



**Agenda**  
**Sumter County Council**  
**Regular Meeting**  
**Tuesday, August 13, 2019 -- 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: August 13, 2019**

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

- 1) Regular Meeting Tuesday, July 23, 2019

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

- 1) **RZ-19-11 -- 1040/1050/1060 Concord Circle (County) – First Reading** -- A Request To Rezone 3 Parcels, Totaling +/- 2.12 Acres Of Land, From Agricultural Conservation (AC) To General Commercial (GC). The Property Is Located At 1040, 1050, And 1060 Concord Circle And Is Represented By Tax Map Numbers 287-00-03-040, -041, And -042.
- 2) **RZ-19-08 -- 828 Bethel Church Road -- (County) – Third Reading** -- A Request To Rezone A +/- 0.80 Acre Portion Of A +/-2.33 Acre Parcel From R-15 To General Commercial (GC). The Property Is Located At 828 Bethel Church Road And Is Represented By Tax Map Number 223-08-01-004.
- 3) **RZ-19-09 -- 3909/3901/3875/3855/3885 Camden Highway -- (County) – Third Reading** -- A Request To Rezone Five (5) Parcels From Agricultural Conservation (AC) To Limited Commercial (LC). The Property Is Located At 3875, 3855, 3885, 3901, and 3909 Camden Highway And Is Represented By Tax Map Numbers 190-16-01-003, 190-16-01-004, 190-16-01-005, 190-1601-16, And 190-16-01-26. \

**7. OTHER PUBLIC HEARINGS:**

- 1) None

**8. NEW BUSINESS:**

- 1) Annual Report From Santee Lynches Regional Council On Governments – Mr. Chris McKinney.
- 2) It May Be Necessary To Hold An Executive Session To Discuss An Economic Development Matter, An Employment 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) **Public Safety Committee Meeting To Be Held At 4:45 p.m. On Tuesday, August 13, 2019**, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (Sumpter, Baten, and Byrd)
- 2) **Fiscal, Tax, And Property Committee Meeting To Be Held At 5:30 p.m. On Tuesday, August 13, 2019**, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (McCain, Edens, and McGhaney) *(This meeting may begin earlier if the Public Safety Committee Meeting scheduled at 4:45 p.m. concludes before 5:30 p.m.)*
- 3) Report From Council Members On Other Meetings, Trainings, And/Or Conferences.

**11. MONTHLY REPORTS:**

- 1) Sheriff's Department
- 2) My Community
- 3) Partners In Education - Chamber
- 4) Air Force Ball 2019
- 5) Women's Equality Day Observance
- 6) Zoning Board Adjustment And Appeals
- 7) General Thomas Sumter Birthday Celebration

**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**



**Agenda**  
**Sumter County Council**  
**Regular Meeting**  
**Tuesday, August 13, 2019 -- Held at 6:00 p.m.**  
**County Administration Building -- County Council Chambers**  
**13 E. Canal Street, Sumter, SC**

- .....
1. **CALL TO ORDER:** Chairman Or Vice Chairman Of Sumter County Council
  2. **INVOCATION:** Council Member, Staff Member, Or Local Citizen
  3. **PLEDGE OF ALLEGIANCE**
  4. **APPROVAL OF AGENDA:** Regular Meeting Tuesday, August 13, 2019
  5. **APPROVAL OF MINUTES:** Regular Meeting Tuesday, July 23, 2019
  6. **LAND USE MATTERS AND REZONING REQUESTS:**  
**Planned Development/Rezoning Requests**
    - (1) **RZ-19-11 -- 1040/1050/1060 Concord Circle (County) – First Reading** -- A Request To Rezone 3 Parcels, Totaling +/- 2.12 Acres Of Land, From Agricultural Conservation (AC) To General Commercial (GC). The Property Is Located At 1040, 1050, And 1060 Concord Circle And Is Represented By Tax Map Numbers 287-00-03-040, -041, And -042.
    - (2) **RZ-19-08 -- 828 Bethel Church Road -- (County) – Third Reading** -- A Request To Rezone A +/- 0.80 Acre Portion Of A +/-2.33 Acre Parcel From R-15 To General Commercial (GC). The Property Is Located At 828 Bethel Church Road And Is Represented By Tax Map Number 223-08-01-004.
    - (3) **RZ-19-09 -- 3909/3901/3875/3855/3885 Camden Highway -- (County) – Third Reading** -- A Request To Rezone Five (5) Parcels From Agricultural Conservation (AC) To Limited Commercial (LC). The Property Is Located At 3875, 3855, 3885, 3901, and 3909 Camden Highway And Is Represented By Tax Map Numbers 190-16-01-003, 190-16-01-004, 190-16-01-005, 190-16-01-016, And 190-16-01-026.
  7. **OTHER PUBLIC HEARINGS:**
    - (1) None
  8. **NEW BUSINESS:**
    - (1) Annual Report From Santee Lynches Regional Council On Governments – Mr. Chris McKinney.
    - (2) **It May Be Necessary To Hold An Executive Session** To Discuss An Economic Development Matter, An Employment 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) **Public Safety Committee Meeting** To Be Held At **4:45 p.m.** On Tuesday, August 13, 2019, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (Sumpter, Baten, and Byrd)

- (2) **Fiscal, Tax, And Property Committee Meeting** To Be Held At **5:30 p.m.** On Tuesday, August 13, 2019, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (McCain, Edens, and McGhaney)  
*(This meeting may begin earlier if the Public Safety Committee Meeting scheduled at 4:45 p.m. concludes before 5:30 p.m.)*
- (3) **Report From Council Members On Other Meetings, Trainings, And/Or Conferences.**

**11. MONTHLY REPORTS**

**12. COUNTY ADMINISTRATOR'S REPORT**

**13. PUBLIC COMMENT**

**14. ADJOURNMENT**

**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 -- [\[www.sumtercountysc.org\]](http://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

GEORGE K. MCGREGOR  
PLANNING DIRECTOR

GARY M. MIXON  
COUNTY ADMINISTRATOR

### **MEMORANDUM**

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

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

**DATE:** August 6, 2019

**SUBJECT:** COUNTY COUNCIL AGENDA – August 13, 2019

---

The Sumter City-County Planning Commission will have the following land use item(s) for review at County Council on Tuesday, August 13, 2019:

#### **FIRST READING**

##### **RZ-19-11, 1040/1050/1060 Concord Cir. (County)**

A request to rezone 3 parcels, totaling +/- 2.12 acres of land, from Agricultural Conservation (AC) to General Commercial (GC). The property is located at 1040, 1050, and 1060 Concord Circle and is represented by Tax Map #'s 287-00-03-040, -041, and -042.

#### **THIRD READING**

##### **RZ-19-08, 828 Bethel Church Rd. (County)**

A request to rezone a +/- 0.80 acre portion of a +/-2.33 acre parcel from R-15 to General Commercial (GC). The property is located at 828 Bethel Church Road and is represented by Tax Map # 223-08-01-004.

##### **RZ-19-09, 3909/3901/3875/3855/3885 Camden Hwy. (County)**

A request to rezone five (5) parcels from Agricultural Conservation (AC) to Limited Commercial (LC). The property is located at 3875, 3855, 3885, 3901 and 3909 Camden Hwy. and is represented by Tax Map #'s 190-16-01-003, 190-16-01-004, 190-16-01-005, 190-16-01-16 & 190-16-01-26.

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

# Sumter County Council

August 13, 2019

First Reading

## Planning Commission Staff Report

### RZ 19-11, 1040, 1050, 1060 Concord Cir. (County)

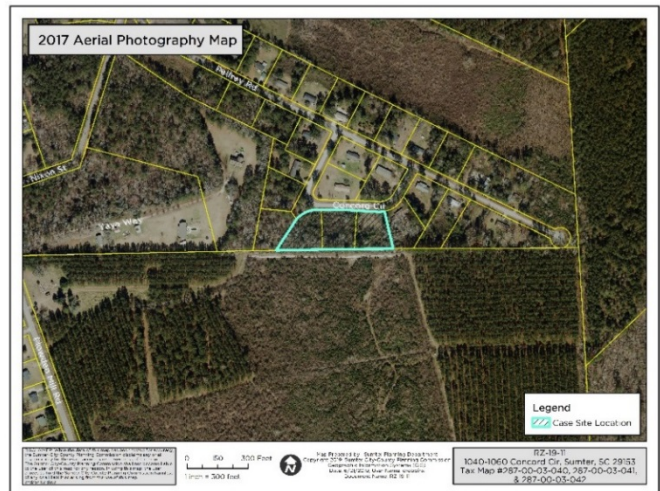
#### THE REQUEST

<b>Applicant:</b>	Mayester Capers
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	A request to rezone +/- 2.12 acres of land from Agricultural Conservation (AC) to General Commercial (GC)
<b>Location:</b>	1040, 1050, 1060 Concord Cir.
<b>Size of Property:</b>	+/- 2.12
<b>Present Use/Zoning:</b>	Undeveloped / Agricultural Conservation
<b>Proposed Use of Property:</b>	General Commercial Development
<b>Tax Map Reference:</b>	287-00-03-040, -041, -042
<b>Adjacent Property Land Use and Zoning:</b>	North – Residential / Agricultural Conservation (AC) South – Undeveloped / Agricultural Conservation East – Residential / Agricultural Conservation West – Residential / Agricultural Conservation

#### II. BACKGROUND

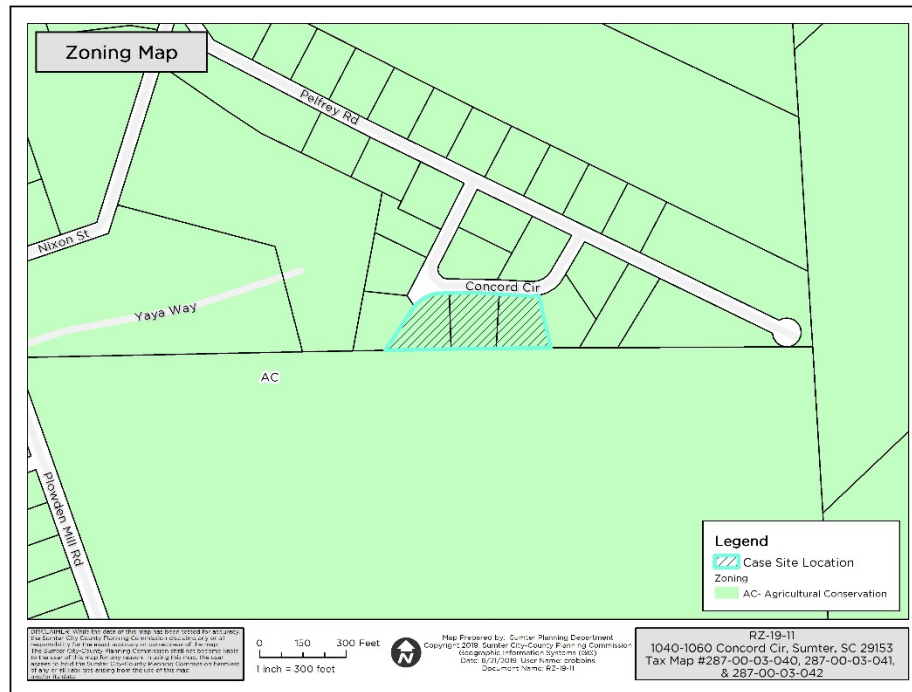
This request is to rezone +/- 2.12 acres of land (three separate tax parcels) from Agricultural Conservation (AC) to General Commercial (GC).

The applicant is requesting this rezoning in order to facilitate future commercial development on the undeveloped site. Per the applicant, the site is envisioned to be a strip mall with vacant tenant space available for rent. Some business that were suggested include a barbershop, beauty shop, restaurant, and a specialty store.





*View of the property from Concord Cir. The undeveloped property is on the left side of the road.*



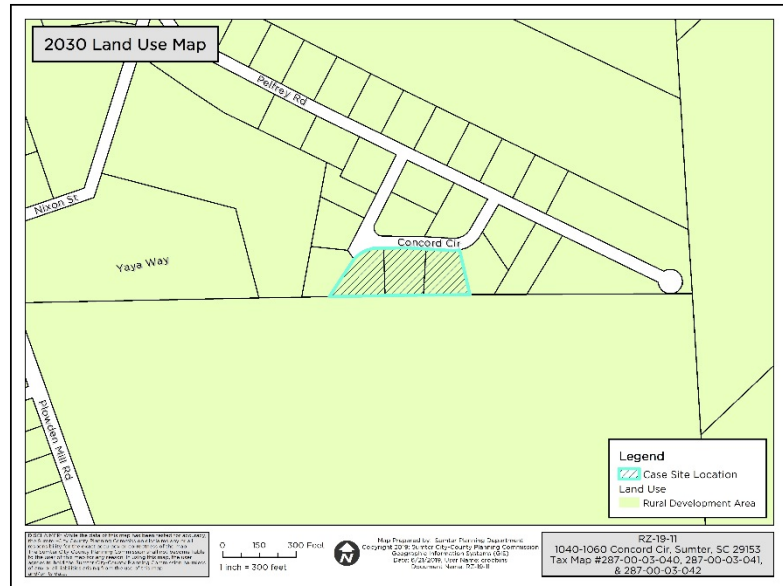
As shown in the zoning map above, the property is completely surrounded by Agricultural Conservation (AC) zoning. There is no Commercial zoning in the vicinity of the property. Uses nearby the subject property include residential uses to the north, east, and west. Undeveloped land is to the South. The property is located within the Crestnut Subdivision. This subdivision is rural in nature and no commercial uses exist in this rural residential development.

The intent of the Agricultural Conservation zoning designation is to protect and preserve areas of the county which are presently rural or agricultural in character and use. The proposed General Commercial (GC) zoning designation allows for the broadest possible range of commercial uses.

### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Land Use Map, the property is located within the Rural Development Planning Area. The intended purpose of this area is to preserve the rural and agricultural heritage of the County. The area is intended to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate.

Specifically, adopted Rural Development Planning Area policies state that small scale, rural serving non-residential commercial uses are to be directed to locate at intersections with arterial road or major cross roads. This request is property located on a residential scale local collector road in a rural residential subdivision and is not compatible with 2030 Plan policies.



### IV. TRAFFIC REVIEW

Concord Circle is an SCDOT owned two lane road. It is functionally classified as a local collector road, the road does not have annual daily trip count (AADT). The nearest AADT was located on Plowden Mill Rd. and it had a traffic county of 1,450 vehicles in 2018.

Any proposed development at the subject property will have its transportation impacts evaluated at time of site plan and appropriate mitigation measures will be imposed as needed.

### V. STAFF RECOMMENDATION

Staff does **not** recommend approval of this request. The rezoning is not supported by adopted 2030 Plan polices. Additionally, commercial uses (within the full scope of the GC zoning district) at this location will significantly alter the character of this rural residential neighborhood.

Staff notes that the current zoning of the property is AC, and a range of non-residential uses are listed Conditional Uses in this zoning district. Staff recommends following the standards and processed already in place for the AC district and does not support a rezoning to any other zoning district at this time.

### VI. PLANNING COMMISSION – JULY 24, 2019

The Sumter City – County Planning Commission at its meeting on Wednesday, July 24, 2019 recommended denial of this request.

### VII. SUMTER COUNTY COUNCIL – AUGUST 13, 2019 – FIRST READING

# Sumter County Council

July 23, 2019

Third Reading

## Planning Commission Staff Report

**RZ-19-08, 828 Bethel Church Rd. (County)**

### I. THE REQUEST

**Applicant:** Burke Watson, Jr.

**Status of the Applicant:** Authorized agent of Owner

**Request:** A request to rezone a +/- 0.80 acre portion of a +/-2.33 acre parcel from R-15 to General Commercial (GC)

**Location:** 828 Bethel Church Rd.

**Size of Property:** +/-0.8 acre zoned R-15 and +/- 1.53 acre zoned GC for total parcel of +/- 2.33 acres

**Present Use/Zoning:** Convenience Store and Auto Service Use/ GC and R-15

**Tax Map Reference:** 223-08-01-004

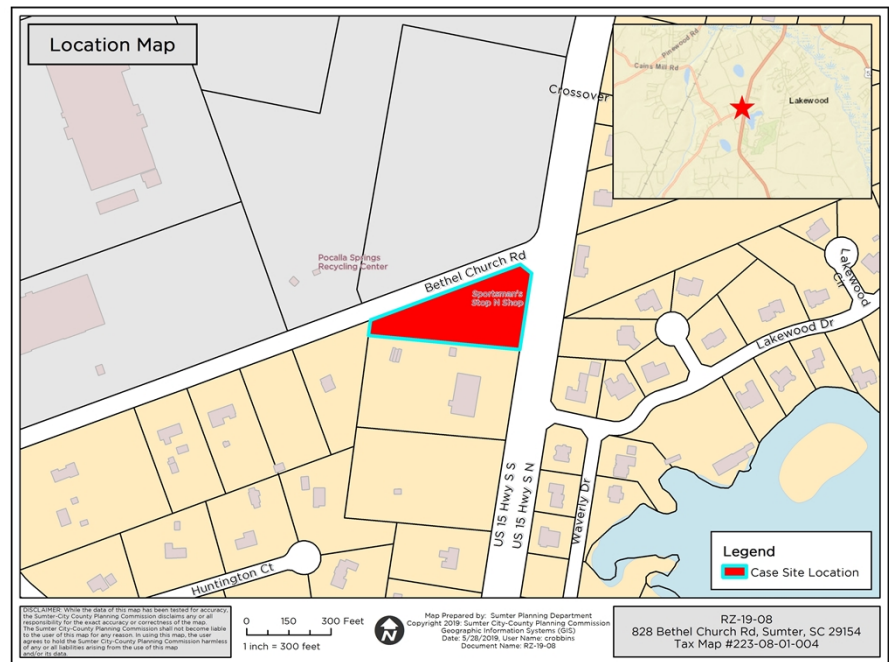
**Adjacent Property Land Use and Zoning:** North – Bethel Church Rd., Undeveloped / Heavy Industrial (HI)  
South – Commercial & Residential / R-15 & General Commercial (GC)  
East – Hwy US 15 S., Commercial & Residential / R-15 & General Commercial (GC)  
West – Residential / R-15



## II. BACKGROUND

This request is to rezone a +/- 0.8 acre portion of a 2.33 acre split zoned parcel R-15 to General Commercial (GC). Currently the property is zoned GC along the Hwy 15 S. frontage with R-15 on the western portion that fronts on Bethel Church Rd.

As shown in the location map to the right, the subject property is a corner lot at the intersection of Bethel Church Rd. and Hwy US 15 S., near the Lakewood and Southgate Subdivisions.



The subject property currently contains two active businesses, Sportsman's Stop & Shop and Bethel Tire Services. Sportsman's Stop and Shop is a convenience store located on the northeastern corner of the property, while Bethel Tire Services is an auto service use located on the western corner of the property. The current zoning on the western portion of the property does not allow for auto service uses, but as the auto service use was established prior to the adoption of the current zoning and developmental standards, it is considered a grandfathered nonconforming use and is allowed to continue to operate.

Below are images of the both of the uses from Bethel Church Rd.



*Above Left: View of Sportsman's Stop & Shop from Bethel Church Rd.; Above Right: View of Bethel Tire Services from Bethel Church Rd*

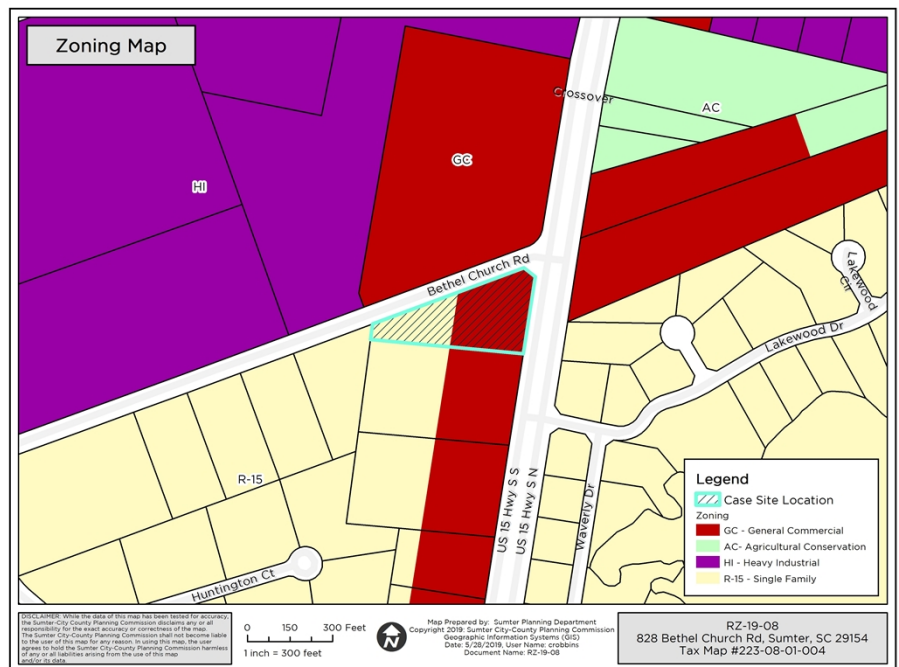
The owner of the property intends to divide the land in order to separate the two uses into separate parcels. A graphic showing the applicant's proposed division is shown below. Rezoning the western portion of the property to a commercial designation is being sought prior to subdividing the land.



### Zoning Designation

As shown in the zoning map to the right, the subject property is split zoned between General Commercial (GC) and R-15. The subject property is also adjacent to Heavy Industrial (HI), R-15, and General Commercial (GC) zones on neighboring properties. The split zoning that occurs on the applicant's property and the other properties abutting Hwy US 15 S. are a result of strip commercial zoning that occurs along the Hwy. US 15 S. corridor.

The R-15 zoning present on the subject property allows for medium to large lot residential development. Commercial uses are extremely limited within this district, and the Auto Service use is not permitted. The current use is considered to be grandfathered non-conforming. Rezoning the R-15 portion of the site to General Commercial (GC) allows for a wide array of commercial uses, including the existing Auto Service.



The subject property is also influenced by the Sumter County Highway Corridor Protection District (HCPD), a design review overlay district that influences exterior appearance of structures and other site

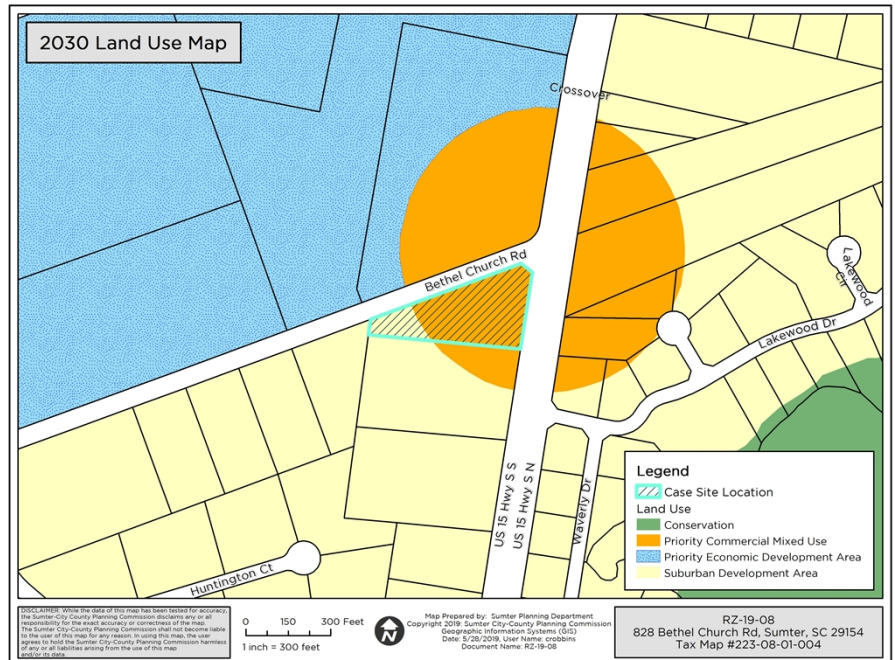


development requirements. Any subsequent commercial or industrial development that would occur on site would be required to comply with the corresponding design and form guidelines in the HCPD.

### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown on the 2030 Land Use Map to the right, the subject property is primarily influenced by the Priority Commercial Mixed Use area within the Sumter 2030 Comprehensive Plan. This planning area is intended to designate areas that have the potential for high quality commercial mixed use opportunities.

Priority Commercial Mixed Use area policies call for a mix of commercial and residential uses at higher densities.



The property is also influenced by the Suburban Development Planning Area. The purpose of this area is to efficiently manage Sumter's existing growth patterns. Suburban Development Area policies call for infill development, and intentional mixing of uses in close proximity to one another.

In total, the Comprehensive Plan envisions the intersection of Bethel Church Rd. and US 15 S. as a commercial node to serve the needs of the existing suburban development of the south and east, and anticipated future larger scale industrial or commercial needs in the Priority Economic Development Area to the north. Rezoning the R-15 portion of the subject property to General Commercial (GC) is in line with the 2030 Comprehensive Plan's policies and vision.

### IV. TRAFFIC REVIEW

The subject property has frontage on both Hwy US 15 S., and Bethel Church Rd. Hwy. US 15 S. is classified as a four lane minor arterial highway, owned by SCDOT. The portion of Hwy. US 15 S. that is closest to the subject property had a 2018 traffic count of 12,200 AADT

Bethel Church is a two lane, state owned major collector road. The portion of Bethel Church Rd. nearest to the subject property had a 2018 traffic count of 4,900 AADT.

### V. STAFF RECOMMENDATION

Staff recommends approval of this request. Use of the subject property has historically been commercial in nature, and already has commercial zoning on portions of the property due to proximity to Hwy US 15 S. Rezoning to general commercial is consistent with the 2030 Comprehensive Plan's vision of a commercial node at the intersection of Bethel Church Rd. and Hwy US 15 S.



## **VI. DRAFT MOTION**

- 1) I move that the Planning Commission recommend approval of RZ-19-08 rezoning a +/-0.8 acre portion of the +/- 2.33 acres from R-15 to General Commercial (GC)
- 2) I move an alternate motion.

## **VII. PLANNING COMMISSION – JUNE 26, 2019**

The Sumter City – County Planning Commission at its meeting on Wednesday, June 26, 2019 recommended approval of this request.

## **VIII. COUNTY COUNCIL – JULY 9, 2019 – FIRST READING**

The Sumter County Council at its meeting on July 9, 2019 gave First Reading approval of this request.

## **IX. COUNTY COUNCIL – JULY 23, 2019 – SECOND READING / PUBLIC HEARING**

The Sumter County Council at its meeting on July 23, 2019 gave Second Reading / Public Hearing approval of this request.

## **X. COUNTY COUNCIL – AUGUST 13, 2019 – FINAL READING**

# Sumter County Council

August 13, 2019

Third Reading

## Planning Commission Staff Report

### **RZ 19-09, 3909, 3901, 3895, 3885, 3875, & 3855 Camden Hwy. (County)**

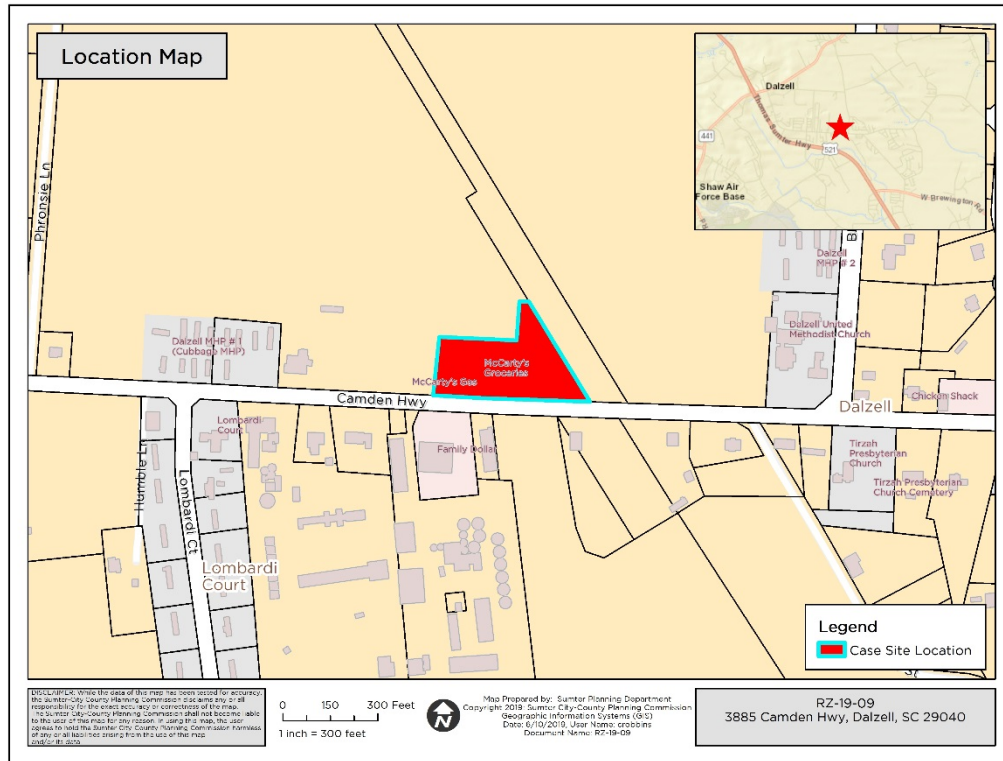
#### **I. THE REQUEST**

<b>Applicant:</b>	Trotty McCarty
<b>Status of the Applicant:</b>	Property Owner
<b>Request:</b>	A request to rezone five (5) parcels from Agricultural Conservation (AC) to Limited Commercial (LC)
<b>Location:</b>	3909, 3901, 3895, 3885, 3875, & 3855 Camden Hwy.
<b>Size of Property:</b>	+/- 2.00
<b>Present Use/Zoning:</b>	Business / Agricultural Conservation
<b>Proposed Use of Property:</b>	Limited Commercial Development
<b>Tax Map Reference:</b>	190-16-01-003, 190-16-01-004, 190-16-01-005, 190-16-01-016, & 190-16-01-026
<b>Adjacent Property Land Use and Zoning:</b>	North – Farm / Agricultural Conservation South – Commercial Uses & Church / Limited Commercial East – Undeveloped / Agricultural Conservation West – Residential & Farm / Agricultural Conservation

#### **II. BACKGROUND**

This request is to rezone a +/- 2.00 acre tract comprised of five (5) parcels from Agricultural Conservation (AC) to Limited Commercial (LC). The applicant is requesting this rezoning in order to facilitate future commercial development on the site. Part of the site (3909 Camden Hwy.) is the current location of the McCarty's Convenience Store. The rest of the site is either vacant or undeveloped.

The location map and photographs on the following page shows the site of the request.



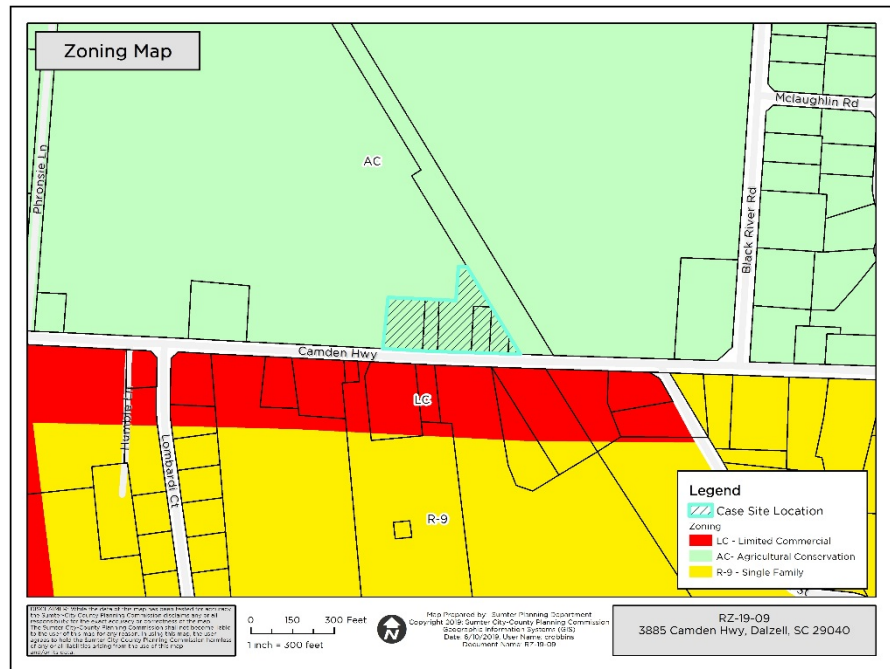
*Above: The site is on the north side of Camden Hwy. east of the intersection of Camden Hwy. and Lombardi Ct.*



*Above & Below: Views of the property from Camden Hwy.*



As shown in the zoning map to the right, the property is immediately adjacent to Agricultural Conservation (AC) zoning to the north east, and west. Limited Commercial (LC) zoning is located immediately to the south, and Residential-9 (R-9) zoning slightly further south. Uses nearby the subject property include residential uses to the north, south, east, and west. Vacant undeveloped land is in the near vicinity. Also, a church and a Family Dollar are South of the property.

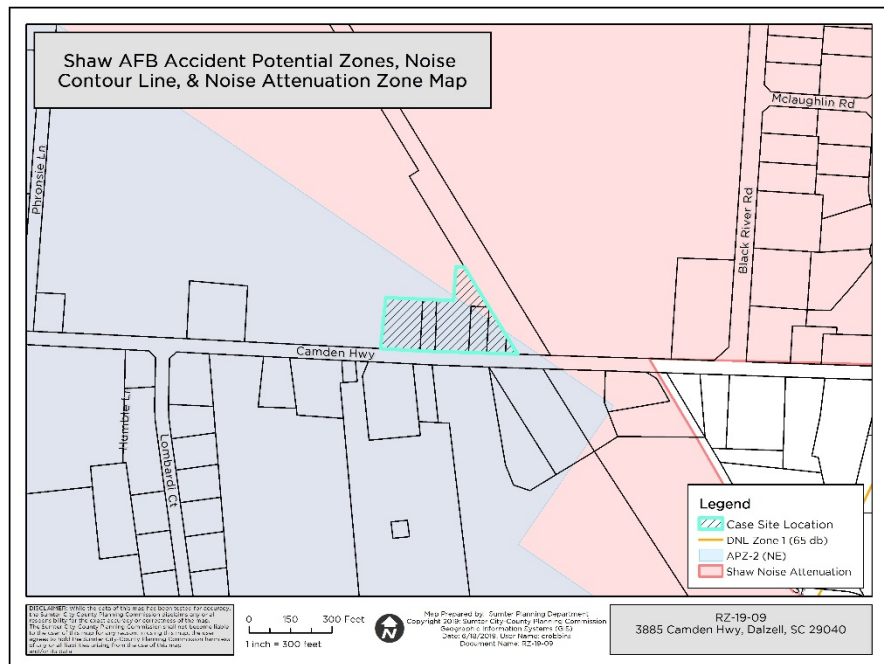


The intent of the Agricultural Conservation zoning designation is to encourage flexibility in the development of land in order to promote its appropriate use. Additionally, the AC district allows many commercial uses as conditional uses.

The proposed Limited Commercial (LC) zoning designation is intended to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development.

### **Airfield Compatibility District (ACD) Overlay:**

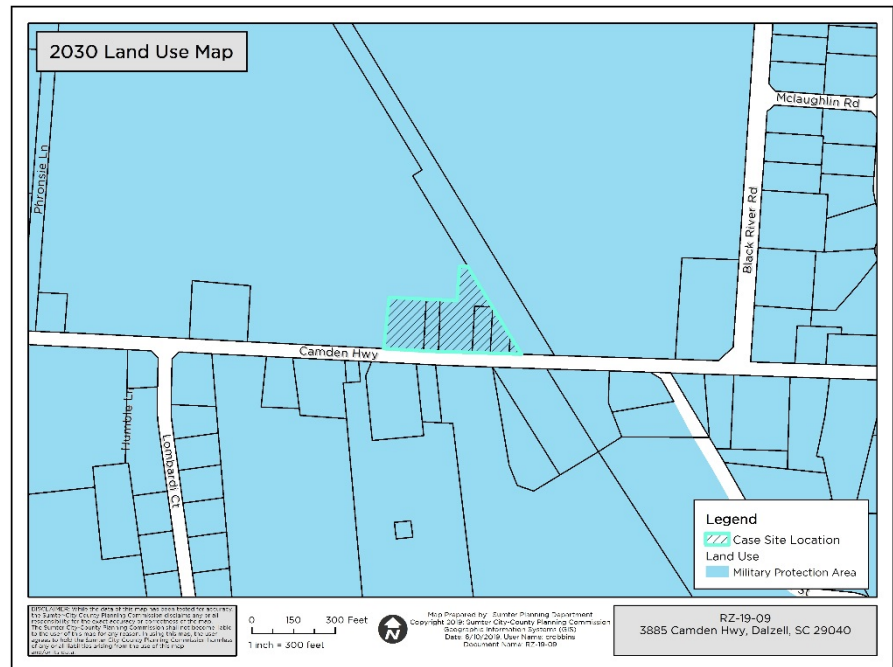
As shown in the map to the right, the majority of the site is impacted by the Accident Potential Zone (APZ) as well as the Shaw Noise Attenuation overlays. The APZ strictly limits the pattern of development as noted by the *Sumter County - Zoning and Development Standards Ordinance*. Uses compatible in the APZ are only compatible



if they do not result in a large concentration of people. A large concentration of people is defined as a gathering of individuals in an area that would result in an average density of greater than 25 people per acre per hour during a 24 hour period, or a single event that would result in the gathering of 50 persons per acre at any time. The APZ also severely limits the types of commercial uses allowed in the overlay.

### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

As shown in the 2030 Land Use Map, the property is located within the Military Protection Planning Area (MPA). The intended purpose of this area is to protect Shaw Air Force Base from encroachment of incompatible land uses and reduce the accident and noise potential to citizens in areas adjacent the critical military institution.



Based on the site's location within the Military Protection Planning area, staff finds that the request to rezone the site to a Limited Commercial zoning designation is compatible with 2030 Plan.

### IV. TRAFFIC REVIEW

Camden Highway is an SCDOT owned two lane road. It is functionally classified as a major arterial collector road, and has a 2017 annual daily trip count (AADT) of 2,100 vehicles.

Future plans in the 2045 SUATS Long Range Transportation Plan for this section of Camden Hwy. include improving the number of lanes to 4 lanes.

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

### V. STAFF RECOMMENDATION

Staff recommends approval of this request. While this specific area currently has a less intensive development pattern consisting of residential, limited commercial, vacant, and religious organization uses, the site is located on a major collector highway and is currently entitled for Agricultural Conservation uses. Additionally, the site is within the Military Protection Planning area. This planning area was designed to protect base operations, while managing existing

development. Limited Commercial (LC) zoning is neighborhood supporting while removing certain residential uses from within the MPA.

**VI. PLANNING COMMISSION – JUNE 26, 2019**

The City – County Planning Commission at its meeting on Wednesday, June 26, 2019 recommended rezoning to Limited Commercial.

**VII. COUNTY COUNCIL – JULY 9, 2019 – FIRST READING**

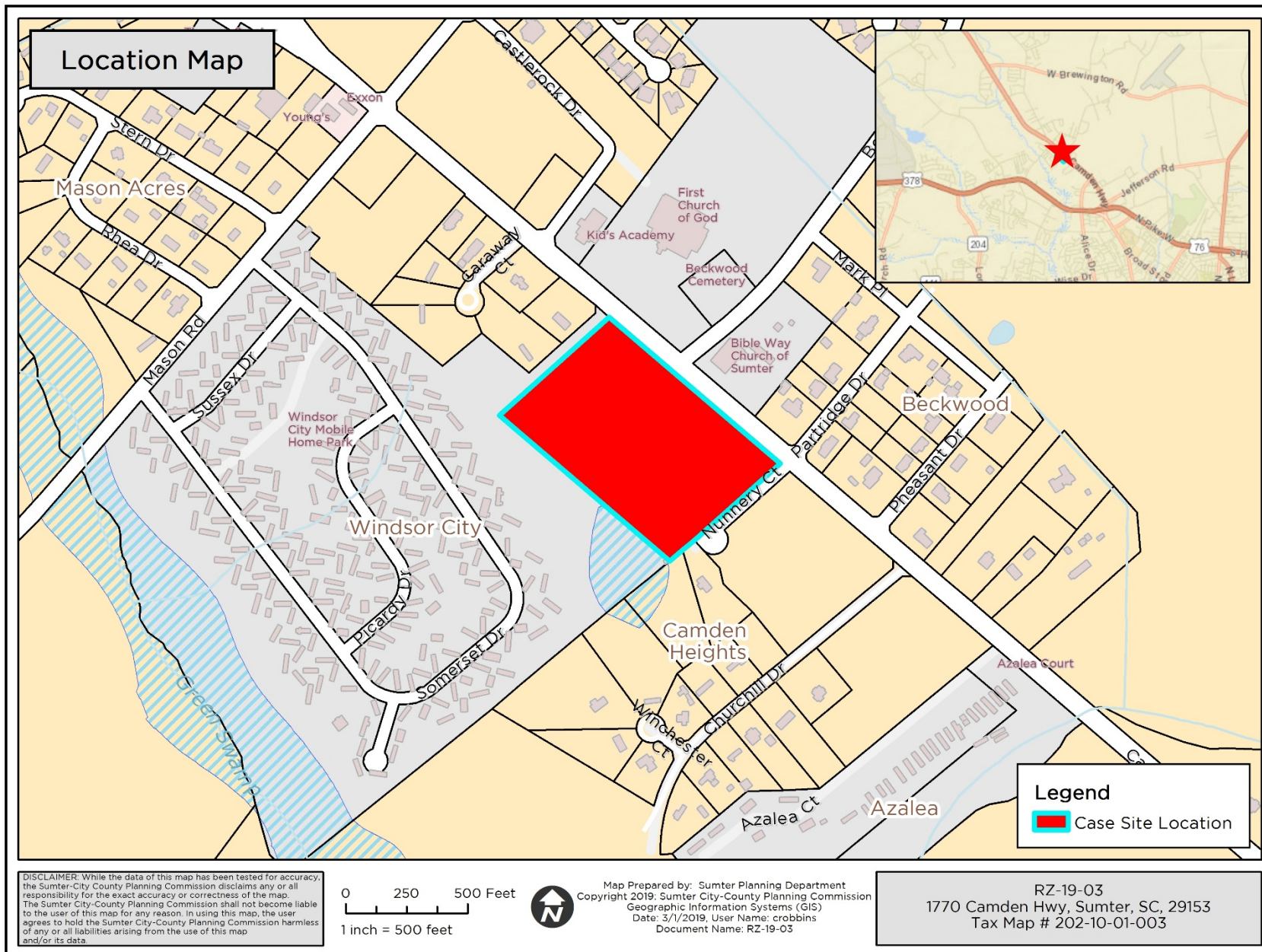
The Sumter County Council at its meeting on Tuesday, July 9, 2019 gave First Reading approval of this request.

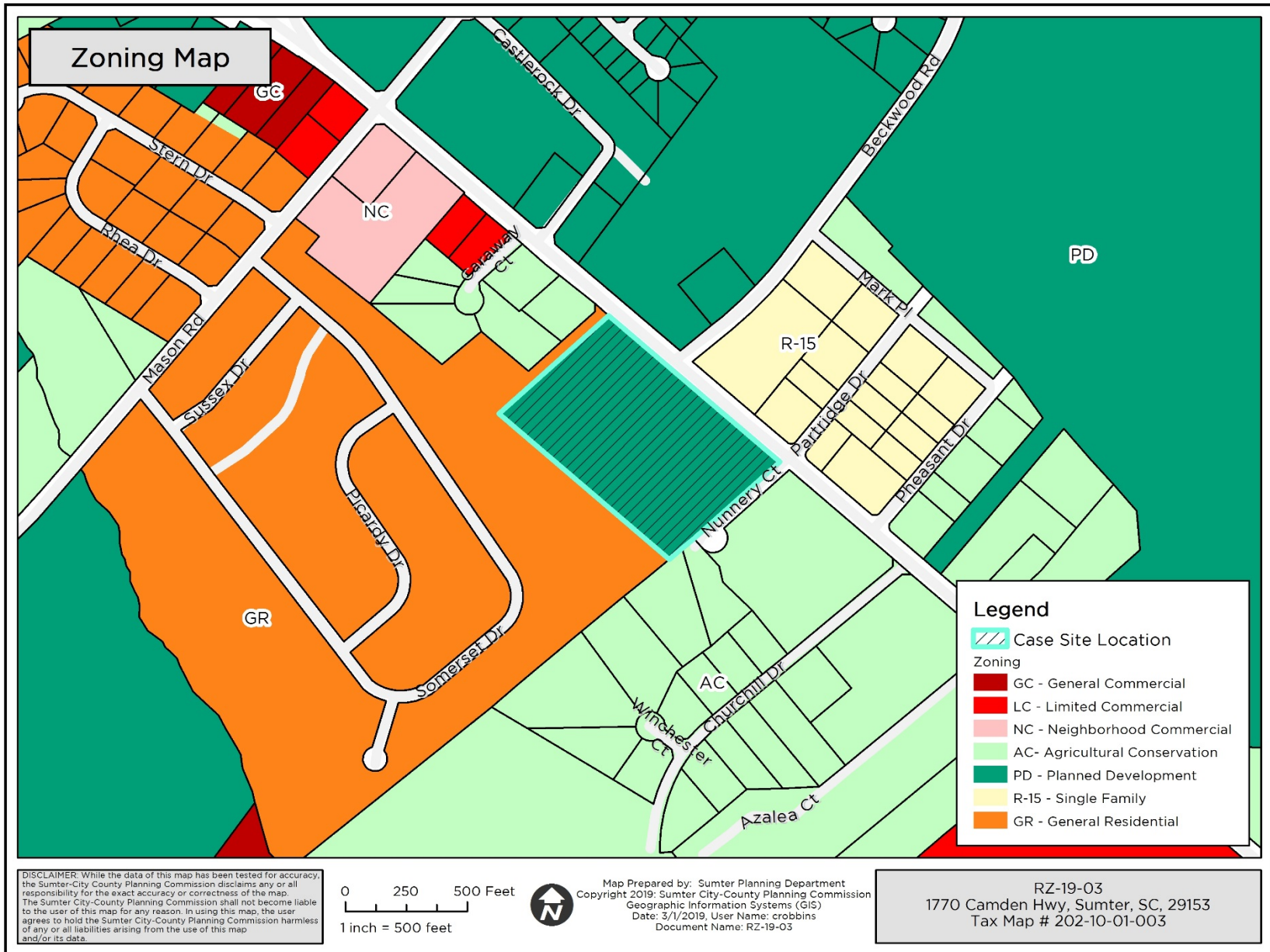
**VIII. COUNTY COUNCIL – JULY 23, 2019 – SECOND READING / PUBLIC HEARING**

The Sumter County Council at its meeting on Tuesday, July 23, 2019 gave Second Reading / Public Hearing approval of this request.

**IX. COUNTY COUNCIL – AUGUST 13, 2019 – THIRD READING / FINAL READING**

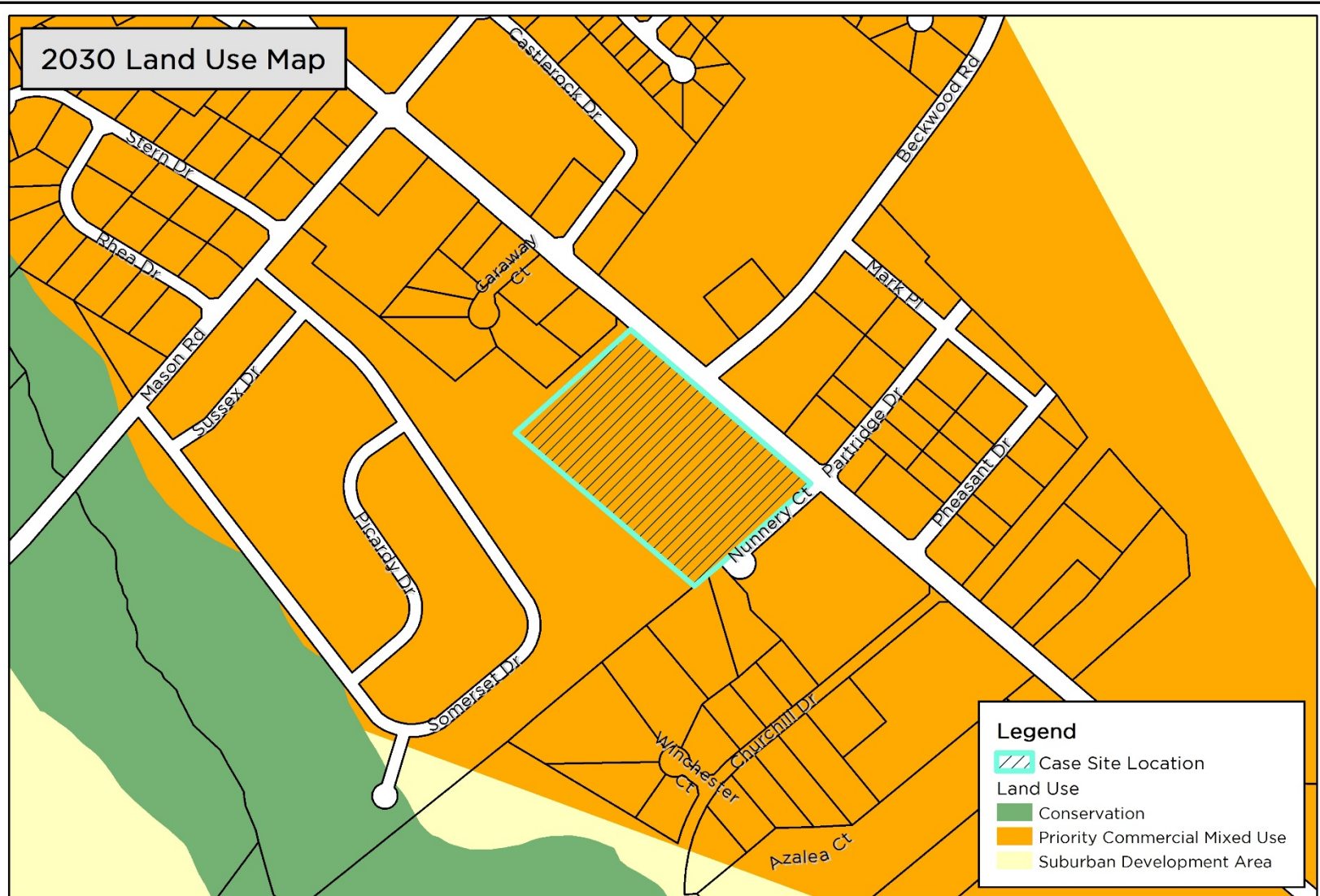








# 2030 Land Use Map



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.

0 250 500 Feet  
1 inch = 500 feet

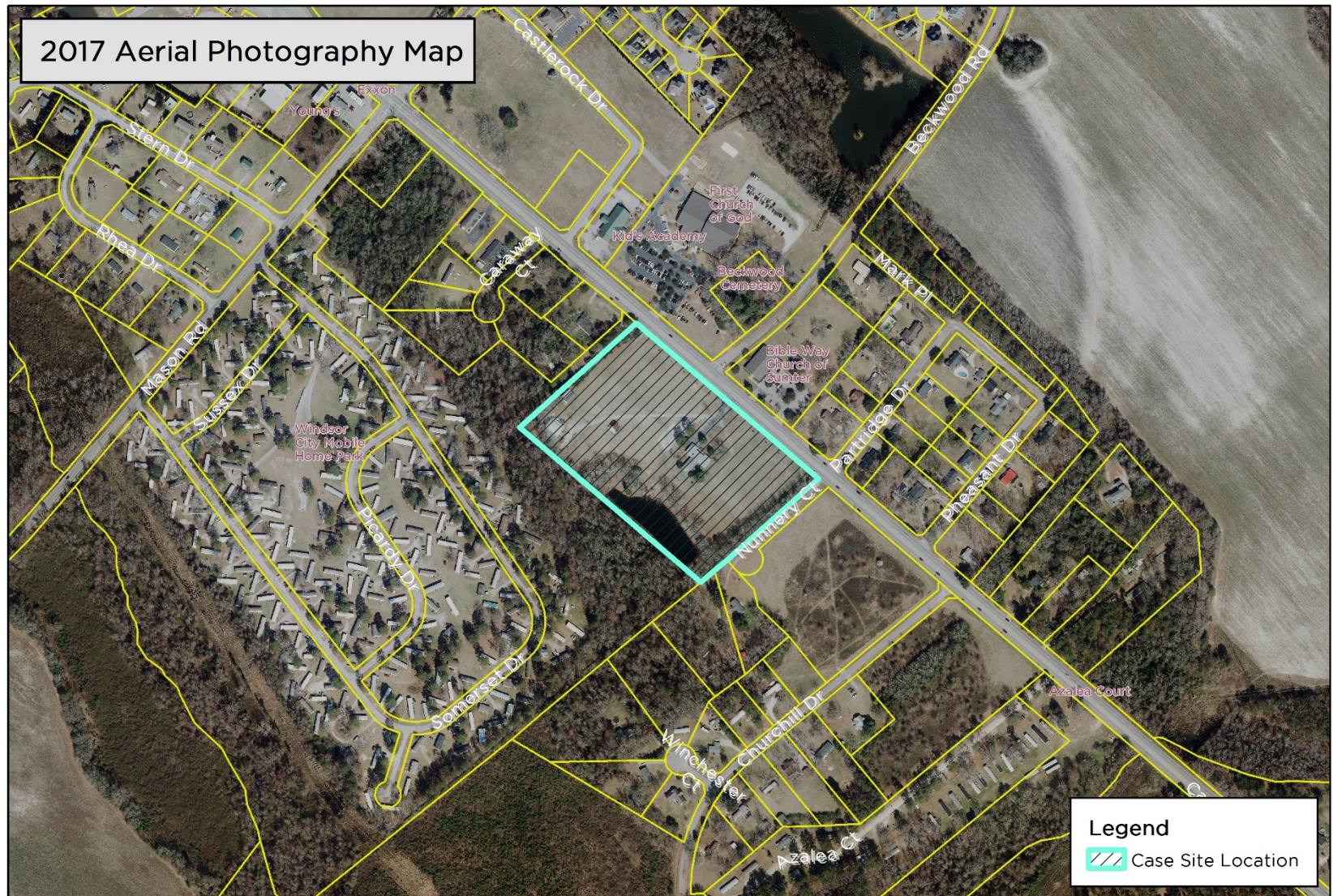


Map Prepared by: Sumter Planning Department  
Copyright 2019: Sumter City-County Planning Commission  
Geographic Information Systems (GIS)  
Date: 3/1/2019, User Name: crobbins  
Document Name: RZ-19-03

RZ-19-03  
1770 Camden Hwy, Sumter, SC, 29153  
Tax Map # 202-10-01-003



# 2017 Aerial Photography Map



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.

0 250 500 Feet  
1 inch = 500 feet



Map Prepared by: Sumter Planning Department  
Copyright 2019: Sumter City-County Planning Commission  
Geographic Information Systems (GIS)  
Date: 3/1/2019, User Name: crobbins  
Document Name: RZ-19-03

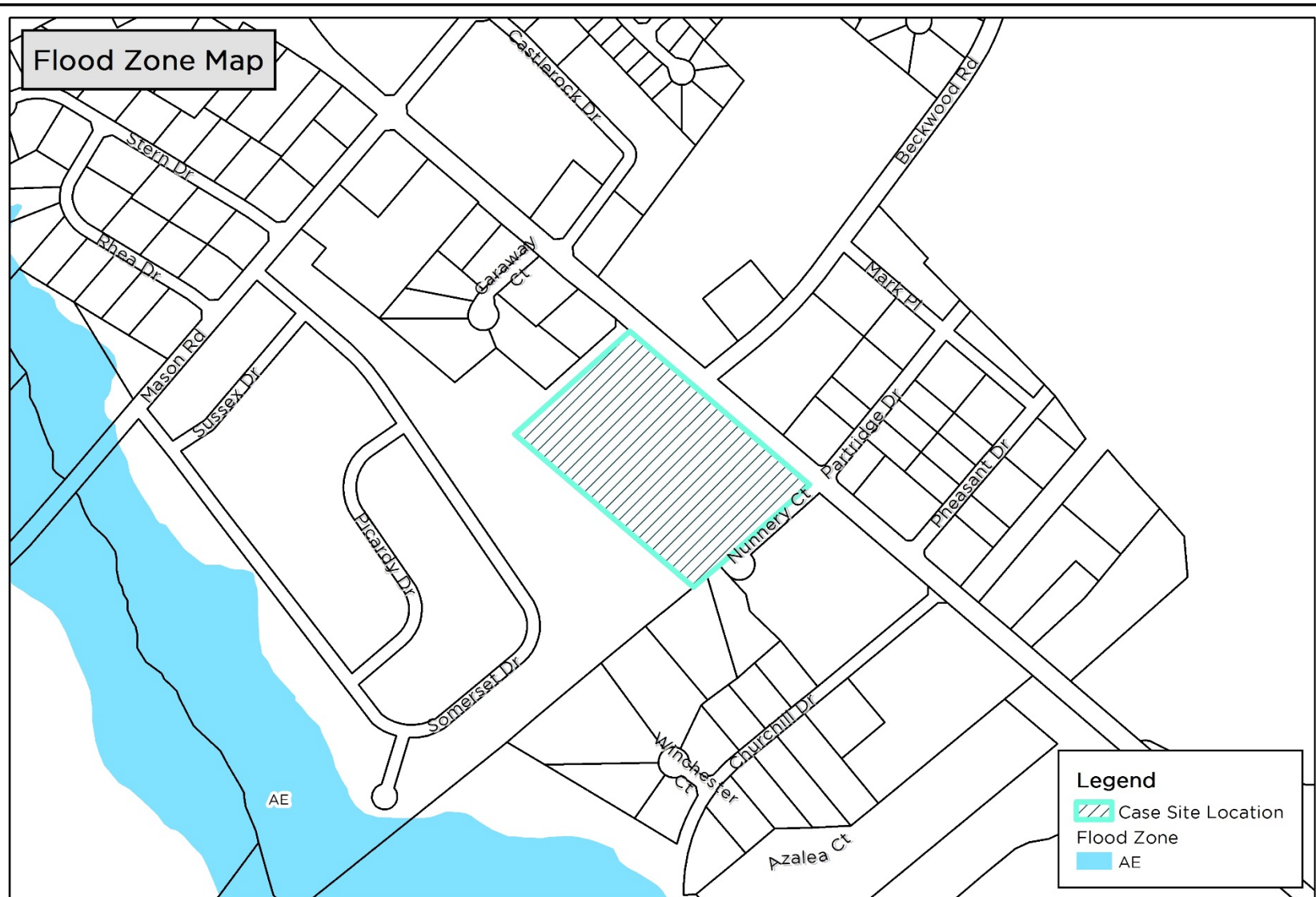
## Legend

Case Site Location

RZ-19-03  
1770 Camden Hwy, Sumter, SC, 29153  
Tax Map # 202-10-01-003



# Flood Zone Map



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.

0 250 500 Feet  
1 inch = 500 feet



Map Prepared by: Sumter Planning Department  
Copyright 2019: Sumter City-County Planning Commission  
Geographic Information Systems (GIS)  
Date: 3/1/2019, User Name: crobbins  
Document Name: RZ-19-03

RZ-19-03  
1770 Camden Hwy, Sumter, SC, 29153  
Tax Map # 202-10-01-003



**Agenda**  
**Sumter County Council**  
**Committee Meeting: Public Safety**  
**Tuesday, August 13, 2019 - Held at 4:45 P.M.**  
**County Administration Building, Third Floor**  
**County Council Conference Room Or Chambers**  
**13 E. Canal Street, Sumter, SC**

.....

- I. **Call to Order** – Committee Chairman, The Honorable C. F. “Chris” Sumpter II
- II. **Invocation** - Member of Council Or Staff
- III. **Action On Agenda** - Tuesday, August 13, 2019
- IV. **New Business:**
  1. **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.
  2. Additional Information: \_\_\_\_\_.
- V. **Old Business:**
  1. None
- VI. **Adjournment**

cc: Committee Members – Sumpter, Baten, and Byrd  
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.



**Agenda**  
**Sumter County Council**  
**Committee Meeting: Fiscal, Tax, And Property**  
**Tuesday, August 13, 2019 - Held at 5:30 p.m.**  
**County Administration Building -- County Council's Conference Room**  
**13 E. Canal Street, Sumter, SC**

*(This meeting will begin at 5:30 p.m. or immediately after the Public Safety Committee Meeting which is scheduled at 4:45 p.m.)*

.....

- I. **Call to Order:** Committee Chairman, The Honorable James T. McCain, Jr.
  - II. **Invocation:** Council Member, Staff, or Citizen
  - III. **Action On Agenda:** Tuesday, August 13, 2019
  - IV. **New Business:**
    1. **Executive Session:** It Is Necessary To Hold An Executive Session To Discuss Several Contractual Matters Pertaining To Property Negotiations, One Contractual Matter Pertaining To An Existing Contract, And It May Be Necessary To Discuss Other Appropriate Items For Executive Session Including A Contractual Matter Pertaining To An Existing Economic Development Contract -- And To Take Actions Thereafter On Any Of These Matters.
    2. Discussion And Possible Action Concerning The Sumter County Capital Projects Bond Sale.
    3. Additional Agenda Item: \_\_\_\_\_.
  - 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 SHERIFF'S OFFICE

ANTHONY DENNIS, SHERIFF

To: Sumter County Council

From: Anthony Dennis, Sheriff

Date: August 13, 2019

Reference: Monthly Activity Report - Sumter County Sheriff's Office

The following Monthly Activity Report is submitted for the month of July, 2019 from the Sheriff's Office:

### **EXECUTIVE TEAM:**

#### **LEGAL/INTERNAL AFFAIRS**

Contractual Matters – 0

FOIA Requests – 7

Subpoenas – 5

Discovery Requests – 13

Lawsuits: Filed – 0      Disposed – 4

Appeals - 0

Jury / Bench Trials Disposed – 34

Status conferences: 1      Cases scheduled: 185

DMV Hearings: 2

Fines assessed –      \$ 1,634.50

Fines suspended –      \$ 0.00

Total fines –      \$ 1,634.50

Incarcerations – 0

Internal Affairs Investigations – 2 (related cases)

Mileage – 3,154

Training Hours – 14

Civil Papers – 0

Miscellaneous Legal: Meeting w/Greg Wallace (x2); SCSA conference, meeting w/ Jim Davis; revise Advisory Board policy; draft 90-day letter to QCHC; revise SRO agreement; develop consent order guidelines for SCSA forfeiture booklet; SCSA general counsel meeting; various detention center matters (escape, lawsuits, policies, contracts) ; detention center worker compensation claim; correspondence and calls re: DSS v. Leggett (care of dogs); Garden Gate Homeowners filing re: traffic control signs; consent order re: Owens conviction; RTA booking guide and checklist; finalize Judicial Center Security Plan for transmittal to Chief Justice; Cooper depositions

## **PROFESSIONAL STANDARDS**

### **SEX OFFENDER REGISTRY:**

Required Home Visits – 4  
Training Hours – 0  
Registrations – 69  
New Registrations – 1  
Special Operations - 0  
Warrants Signed / Arrests – 0/2  
Complaints - 0  
Transfers in/out of county – 0  
Agency / Division Meetings – 0  
Hearings / Trials – 2  
Annual fees assessed – \$750.00  
Mileage – 1,053

### **RECRUITING AND HONOR GUARD:**

Mileage – 2,126  
Applications received – 4  
Interviews – 2  
Recruiting events - 1  
Hiring boards conducted – 0  
Public relation events attended - 0  
Honor guard events – 0  
Background Checks – 0  
Special Assignment – 0

### **INFORMATION TECHNOLOGY**

Software - 22  
Hardware - 7  
Virus - 2  
E-Mail - 5  
Printer - 4  
Meetings/Projects – 2  
Server Issues – 7

### **GRANTS AND TESTING:**

Grants researched – 0  
Grants applied for – 0  
Grants Awarded - 0

## **PATROL DIVISION:**

### **PATROL**

Accidents Investigated - 12  
Arrests – 60  
Assist motorists – 40  
Complaints – 2,946  
Driver's license checks – 1  
DUI/Data Master – 4  
DUS – 41  
Escorts – 45  
Fines assessed – \$77,120.00  
Fines suspended – \$11,733.00



Total fines – \$65,385

Mental Patients – 22

Mileage – 82,157

Other citations – 575

School visits – 0

Training hours - 73

Agencies assisted - SC Highway Patrol – N/A Sumter Police Department – N/A Other – 29

CAT TEAM:

Accidents investigated – 4

Arrests - 31

Assisted motorists – 10

Complaints – 102

COP Meetings – 7

D.U.I. / Data Master – 0

D.U.S. – 45

Driver license checks – 68

Fines assessed – \$63,359.00

Fines suspended – \$ 0.00

Total fines – \$63,359.00

Interdiction hours – 434

Mileage – 19,521

Petitions – 0

Saturation hours – 0

Training hours - 1

Agencies assisted - SC Highway Patrol – N/A Sumter Police Department – N/A Other – 4

CANINE UNIT:

Search Warrants - 0

Training Hours – 80

Agencies assisted - SC Highway Patrol – N/A Sumter Police Department – N/A Other – N/A

CRIME PREVENTION:

Complaints – 81

COP Meetings - 14

DARE Classes - 3

Mileage – 2,971

School visits - 0

Training hours – 6

Crime analysis reports – 0

Polygraphs – 6

SCHOOL RESOURCE OFFICERS/ ADMINISTRATION:

Accidents Investigated - 0

Arrests- 0

Assisted Motorists – 0

Complaints – 22

DUI – 0

Mental Patients – 0

Mileage – 4,887

Other Violations – 0

Petitions – 0

Training hours – 0



## **INVESTIGATIONS:**

### **CRIMINAL INVESTIGATIONS DIVISION:**

Accidental/natural death/suicides – 1  
Arrests – 52 (Adults – 50) (Juveniles – 2)  
Arson – 3  
Assaults (general) – 19  
Assaults (sexual) – 5  
Assist other agencies – 23  
B & E auto – 13  
Bomb threats – 0  
Breach of trust – 6  
Burglaries – 30  
Child abuse/neglect – 0  
Contributing to the delinquency of a minor – 1  
Counterfeit/credit card fraud/fraud/forgery – 11  
Crime scenes worked – 48  
Crime scene hours – 101  
Criminal domestic violence – 30  
Criminal warrants – 71  
Emergency protective custody – 1  
Fugitive from justice – 0  
Identity theft – 5  
Incorrigible child – 2  
Indecent exposure – 1  
Interfering with the operation of a school bus – 0  
Kidnapping – 1  
Larcenies (auto) – 13  
Larcenies (general) – 41  
Lynching – 0  
Malicious injury to property – 15  
Mileage – 25,808  
Missing Person – 4  
Murder – 1  
Petitions – 3 (Juvenile)  
Pointing/presenting a firearm – 4  
Recovered property – \$98,705.00  
Robberies – 1  
Runaways – 4  
Search warrants – 28  
Stakeouts – 3  
Stalking – 2  
Stolen Property – \$232,839.00  
Threatening a public official – 0  
Training Hours – 139  
Unlawful use of telephone – 2  
Weapons violations – 0

### **FORENSICS:**

Autopsy – 3  
Autopsy Hours – 14

NARCOTICS DIVISION:

Arrests - 9  
Fines Assessed - \$500.00  
Fines Suspended - \$0.00  
Total Fines - \$500.00  
Mileage - 12,265  
Search warrants - 0  
Training hours - 17  
Drug complaints - 28  
Seizures - currency - \$1,536.00 vehicle(s) - 0  
Surveillance - 334 hours  
Agencies assisted - SC Highway Patrol - 0 Sumter Police Department - 0 Other - 48  
Recovered narcotics: Marijuana wt. - 321.66 grams Marijuana Plants - 0  
Cocaine - 37.43 grams Crack Cocaine - 22.701 grams  
Heroin - 11.2 grams Methamphetamine - 19.5 grams  
All Pills - 22 Other drugs - N/A

VICTIM ADVOCATE:

Interviews of Victims/Witnesses - 2  
Meetings with Victims and/or families - 74  
Court Appearances - 1  
Meetings (interoffice) - 89  
Meetings (Prosecutors & Court Officials) - 2  
Meetings (other agencies) - 20  
Child forensic interviews - 0  
Called to scene - 0  
Debriefings & Defusings - 0  
Special Assignments - 0  
Training (Attended & Conducted) - 2  
Mileage - 1,444  
Disciplinary Hearing/Inmate Representative - 4

CIVIL PROCESS:

WARRANTS DIVISION

Arrests - 4  
Attempted service - 356  
Bench warrants - 1  
Civil Papers - 658  
Complaints - 1  
Criminal warrants - 0  
Executions - 14  
Fines Assessed - \$957.50  
Fines Suspended - \$0.00  
Total Fines - \$957.50  
Mileage - 7,797  
Sheriff's fees - \$7,072.08  
Training hours - 0

**FAMILY COURT DIVISION:**

Arrests – 0  
Bench warrants – 37  
Criminal warrants – 0  
Family Court Security - 21 days 840 hours  
Fines Assessed - \$30,730  
Fines Suspended - \$0.00  
Total Fines - \$30,730  
Mileage – 8,710  
Non-service – 27  
Petitions - 1  
Training hours – 8  
Total papers – 329 issued, 273 served = 83% service  
Total value of process – \$613,678.56  
Transportation, adult – 0  
Transportation, juvenile – 0

**SPECIAL OPERATIONS:**

**TRAINING**

Assist Motorists - 0  
Meetings - 3  
Mileage – 3,208  
Training hours – 32  
Training Classes - 3

**ANIMAL CONTROL:**

Animal control complaints – 105  
Animals picked up – 103  
Mileage – 4450  
Money collected – \$230.00

**CODES ENFORCEMENT:**

Certified mail – 7  
Complaints – 52  
Fines assessed – \$.00  
Fines suspended – \$.00  
Total fines - \$.00  
Mileage – 2,871  
Training hours – 0

**QUARTERMASTER:**

Uniform & Equipment – 34

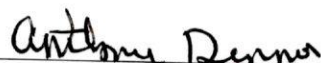
**TOTALS FOR ALL DEPARTMENTS:**

Complaints – 3,337  
Arrests – 156  
Civil Papers – 658  
Currency Seizures - \$1,536.00  
Training Hours – 370  
Mileage – 182,422  
Petitions - 4  
Mental Patients – 22  
Fines assessed – \$174,531.00  
Fines suspended – \$ 11,733.00  
Total fines – \$162,798.00  
Stolen Property – \$232,839.00  
Recovered property – \$ 98,705.00  
Sheriff fees – \$ 7,072.08  
Other Violations – 0  
Escorts – 45  
Agencies assisted - SC Highway Patrol – 0 Sumter Police Department – 0 Other – 104  
Recovered narcotics: Marijuana wt. – 321.66 grams Marijuana Plants - 0  
Cocaine – 37.43 grams Crack Cocaine – 22.701 grams  
Heroin – 11.2 grams Methamphetamine – 19.5 grams  
All Pills – 22 Other drugs- N/A

**STATISTICS BELOW REPORTED TO SLED**

Homicide – 1  
Robbery - 4  
All other larceny – 68  
Arson – 3  
Assaults (Simple) – 54  
Assaults (Aggravated) - 28  
Assaults (sexual) – 1  
Theft (motor vehicle) – 18  
Theft from motor vehicle – 25  
Theft motor vehicle parts/accessories - 6  
Burglaries – 21  
Kidnapping – 1  
DUI – 1  
Suicide – 2  
Missing Person – 4

Respectfully submitted,

  
\_\_\_\_\_  
Anthony Denms, Sheriff

# My Community and Me

## 2019 COMMUNITY CIRCLES SCHEDULE

(For Fourth Graders of Sumter County)

*Community Circlers needed for these scheduled schools:*

Please arrive a few minutes early to sign in and get in your place in the Circle.

Fill in blanks below with name of your representative and mail back to

Sumter Volunteers, PO Box 1449, Sumter, S.C. 29151

(803) 775-7423

September 4 <sup>th</sup>	Wednesday	Willow Drive _____ 9:30 AM Cafeteria
September 10 <sup>th</sup>	Tuesday	Millwood _____ 9:30 AM Cafeteria
September 11 <sup>th</sup>	Wednesday	Alice Drive _____ 9:30 AM Cafeteria
September 17 <sup>th</sup>	Tuesday	Wilder _____ 9:30 AM Multi-Purpose Room
September 18 <sup>th</sup>	Wednesday	Kingsbury _____ 9:30 AM Cafeteria
September 23 <sup>rd</sup>	Monday	Lemira _____ 9:30 AM Cafeteria
September 24 <sup>th</sup>	Tuesday	Thomas Sumter Academy _____ 9:30 AM Auditorium
September 25 <sup>th</sup>	Wednesday	Wilson Hall _____ 9:30 AM Multi-Purpose Room
October 1 <sup>st</sup>	Tuesday	Cherryvale _____ 9:30 AM Gym
October 2 <sup>nd</sup>	Wednesday	Manchester _____ 9:30 AM Cafeteria
October 8 <sup>th</sup>	Tuesday	Pocalla _____ 9:30 AM Palmetto Room
October 9 <sup>th</sup>	Wednesday	RE Davis _____ 9:30 AM Gym





## PARTNERS IN EDUCATION

Join us for a thank you breakfast and end of the year recap as we look at the ways Sumter's Partners in Education have helped students and teachers throughout the year.



September

5th 7:30-9 a.m.



Each business partner and school receives one complimentary attendee. Additional attendees can register to attend at [www.sumterchamber.com](http://www.sumterchamber.com).

\$15 for Chamber Members  
\$20 for General Public



USC Sumter  
200 Miller Road, Sumter SC  
Arts and Letters Banquet Hall



RSVP YOUR 1 COMPLIMENTARY REGISTRATION TO  
[JANEL@SUMTERCHAMBER.COM](mailto:JANEL@SUMTERCHAMBER.COM) BY AUGUST 30TH



***Colonel Derek J. O'Malley***  
***Commander, 20th Fighter Wing***

*requests the pleasure of your company at the*

***Air Force Ball***  
***"Airmen of Valor"***

*on Saturday, the fourteenth of September*

*two thousand nineteen*  
*at half past seven o'clock in the evening*

*Sumter Civic Center*  
*700 W. Liberty St.*  
*Sumter, South Carolina*

*Social hour begins at six thirty*

*Tickets \$50.00 (per person)*

R.s.v.p. by 13 September 2019  
POC: [TSgt Lakin Trahan](#)

Military: Mess Dress/Semi-Formal  
Civilian: Formal (Tux/Suite & Tie/Evening Gown)

**Click Here to R.s.v.p.**



*You are cordially invited to the*

*Women's Equality Day Observance*

*on Wednesday, the twenty-eighth of August  
at two o'clock in the afternoon*

*Lucky Conference Room of Patton Hall  
1 Gabreski Drive  
Shaw Air Force Base, South Carolina*

*R.S.V.P. by 26 August 2019  
POC: ESB/Protocol  
803-885-8853/8774*

*Military: Duty Uniform  
Civilian: Business Casual*

**Click Here to R.S.V.P.**



**Content Owners**

The content owner of this web page is the AFIT/SC, Air Force Institute of Technology, Communications Directorate.  
Email: [einvitations@afit.edu](mailto:einvitations@afit.edu)

Air Force Institute of Technology 2950 Hobson Way WPAFB, OH 45433-7765  
COMM: 937-255-6565 DSN: 785-6565

This website may not be used for personal gain.

[AF.MIL](#) | [Accessibility Statement](#) | [External Link Disclaimer](#) | [FOIA](#) | [Privacy & Security Notice](#)

For information about AFIT, [please click here](#).

For more information about this eInvitation, [please click here](#).





**BOARD OF ZONING APPEALS  
WEDNESDAY, AUGUST 14, 2019 @ 3:00  
FOURTH FLOOR COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET**

**I. APPROVAL OF MINUTES – JULY 10, 2019**

**II. NEW BUSINESS**

**BOA-19-21, 70 Swamp Fox Run (City)**

The applicant is requesting a 75 ft. variances from the required 100 ft. rear setback per *City of Sumter – Zoning & Development Standards Ordinance Article 3, Section 3.k.5.b: Development Standards* in order to allow for a 25 ft. rear setback. The property is located at 70 Swamp Fox Run, zoned Planned Development (PD) subject to the development standards for the Light Industrial-Warehouse (LI-W) district, and represented by Tax Map # 226-14-03-037.

**BOA-19-22, 7 Harby Ave. (City)**

The applicant is requesting a 2,931 sq. ft. variance from the required 6,000 sq. ft. minimum lot size: and an 8 ft. rear setback variance from the required 20 ft. rear setback per the *City of Sumter – Zoning & Development Standards Ordinance, Article 3, Exhibit 3-1*. The property is located at 7 Harby Ave., zoned Residential-6 (R-6), and represented by Tax Map # 228-12-01-021.

**BOA-19-23, 2161 Bethel Church Rd. (County)**

The applicant is requesting an 825 sq. ft. variance from the *Sumter County Zoning and Development Standards Ordinance, Article 4, Section G, Exhibit 8A* in order to construct an 1800 sq. ft. (30 ft. x 60 ft.) accessory structure on property located at 2161 Bethel Church Rd. The property is zoned Agricultural Conservation (AC), and represented by Tax Map # 210-00-02-052.

**BOA-19-26, 3221 US Hwy. 15 South. (County)**

The applicant is requesting a variance from the required lot frontage requirements on a public road as required by the *Sumter County Zoning and Development Standards Ordinance, Article 8, Section 8.e.13* in order to subdivide a +/- 3.00 acre parcel into two (2) lots. The property is located at 3221 US Hwy. 15 South, is zoned Residential-15 (R-15), and represented by Tax Map # 222-09-02-023.

**BOA-19-27, 9255 Camp Mac Boykin Rd. (County)**

The applicant is requesting Special Exception approval for a Drinking Place as required per the *Sumter County – Zoning and Development Standards Ordinance, Article 3, Section N, Agricultural Conservation Zoning District; 3.n.4.j. Special Exceptions – Drinking Places (SIC 5813)* and *Article 5, Section B; 5.b.1 and 5.b.3.e* of the Ordinance. The property is located at 9255 Camp Mac Boykin Rd., zoned Agricultural Conservation (AC), and represented by Tax Map # 115-00-02-011.

**III. OTHER BUSINESS**

- NONE

**IV. ADJOURNMENT**



General Thomas Sumter

## 1B Join Us For The 285th Birthday Celebration

Wednesday, August 14, 2019  
10:00 AM  
At His Statue On  
Sumter County Courthouse Grounds  
141 North Main Street  
Sumter, South Carolina



General Thomas Sumter

## 0B1B Join Us For The 285th Birthday Celebration

Wednesday, August 14, 2019  
10:00 AM  
At His Statue On  
Sumter County Courthouse Grounds  
141 North Main Street  
Sumter, South Carolina