



Agenda
Sumter County Council
Regular Meeting
Tuesday, March 10, 2020 -- Held at 6:00 PM.
Sumter County Administration Building – County Council Chambers
Third Floor, 13 E. Canal Street, Sumter, SC

1. CALL TO ORDER:

- 1) Chairman Or Vice Chairman Of Sumter County Council

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

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF AGENDA: March 10, 2020

5. APPROVAL OF MINUTES: Regular Meeting Held On

- 1)
Regular Meeting Tuesday, February 25, 2020
- 2) Regular Meeting Tuesday, February 25, 2020

6. LAND USE MATTERS AND REZONING REQUESTS:

- 1) **RZ-20-01 -- Black River Road And Edens Road (County) – First Reading --** A Request To Rezone 6 Separate Tax Parcels Totaling +/- 313.6 Acres Of Land From R-15 To Agricultural Conservation (AC). The Property Is Located Near The Intersection Of Black River Road And Edens Road And Represented By Tax Map #'S 191-00-02-011, 191-00-02-029, 191-00-01-021, 191-00-01-002, 191-00-01-023 And 191-00-02-030.
- 2) **PD-05-01 (REV 1) -- 3760 & 3770 Peach Orchard Road (County) -- Third Reading -- (20-919) --** Amend Ordinance PD-05-01 To Amend The Site Development Plan, To Permit Deer/Meat Processing As Commercial Activity And To Revise/Codify Applicable Development Standards. The Property Is Located At 3760 And 3770 Peach Orchard Road And Represented By Tax Map #136-00-02-058.

7. OTHER PUBLIC HEARINGS:

- 1) None

8. NEW BUSINESS:

- 1) A Proclamation Proclaiming March 2020, As Women History Month And Recognition of The League Of Women.
- 2) 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.

9. OLD BUSINESS:

- 1) None

10. COMMITTEE REPORTS:

- 1) **Technology/Personnel Committee and Public Safety Committee Meeting March 10, 2020, 5:00 p.m.** In County Council's Conference Room, Sumter County Courthouse 141 N. Main Street, Room 301. (Sumpter, McGhaney, Byrd, and Baten) *(This meeting will start at 5:00 p.m. or immediately after the 4:30 p.m., meeting of the County's Forfeited Land Commission).*
- 2) Fiscal, Tax, and Property Committee Meeting March 10, 2020, 5:30 p.m. In County Council's Conference Room, Sumter County Courthouse 141 N. Main Street, Room 301. (McCain, Edens, McGhaney)
- 3) Report From Council Members On Other Meetings, Trainings, And/OR Conferences.
(For Information Only – Sumter County's Forfeited Land Commission Members Will Meet On March 10, 2020, at 4:30 p.m. In Room 301, Of The Sumter County Courthouse.)

11. MONTHLY REPORTS:

- 1) Groundbreaking Ceremony
- 2) Farm To Table
- 3) Mayor's Prayer Breakfast
- 4) Board Of Appeals Meeting
- 5) Joyful Noise

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 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, February 25, 2020 -- Held at 6:00 p.m.
Sumter County Courthouse, Third Floor, Room 308
County Council's Chambers – 141 North Main Street, Sumter, SC

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

COUNCIL MEMBERS ABSENT: Eugene Baten

STAFF MEMBERS PRESENT: Gary Mixon, Johnathan Bryan, Mary Blanding, Joe Perry, Helen Roodman, Allan Dailey, and several other Sheriff's Deputies.

MEDIA PRESENT: The Item Newspaper

CITIZENS PRESENT: Approximately eight members of the public attended the meeting.

MOMENT OF SILENCE: Corporal Deputy Gillette

Prior to the meeting being called to order, Chairman McCain asked everyone to stand and with bowed heads to have a moment of silent prayer due to the fatal shooting of Corporal Gillette while he was on duty this morning.



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

INVOCATION: Councilman Vivian Fleming McGhaney gave the invocation.

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

APPROVAL OF AGENDA: Chairman McCain stated that he would entertain a motion to approve the agenda for Sumter County Council's Regular Meeting, Tuesday, February 25, 2020.

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

APPROVAL OF MINUTES: Chairman McCain asked for a motion concerning the approval of the minutes for the Regular Meeting of Sumter County Council held on Tuesday, February 11, 2020. The following motion and action was given.

ACTION: MOTION was made by Councilman Sumpter, seconded by Councilman Baten, and unanimously carried by Council to approve the minutes of the February 11, 2020, meeting as presented by the Clerk.

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

Note: *PD = Planned Development Relating To Sumter County Zoning and Development Standards*
OA = Ordinance Amendment Within The Sumter County Zoning And Development Standards Ordinance.

1. **PD-05-01 (REV 1) -- 3760 & 3770 Peach Orchard Road (County) -- Second Reading/Public Hearing -- (20-919) -- Amend Ordinance PD-05-01 To Amend The Site Development Plan, To Permit Deer/Meat Processing As Commercial Activity And To Revise/Codify Applicable Development Standards. The Property Is Located At 3760 & 3770 Peach Orchard Rd. And Represented By Tax Map # 136-00-02-058. (Prior To Action On Second Reading, Council Will Hold A Public Hearing On This Planned Development.)**

Helen Roodman presented this proposed Planned Development to Council for second reading and public hearing. She stated that the applicant, Mr. Roy Floyd, Property Owner, hopes to expand the Peach Orchard Deer Processing business which is currently on this site. Ms. Roodman cited the following information about the site as it is currently:

- Ongoing operation of 20 plus years. Treated as a non-conforming use.
- Includes retail meat market sales that are necessary to the meat processing use.
- Specializes in deer processing but also processes hog, alligators, cows, and other meats upon request.
- Includes indoor skinning facilities and packaging.
- Permitted by DHEC.
- Small scale facility that primarily serves hunters and local farmers.

Additionally, there is an existing residential use and various accessory buildings on the property. Also on the property are two recreational courses. One is a Paint Ball Course and the other is a horseshoeing area. The paint ball course use and horseshoeing uses have not been developed to date.

Ms. Roodman stated that the applicant is requesting changes to the approved concept plan and ordinance for PD-05-01. The current approved concept plan indicates that the deer processing use is permitted by home occupation only. The revised concept plan indicates the use as a meat processing facility, shows allowed square footage for the meat processing use, and shows a general location concerning the future location of the additional meat processing building.

After comments by Ms. Roodman, the Chairman convened a public hearing on this proposed Planned Development. He asked if anyone wished to speak in favor of or opposition to the rezoning request. No one spoke during public hearing to this issue; therefore, the Chairman closed the public hearing and Council took action on second reading.

ACTION: MOTION was made by Councilman Sumpter, seconded by Councilman Baker, and unanimously carried by Council to grant second reading approval of this ordinance Planned Development as presented.

2. **OA-19-11 -- Donation Bins -- (County) – Third Reading – (20-916) -- Amend Article 4, Section K: Containers And Dumpsters And Article 10 Definitions Within The Sumter County Zoning And Development Standards Ordinance To Include Specific Requirements And Definitions Pertaining To Donation Bins.**

Mrs. Roodman presented the proposed changes for this ordinance as listed below. She stated that Council members worked closely with staff to ensure that the changes that needed to be made would be useful for the public and for those that own donation bins. After comments about the strike-through, the Chairman called for a motion to adopt third reading as amended.

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

New Text – 4.K.2

OA-19-11, Ordinance Strike-Through

Amend Article 4, Section K as follows:

Section K: CONTAINERS AND DUMPSTERS

4.k.1. All exterior dumpsters or exterior garbage containers (excluding containers or groups of containers with a combined capacity of less than six cubic yards) shall be screened on all but one side by a fence, wall, intensive landscaping, or other suitable opaque enclosure. The average height of the enclosure shall be one (1) foot more than the height of the container but shall not be required to exceed eight (8) feet in height. The open side shall be obscured from street visibility to the extent possible.

4.k.2 Donation Bins shall be permitted on any commercially used parcel regardless of zoning designation under the following conditions:

- a. Shall not be located on vacant or undeveloped parcels.
- b. No more than 3 donation bins are permitted on a single parcel of property.
- c. No more than 3 donation bins are permitted on any common internally connected commercial center, strip development, or similar land use type regardless of the number of parcels that are part of the development area.
- d. Donation bins shall not be placed within public right-of-way, including any sidewalk located within the public right-of-way.
- e. Within the Highway Corridor Protection District (HCPD), donation bins shall be constructed of painted metal or durable UV-resistant vinyl, fiberglass, or other similar low maintenance material; Prefabricated buildings shall not be converted to donation bin use.

- f. Within the HCPD, the following shall be required for donation bins that are not located within 3 feet of an existing building:
 - 1. Site Plan Approval
 - 2. HCPD Approval
- g. If a donation bin is placed in an opaque enclosure, such enclosure may contain a maximum of 9 sq. ft. of signage on 2 sides.
- h. Written permission from the property owner of record is required prior to placement of a donation bin on a property.
- i. The following information shall be clearly displayed on the front or primarily visible side of any donation bin:
 - 1. For-profit organizations shall have a statement indicating that donations are to a for-profit organization and may not be tax deductible.
 - 2. Non-profit organizations shall have a statement indicating that donations are to a non-profit organization and may be tax deductible.
 - 3. Name of the donation bin owner, current mailing address and phone number.
- j. Donation bins shall at all-times be maintained in good repair, in a clean condition, free of accumulated materials placed on or outside of the donation bin, and free of graffiti and other unauthorized writing, painting, drawing, or inscriptions.
- k. Donation bin owners shall promptly remove, within 48 hours, any refuse placed on or in the vicinity of the donation bin.
- l. If any donation bin is found to have violated any of the previous requirements, Sumter County is allowed to remove the donation bin from its location 72 hours after written notice is sent to the property owner of record and the donation bin owner via certified mail or personal service.
- m. Written notice will be provided via certified mail to the donation bin owner if a donation bin has been removed from a site by Sumter County. The donation bin owner shall have 30 days from the date stated on such a written notice to reclaim the donation bin.

Amend Article 10: Definitions as follows:

Donation Bin – A mobile structure that is located outside of the walls of an enclosed building and is used to receive materials including but not limited to clothing, office supplies, and other household goods donated by the public. Donation bins do not exceed 8 feet in length by 10 feet in width and 8 feet in height or 640 cubic feet. Bins used for temporary donation drive events do not meet the criteria of this definition provided such events are held no more than 14 days per calendar year on an individual parcel or common internally connected commercial center, strip development, or similar land use type.

Garbage Container – A container used for the temporary storage of rubbish or materials to be recycled, pending collection by a sanitation truck or other means. Also referred to as a Dumpster.

OTHER PUBLIC HEARINGS:

1. 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.**

There was no executive session.

OLD BUSINESS:

1. None

COMMITTEE REPORTS:

1. Report From Council Members On Other Meetings, Trainings, And/Or Conferences.
 - **SCAC – Mid-Winter Conference** – Councilman Edens reported that he along with Chairman McCain and the Administrator attended the SCAC Conference. Councilman Edens also reported that the Conference was well attended by county employees statewide.
 - **Santee Lynches Regional Council On Governments – Back To Work Graduation Ceremony** – Councilman Baten and Councilman McGhaney attended the graduation Ceremony. The people involved in the program were also participants of the Sumter County Behavioral Health Services and they all participated in this intense six-month program. The program serves citizens in the Santee Lynches four-county region. The students learned how to write a resume; Dress for Success, soft skills, how to handle conflict in the workplace as well as diversity in the work place and several other employment practices.
 - **Santee Lynches COG Retreat** – Councilwoman McGhaney and Chairman McCain attended the Santee Lynches Council on Governments (SLCOG) Planning Retreat. More information will be coming concerning within the near future about the Planning Session.

MONTHLY REPORTS

- Mayor's Prayer Breakfast is scheduled for May 2020.
- Rural Summit – March 1-3, 2020
- Chamber After Hours – Thursday, February 27, 2020
- SUATS, Friday, February 28, 2020, at 3:00 p.m.

COUNTY ADMINISTRATOR'S REPORT

Mr. Gary Mixon, the County Administrator, stated that his office as well as the office of Sumter County Council have received many calls concerning the road conditions due to the many days of rain. Mr. Mixon reminded Council that although there may be a day or two without rain; the land is still holding water and it is impossible to put heavy equipment on a very wet road. He also thanked Council for getting the information to him about calls that council members were receiving concerning road conditions.

Mr. Mixon also stated that although they are receiving many calls; several of the calls about the roads are on private roads. He said that the County's dirt roads are priority to get work done on and then if a private road is impassable, the Public Works will assist in correcting impassability.

PUBLIC COMMENT

Chairman McCain asked if anyone wished to speak during public comment. The following members of the public spoke during public hearing.

- **Melvin Riley** – Stated that he has contacted the Public Works Director and the County Administrator about the problem of water coming off the road onto his property – Statesburg Hill Road. Mr. Riley further stated that when it rains, the dirt, gravel, and everything else comes off the road and clogs his drain, which then will have more water in his yard. Because of this problem, the foundation of his house is being compromised. He asked Council to help him with helping him resolve this issue.
- **James Felter** – Spoke to Council about his concern with the Sumter School District's budget. Mr. Felter also gave his condolences for the family of the fallen Sheriff's Deputy.
- **George Bates II** stated that he is from the Wedgefield area of Sumter County. Mr. Bates said the roads are a mess. The asphalt is a mess too. He also stated that road-shoulders are higher than the roads that could be causing some of the problems. Additionally, the ditches should be kept cleaned.
- **Johnny Benjamin** – Mr. Benjamin stated that he is concerned about the litter on the County's roads. He said that he relocated to this area and when out-of-town people come to his home, they are surprised about the litter in this area. He lives near the corner of Dodgen Hill Road and Highway 441. He also stated that he and his wife have picked up litter in the area. Mr. Benjamin said that he is retired military and is willing to volunteer with any County group to help pick up the litter in Sumter County.

Mr. Benjamin also talked to Council about the request he made with South Carolina Department of Transportation to place a guard rail at the corner of Highway 441 and Dodgen Hill Road. As of this date, the guard rails have not been installed and not many answers have been given about the status of when the guard rails would be installed. He thanked Council for allowing an intersection street light to be installed at Dodgen Hill Road and Highway 441 which has improved the area and much safer when turning off Highway 441 at night or when it is bad weather.

ADJOURNMENT

After all discussion and all comments from the public, motion was made by Councilman Edens, seconded by Councilman Sumpter to adjourn the meeting of Sumter County Council at 6:37 p.m.

Respectfully submitted,

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

Mary W. Blanding
Clerk to County Council
Sumter County Council

Approved: _____

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: February 24, 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: February 21, 2020

Respectfully submitted,

Mary W. Blanding
Mary W. Blanding

ADA Information: 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.

Press: 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 Offices, 13 East Canal Street, Sumter, SC, and the Sumter County website -- [www.sumtercountysc.org] under Our Council *Agendas/Minutes*. In addition, the agenda was electronically sent to newspapers, radio stations, television stations, and concerned citizens.



Sumter City-County

Planning Department

DERON L. MCCORMICK
CITY MANAGER

HELEN M. ROODMAN
ACTING PLANNING DIRECTOR

GARY M. MIXON
COUNTY ADMINISTRATOR

MEMORANDUM

TO: Mary Blanding, Clerk to County Council

FROM: Helen M. Roodman, AICP, CFM / Acting Planning Director

DATE: March 3, 2020

SUBJECT: COUNTY COUNCIL AGENDA – March 10, 2020

The Sumter City-County Planning Commission will have the following land use item(s) for review at County Council on Tuesday, March 10, 2020:

FIRST READING

RZ-20-01, Black River Rd & Edens Rd. (County)

A request to rezone 6 separate tax parcels totaling +/- 313.6 acres of land from R-15 to Agricultural Conservation (AC). The property is located near the intersection of Black River Rd. and Edens Rd and represented by Tax Map #'s 191-00-02-011, 191-00-02-029, 191-00-01-021, 191-00-01-002, 191-00-01-023 and 191-00-02-030.

THIRD / FINAL READING

PD-05-01 (REV 1) 3760 & 3770 Peach Orchard Rd. (County)

Amend Ordinance PD-05-01 to amend the site development plan, to permit deer/meat processing as commercial activity and to revise/codify applicable development standards. The property is located at 3760 & 3770 Peach Orchard Rd. and represented by Tax Map # 136-00-02-058.

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

Sumter County Council

March 10, 2020

First Reading

Planning Commission Staff Report

RZ 20-01, Black River Rd. & Edens Rd. (County)

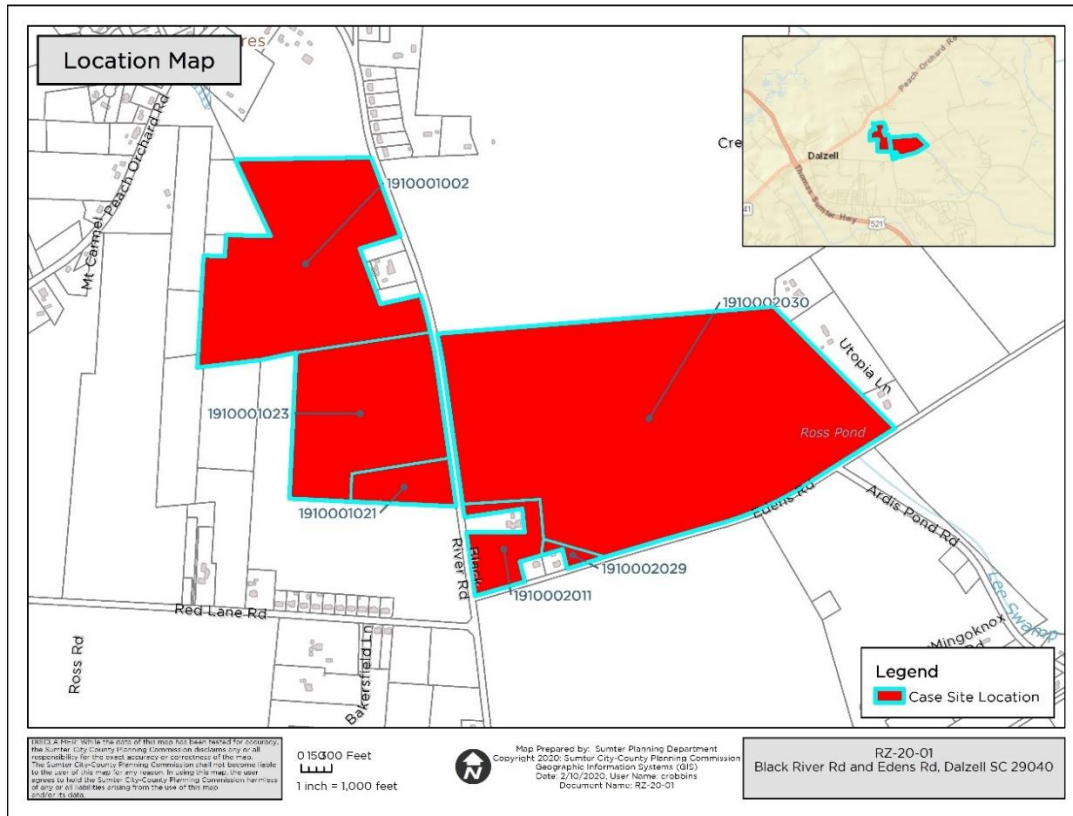
THE REQUEST

Applicant:	County Council Initiated
Status of the Applicant:	Authorized Local Government
Request:	A request to rezone 6 separate tax parcels totaling +/- 313.6 acres of land from R-15 to Agricultural Conservation (AC)
Location:	Black River Rd. & Edens Rd.
Size of Property:	+/- 313.6 acres
Present Use/Zoning:	Agriculture / R-15
Proposed Use of Property:	No proposed change specified
Tax Map Reference:	191-00-02-011; 191-00-02-029; 191-00-01-021; 191-00-01-002; 191-00-01-023; 191-00-02-030
Adjacent Property Land Use and Zoning:	North – Agricultural / AC South – Agricultural / AC East – Agricultural & Residential / AC West – Agricultural / AC

II. BACKGROUND

This request is to rezone six (6) separate tax parcels totaling +/- 313.6 acres from Residential-15 (R-15) to Agricultural Conservation (AC). This request was initiated by County Council, who at their January 14, 2020 meeting unanimously voted to forward rezoning action to the Planning Commission for formal recommendation as required under state law. Discussion of these R-15 zoned parcels originated from County Council adoption proceedings for the Sumter 2040 Comprehensive Plan.

The subject parcels are located near the intersection of Black River Rd. and Edens Rd. The area is generally located northeast of Dalzell and south of Peach Orchard Rd. The parcels subject to this request are shown on location map located on the following page.



Location Map

The subject properties are rural in character with agricultural land uses. The largest parcel of the grouping, TMS# 191-00-02-030, is subject to a 2010 conservation easement agreement between the current property owner, Sumter Soil & Water Conservation District, and the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). Per conditions of the agreement, only limited agricultural uses can occur on the property. This parcel is 174.45 acres in size and comprises 56% of the combined area related to this action.



Site Picture – Intersection of Black River Rd. & Edens Rd. facing north.

The zoning designation for these properties was changed to R-15 in 2007 in order to accommodate potential future residential development. The previous zoning designation prior to 2007 was AC. No new development has occurred on these properties since 2007. Since this time, the County has adopted a new Comprehensive Plan, as well as the the Sumter-Shaw A.F.B. Joint Land Use Study (JLUS). Land use policies within these adopted plans conflict with residential density above one unit per acre in this location. The County wishes to zones these properties to an appropriate zoning district that is consistent adopted plans.

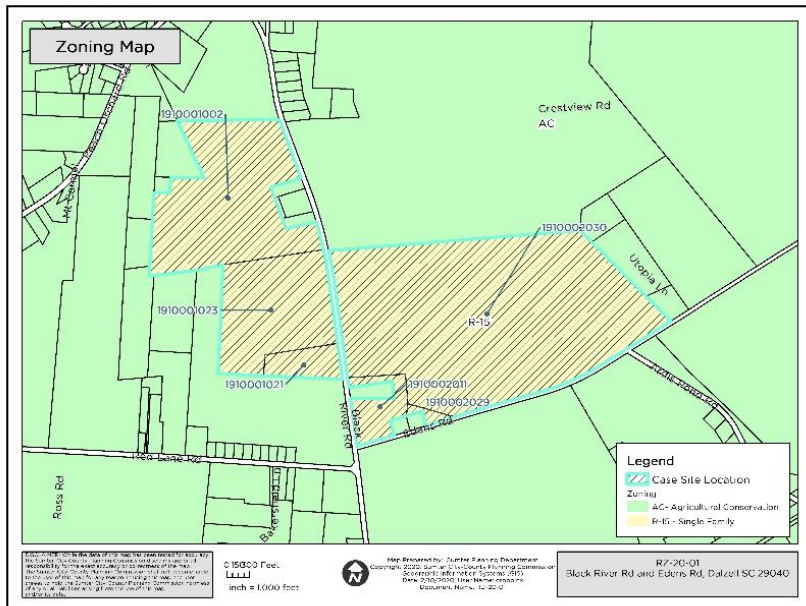
Zoning:

R-15 zoning allows for the largest lot sizes of the designated residential districts within, and is intended to create development patterns that are suburban in nature.

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. Below is a non-exhaustive listing of permitted and conditional uses in the AC district.

Permitted Uses	Conditional Uses
<ol style="list-style-type: none">1. Single Family Residential Uses2. Agricultural Uses3. Manufactured Homes4. Parks and Playgrounds5. Residential Accessory Uses6. Public Utilities	<ol style="list-style-type: none">1. Mining of Non-Metallic Minerals2. Mini-Warehouse Uses3. Retail Nurseries4. Churches5. Cemeteries6. Auto Service

The general character of the area subject to this request is rural. The properties are being used for agricultural purposes, and more the half of the combined acreage subject to this request is protected via conservation easement. Surrounding properties are all zoned AC and are similar in character, as shown in the zoning map to the right.



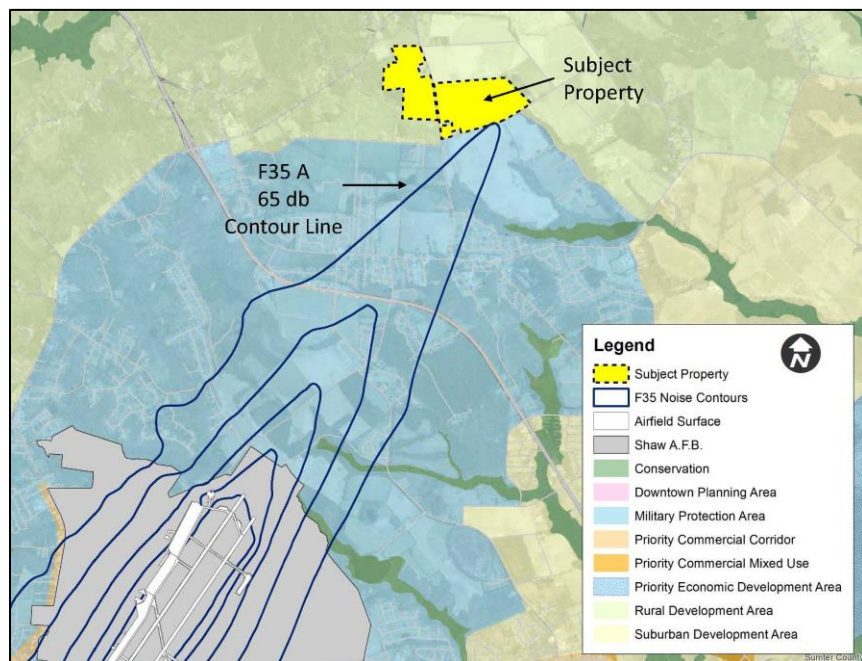
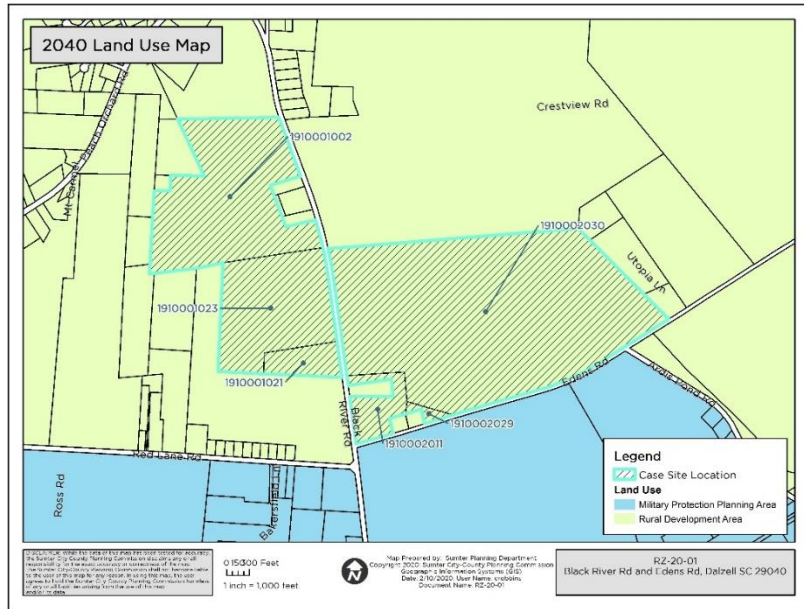
III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

As shown in the 2040 Land Use Map, the property is located within the Rural Development planning area. Additionally, the site is located in close proximity and is influenced by the Military Protection planning area located directly to the south.

The Rural Development planning area is intended to support low-density residential development (one unit per acre at minimum) and selected non-residential and agricultural uses in a relaxed regulatory climate.

The Military Protection planning area is intended to protect Shaw A.F.B. and Poinsett Electronic Combat Range from encroachment of incompatible land uses and to reduce the accident and noise potential to citizens in areas adjacent to these two critical military installations. Only very low-density residential uses of one acre or more on private well and septic tank are supported in this planning area.

While the properties subject to this request are located just outside of the Military Protection planning area, they are directly in the flight line for base operations and are subject to noise impacts. Noise impacts will be increased if Shaw A.F.B. receives the F-35A fighter jets. Noise impacts of at least 65db or greater will reach farther north with the F-35A fighter jet as compared to the F-16 fighter jet. These impacts are shown on Map to the right.



The Sumter 2040 Comprehensive Plan policies support this property being rezoned to AC. Additionally, this rezoning action is supported by the 2016 Sumter-Shaw A.F.B JLUS which supports expansion of the current Military Protection planning area boundaries.

IV. TRAFFIC REVIEW

Black River Rd. is an SCDOT owned and maintained paved two-lane road which is functionally classified as a major collector. Edens Rd. is an SCDOT owned and maintained paved two-lane road which is functionally classified as a local access road. The 2018 annual average daily traffic (AADT) volume for Black River Rd. is 2,000, based on SCDOT count station #383. No traffic count information is available for Edens 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

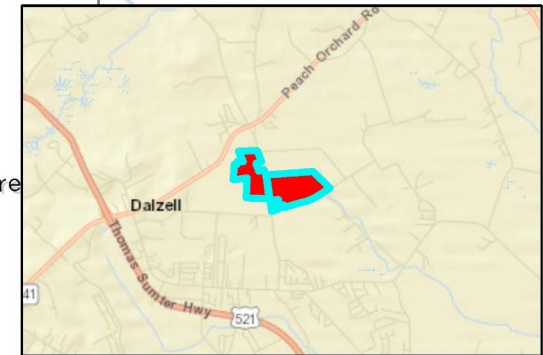
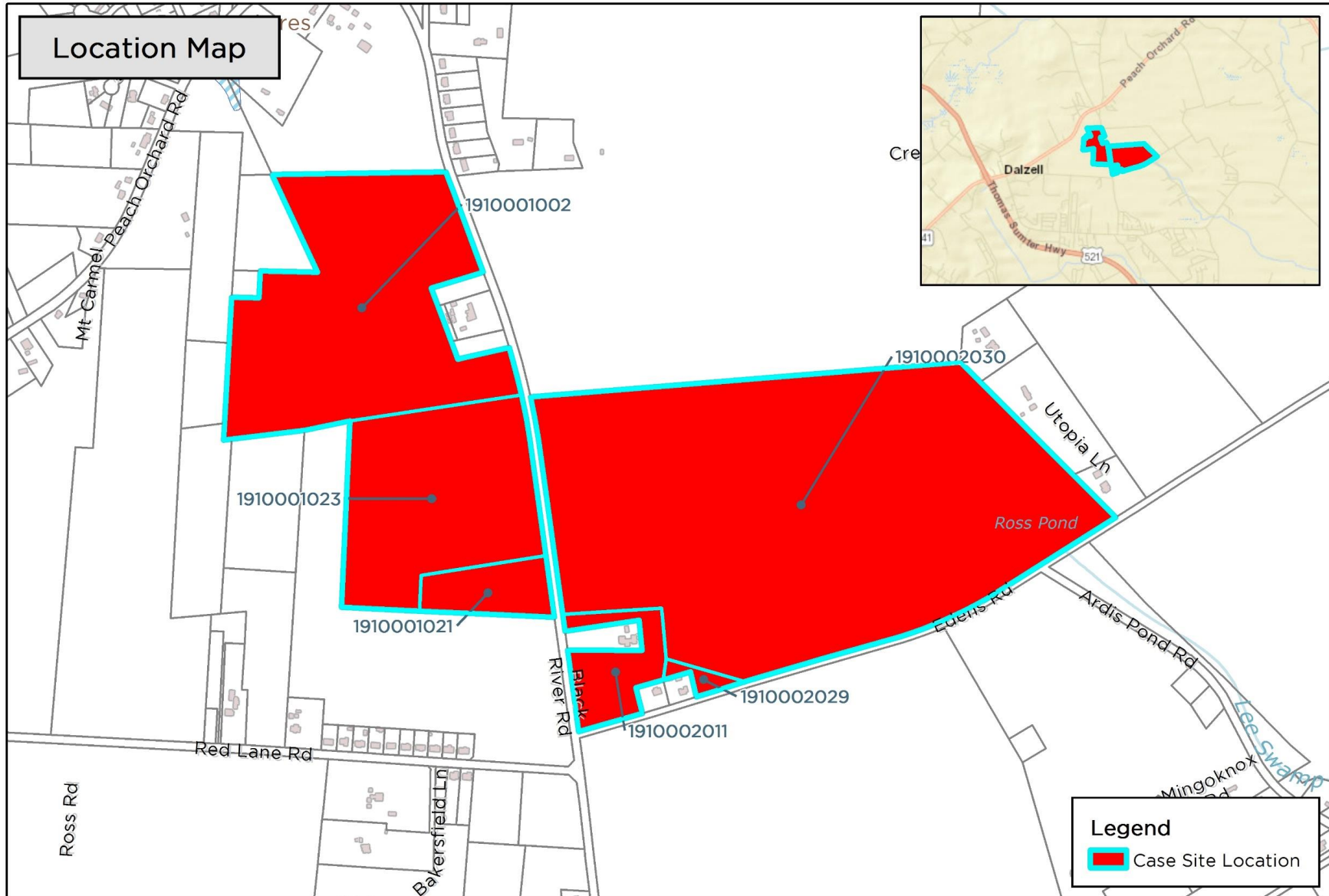
Staff recommends approval of this request to rezone +/- 313.6 acres of property from R-15 to AC. The property is within the Rural Development planning area and is influenced by the Military Protection planning area, per the recently adopted Sumter 2040 Comprehensive Plan. Both future land use designations do not support residential densities permitted by the R-15 zoning district. Additionally, the area is subject to increased noise impacts from Shaw A.F.B. if F-35A fighter jets are assigned as a part of the bases ongoing mission. The area is rural in character and public infrastructure that would enable R-15 densities is not available. Expansion of such infrastructure is not supported by Comprehensive Plan policies. Additionally, a significant portion of the property subject to this request is protected from development via conservation easement.

VI. PLANNING COMMISSION – February 26, 2020

The Sumter City – County Planning Commission at its meeting on Wednesday, February 26, 2020 recommended approval for the request referenced above to rezone 6 separate tax parcels totaling +/- 313.6 acres of land from R-15 to Agricultural Conservation (AC).

VII. COUNTY COUNCIL – MARCH 10, 2020 – FIRST READING


Location Map



Legend

Case Site Location

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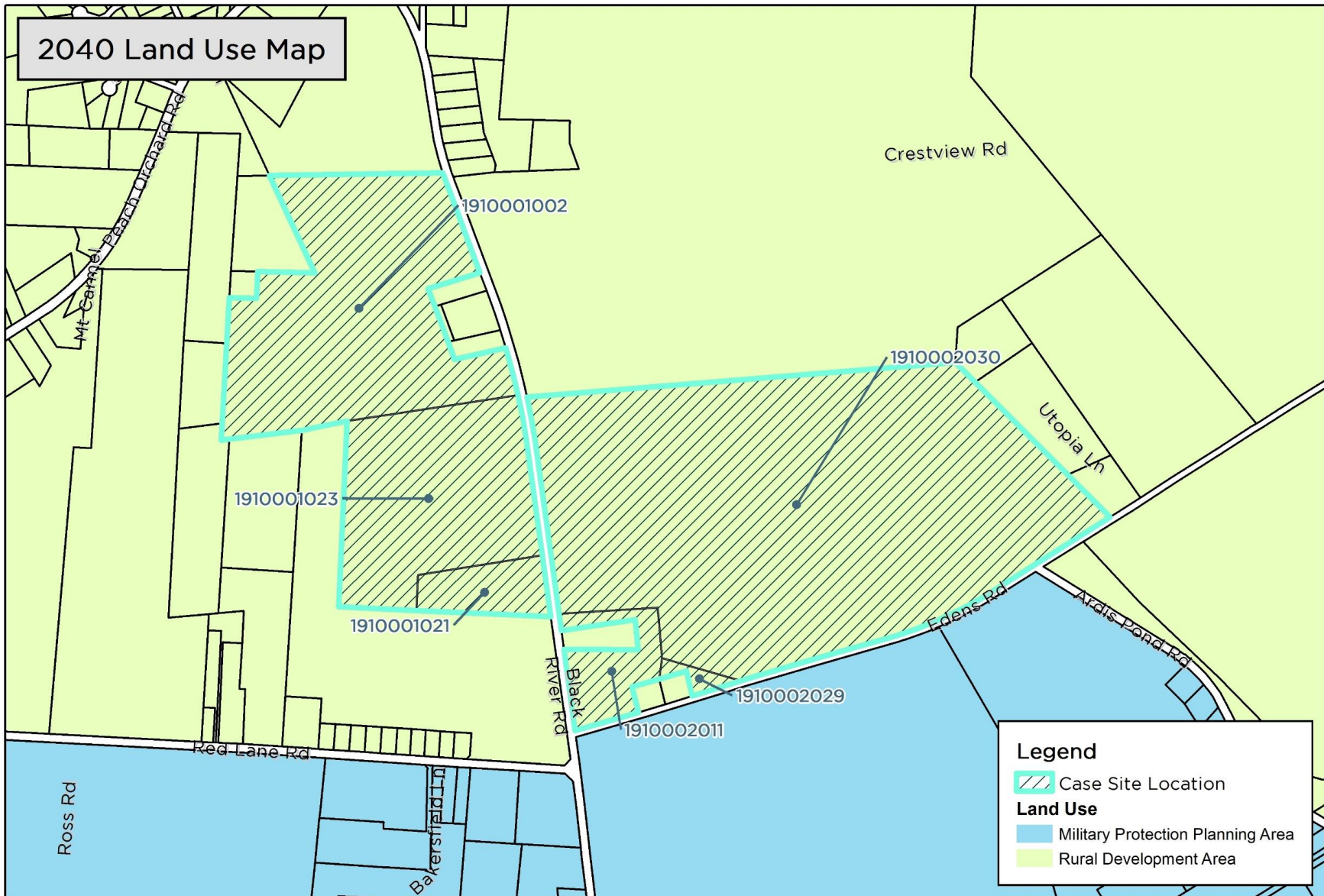
015000 Feet

 1 inch = 1,000 feet



Map Prepared by: Sumter Planning Department
 Copyright 2020: Sumter City-County Planning Commission
 Geographic Information Systems (GIS)
 Date: 2/10/2020, User Name: crobbins
 Document Name: RZ-20-01

RZ-20-01
 Black River Rd and Edens Rd, Dalzell SC 29040

2040 Land Use Map



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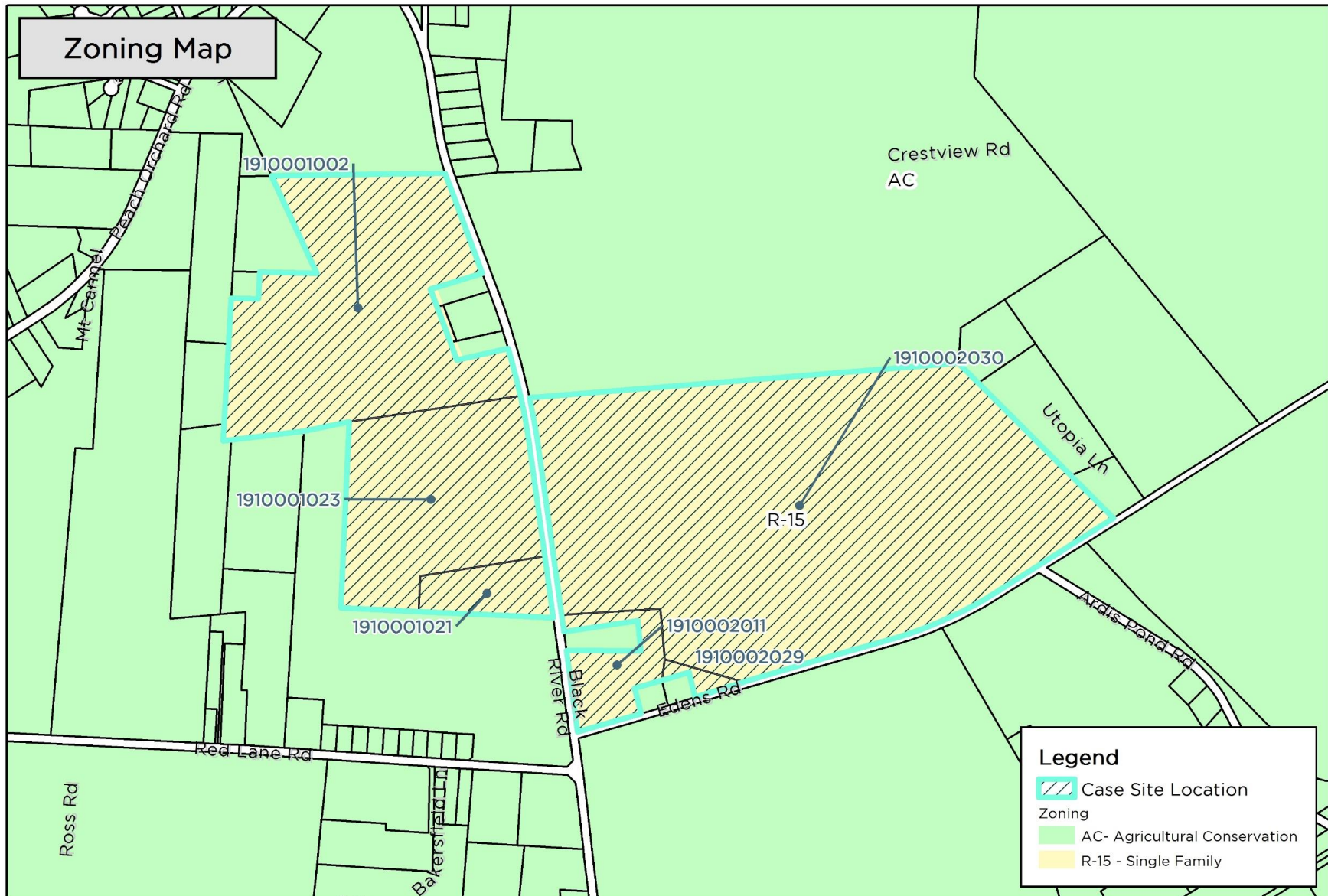
0 15 300 Feet
1 inch = 1,000 feet



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Geographic Information Systems (GIS)
Date: 2/10/2020, User Name: crobbins
Document Name: RZ-20-01

RZ-20-01
Black River Rd and Edens Rd, Dalzell SC 29040

Zoning Map



Legend

- Case Site Location
- Zoning**
 - AC- Agricultural Conservation
 - R-15 - Single Family

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015300 Feet

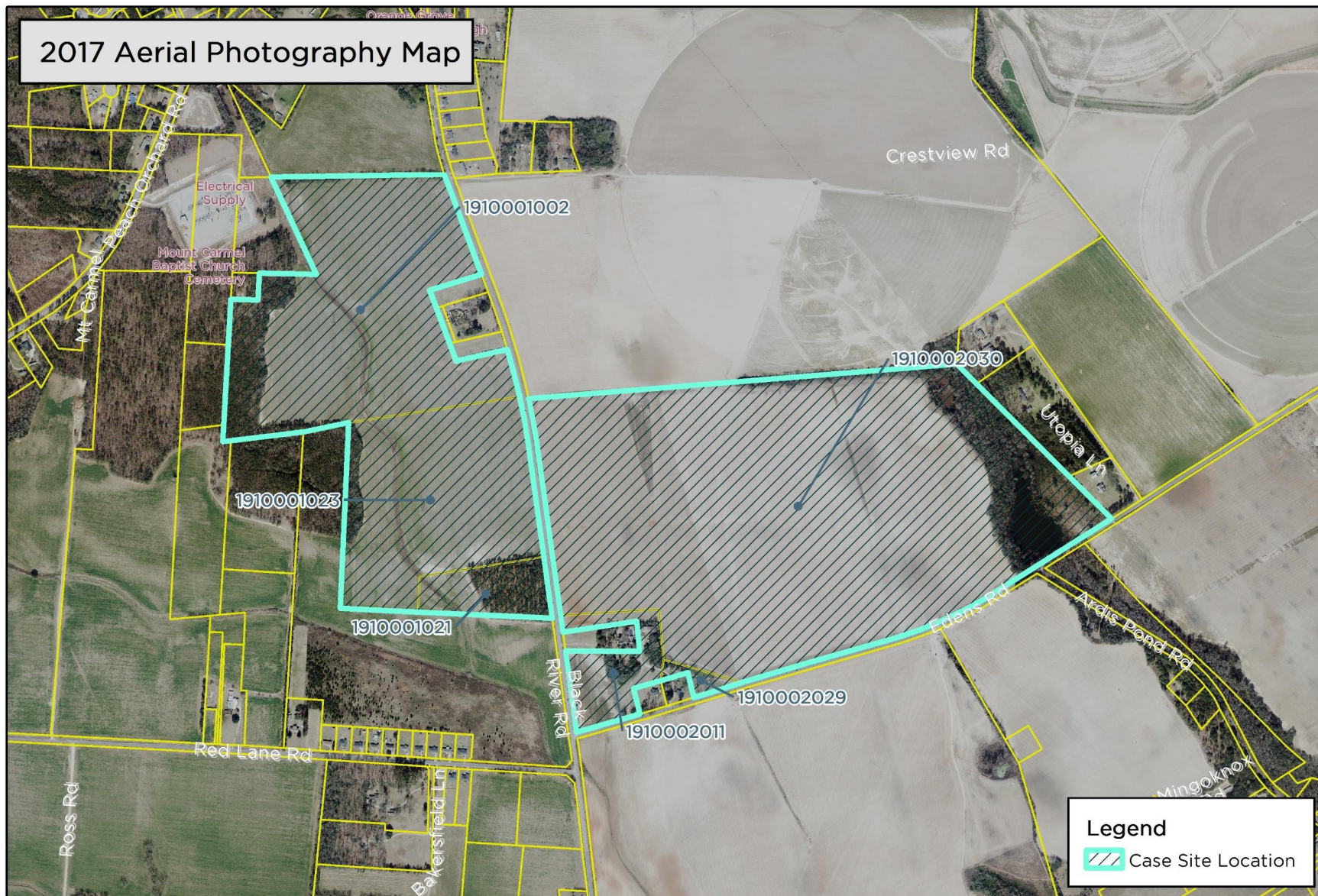
 1 inch = 1,000 feet



Map Prepared by: Sumter Planning Department
 Copyright 2020: Sumter City-County Planning Commission
 Geographic Information Systems (GIS)
 Date: 2/10/2020, User Name: crobbins
 Document Name: RZ-20-01

RZ-20-01
 Black River Rd and Edens Rd, Dalzell SC 29040

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.

0 1500 Feet

 1 inch = 1,000 feet



Map Prepared by: Sumter Planning Department
 Copyright 2020: Sumter City-County Planning Commission
 Geographic Information Systems (GIS)
 Date: 2/10/2020, User Name: crobbins
 Document Name: RZ-20-01

RZ-20-01
 Black River Rd and Edens Rd, Dalzell SC 29040

Sumter County Council

March 10, 2020

First Reading

Planning Commission Staff Report

RZ 20-01, Black River Rd. & Edens Rd. (County)

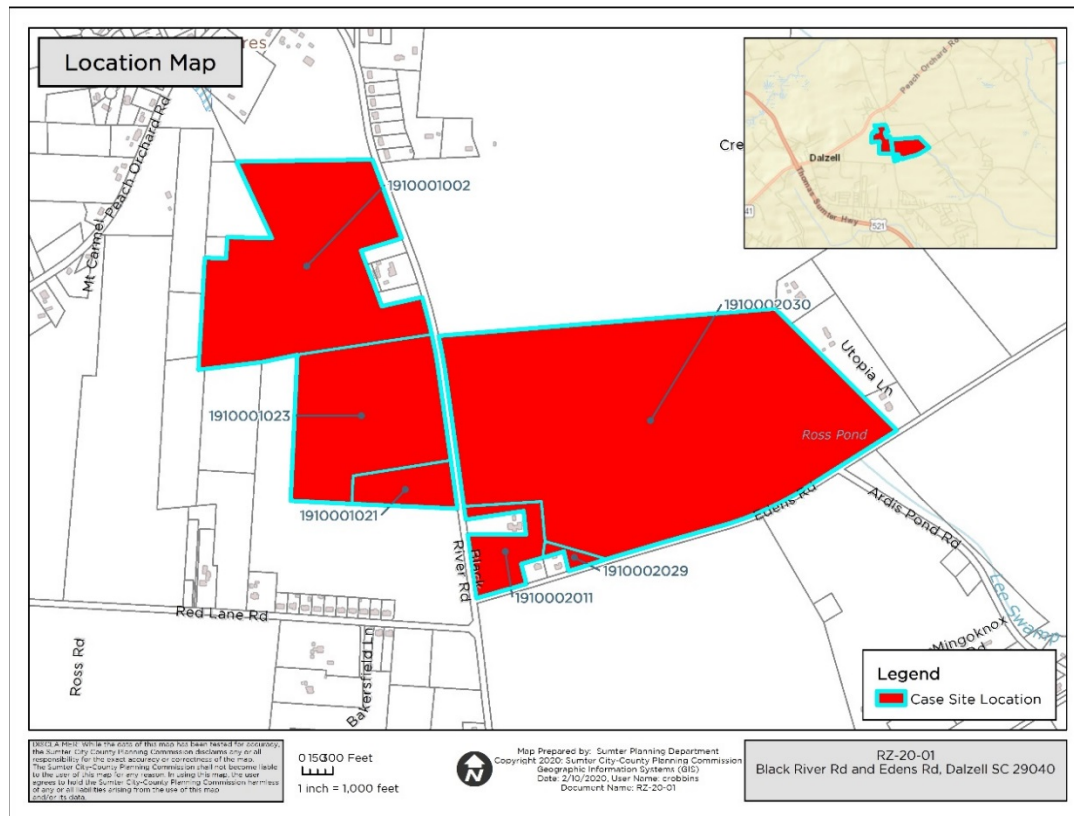
THE REQUEST

Applicant:	County Council Initiated
Status of the Applicant:	Authorized Local Government
Request:	A request to rezone 6 separate tax parcels totaling +/- 313.6 acres of land from R-15 to Agricultural Conservation (AC)
Location:	Black River Rd. & Edens Rd.
Size of Property:	+/- 313.6 acres
Present Use/Zoning:	Agriculture / R-15
Proposed Use of Property:	No proposed change specified
Tax Map Reference:	191-00-02-011; 191-00-02-029; 191-00-01-021; 191-00-01-002; 191-00-01-023; 191-00-02-030
Adjacent Property Land Use and Zoning:	North – Agricultural / AC South – Agricultural / AC East – Agricultural & Residential / AC West – Agricultural / AC

II. BACKGROUND

This request is to rezone six (6) separate tax parcels totaling +/- 313.6 acres from Residential-15 (R-15) to Agricultural Conservation (AC). This request was initiated by County Council, who at their January 14, 2020 meeting unanimously voted to forward rezoning action to the Planning Commission for formal recommendation as required under state law. Discussion of these R-15 zoned parcels originated from County Council adoption proceedings for the Sumter 2040 Comprehensive Plan.

The subject parcels are located near the intersection of Black River Rd. and Edens Rd. The area is generally located northeast of Dalzell and south of Peach Orchard Rd. The parcels subject to this request are shown on location map located on the following page.



Location Map

The subject properties are rural in character with agricultural land uses. The largest parcel of the grouping, TMS# 191-00-02-030, is subject to a 2010 conservation easement agreement between the current property owner, Sumter Soil & Water Conservation District, and the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). Per conditions of the agreement, only limited agricultural uses can occur on the property. This parcel is 174.45 acres in size and comprises 56% of the combined area related to this action.



Site Picture –

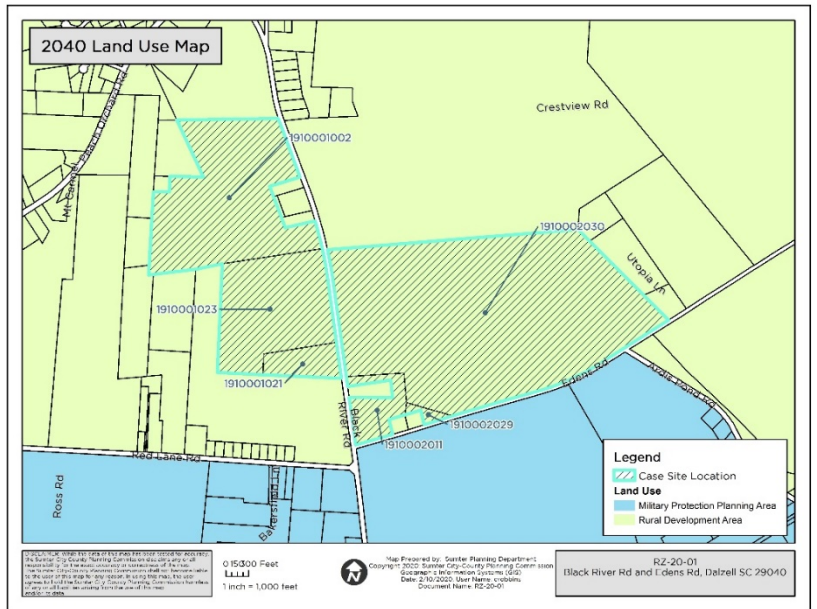
Intersection of Black River Rd. & Edens Rd. facing north.

The zoning designation for these properties was changed to R-15 in 2007 in order to accommodate potential future residential development. The previous zoning designation prior to 2007 was AC. No new development has occurred on these properties since 2007. Since this time, the County has adopted a new Comprehensive Plan, as well as the the Sumter-Shaw A.F.B. Joint Land Use Study (JLUS). Land use policies within these adopted plans conflict with residential density above one unit per acre in this location. The County wishes to zones these properties to an appropriate zoning district that is consistent adopted plans.

Zoning:

R-15 zoning allows for the largest lot sizes of the designated residential districts within, and is intended to create development patterns that are suburban in nature.

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. Below is a non-exhaustive listing of permitted and conditional uses in the AC district.

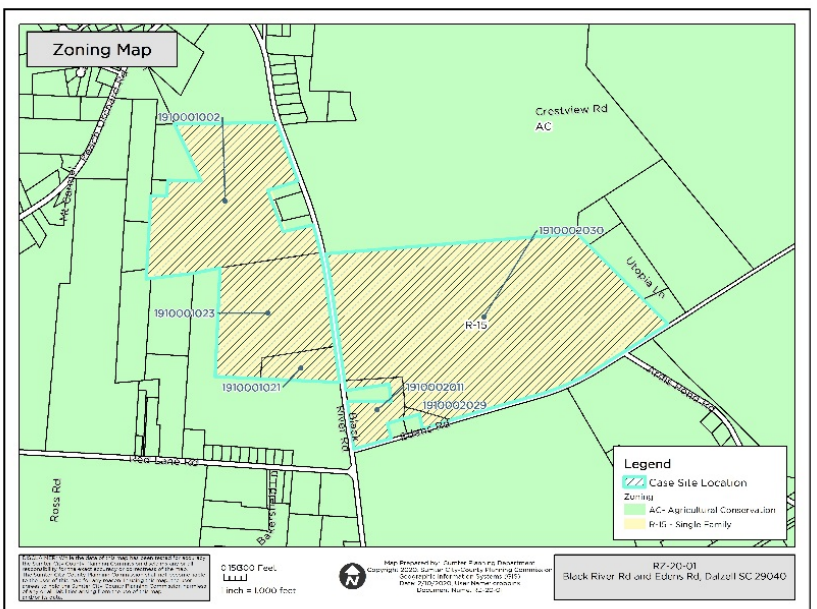


Permitted Uses	Conditional Uses
<ol style="list-style-type: none">1. Single Family Residential Uses2. Agricultural Uses3. Manufactured Homes4. Parks and Playgrounds5. Residential Accessory Uses6. Public Utilities	<ol style="list-style-type: none">1. Mining of Non-Metallic Minerals2. Mini-Warehouse Uses3. Retail Nurseries4. Churches5. Cemeteries6. Auto Service

The general character of the area subject to this request is rural. The properties are being used for agricultural purposes, and more the half of the combined acreage subject to this request is protected via conservation easement. Surrounding properties are all zoned AC and are similar in character, as shown in the zoning map to the right.

III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

As shown in the 2040 Land Use Map, the property is located within the Rural Development planning area. Additionally, the site is located in close proximity and is influenced by the Military Protection planning area located directly to the south.

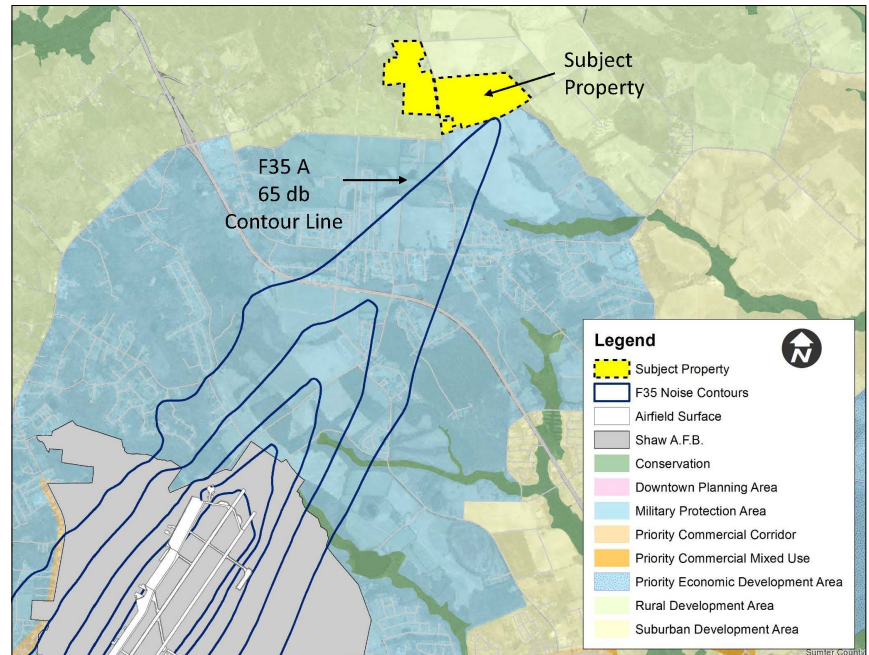


The Rural Development planning area is intended to support low-density residential development (one unit per acre at minimum) and selected non-residential and agricultural uses in a relaxed regulatory climate.

The Military Protection planning area is intended to protect Shaw A.F.B. and Poinsett Electronic Combat Range from encroachment of incompatible land uses and to reduce the accident and noise potential to citizens in areas adjacent to these two critical military installations. Only very low-density residential uses of one acre or more on private well and septic tank are supported in this planning area.

While the properties subject to this request are located just outside of the Military Protection planning area, they are directly in the flight line for base operations and are subject to noise impacts. Noise impacts will be increased if Shaw A.F.B. receives the F-35A fighter jets. Noise impacts of at least 65db or greater will reach farther north with the F-35A fighter jet as compared to the F-16 fighter jet. These impacts are shown on Map to the right.

The Sumter 2040 Comprehensive Plan policies support this property being rezoned to AC. Additionally, this rezoning action is supported by the 2016 Sumter-Shaw A.F.B. JLUS which supports expansion of the current Military Protection planning area boundaries.



IV. TRAFFIC REVIEW

Black River Rd. is an SCDOT owned and maintained paved two-lane road which is functionally classified as a major collector. Edens Rd. is an SCDOT owned and maintained paved two-lane road which is functionally classified as a local access road. The 2018 annual average daily traffic (AADT) volume for Black River Rd. is 2,000, based on SCDOT count station #383. No traffic count information is available for Edens 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 to rezone +/- 313.6 acres of property from R-15 to AC. The property is within the Rural Development planning area and is influenced by the Military Protection planning area, per the recently adopted Sumter 2040 Comprehensive Plan. Both future land use designations do not support residential densities permitted by the R-15 zoning district. Additionally, the area is subject to increased noise impacts from Shaw A.F.B. if F-35A fighter jets are assigned as a part of the bases ongoing mission. The area is rural in character and public infrastructure that would enable R-15 densities is not available. Expansion of such infrastructure is not supported by Comprehensive Plan policies. Additionally, a significant portion of the property subject to this request is protected from development via conservation easement.

VI. PLANNING COMMISSION – February 26, 2020

The Sumter City – County Planning Commission at its meeting on Wednesday, February 26, 2020 recommended approval for the request referenced above to rezone 6 separate tax parcels totaling +/- 313.6 acres of land from R-15 to Agricultural Conservation (AC).

VII. COUNTY COUNCIL – MARCH 10, 2020 – FIRST READING

Sumter County Council

March 10, 2020

THIRD/FINAL READING

PLANNING COMMISSION STAFF REPORT

PD-05-01 (Revision 1), 3760 & 3770 Peach Orchard Rd. – (County)

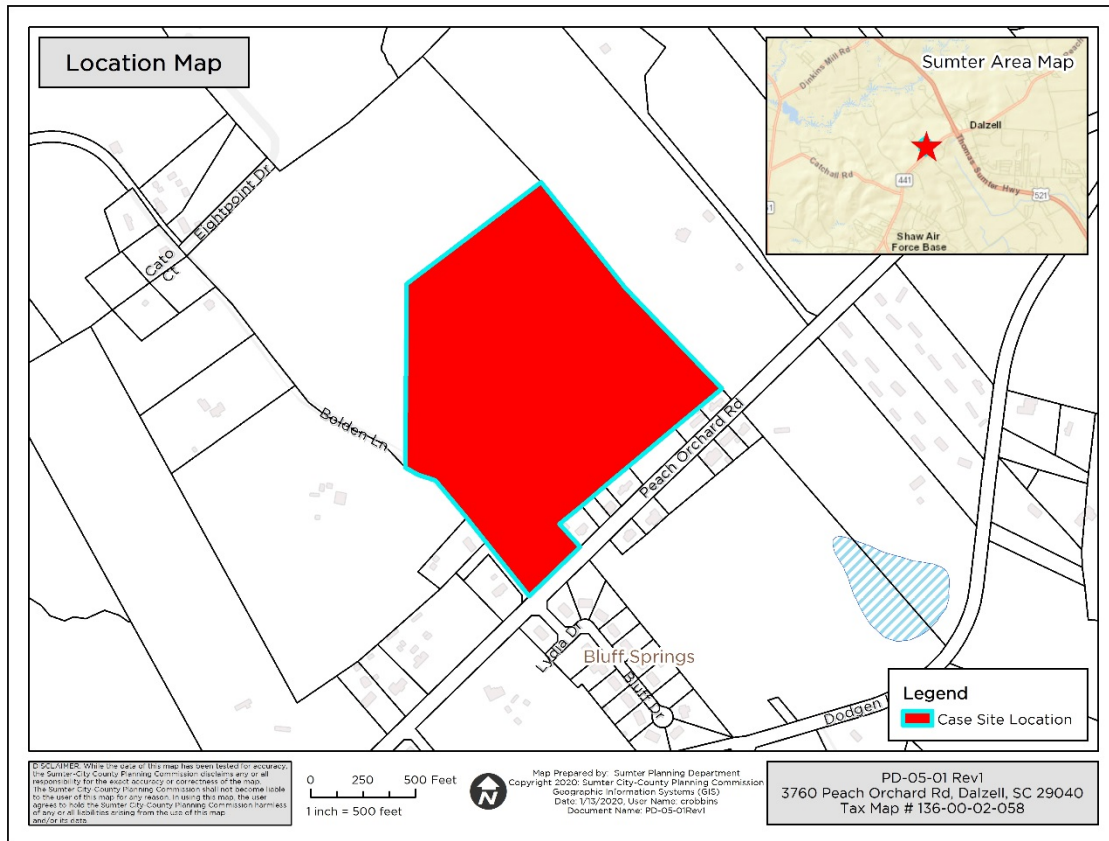
I. THE REQUEST

Applicant:	Roy Floyd
Status of the Applicant:	Property Owner
Request:	Request to amend Ordinance PD-05-01 to amend the site development plan, to permit deer/meat processing as commercial activity and to revise/codify applicable development standards
Location:	3760 & 3770 Peach Orchard Rd.
Present Use/Zoning:	Residential & Deer/Meat Processing / Planned Development (PD)
Tax Map Number:	136-00-02-058
Adjacent Property Land Use and Zoning:	North – Undeveloped/ AC South – Residential/ AC East – Residential / AC West – Residential & Undeveloped/ AC

II. BACKGROUND

The applicant is requesting to amend the Planned Development (PD-05-01) in order to fully permit the use of meat processing on the property and to set appropriate standards for future development on the site.

The applicant currently operates Peach Orchard Deer Processing from the subject property. The use includes an accessory meat market where a limited selection of groceries and fresh produce are sold in addition to meat processing. This use has been in operation on the site for 20 years and pre-dates current county zoning and development standards. In 2005, the applicant was granted Planned Development (PD) approval for the property for the primary purpose of establishing commercial paint ball courses. The 2005 PD approval addressed all other uses that were in existence or planned for at the time, specifically permitting a handful of uses only.



PD-05-01 Permitted Uses

- Residential
- Deer Processing as a Home Occupation
- Paint Ball Amusement, SIC 7999
- Horseshoeing, SIC 7699

Notably, the deer processing use was approved as a Home Occupation use only, however; it appears that this facility has never functioned in a home occupation capacity as defined in the Zoning & Development Standards Ordinance.

The applicant has plans to expand the existing meat processing facility on the site. Immediately, the applicant wishes to construct a 320 sq. ft. addition to the existing facility. Long term, the applicant wishes to construct an additional meat processing building of approximately 6,000 – 7,000 square feet in size. Since the current approved PD only permits deer processing as a home occupation use, these expansions cannot be permitted without approval of a PD amendment.

Therefore, the applicant is requesting an amendment to allow meat processing (SIC 201) as a permitted use in addition to revisions to PD ordinance development standards that will govern future use of the site. The requested amendment remains compliant with current South Carolina case law regarding Planned Development approvals since mixed-use including residential and some other commercial component is permitted.



Peach Orchard Deer Processing – Site Picture

Per discussions with the applicant and from information available on the Peach Orchard Deer Processing website (www.peachorchardprocessing.com) the following information can be ascertained:

- Ongoing operation of 20 plus years. Treated as a non-conforming use.
- Includes retail meat market sales that are accessory to the meat processing use.
- Specializes in deer processing but also processes hog, alligators, cows, and other meats upon request.
- Includes indoor skinning facilities and packaging.
- Permitted by DHEC.
- Small scale facility that primarily serves hunters and local farmers.

Additionally, there is an existing residential use and various accessory buildings on the property. The paint ball course use and horseshoeing uses have not been developed to date.

Environmental:

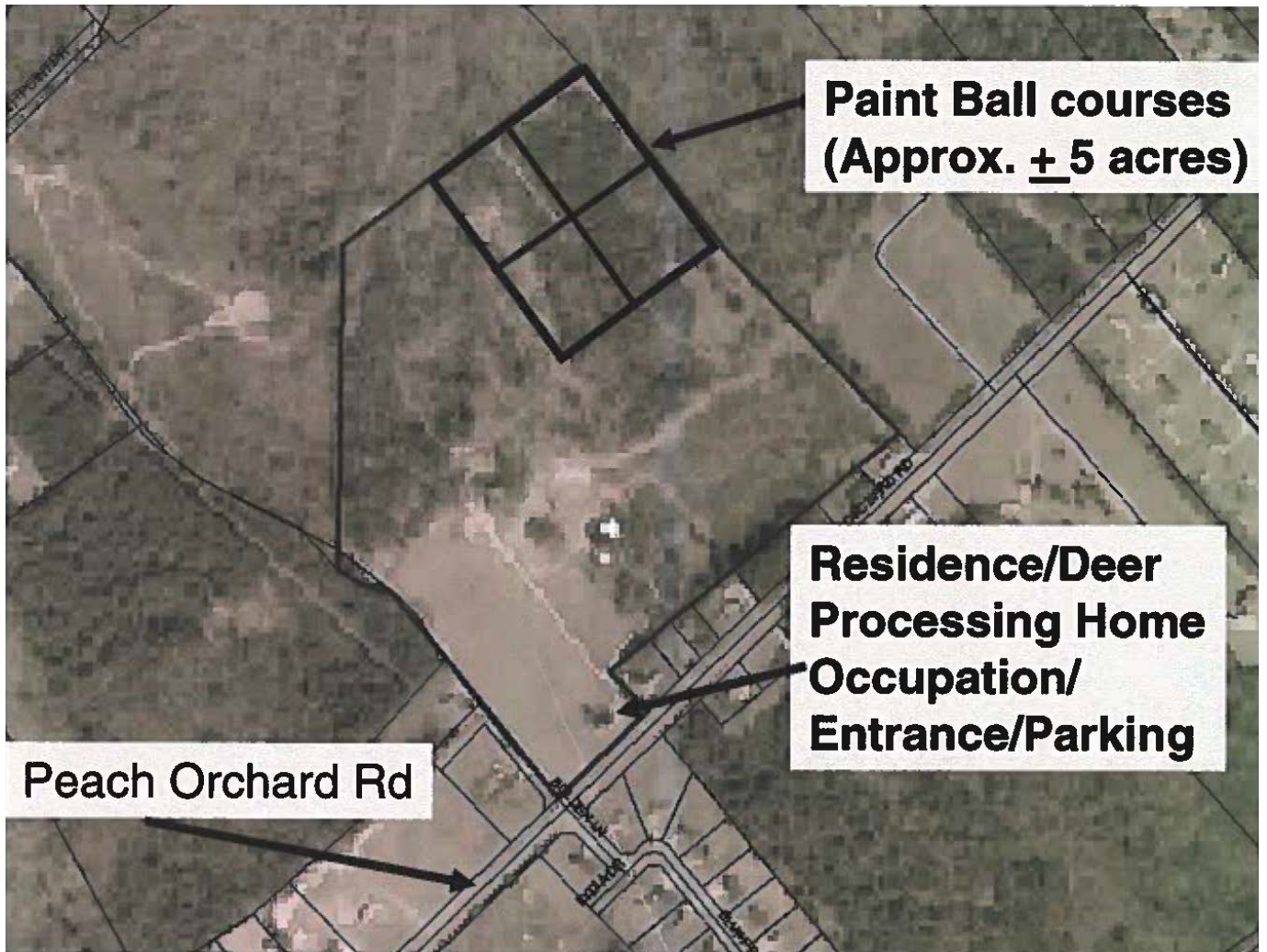
The property does not contain any special flood hazard areas (SFHA) and is located in Zone X per FEMA Firm: 48085C0125E effective date: 9-28-18.

National Wetlands Inventory (NWI) data does not indicate the presence of wetlands on the property.

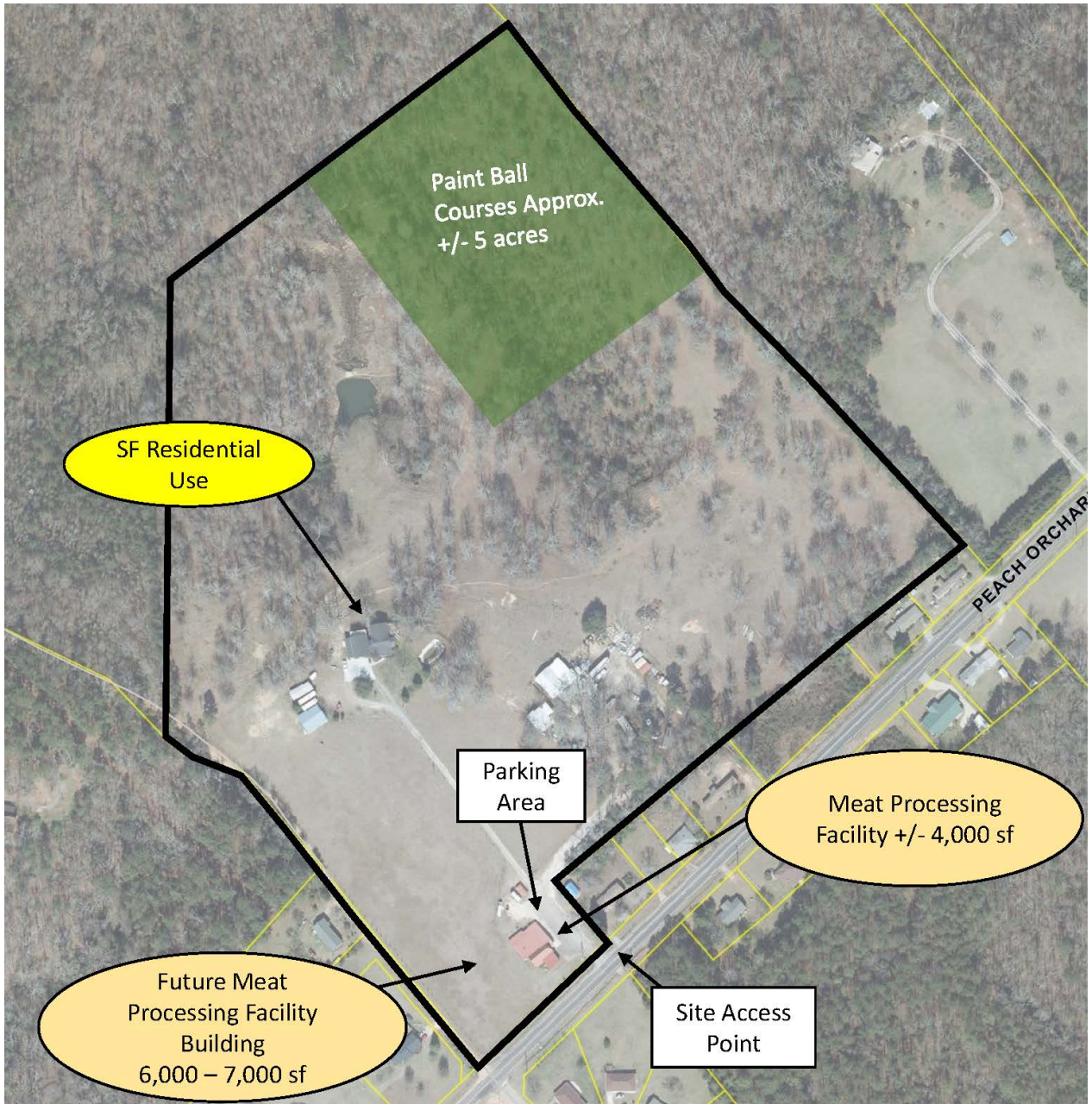
III. PLANNED DEVELOPMENT AMENDMENT

The applicant is requesting changes to the approved concept plan and ordinance for PD-05-01.

The current approved concept plan indicates that the deer processing use is permitted by home occupation only. Additionally, the approved plan shows that the facility is also a residence. The revised concept plan indicates the use as a meat processing facility, shows allowed square footage for the meet processing use, and shows a general location concerning the future location of the additional meat processing building.



PD-05-01 (Revision 1) Proposed Concept Plan



In addition to amending the current permitted uses, staff identified the need to also revise the PD Ordinance to address future development activity on the site. Specific proposed changes to the PD ordinance are summarized below:

1. Permit meat processing use (SIC 201) and accessory meat market retail on the property in addition to all other permitted, conditional, or special exception AC zoning district uses.
2. Specific standards for meat processing use to include the following:

- a. Maximum 11,000 sf overall facility size
 - b. Maximum 20% of facility size dedicated to accessory meat market use
 - c. Applicable setback requirements
 - Front – 35’
 - Side – 50’
 - Rear -50’
 - d. Maximum Height – 35’
 - e. Minimum parking to be provided in accordance with current County Zoning & Development Standards Ordinance:
 - One (1) space per every two employees according to the maximum employment number; and
 - One (1) space for each managerial staff member; and
 - One (1) space for each company vehicle that will be operating from the premises, and
 - Must include one handicapped space per 25 spaces.
 - e. Paved parking and curb and gutter is not required. Parking areas can be developed in accordance with non-residential uses in the AC zoning district.
 - f. Location of any new parking areas to be determined through site plan review process.
 - g. Landscaping to be provided in accordance with current County Zoning & Development Standards Ordinance.
 - h. No outside storage associated with the meat processing use
3. Specific standards for paint ball course use to include the following:
- a. Accessory maintenance building for paint ball course use shall not exceed 1,000 square feet. (established in previous PD Ordinance)
 - b. Minimum parking to be provided in accordance with current County Zoning & Development Standards Ordinance.
 - c. Paved parking and curb and gutter in not required. Parking areas can be developed in accordance with non-residential uses in the AC zoning district.
 - d. Location of any new parking areas to be determined through the site plan review process.
 - e. Landscaping to be provided in accordance with current County Zoning & Development Standards Ordinance.
 - f. Operating Hours (established in previous PD Ordinance)
 - Saturday and Sunday: 9:00 am to Sunset
 - Weekdays: Special, Private Events Only

4. Specific conditions applicable for the entirety of PD to include the following:
 - a. One free standing sign not exceed 100 sq. ft.
 - b. Except where expressly stated elsewhere, AC zoning district development standards are applicable.
 - c. Location of horseshoeing use shall meet AC zoning district standards and be approved through the site plan review process.
 - d. Changes to permitted uses and ordinance text must be approved as an amendment to the Planned Development.
 - e. Major changes to the concept plan must be approved as an amendment to the PD.
 - f. Any development meeting the criteria of a major site plan shall be approved by the Sumter City-County Planning Commission.

IV. TRAFFIC REVIEW

The proposed project involves expansion of a deer processing facility by approximately 6,000 – 7,000 sq. ft. on Peach Orchard Road (SC-441), an SCDOT-owned and maintained major collector road. The 2018 annual average daily traffic (AADT) volume for Peach Orchard Road is 5,700, based on SCDOT count station #307. At the entrance to the site, Peach Orchard Road is a two-lane roadway, with one travel lane in each direction. The site is located in Traffic Analysis Zone (TAZ) #02021.

Plans for site access include no change to the existing ~20 ft. width driveway. Because Peach Orchard Road is owned and maintained by SCDOT, any changes to the existing driveway will require an encroachment permit from SCDOT.

The applicant has not submitted any plans for sidewalks. While sidewalks are beneficial for pedestrian safety as well as increasing connectivity, sidewalks are not required for development within unincorporated portions of Sumter County.

Multimodal Transportation Factors

Bicycle and Pedestrian Network: There are no sidewalks or bicycle lanes on Peach Orchard Road. There are no marked bicycle lanes on the road in the area of the site. The SUATS 2045 Long Range Transportation Plan recommends establishment of a signed bicycle route on Peach Orchard Road.

Transit Accessibility: There are no fixed public transit routes operating on Peach Orchard Road. The nearest route to the site is the 521 Commuter route between Camden and Sumter, which operates on US-521. The nearest stop is located approximately 1.1 miles away, at Hillcrest Middle School.

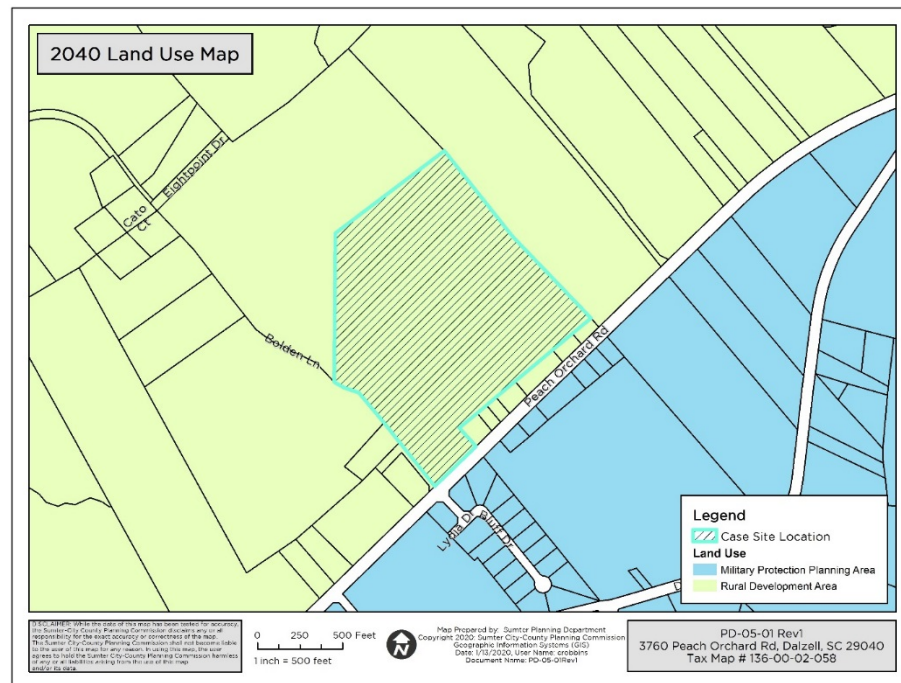
IV. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

Per the 2040 Comprehensive Plan, the subject property lies within the Rural Development Planning Area. The intent of this planning area is to support low-density residential

development and selected non-residential and agricultural uses in a relaxed regulatory climate.

The current use of the property and the planned limited expansions, in conjunction with the proposed revisions to the PD development standards, are in keeping with the intent of the Rural Development Planning Area.

Sumter 2040 Future Land Use



V. STAFF RECOMMENDATION

Staff recommends approval of this request. While meat processing uses are otherwise only permitted via special exception approval in Heavy Industrial (HI) zoning district, meat processing uses on this site have been ongoing for 20 plus years. While the applicant desires to expand operations with this request, the proposed PD ordinance requirements would limit the scale of the facility to a total of 11,000 square feet. This specific requirement limits expansion and prevents a full sized industrial meat processing facility from developing. The current proposal keeps the meat processing facility a small scale operation that primarily serves hunters and local farmers. Additionally, specific standards have been proposed in the revised PD Ordinance that provide sufficient control on future development activity on the site. These standards primarily fall back on Agricultural Conservation (AC) zoning district requirements.

Additionally, the proposed amendment to the PD is in compliance with South Carolina case law concerning PD approvals. It will remain mixed use with a residential component.

The proposal is in keeping with the intent of the Rural Development Planning Area, which is to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate.

VI. DRAFT MOTIONS

Motion #1:

I move that the Sumter City-County Planning Commission approve PD-05-01 (Revision 1) in accordance with the PD-05-01 (Revision 1) Ordinance and revised concept plan.

Motion #2:

I move that the Sumter City-County Planning Commission propose an alternate motion for PD-05-09 (Revision 1).

VII. PLANNING COMMISSION – JANUARY 22, 2020

The Sumter City – County Planning Commission at its meeting on Wednesday, January 22, 2020 voted to recommend approval of this request.

VIII. COUNTY COUNCIL – FEBRUARY 11, 2020 – FIRST READING

The Sumter County Council at its meeting on Tuesday, February 11, 2020 gave First Reading approval of this request.

IX. COUNTY COUNCIL – FEBRUARY 25, 2020 – SECOND READING / PUBLIC HEARING

The Sumter County Council at its meeting on Tuesday, February 25, 2020 gave Second Reading / Public Hearing approval of this request.

X. COUNTY COUNCIL – MARCH 10, 2020 – FINAL READING

ORDINANCE PD-05-01 (Revision 1)
TO AMEND THE ZONING MAP
OF THE COUNTY OF SUMTER, SOUTH CAROLINA
BY REZONING THE PROPERTY LOCATED AT 3760 PEACH ORCHARD RD.,
OWNED BY MR. ROY FLOYD FROM PLANNED DEVELOPMENT (PD-05-01)
TO PLANNED DEVELOPMENT (PD-05-01 Revision 1)

WHEREAS, Article I, Section T, entitled “Amendment Authorization and Procedure” of the Zoning and Development Standards Ordinance for the county of Sumter adopted December 7, 1999, provides a procedure for amending the Official Zoning Map of the County of Sumter, and

WHEREAS, said procedure has been followed, and the Sumter City-County Planning Commission has reviewed and hereby recommends favorably the following amendments to the Official County of Sumter Zoning Map.

NOW THEREFORE, BE IT ORDAINED BY THE CHAIRPERSON AND THE COUNTY COUNCIL OF THE COUNTY OF SUMTER, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED BY THE AUTHORITY THEREOF, THAT:

- I. The property located at 3760 Peach Orchard Rd. and owned by Mr. Roy Floyd is hereby rezoned from Planned Development (PD-05-01) to (PD-05-09 Revision 1), in accordance with the attached concept plan titled, (PD-05-01 Revision 1 Concept Plat, dated 1-14-20) (and identified by the following tax map block and parcel numbers:
 - 136-00-02-058
- II. The Planned Development zoning shall include the following permitted use and no others, unless further reviewed and recommend by the Sumter City-County Planning Commission, and specifically approved by the Chairperson and County Council of Sumter, South Carolina.
 1. Single Family Residential
 2. Meat Processing, SIC 201 (with accessory meat market)
 3. Paint Ball Amusement, SIC 7999
 4. Horseshoeing, SIC 7699
 5. All uses as permitted within the Agricultural Conservation Zoning District as outlined in *Article 3, Section N: Agricultural Conservation (AC) District* in the *Sumter County – Zoning & Development Standards Ordinance*.
- III. Meat Processing uses (SIC 201) shall be developed on the site in accordance with the following standards:
 1. The total area of all buildings dedicated for this use shall not exceed 11,000 square feet.
 2. Accessory meat market shall not exceed 20% of the total combined area of the facility.

Comment [HR1]: What is the plan's title and date?

3. Setbacks:
 - a. Front – 35’
 - b. Side – 50’
 - c. Rear – 50’
4. Maximum Height – 35’
5. Parking shall be provided in accordance with *Article 8 Section J: Parking Regulations* of the *Sumter County – Zoning & Development Standards Ordinance*.
 - a. Minimum Off-Street Parking
 - i. One (1) space per every two employees according to the maximum employment number; and
 - ii. One (1) space for each managerial staff member; and
 - iii. One (1) space for each company vehicle that will be operating from the premises, and
 - iv. Must include one handicapped space per 25 spaces,
 - b. Paved parking and curb and gutter is not required. Parking areas shall be developed in accordance with *Article 8.j.3.b.3* of the *Sumter County Zoning & Development Standards Ordinance*.
 - c. Exact location of any new required parking areas will be reviewed as a part of the site plan approval process.
6. Landscaping shall be provided in accordance with *Article 8 Section D: Landscaping Standards* of the *Sumter County Zoning & Development Standards Ordinance*.
7. No outside storage associated with this use is permitted.

IV. Paint Ball Amusement uses (SIC 7999) shall be developed in accordance with the following standards:

1. Accessory maintenance building for paint ball use shall not exceed 1,000 square feet.
2. Parking shall be provided in accordance with *Article 8 Section J: Parking Regulations* of the *Sumter County – Zoning & Development Standards Ordinance*
 - a. Paved parking and curb and gutter is not required. Parking areas shall be developed in accordance with *Article 8, Section 8.j.3.b.3* of the *Sumter County –Zoning & Development Standards Ordinance*
 - b. Exact location of any new required parking areas will be reviewed as a part of the site plan approval process.
3. Operating Hours:
 - a. Saturday and Sunday: 9:00 am to Sunset
 - b. Weekdays: Special, Private Events Only

V. The following conditions are applicable for the entirety of PD-05-01 (Revision 1)

1. One free standing sign not to exceed 100 sq. ft. is permitted.
2. Except where expressly stated elsewhere in the Ordinance, Agricultural Conservation (AC) zoning district development standards are applicable.
3. Location of horseshoeing use (SIC 7699) shall meet AC zoning district and be approved through the site plan review process.

4. Changes to permitted uses and ordinance text shall be approved as an amendment to the Planned Development.
 5. Major changes to the concept plan shall be approved as an amendment to the PD.
 6. Any development meeting the criteria for a major site plan shall be approved by the Planning Commission.
- VI. Said property being officially rezoned to the classification Planned Development (PD), the official zoning map of the County of Sumter is so amended to reflect said change.
- VII. Said property being officially rezoned to the classification Planned Development (PD), the official zoning map of the County of Sumter is so amended to reflect said change.
- VIII. This ordinance shall become effective immediately upon its adoption on Third Reading.

DONE RATIFIED AND ADOPTED BY THE CHAIRPERSON AND THE COUNTY COUNCIL OF THE COUNTY OF SUMTER, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2020.

COUNTY OF SUMTER, SOUTH CAROLINA

James T. McCain, Chairman

ATTEST:

Mary Blanding

First Reading: _____

Second Reading: _____

Public Hearing: _____

Third Reading: _____



Agenda
Sumter County Council
Committee Meeting: Technology/Personnel-Public Safety
Tuesday, March 10, 2020 - Held at 5:00 p.m.
Sumter County Courthouse – Third Floor - County Council Conference Room 301
141 North Main Street, Sumter, SC

NOTE: This Meeting Will Begin At 5:00 P.M. Or Immediate After The Meeting Of The Sumter County Forfeiture Land Commission Which Begins At 4:30 p.m.

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- I. Call to Order** – Committee Chairmen Vivian Fleming McGhaney and Chris Sumpter
- II. Invocation** – Council, Staff, Or Local Citizen
- III. Action On Agenda** – Tuesday, March 10, 2020
- IV. New Business**
 1. Presentation From The Emergency Management Director.
 2. **Executive Session:** It Is Necessary To Hold An Executive Session To Receive and Discuss Information From Sumter County Sheriff Regarding (1) Security Personnel And Devices, (2) Investigative Proceedings Regarding Allegations Of Criminal Misconduct, and (3) Other Matters Relating To Executive Session Matters As Appropriate. If Necessary, Actions Will Be Taken On These Matters At The Conclusion Of Executive Session.
 3. Additional Business: _____
- V. Old Business:**
 1. None
- VI. Adjournment**

Committee Members Technology Personnel

- McGhaney
- Sumpter
- Byrd

Committee Members Public Safety

- Sumpter
- Byrd
- Baten

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.



Agenda
Sumter County Council
Committee Meeting: Fiscal, Tax, And Property
Tuesday, March 10, 2020 - Held at 5:30 p.m.
Sumter County Courthouse, Third Floor, County Council's Conference Room 301
141 North Main Street, Sumter, SC

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- I. **Call to Order:** Committee Chairman, The Honorable James T. McCain, Jr.
- II. **Invocation:** Council Member, Staff, or Citizen
- III. **Action On Agenda:** Tuesday, March 10, 2020
- IV. **New Business:**
 1. Receive and Discuss Information Concerning Transportation Needs Assessment – Santee Lynches Regional Council On Governments and Santee Wateree Regional Transportation Authority.
 2. **Executive Session:** It May Be Necessary To Hold An Executive Session To:
 - A. Discuss Items That Are Appropriate For Executive Session And To Take Action Thereafter If Necessary On Any Of The Items For Executive Session.
- V. **Old Business**
 1. None
- VI. **Adjournment**
 - cc: Committee Members – (McCain, Edens, McGhaney)
Council Members
Staff
Media

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

Sumter



County

Penny For Progress

Recreation Renovation And Gymnasium Project

Groundbreaking Ceremony

Please Join Us!

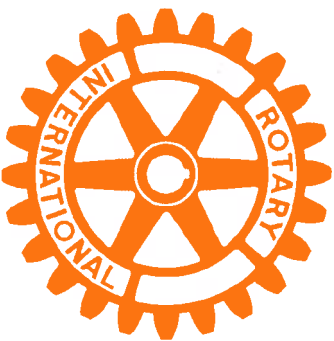
March 17, 2020 — 11:00 a.m.

145 Haynsworth Street

Sumter, SC



SUMTER ROTARY CLUB PRESENTS



FARMTABLE

MARCH 19, 2020 • 6-9PM

SUMTER CIVIC CENTER

TICKETS \$30 (\$40 AT THE DOOR)

(INCLUDES FOOD AND BEVERAGE)
BUSINESS CASUAL DRESS

Proceeds benefit:

CART (COINS FOR ALZHEIMER'S
RESEARCH), 4-H, UNITED MINISTRIES
AND OTHER CHARITIES



Sumter Mayor's Prayer Breakfast 2020

Celebrating the National Day of Prayer

PRAY God's Glory across the Earth

Thursday, May 7, 2020

Breakfast 6:45 a.m. Program 7:30 a.m.

Alice Drive Baptist Church

1305 Loring Mill Road, Sumter SC 29150

Tickets: Advance \$10 - \$12 at the door

KEYNOTE SPEAKER:

Jeff Struecker

Jeff Struecker was a decorated soldier. At age 18, he enlisted in the United States Army as an Infantryman and retired as a Chaplain with over 22 years of active federal service. In 2017, he was inducted into the US Army Ranger Hall of Fame.

Throughout his career, Jeff has received many awards and commendations, including the Ranger Tab, Combat Infantryman's Badge, Pathfinder Badge, Master Parachutists Wings, Military Freefall Master Parachutist Wings, several foreign jump wings and the Combat Action Badge. He has been awarded other commendations and decorations throughout his military career.

His combat experience includes participation in the invasion of Panama, Operation Desert Storm, Black Hawk Down in Somalia, and more than a dozen combat tours in Afghanistan and Iraq. Jeff has been awarded medals for valor in combat and has received many medals as recognition for his service in the US Army.

Jeff holds a Ph.D. from Southeastern Baptist Theological Seminary in Wake Forest, NC. He has several other earned and honorary degrees. Jeff is also an award-winning author with five books in print. He and his wife, Dawn, have five children and two grandchildren.



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Swan Lake Visitors Center • Sumter YMCA • Shaw AFB Chapel • The Olive Tree Christian Bookstore



**BOARD OF ZONING APPEALS
WEDNESDAY, MARCH 11, 2020 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – FEBRUARY 12, 2019

II. NEW BUSINESS

BOA-20-05, 4500 Pinewood Rd. (County)

The applicant is requesting a 0.89 acre variance from the minimum 2 acre requirement for a family conveyance in the Conservation Preservation (CP) zoning district as outlined in *Article 3, Section O, 3.o.5.a Lot Requirements* in the *Sumter County – Zoning & Development Standards Ordinance*. The property is located at 4500 Pinewood Rd., zoned Conservation Preservation (CP), and represented by Tax Map # 165-00-01-001.

BOA-20-06, 1165-1173 Broad St. (City)

The applicant is requesting multiple variances from the *City of Sumter Zoning & Development Standards Ordinance* in relation to proposed building and site renovations as follows: *Article 8, Section I, Exhibit 8-9 Off-Street Parking Requirements for Non-Residential Land Uses* to allow for a reduction in the number of required parking spaces from 33 to 25; *Article 8, Section 8.i.3.e Width of Aisles* to allow for a reduction in required parking aisle widths in front of the building ; *Article 8, Section 8.i.3.h Curb Cuts* to allow for the retention of the existing curb cut that is in excess of 30 ft.; *Article 9, Section 9.b.2. Landscaping Determination and Exhibit 9-1 Landscaping Chart* to allow for zero (0) street buffer plantings (front) and zero (0) Type A landscape buffer plantings (sides and rear); and *Article 9, Section 9.c.3.c & Section 9.c.3.d Landscape Requirements for the Interior of Parking Areas* to allow for zero (0) plantings in landscape islands at the rear and to allow zero (0) landscape islands at the ends of the parking row in the front. The property is located at 1165-1173 Broad St., zoned General Commercial (GC), and is represented by Tax Map # 203-12-01-003.

III. OTHER BUSINESS

NONE

IV. ADJOURNMENT