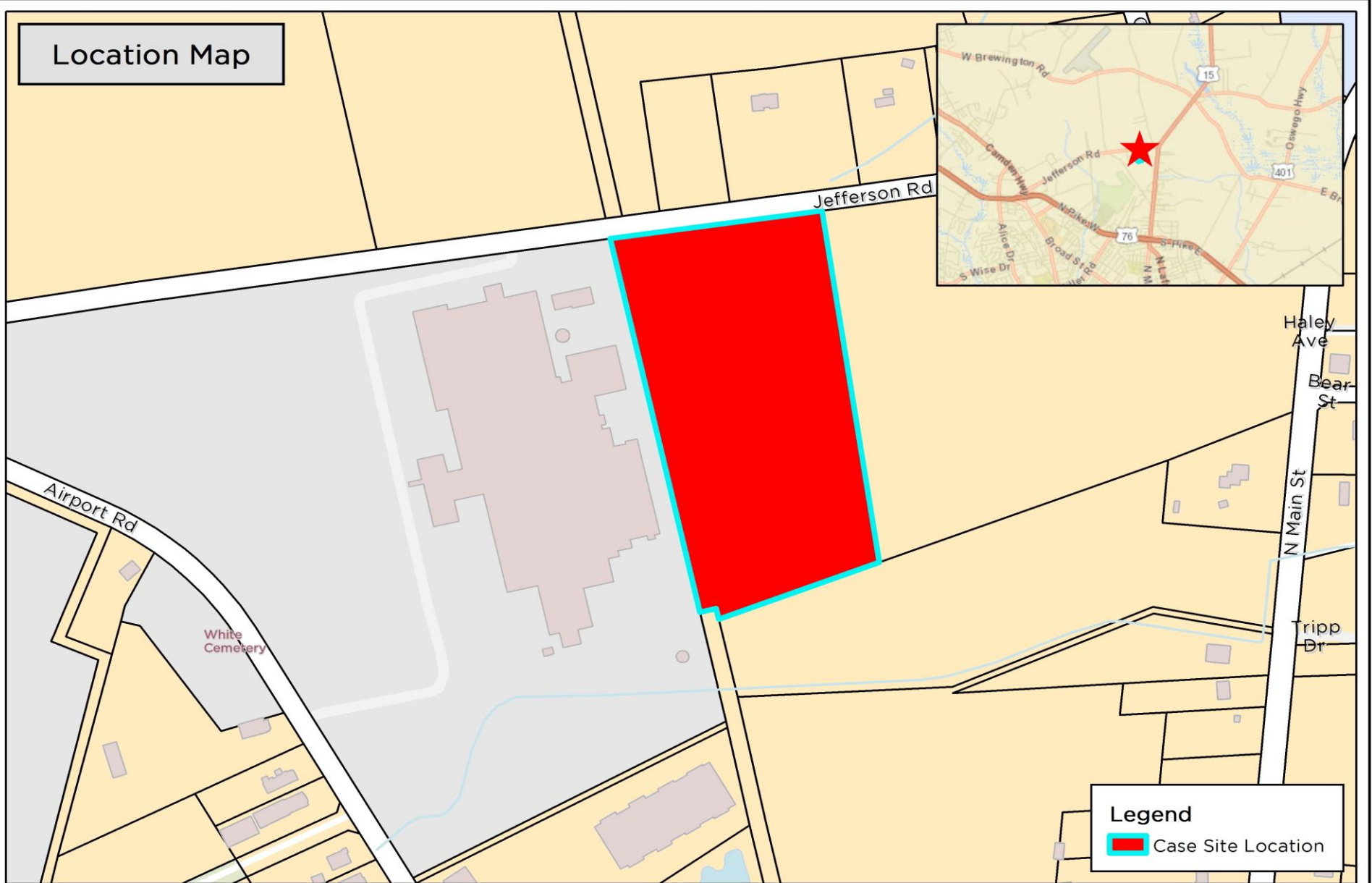
#### **VII. PLANNING COMMISSION – DECEMBER 19, 2018**

The Sumter City-County Planning Commission at its meeting on Wednesday, December 19, 2018, voted to recommend approval of this request.

#### **VIII. COUNTY COUNCIL – JANUARY 8, 2019 – FIRST READING**



## Location Map



## Legend

■ Case Site Location

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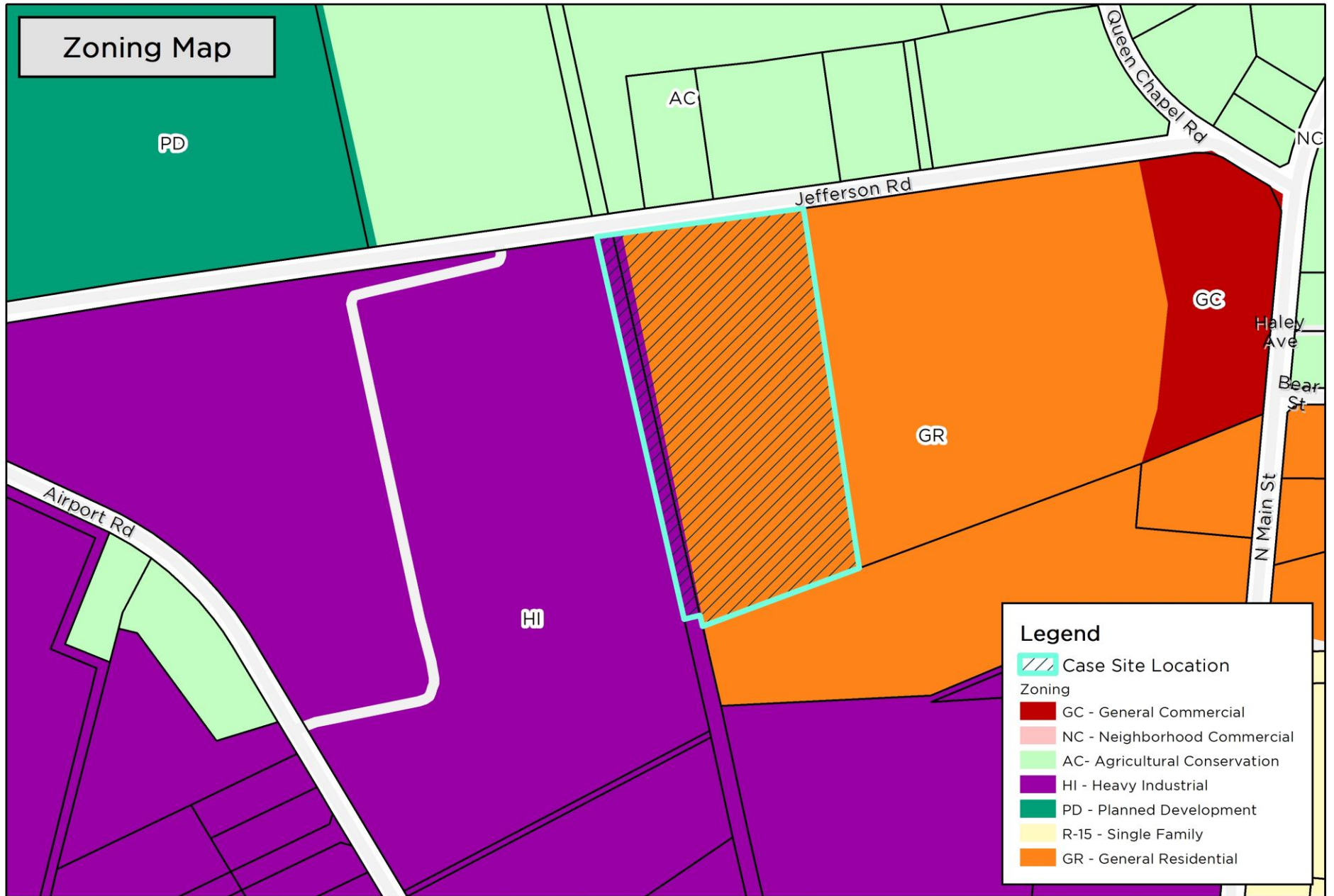
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Geographic Information Systems (GIS)  
Date: 1/2/2019, User Name: crobbins  
Document Name: RZ-18-16

RZ-18-16  
160 Jefferson Rd, Sumter, SC 29153  
Tax Map # 231-00-04-006  
& 231-00-04-007

# Zoning Map



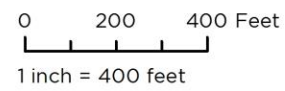
**Legend**

 Case Site Location

**Zoning**

-  GC - General Commercial
-  NC - Neighborhood Commercial
-  AC - Agricultural Conservation
-  HI - Heavy Industrial
-  PD - Planned Development
-  R-15 - Single Family
-  GR - General Residential

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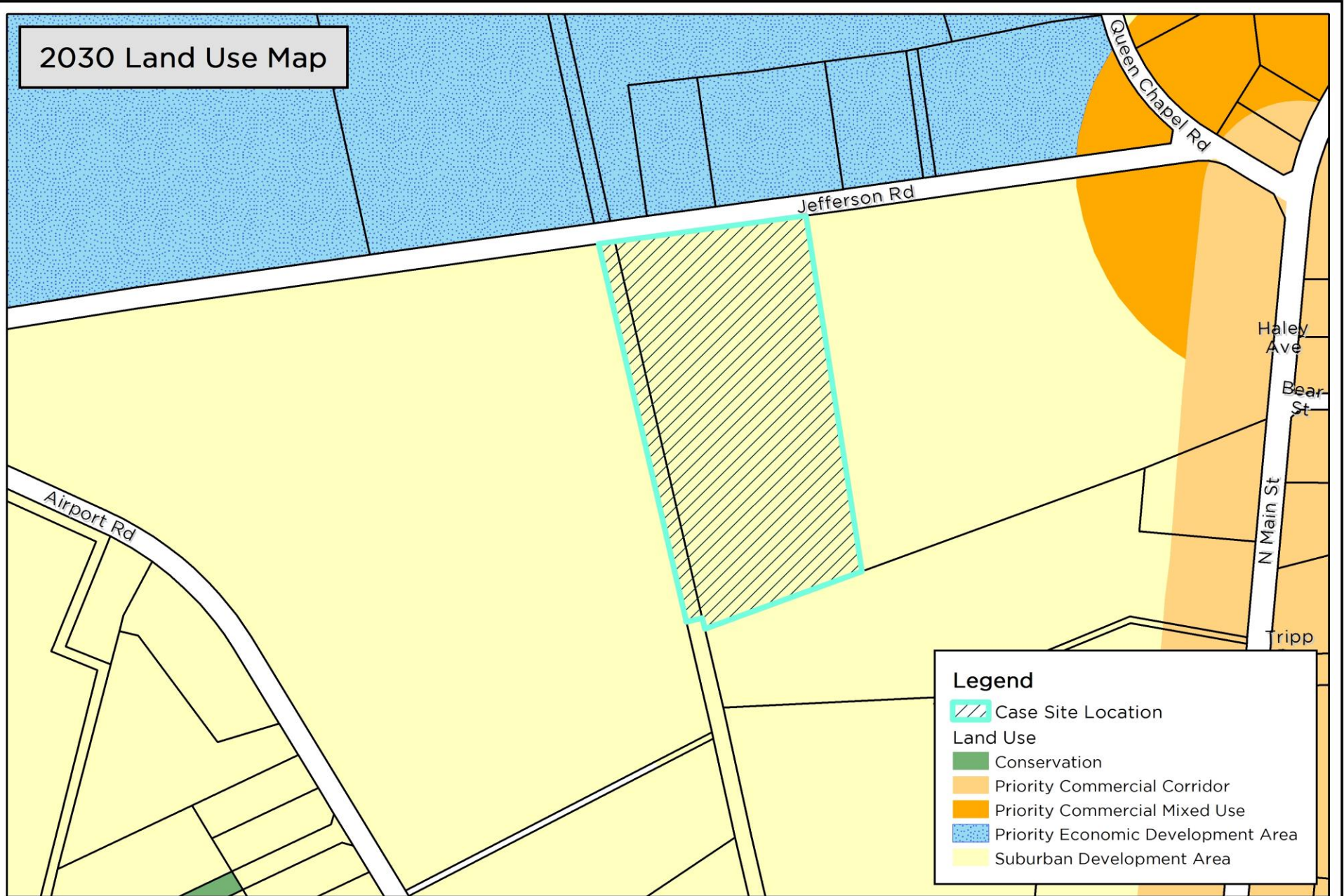


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Geographic Information Systems (GIS)  
Date: 1/2/2019, User Name: crobbins  
Document Name: RZ-18-16

RZ-18-16  
160 Jefferson Rd, Sumter, SC 29153  
Tax Map # 231-00-04-006  
& 231-00-04-007



# 2030 Land Use Map



## Legend

Case Site Location

### Land Use

Conservation

Priority Commercial Corridor

Priority Commercial Mixed Use

Priority Economic Development Area

Suburban Development Area

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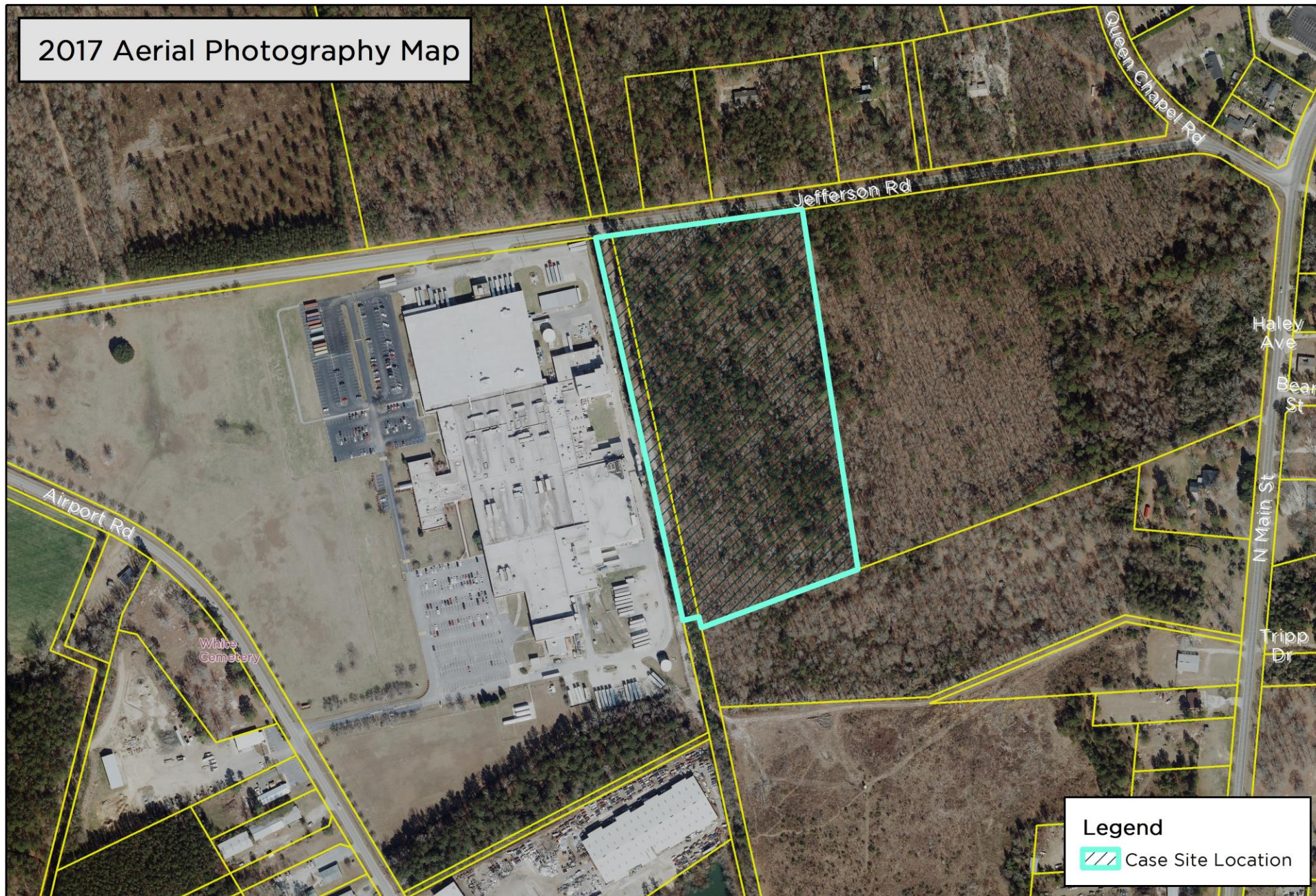


Map Prepared by: Sumter Planning Department  
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Document Name: RZ-18-16

RZ-18-16  
160 Jefferson Rd, Sumter, SC 29153  
Tax Map # 231-00-04-006  
& 231-00-04-007



# 2017 Aerial Photography Map



## Legend

 Case Site Location

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Document Name: RZ-18-16

RZ-18-16  
160 Jefferson Rd, Sumter, SC 29153  
Tax Map # 231-00-04-006  
& 231-00-04-007





JOIN US FOR THE  
**SOUTH CAROLINA RURAL SUMMIT**  
MARCH 4 - 5, 2019

ORANGEBURG-CALHOUN  
TECHNICAL COLLEGE  
3250 ST MATTHEWS RD  
ORANGEBURG, SOUTH CAROLINA



**South Carolina**  
Department of Commerce  
*Just right for business.*

AGENDA AND REGISTRATION DETAILS TO FOLLOW



*Save the  
Date*

FRIDAY, APRIL 12, 2019

# PRESIDENTIAL INAUGURATION



Dr. Leroy Staggers, 10th  
President of Morris College,  
will be inaugurated on Friday,  
April 12, 2019, at 11:00 a.m.  
in the Neal-Jones Auditorium.

**Check the Morris College Website for updates. ([www.morris.edu](http://www.morris.edu))**

**Formal invitation to follow.**

# Off the Wall & ONTO THE STAGE

## Dancing the Art of Jonathan Green

COLUMBIA City BALLET   
William Starrett / Artistic Director





"religiously profound  
...that is one soulful  
slice of work."  
- Teresa Pflanz

"fabulous...  
an ingenious idea  
...striking."  
- The New York Times

Choreographer **William Starrett** brings celebrated artist **Jonathan Green's** vibrant paintings on the stage in this visionary ballet.

**MARCH 2 - Patriot Hall**



## BOARD OF ZONING APPEALS

WEDNESDAY, JANUARY 9, 2019 @ 3:00  
FOURTH FLOOR COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET

I. **APPROVAL OF MINUTES – DECEMBER 12, 2018**

II. **NEW BUSINESS**

**BOA-18-24, 121 N. Salem Ave. City)**

The applicant is requesting a 790 sq. ft. variance from the *City of Sumter – Zoning & Development Standards Ordinance Article 4, Section G, Accessory Buildings and Uses; Section 4.g.2.b.6. Maximum Size and Exhibit 4-1: Maximum square footage of residential accessory structures based on gross acreage* to allow for a second detached accessory structure to be legally permitted. The property is located 121 N. Salem St., is zoned Residential-6 (R-6) and represented by Tax Map #228-11-02-033.

III. **OTHER BUSINESS**

- Election of Officers

IV. **ADJOURNMENT**



GARY M. MIXON  
ADMINISTRATOR

**Sumter County**  
Sumter, South Carolina  
29150

ADMINISTRATION BUILDING  
13 EAST CANAL STREET  
TELEPHONE: (803) 436-2102  
FAX: (803) 436-2108

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## MEMORANDUM

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TO: All Department Managers

FROM: Gary M. Mixon

RE: 2019 Holiday Calendar

DATE: October 9, 2018

The following is Sumter County's 2019 Holiday Calendar. You and your families have a Merry Christmas and Happy New Year.

TUESDAY, JANUARY 1	NEW YEAR'S DAY
MONDAY, JANUARY 21	MARTIN LUTHER KING'S DAY
MONDAY, FEBRUARY 18	PRESIDENT'S DAY
FRIDAY, APRIL 19	GOOD FRIDAY
MONDAY, MAY 27	MEMORIAL DAY
THURSDAY, JULY 4	INDEPENDENCE DAY
MONDAY, SEPTEMBER 2	LABOR DAY
MONDAY, NOVEMBER 11	VETERAN'S DAY
THURS & FRI, NOVEMBER 28 & 29	THANKSGIVING
TUES, WED, & THURS DECEMBER 24, 25, & 26	CHRISTMAS
VARIED	EMPLOYEE BIRTHDAY





## 2019 Calendar

### Sumter County Council Regular Meeting Dates

Each meeting will begin at 6:00 p.m. or as otherwise publicized. Other special meetings of Sumter County Council may be called during the year, as Council deems necessary.

Regular meetings of Sumter County Council are scheduled to be held in County Council Chambers or at a location deemed appropriate by County Council on the second and fourth Tuesdays of each month. Council will meet only one time in December to concur with other requirements of Sumter County Council. This calendar may be adjusted by a majority vote of Sumter County Council members at a meeting of Council.

Month Of Meeting	First Meeting Date	Second Meeting Date
January	8	22
February	12	26
March	12	26
April	9	23
May	14	28
June	11	25
July	9	23
August	13	27
September	10	24
October	8	22
November	12	26
December	10	None

This calendar was adopted by members of Sumter County Council on October 9, 2018.

**NOTE:** Anyone wishing to place an agenda item on County Council's agenda must give written request to the Clerk to County Council and provide appropriate supporting documents to the Clerk on the Wednesday before each meeting date prior to 4:00 p.m. Information can be mailed to 13 E. Canal Street, Sumter, SC; or fax information to 803-436-2108, or email information to [council@sumtercountysc.org](mailto:council@sumtercountysc.org).

*Mary W. Blanding*  
Clerk To Sumter County Council