



Agenda
Sumter County Council
Regular Meeting
Tuesday, February 11, 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: February 11, 2020

5. APPROVAL OF MINUTES: Regular Meeting Held On

- 1) Regular Meeting Tuesday, January 28, 2020

6. LAND USE MATTERS AND REZONING REQUESTS:

- 1) **PD-05-01 (REV 1) 3760 & 3770 Peach Orchard Road (County) -- (20-919) -- First Reading** -- 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.
- 2) **OA-19-11, Donation Bins -- (County) – Second 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.
- 3) **RZ-19-17, 830 Race Track Road -- (County)– Third Reading** — A Request To Rezone +/- 2.0 Acres Of Land From Agricultural Conservation (AC) To General Commercial (GC). The Property Is Located At 830 Race Track Rd. And Is Represented By Tax Map # 253-00-03-001 (Part).
- 4) **OA-19-12, Cemeteries In The R-15 District -- (County) – Third Reading – (20-917)** -- Amend Article 3, Section 3.B.3; Article 3, Exhibit 4, And Article 5, Section 5.B.1.I To Permit Cemeteries In The R-15 District As A C-300 Conditional Use.
- 5) **OA-19-14, Mini-Warehouse Off-Street Parking Requirements -- (County) – (20-918) -- Third Reading** –Amend Article 8, Exhibit 23: Off Street Parking Requirements For Non-Residential Land Uses In The Sumter County Zoning & Development Standards Ordinance In Order To Reduce Minimum Parking Requirements For Mini-Warehouse Uses.

7. OTHER PUBLIC HEARINGS:

- 1) None

8. NEW BUSINESS:

- 1) (Agenda Item #1 Will Be Heard By County Council Immediately After Action On Minutes Of January 28, 2020.)

Recognition	Of	American	Legion	Public	Safety	Awards	Winners	Of	The	Year.	
Sumter	County	Sheriff's	Officer	–	Senior	Deputy	Kyle	Hake			
Sumter	Police	Department	Officer	–	Lt.	Charles	Banqhart				
Sumter	Lee	Regional	Detention	Center	–	Senior	Detention	Center	Officer	William	Behuniak
Sumter	County	EMS	–	Lt.	Kimberly	Graham					
Sumter Fire Department – Chief C. Karl Ford											

- 2) It Is Necessary To Hold An Executive Session To Discuss An Employment Matter, And It May Be Necessary To Hold An Executive Session To Discuss An Economic Development Matter, A Legal Briefing, Or Other Matters Pertaining To An Executive Session, And Take Appropriate Actions Thereafter If Required. *(The Executive Session Will Be Held After Agenda Item #13 - Public Comments.)*

9. OLD BUSINESS:

- 1) None

10. COMMITTEE REPORTS:

- 1) **Land Use Committee Meeting February 11, 2020, 5:30 p.m.** In County Council's Conference Room, Sumter County Courthouse 141 N. Main Street, Room 301. (Edens, Baker, and Baten)
- 2) Report From Council Members On Other Meetings, Trainings, And/Or Conferences.

11. MONTHLY REPORTS:

- 1) Sumter County Sheriff's January Monthly Report
- 2) SCAC Mid-Year Conference
- 3) Grand Reopening of Swan Lake and Dedication of Seven Swans

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

Sumter County Council

February 11, 2020

FIRST READING

PLANNING COMMISSION STAFF REPORT

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

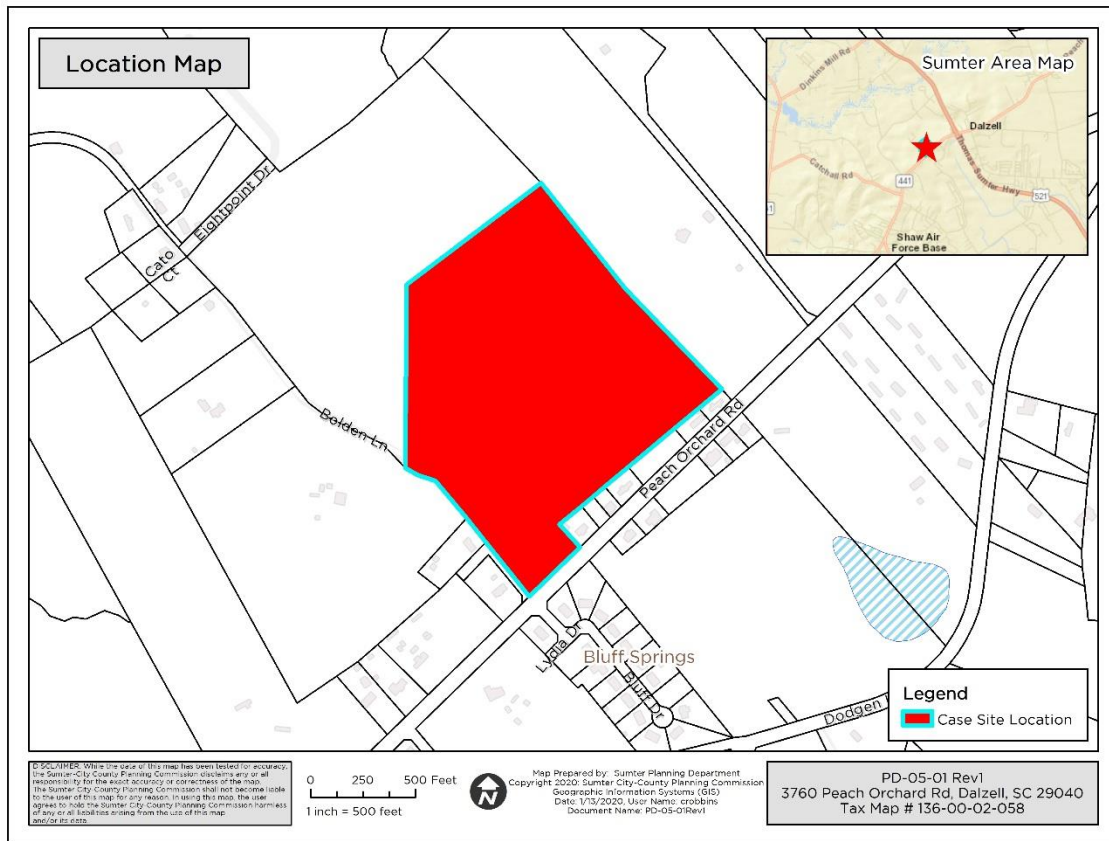
I. THE REQUEST

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.

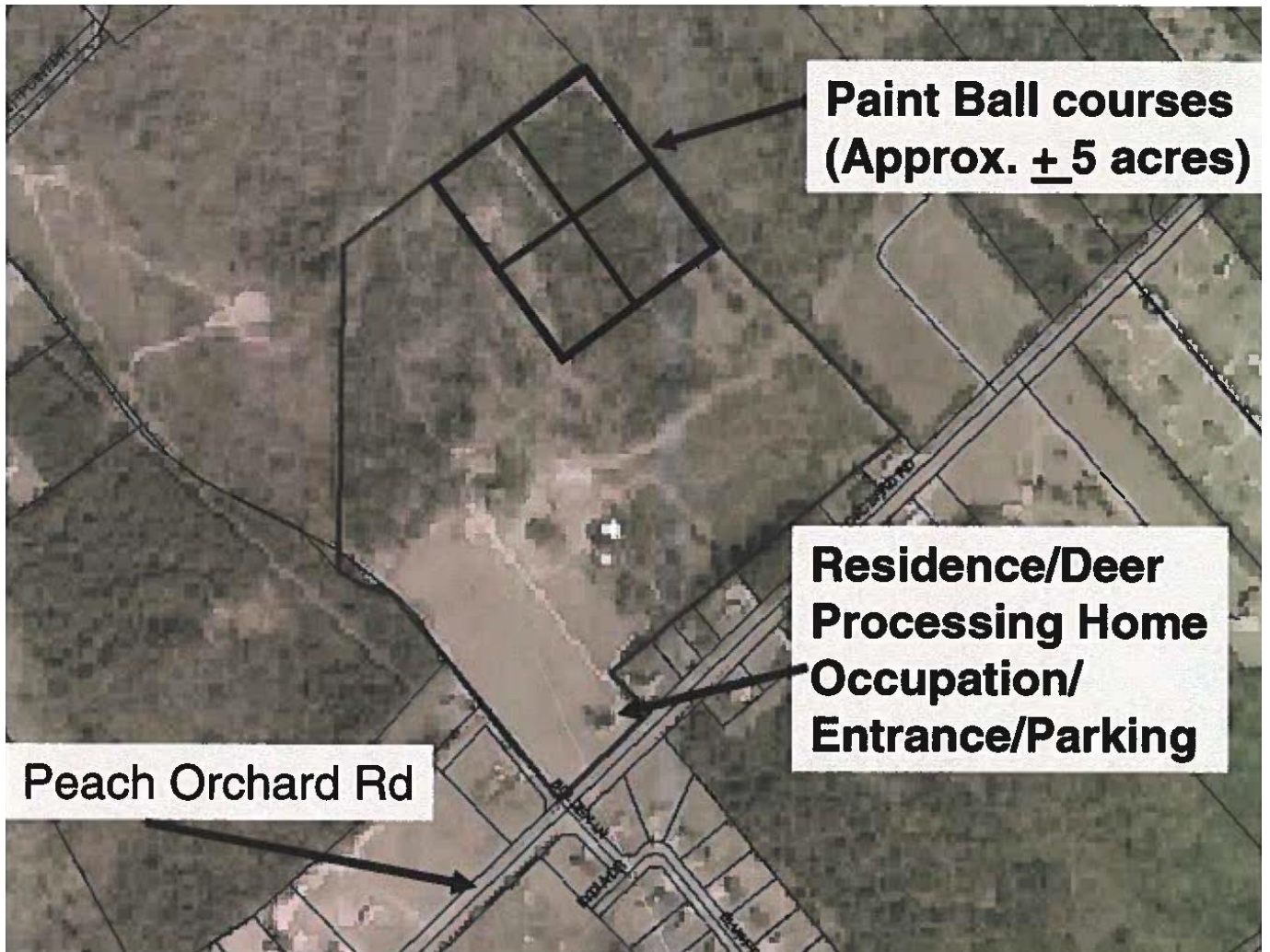
III. PLANNED DEVELOPMENT AMENDMENT

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

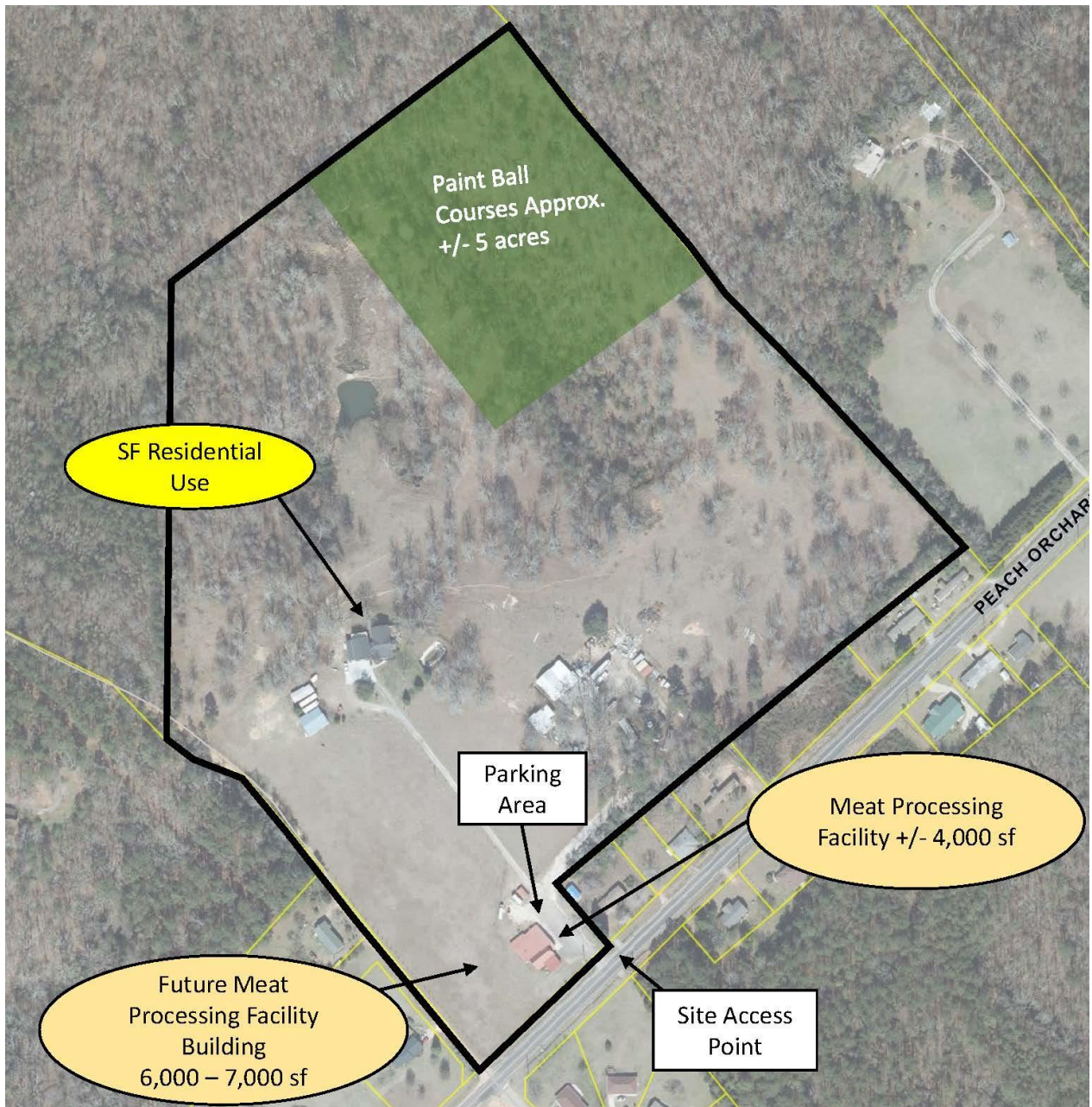
The current approved concept plan indicates that the deer processing use is permitted by home occupation only. Additionally, the approved plan shows that the facility is also a residence. The revised concept plan indicates the use as a meat processing facility, shows

allowed square footage for the meat processing use, and shows a general location concerning the future location of the additional meat processing building.

PD-05-01 Approved Concept Plan



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.

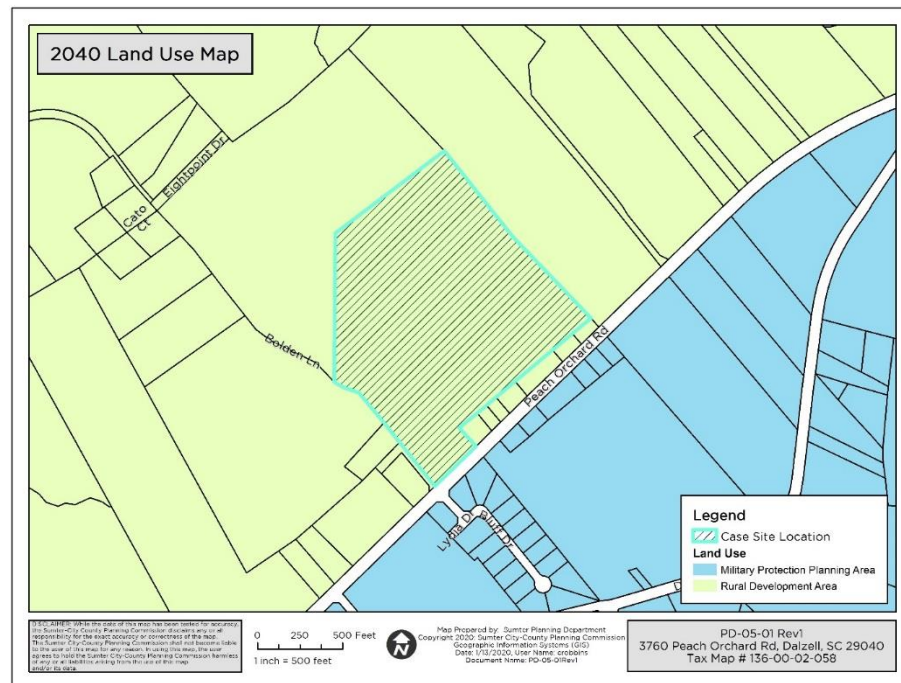
IV. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

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:

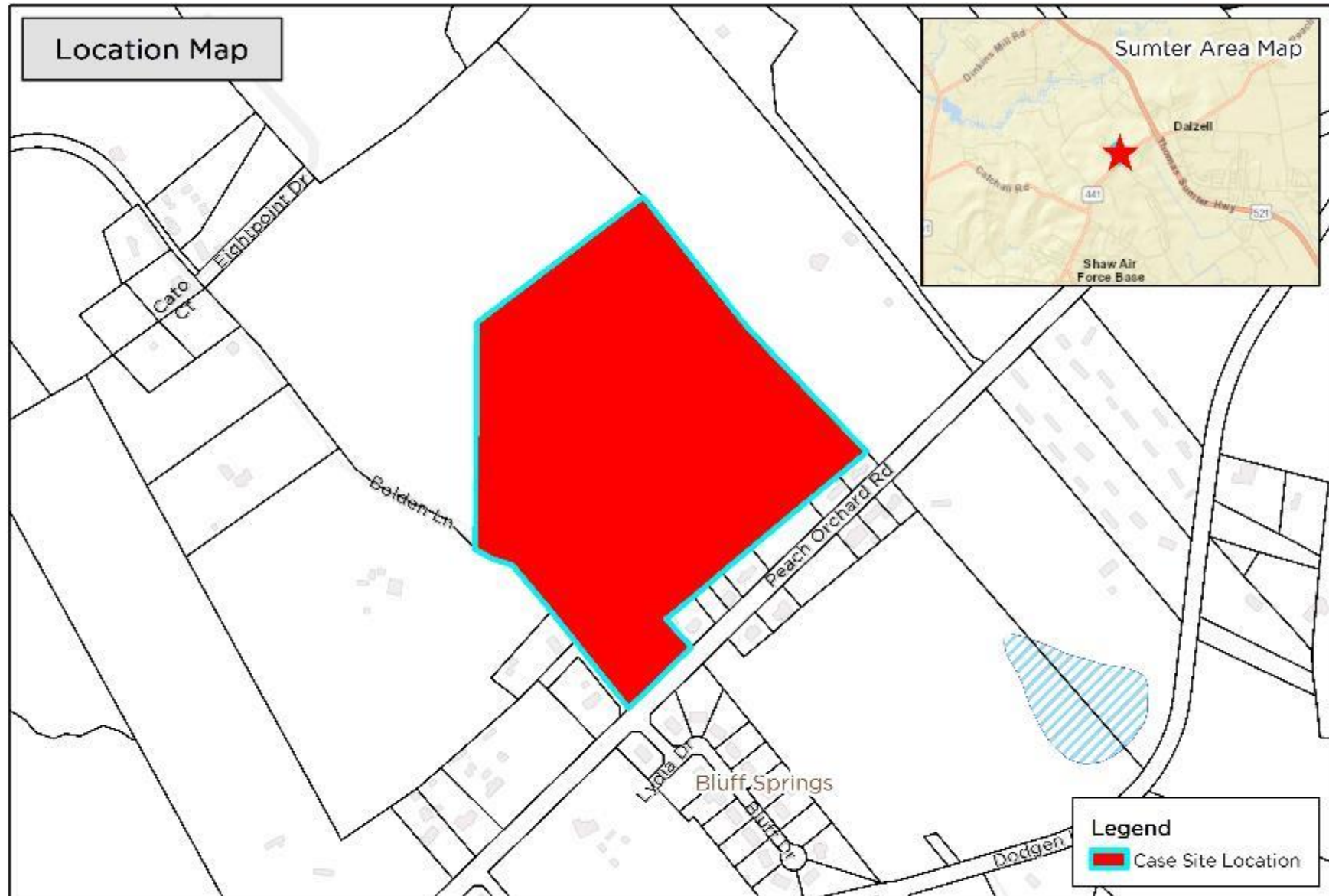
I move that the Sumter City-County Planning Commission propose an alternate motion for PD-05-09 (Revision 1).

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

Location Map



Legend

Case Site Location

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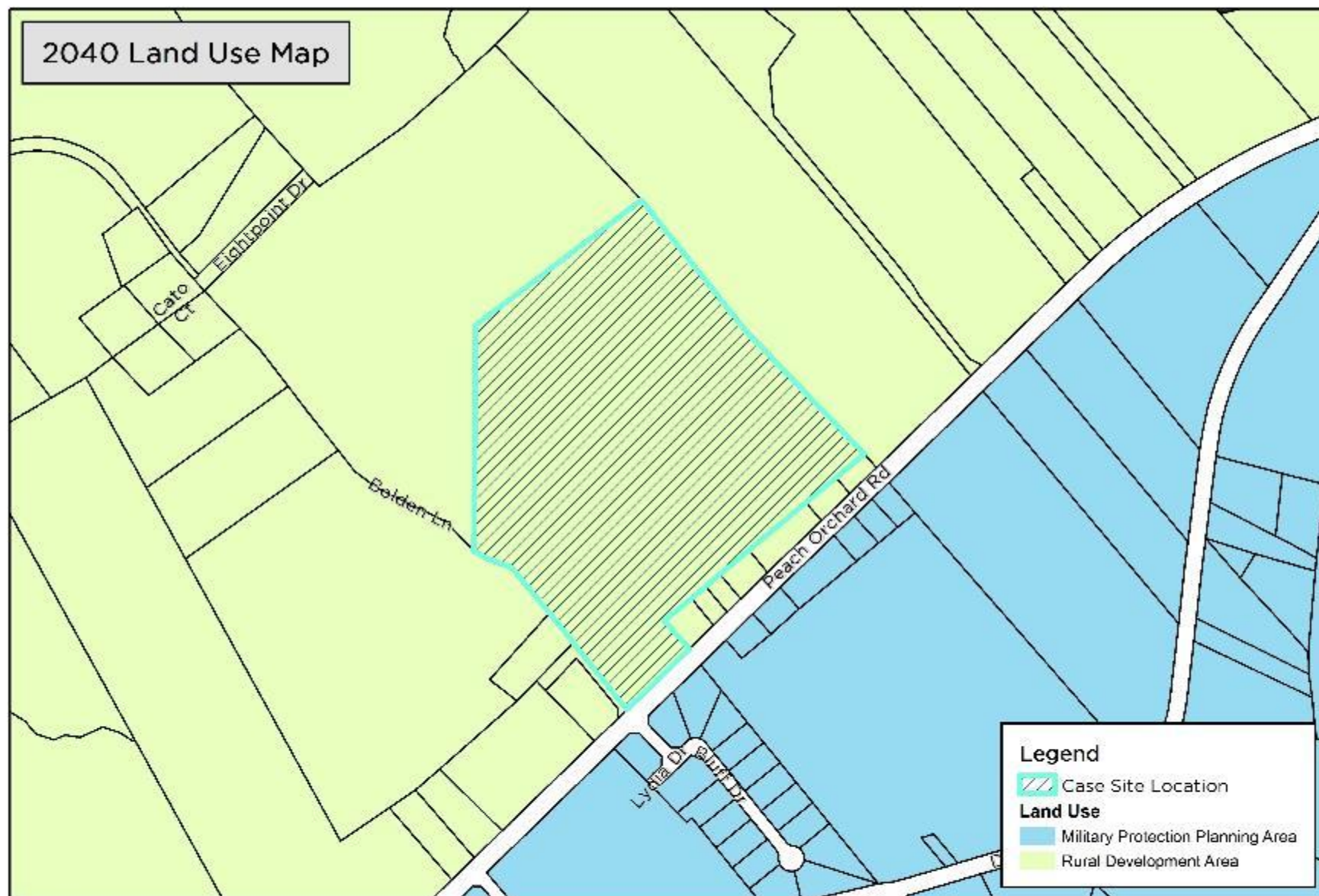
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1 inch = 500 feet



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Geographic Information Systems (GIS)
Date: 1/13/2020, User: Naima crabbins
Document Name: PD-05-01Rev1

PD-05-01 Rev1
3760 Peach Orchard Rd, Dalzell, SC 29040
Tax Map # 136-00-02-058

2040 Land Use Map



Legend

Case Site Location

Land Use

Military Protection Planning Area

Rural Development Area

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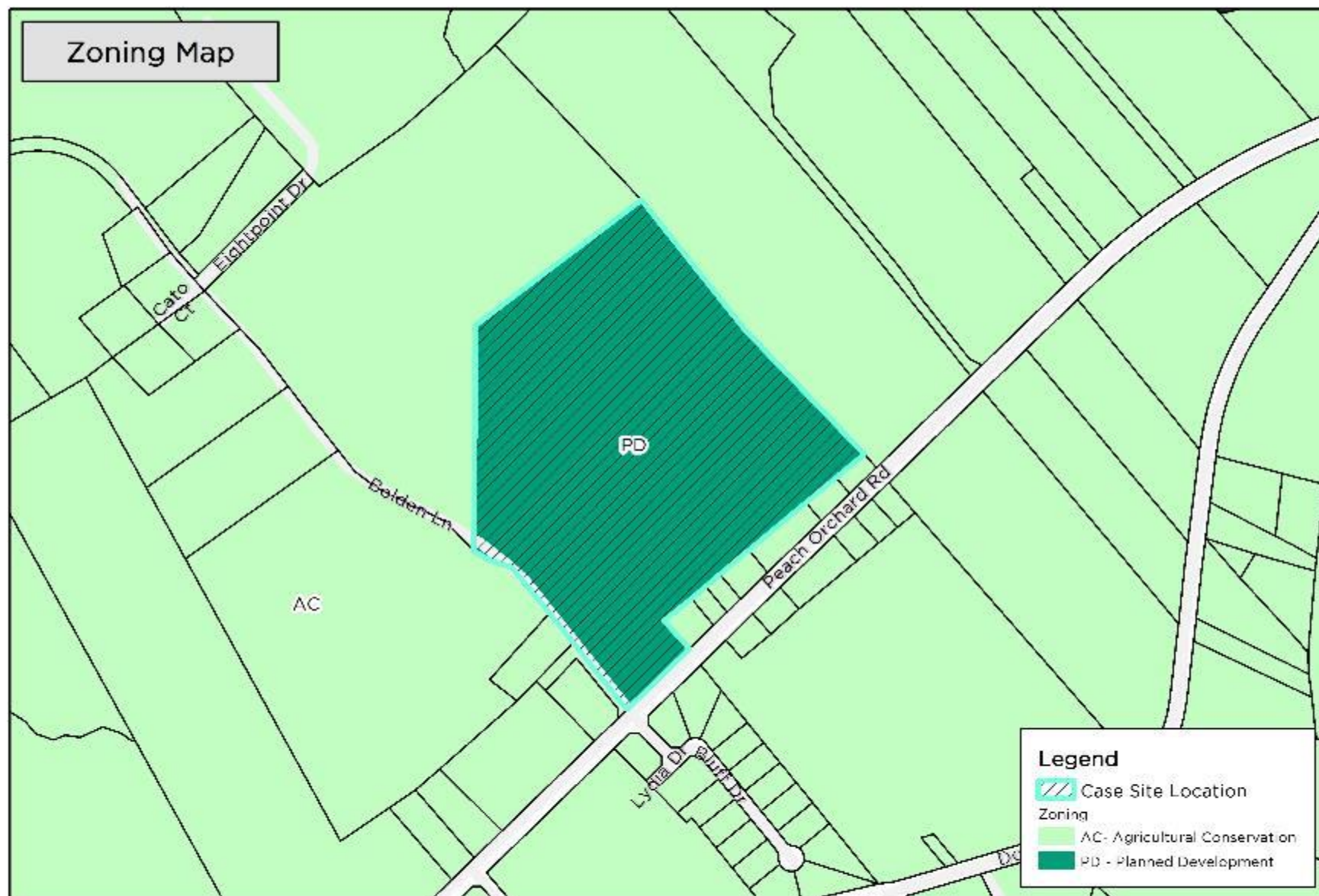
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PD-05-01 Rev1
3760 Peach Orchard Rd, Dalzell, SC 29040
Tax Map # 136-00-02-058

Zoning Map



Legend

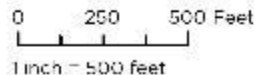
Case Site Location

Zoning

AC - Agricultural Conservation

PD - Planned Development

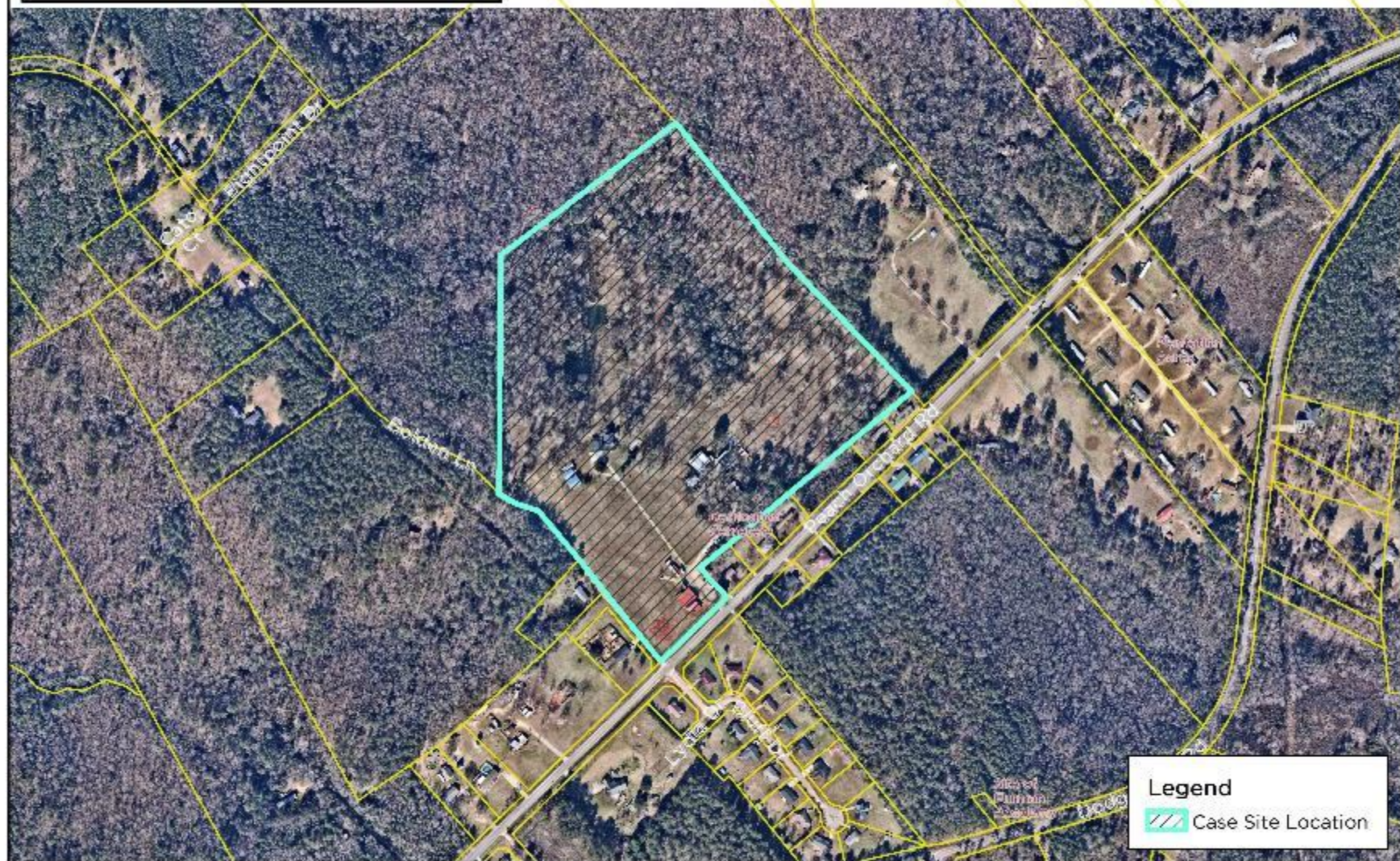
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PD-05-01 Rev1
3760 Peach Orchard Rd, Dalzell, SC 29040
Tax Map # 136-00-02-058

2019 Aerial Photography Map



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PD-05-01 Rev1
3760 Peach Orchard Rd, Dalzell, SC 29040
Tax Map # 136-00-02-058

Sumter County Council

Second Reading
February 11, 2020

Planning Commission Staff Report

OA-19-11, Donation Bins (County)

I. THE REQUEST

Applicant: Green Zone Recycling

Request: Amend Article 4, Section K: Containers and Dumpsters and Article 10 Definitions within the Sumter County Zoning & Development Standards Ordinance to include specific requirements and definitions pertaining to donation bins.

II. BACKGROUND

The applicant has submitted an ordinance amendment request with the goal of establishing specific criteria concerning the placement of donation bins in the County. Donation bins can be defined as mobile structures used to receive materials including but not limited to clothing, office supplies, and other household goods donated by the public.

In recent years, donation bins have been placed on private property by a variety of organizations with the intent of collecting donated goods from the general public. Organizations collecting these goods are both for-profit and not-for-profit businesses. Staff inspection of the bins has revealed that most are owned and operated by for-profit organizations. Based on information available on the websites of these for-profit organizations, the donated goods received are processed and sold to second hand markets for profit. Often, these organizations tout that their services provide environmental benefits by facilitating re-use of donated goods that would otherwise end up in solid waste landfills. Planning staff does not refute any benefits, environmental or otherwise, that are being claimed by these organizations. However, in most instances, these bins are being placed on commercial property at highly visible locations along the busiest thoroughfares within the community. Additionally, there are instances where bins have been placed in the middle of parking lots and in required dedicated parking spaces. At some bin locations, materials have been left outside of bins, decreasing the aesthetics of the general area.

Currently, the majority of donation bins located within the County conflict with *Zoning & Development Standards Ordinance* requirements and are in conflict with Comprehensive Plan policies and goals, specifically the overarching goal to “transform the built, visual image of Sumter”.



Above: Donation bins on S. Lafayette Dr.



Above: Donation bin at 2730 Broad St.



Above: Donation bin at 835 Broad St.

The County *Zoning & Development Standards Ordinance* does not have specific requirements for donation bins. From an administrative and enforcement standpoint, it has been determined by the Zoning Administrator that donation bins are materially the same as commercial dumpsters or containers. They are receptacles where unwanted or waste products are placed temporarily until removal from the site. Therefore, dumpster and container screening and siting standards are applicable. Per *Article 4.k.1*, dumpsters and containers are to be screened on at least three sides by intensive landscaping, a fence, a wall, or other opaque enclosure. Containers, or groups of containers with a combined size of less than 6 cubic yards are exempt from this requirement. However, in many instances there are several bins on a site that have a combined size that would trigger the screening requirements. Additionally, bins are placed in dedicated parking spaces and other locations not in conformance with development standards. Donation bins must only be placed on a site in accordance with an approved location plan and if applicable, an approved Highway Corridor Protection District (HCPD) application.

These bins have recently come under review, as it was determined that County business licenses are required for each of the for-profit bin operators. After review of the submitted business license applications, the Planning Department has determined that required business license applications cannot receive zoning approval until compliance is achieved. This fact has prompted discussion with the applicant, and has led to the applicant submitting ordinance amendment applications for the County. The applicant has stated in both applications that the reason for the proposed ordinance amendment request is that applicable zoning standards make it impossible to collect enough material to continue to service the County.

Due to the fact that these bins are often placed by off-site operators who desire visible locations in highly traveled areas, the development of separate standards concerning their placement on sites is appropriate provided that such language is content neutral and in line with Comprehensive Plan policies and goals.

Proposed Text Amendment

The applicant has submitted ordinance language for consideration as a part of their application. This language is the same for both the City and County applications and is included in this staff report as Attachment 1.

Staff has reviewed the proposed amendment and has developed recommended ordinance language. A strike-through of the recommended language is included in this staff report as Attachment 2.

An analysis of the applicant submitted ordinance language and the staff recommended ordinance language is provided below.

Below is a summary of the proposed recommended ordinance text changes:

1. Amend *Article 4, Section K: Containers and Dumpsters* to include *Section 4.k.2 Donations Bins* to provide specific requirements for the placement of donations bins on private property. (County)
2. Amend *Article 10: Definitions* to include definitions for Donation Bin and Garbage Container. (County)

Comparison Analysis

The applicant submitted ordinance language contains several points that staff is in agreement with. This includes donation bin size standards, non-compliant bin removal language, plan review language, property owner permission language, bin material standards, and bin maintenance standards. Staff has included these components in the recommended alternative ordinance text. The applicant submitted ordinance language also includes general processing requirements that have been modified for alignment with local processes or removed altogether if not applicable.

Staff is of the opinion that the applicant's submitted ordinance language does not go far enough in regards to siting standards. Staff has included language that specifically states that donation bins shall not be located in dedicated parking spaces, drive aisles, landscaping buffer yards, etc. Additionally, staff believes that providing screening for donation bins is important if they are not located immediately adjacent to the building. It is not appropriate for these bins to be placed in large parking lots on highly traveled roads at highly visible locations without suitable siting standards. Staff has included specific siting language when a donation bin is not located immediately adjacent to an existing building. From a design perspective, staff believes that it is more appropriate to site donation bins adjacent to existing buildings, as this offsets many of the aesthetic and functional issues associated with the bins being located in more open areas of the site. Providing a more aesthetically pleasing, functional, and compliant method for the placement of these donation bins is achievable, as evidenced by pictures located on the applicant's website showing a site in Clayton, NC, where donation bins are placed with a suitable enclosure and located in an appropriate location on the larger site (see picture on pg. 5).

Additionally, staff has included the following language that is supplemental to the applicant's proposal:

- No more than three donation bins are permitted on any single parcel or cohesive internally connected development.
- Donation bin placement is only permitted on non-residentially used properties in the General Commercial (GC), Limited Commercial (LC), Neighborhood Commercial (NC), and Planned Development (PD) zoning districts.
- Signage requirements concerning status and contact information for the organization placing the bin.
- Signage allowance of 9 sq. ft. on two sides of an enclosure.

Finally, staff has developed specific definitions to be included in *Article 10* of the *County Zoning & Development Standards Ordinance* to clearly define both donation bin and container, in order to distinguish the two from an applicability standpoint.



Above: Donation bin enclosure in Clayton, NC.

Planning Commission Committee of the Whole

The Planning Commission, at its November 20, 2019 meeting, deferred this request to a special Committee of the Whole meeting to further discuss the specific proposed ordinance language. The Planning Commission was specifically interested in receiving feedback from established community non-profits that may operate bins that would come under the purview of the ordinance amendment (i.e., Goodwill, Salvation Army, and United Ministries).

The Committee of the Whole meeting was held on December 12, 2019. Salvation Army representatives were in attendance to provide input. Input was received from United Ministries. Generally, there were no concerns from these organizations. Salvation Army stated that they plan to remove the stand alone bin that is on the vacant Broad St. site.

Also at the Committee of the Whole meeting, Planning Commission members expressed concern over the screening requirements. With the primary concern being that if fences or enclosures were used they would not be aesthetically pleasing and would detract from stated goals. Screening requirements were adjusted to address these concerns. The applicant stated general agreement with the overall ordinance language.

II. STAFF RECOMMENDATION

Staff recommends approval of the staff developed ordinance amendment provided in this staff report as Attachment 2. This ordinance language is content neutral as far as it's applicability to the for-profit or non-profit status of the bin operator. Additionally, it is content neutral with respect to whether or not a donation bin is associated with a brick and mortar business location or whether it is placed on a property by an off-site bin operator. If a donation bin is located outside of the exterior walls of a building, these requirements are applicable, with screening requirements being applicable in cases where donation bins are not located adjacent to existing buildings. Screening is an important consideration as a majority of donation bins are located in the Highway Corridor Protection District (HCPD), a design overlay district along major roads in the City and County. Most of the current bin locations are also within the Priority Commercial Corridor Planning Area as described in the Comprehensive Plan. Design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability in the planning area. Finally, the recommended ordinance language helps facilitate the overarching Comprehensive Plan goal to transform the built, visual image of Sumter.

IV. DRAFT RECOMMENDATIONS

- 1) I move that the Sumter City-County Planning Commission recommend approval of OA-OA-19-11, with ordinance language contained in Attachment 2, in order to amend *Article 4 Section K* of the *Sumter County Zoning & Development Standards Ordinance* to provide specific requirements for donations bins and to amend *Article 10* of the *Sumter County Zoning & Development Standards Ordinance* to include specific definitions pertaining to donation bins.
- 2) I move an alternate motion.

V. PLANNING COMMISSION – November 20, 2019

The Sumter City-County Planning Commission at its meeting on Wednesday, November 20, 2019 deferred this request to a Committee of the Whole for further discussion.

At the Committee of the Whole meeting on December 12, 2019, the Planning commission directed staff to make adjustments to the proposed ordinance concerning screening requirements.

The Sumter City-County Planning Commission at its meeting on Wednesday, December 18, 2019 forwarded this ordinance amendment request with a favorable recommendation to County Council.

VI. COUNTY COUNCIL – JANUARY 14, 2020 – FIRST READING

The Sumter County Council at its meeting on Tuesday, January 14, 2020 deferred First Reading and forward the request to the Land Use Committee.

VIII. COUNTY COUNCIL – JANUARY 28, 2020 – FIRST READING / PUBLIC HEARING

The Sumter County Council at its meeting on Tuesday, January 28, 2020 gave First Reading approval of this request.

IX. COUNTY COUNCIL – FEBRUARY 11, 2020 – SECOND READING

Publicly accessible collection bins.

- (a) No publicly accessible collection bin shall be placed on any property unless the provider of the bin has first obtained a permit from the zoning administrator.
- (b) An application for the placement of a publicly accessible collection bin shall be filed with the zoning administrator. The application shall require the following information:

 - (1) The name, address and telephone number of the applicant.
 - (2) The address where the publicly accessible collection bin is proposed to be located.
 - (3) A site plan showing the proposed location of the publicly accessible collection bin and demonstrating compliance with the regulations imposed by this section.
 - (4) The name, address and telephone number of the owner of the property where the publicly accessible collection is to be located.
 - (5) Written permission from the owner or tenant or an authorized representative thereof of the property where the publicly accessible collection bin is to be located authorizing the placement of such bin on the property.
 - (6) Payment of an application fee of twenty-five dollars (\$25.00).
- (c) If after review of the application and such investigation as the zoning administrator deems appropriate, the zoning administrator concludes that the publicly accessible collection bin will comply with all applicable provisions of the zoning code including this section, he shall issue a permit authorizing placement of the publicly accessible collection bin in accordance with the application.
- (d) All publicly accessible collection bins shall comply at all times with the following standards:

 - (1) A bin including any pad or elevating device shall not exceed six and one-half (6.5) feet in height, six (6) feet in width and five (5) feet in depth. The storage compartment shall be securely locked at all times so as to prevent access by unauthorized persons.
 - (2) The front of the bin shall prominently display the name, address and telephone number of the provider of the bin printed in characters that are not less three (3) inches and not more than five (5) inches in height.
 - (3) The provider of the bin shall promptly remove any material intended to be collected in the bin which has been left outside the bin.
 - (4) The bin shall be constructed of painted metal or durable UV-resistant vinyl, fiberglass or other similar low maintenance material.
 - (5) The bin shall at all times be maintained in good repair, in a clean condition and free of graffiti and other unauthorized writing, painting, drawing or inscriptions. The provider of the bin shall promptly remove any refuse placed on or in the vicinity of the bin. No bin may be used for advertising or promotional purposes except to the extent provided in subsection (d)(2) above.
- (e) Publicly accessible collection bins shall not be placed within the public right-of-way including any sidewalk located within the public right-of-way or on any property owned by or under the jurisdiction of the city without prior authorization by the city council.
- (f) Publicly accessible collection bins shall be placed on a durable all-weather surface such as concrete or blacktop.
- (g) If a publicly accessible collection bin is placed or remains in violation of any provision of this section or any other provisions of the zoning code, the zoning administrator shall give written notice of the violation by personal service or certified mail to the provider of the bin at the address placed on the bin pursuant to subsection (d)(2) above, or in the event that the

address is no longer legible, to the address of the person listed on the application for placement of the bin. In the event that the violation is not corrected within seventy-two (72) hours, the zoning administrator may direct the removal and storage of the bin.

- (h) If the zoning administrator has removed and stored a publicly accessible collection bin, he shall give written notice by personal service or certified mail to the provider of the bin at the address placed on the bin pursuant to subsection (d)(2) above, or in the event that the address is no longer legible to the address of the person listed on the application for placement of the bin, that the bin will be disposed of if not retrieved from storage within thirty (30) days from the date of notice. If the bin is not retrieved from storage within thirty (30) days from the date of such notice, the zoning administrator may dispose of the bin.

OA-19-11, Ordinance Strike-Through

Amend Article 4, Section K as follows:

Section K: GARBAGE CONTAINERS, ~~AND DUMPSTERS,~~ AND DONATION BINS

4.k.1. All exterior dumpsters or exterior garbage containers (excluding containers or group 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

- a. Donation bins, as defined in Article 10, shall only be located on property within the General Commercial (GC), Limited Commercial (LC), Neighborhood Commercial (NC), or Planned Development (PD) zoning districts. For property with the PD zoning district designation, donation bins shall only be located in designated commercial areas. Donation bins shall not be located on any vacant or undeveloped parcels of property, nor shall they be sited on parcels that contain a residential land use.
- 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. Donation bins shall not be located in any designated parking spaces, landscape buffer areas, required parking aisles, fire lanes, or loading/unloading areas.
- f. Donation bins shall be placed on a durable all-weather surface such as concrete or asphalt.
- g. Donation bins shall be constructed of painted metal or durable UV-resistant vinyl, fiberglass, or other similar low maintenance material.
- h. Site plan approval and Highway Corridor Protection District approval (if applicable) is required prior to the placement of donation bin if such bin is not located within 3 feet of an existing building.

- i. Donation bins not located within 3 feet of an existing building shall be located adjacent to an existing landscaped tree island or landscape strip that consists of either tall shrubs, evergreen trees, or deciduous trees of sufficient quantity to provide an opaque screen on at least one side on the bin. Such adjacent landscape features shall screen the donation bin from the street or road, unless such a bin is located on an outer edge of a developed area that is not adjacent to a street or road.
- j. 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.
- k. Written permission from the property owner of record is required prior to placement of a donation bin on a property.
- l. 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.
- m. 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.
- n. Donation bin owners shall promptly remove, within 24 hours, any refuse placed on or in the vicinity of the donation bin.
- o. 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.
- p. 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

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.

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.

Sumter County Council

THIRD READING

February 11, 2020

RZ 19-17, 830 Race Track Rd. (County)

I. THE REQUEST

Applicant:	CDP Sumter 2, LLC
Status of the Applicant:	Property Developer
Request:	A request to rezone a +/- 2.0 acre portion of Parcel 253-00-03-001 from Agricultural Conservation (AC) to General Commercial (GC)
Location:	830 Race Track Rd. located at the southeast corner of the intersection of US Hwy 521 South and Race Track Rd.
Size of Property:	+/- 2.00 acre portion of a 36.21 acre tract
Present Use/Zoning:	Undeveloped / Agricultural Conservation (AC). Highway Corridor Protection District (HCPD) Overlay.
Proposed Use of Property:	Dollar General / General Commercial Development
Tax Map Reference:	253-00-03-001 (Portion)
Adjacent Property Land Use and Zoning:	North – Farm / Agricultural Conservation (AC) South – Farm / Agricultural Conservation (AC) East – Farm / Agricultural Conservation (AC) West – Gas Station & Convenience Store / General Commercial (GC)

II. BACKGROUND

This request is to rezone a +/- 2.00 acre tract from Agricultural Conservation (AC) to General Commercial (GC). The applicant is requesting this rezoning in order to facilitate development of a Dollar General store on the site. The site is currently undeveloped.

The applicant has indicated that this property will be developed with a 9,100 SF general merchandise store, specifically a Dollar General. This use is classified as SIC 5399, Miscellaneous General Merchandise. While the use of a Dollar General is allowed in the Agricultural-Conservation (AC) zoning district as a Conditional Use -500, the applicant has chosen not to pursue the conditional use process. Instead, the applicant prefers to pursue rezoning the property to a commercial district so as to not limit the future reuse of this property.

Photos of the subject property as it exists today:

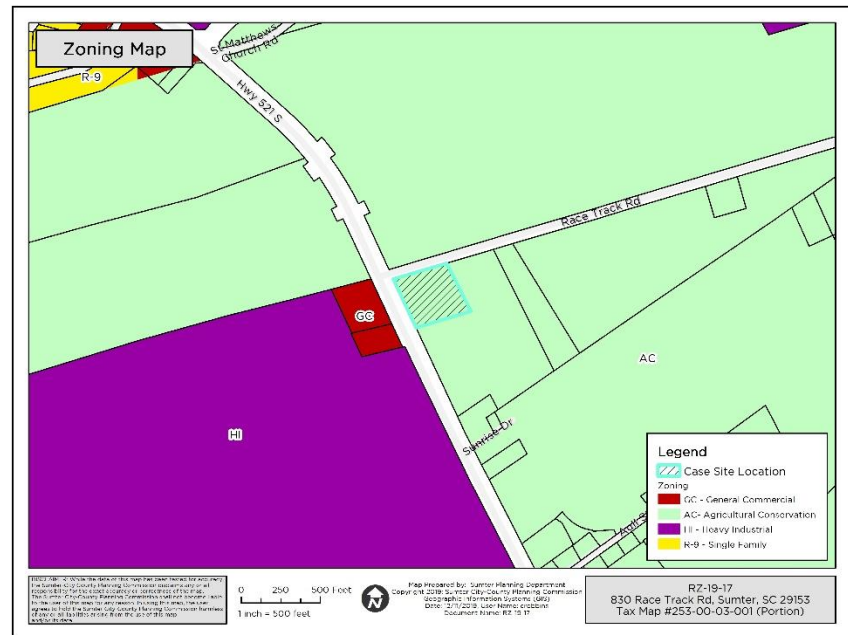


Above: The site is on the southeast corner of the intersection of US-521 South and Race Track Rd. ***Below:*** View of the property from US-521 South



As shown in the zoning map, to the right, the properties to the north, south, and east of the subject property are zoned Agricultural Conservation (AC), and the area to the west is zoned General Commercial (GC).

The primary purpose of the AC zoning district is to preserve areas that are currently rural or agricultural in use. The subject parcel, as well as the neighboring parcels to the north, west, and east consist of rural, undeveloped farmland and forest. AC zoning primarily permits low density residential development as well as low density commercial development centered on local commercial uses.



If successfully rezoned, the applicant has referenced plans to construct a Dollar General store on the property. Rezoning to General Commercial (GC) would permit the proposed use. If successfully rezoned to GC, the following is a non-exhaustive list of some of the other permitted and conditional uses that could also legally operate on the site.

Permitted Uses

Administrative Offices
Warehouses
Hardware Stores
Grocery Stores
Convenience Stores
Automotive Dealers
General Merchandise Stores
Used Merchandise and Pawn Shops
Tobacco Stores
Fireworks
Hotel and Motels
Auto Rental and Leasing
Car Washes
Nursing Care Facilities
Residential Care

Conditional Uses

Agricultural, Farming
Mini-warehouses
Mobile Home Dealers
Flea Markets
Dry Cleaning Plants
Rooming and Boarding Houses
Recreational Vehicle Parks and Camps
Massage Parlors and Spas
Auto Repair Shops
Automotive Parking
Mobile Home Parks
Multi-Family Apartments

The subject property is 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 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 2040 COMPREHENSIVE PLAN

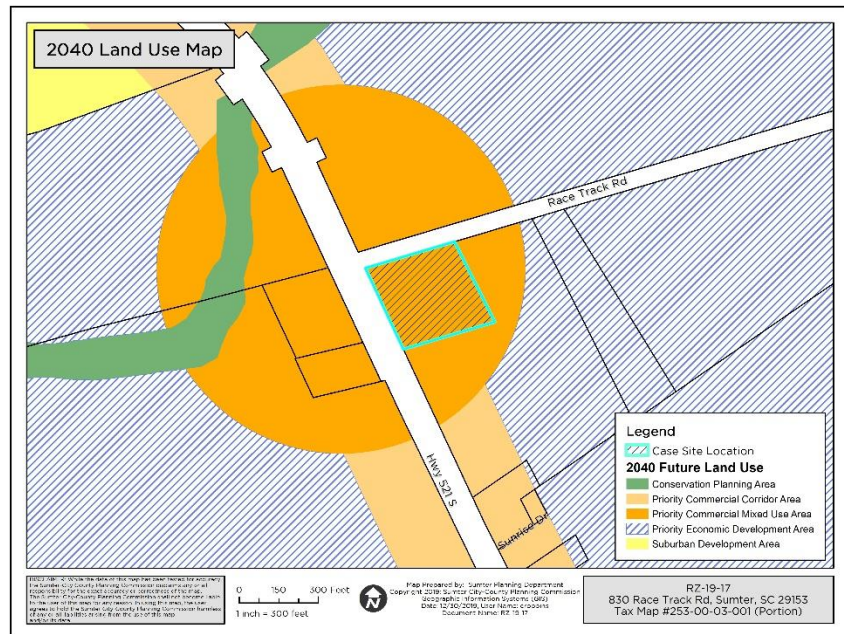
As shown in the 2040 Land Use Map, the property is located within the Priority Commercial and Residential Mixed-Use Area. It is also influenced by the Priority Economic Development Area.

Priority Commercial and Residential Mixed-Use areas are identified on the map to direct future, high quality commercial and mixed-use development. These areas include anticipated greenfields such as the US-521 South Corridor, as well as established locations

expected to redevelop with higher and better uses over time. As set forth in the broader suburban policies, continued commercial development is expected along major corridors. Priority locations are designated for protection against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. These locations encourage both destination retail commercial uses and neighborhood commercial uses as appropriate. Design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.

Priority Economic Development Area designation offers protection to existing industrial parks and identifies additional development locations based on input from the Sumter County Development Board. Industrial, Manufacturing, Research, Campus-Style Office Headquarters and other major job creators are included in this category.

This site is just south of the Continental Tires manufacturing plant, additionally there is neighborhood supporting commercial development to the west across 51 South. The General Commercial (GC) zoning district, by definition, permits the broadest possible range of commercial uses of any commercial zoning district. Rezoning to a commercial designation is permitted by the plan. The broader policy implications related to design and aesthetics must be evaluated at time of commercial site planning regardless of the end use/user.



IV. TRANSPORTATION REVIEW

US Hwy 521 South (US-521) is an SCDOT owned five-lane roadway (2 travel lanes in each direction and a center paved median). It is functionally classified as a major arterial road, and is part of the National Highway System (NHS). The 2018 annual daily trip count (AADT) for US-521 was 8,400 vehicles. Race Track Rd is owned and maintained by Sumter County and has no functional classification or traffic count. The intersection is unsignalized, with US-521 having right-of-way. The site is located in Traffic Analysis Zone (TAZ) #06001.

There are no future plans in the SUATS 2045 Long Range Transportation Plan for this section of US-521 or Race Track Rd. US-521 was widened within the last 15 years to increase the number of 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. While this area currently has a less intensive development pattern consisting primarily of agricultural uses, with some nearby industrial zoning, the site is located on a major arterial highway and is located in an area identified in the Sumter 2040 Future Land Use Plan for priority mixed use commercial development. General Commercial (GC) zoning is consistent with this future land use designation.

VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend approval of RZ-19-17, rezoning +/- 2.0 acres from Agricultural Conservation (AC) to General Commercial (GC).
- 2) I move an alternate motion.

VII. PLANNING COMMISSION – DECEMBER 18, 2019

The Sumter City – County Planning Commission at its meeting on Wednesday, December 18, 2019 recommended approval for the request referenced above to rezone a +/- 2.0 acres from Agricultural Conservation (AC) to General Commercial (GC).

VII. COUNTY COUNCIL – JANUARY 14, 2020 – FIRST READING

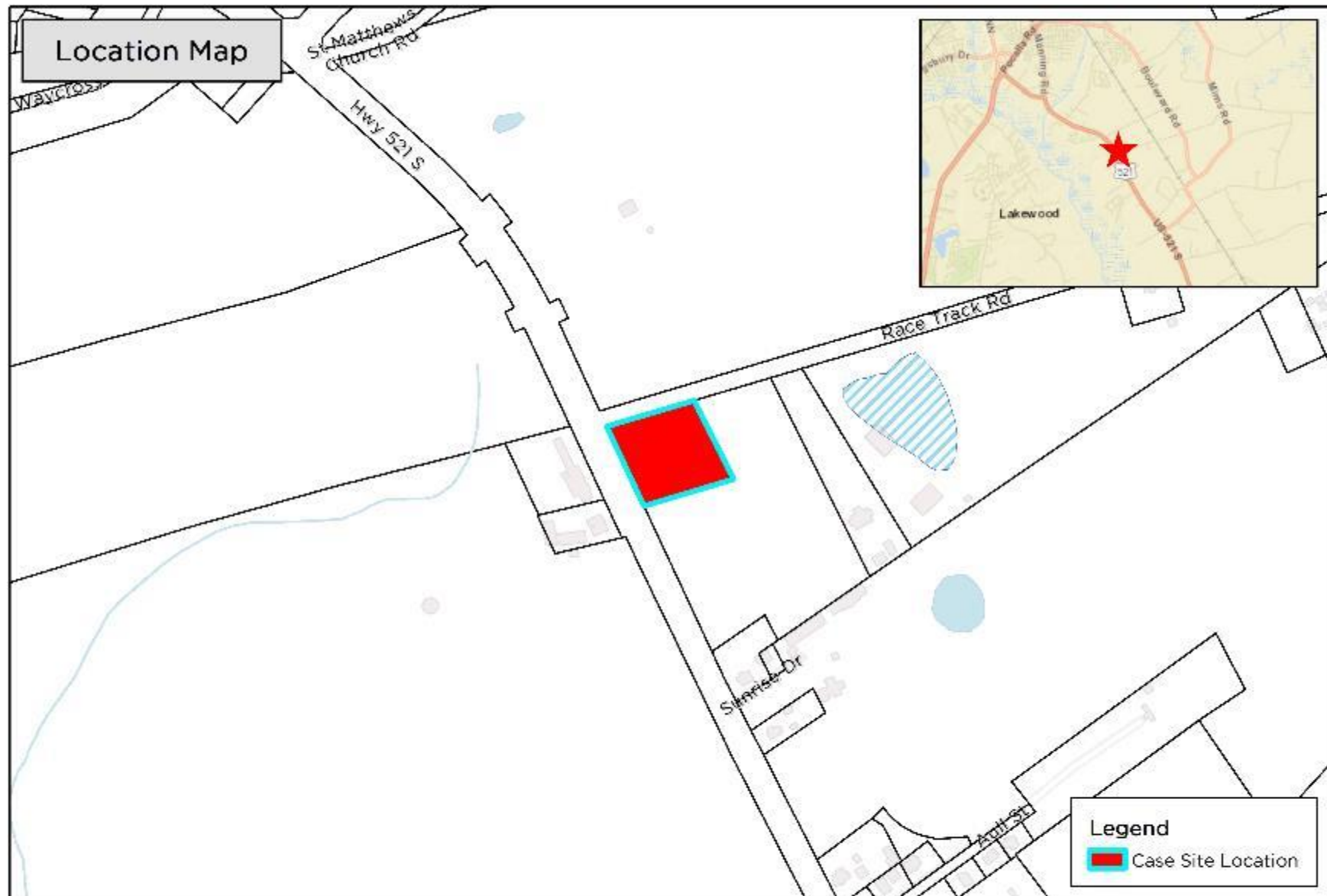
The Sumter County Council at its meeting on Tuesday, January 14, 2020, gave First Reading approval of this request.

VIII. COUNTY COUNCIL – JANUARY 28, 2020 – SECOND READING / PUBLIC HEARING

The Sumter County Council at its meeting on Tuesday, January 28, 2020 gave Second Reading approval of this request.

IX. COUNTY COUNCIL – FEBRUARY 11, 2020 – THIRD / FINAL READING

Location Map



Legend

 Case Site Location

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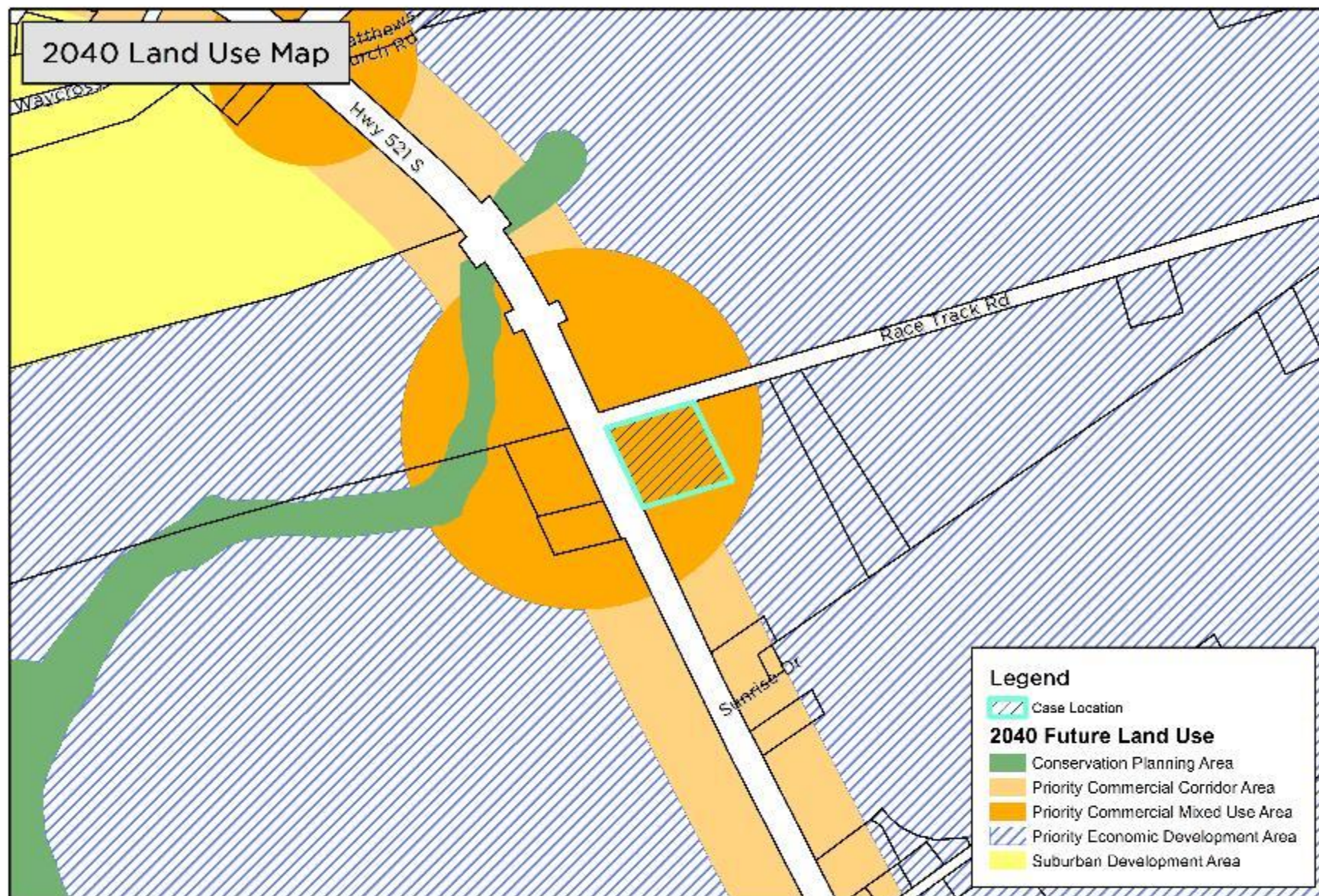
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Date: 12/11/2019, User: Naima Robbins
Document Name: RZ-19-7

RZ-19-17
830 Race Track Rd, Sumter, SC 29153
Tax Map #253-00-03-001 (Portion)

2040 Land Use Map



Legend

Case Location

2040 Future Land Use

- Conservation Planning Area
- Priority Commercial Corridor Area
- Priority Commercial Mixed Use Area
- Priority Economic Development Area
- Suburban Development Area

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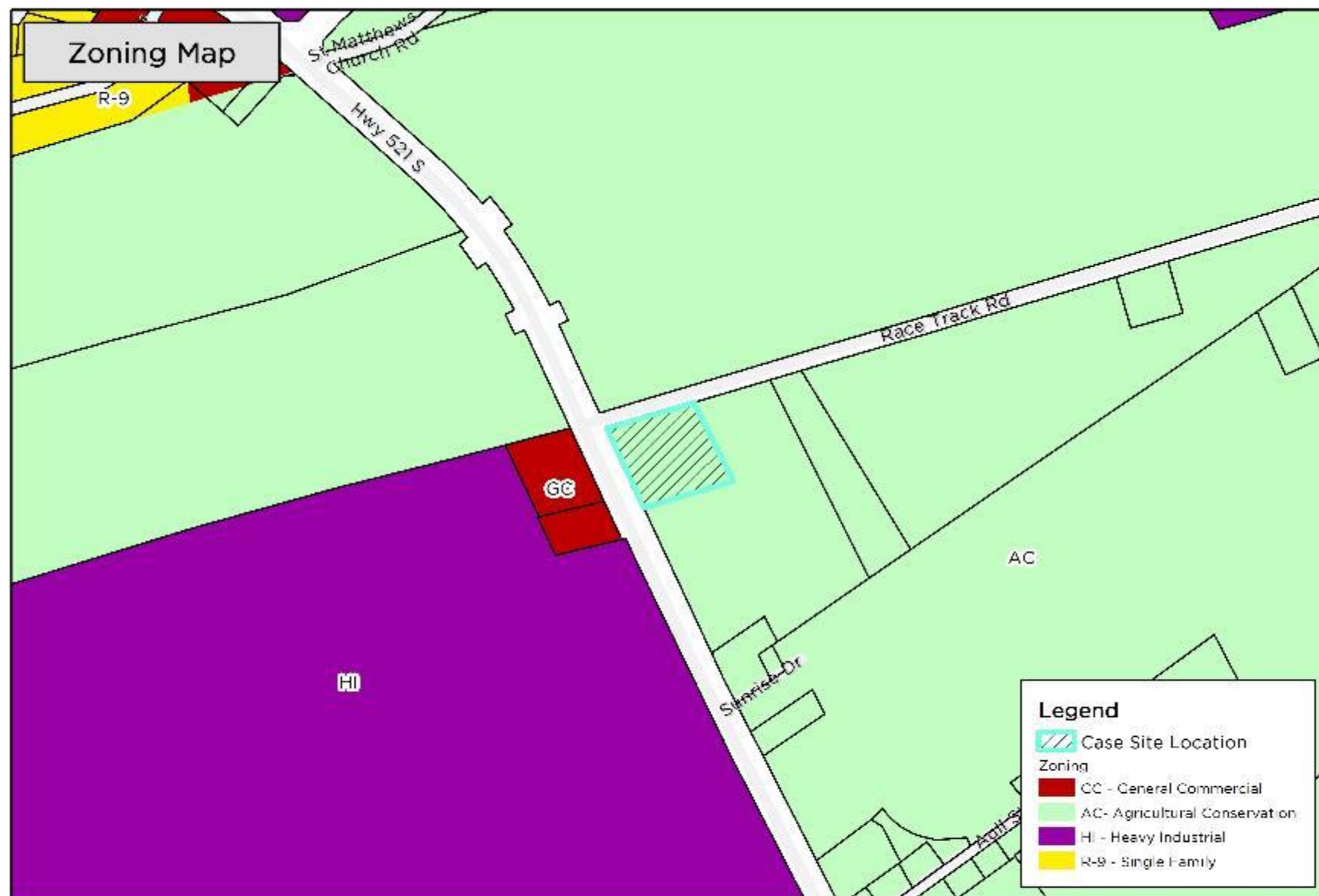
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Document Name: RZ-19-7

RZ-19-17
830 Race Track Rd, Sumter, SC 29153
Tax Map #253-00-03-001 (Portion)

Zoning Map



Legend

Case Site Location

Zoning

CC - General Commercial

AC - Agricultural Conservation

HI - Heavy Industrial

R-9 - Single Family

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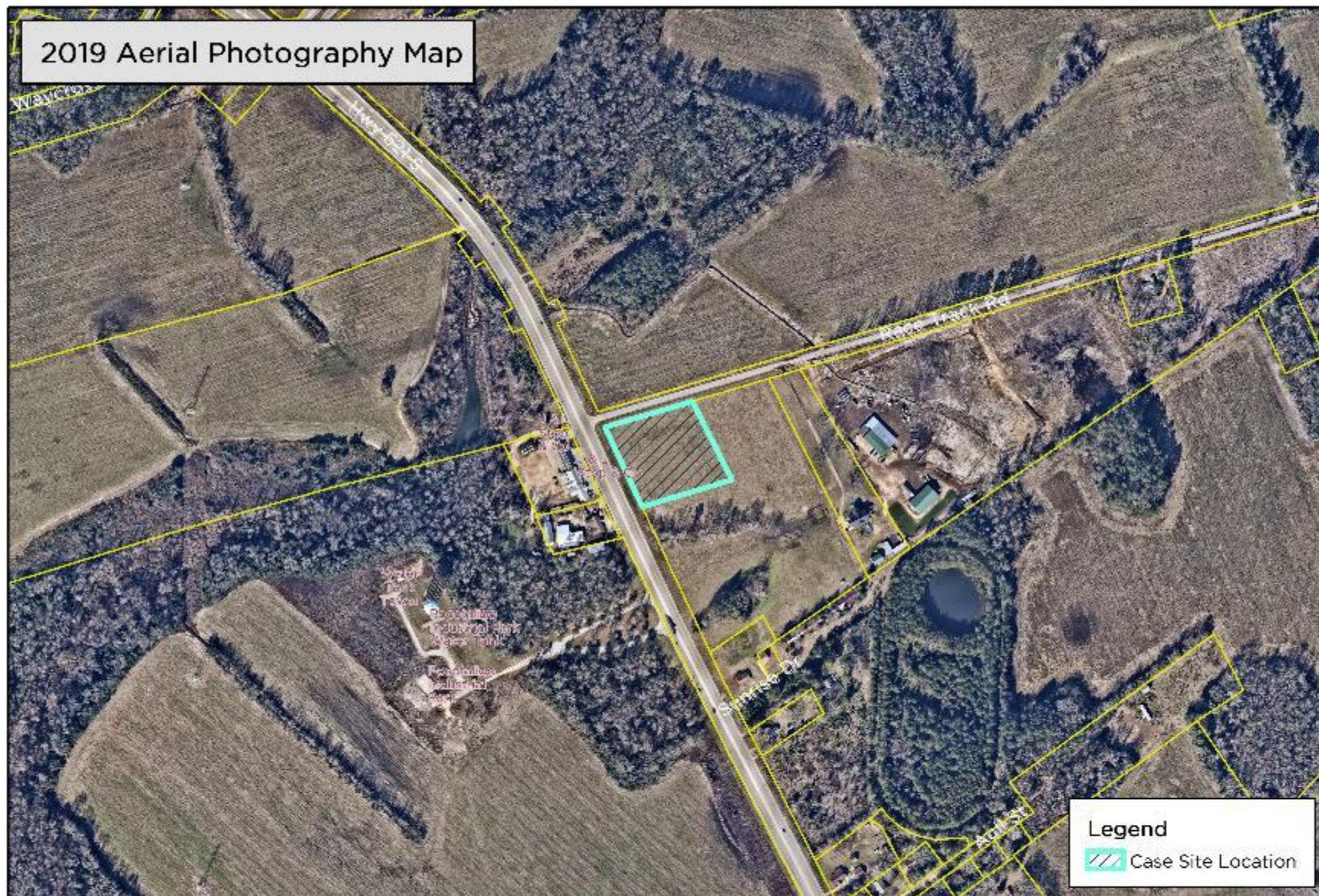
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Document Name: RZ-19-7

RZ-19-17
830 Race Track Rd, Sumter, SC 29153
Tax Map #253-00-03-001 (Portion)

2019 Aerial Photography Map



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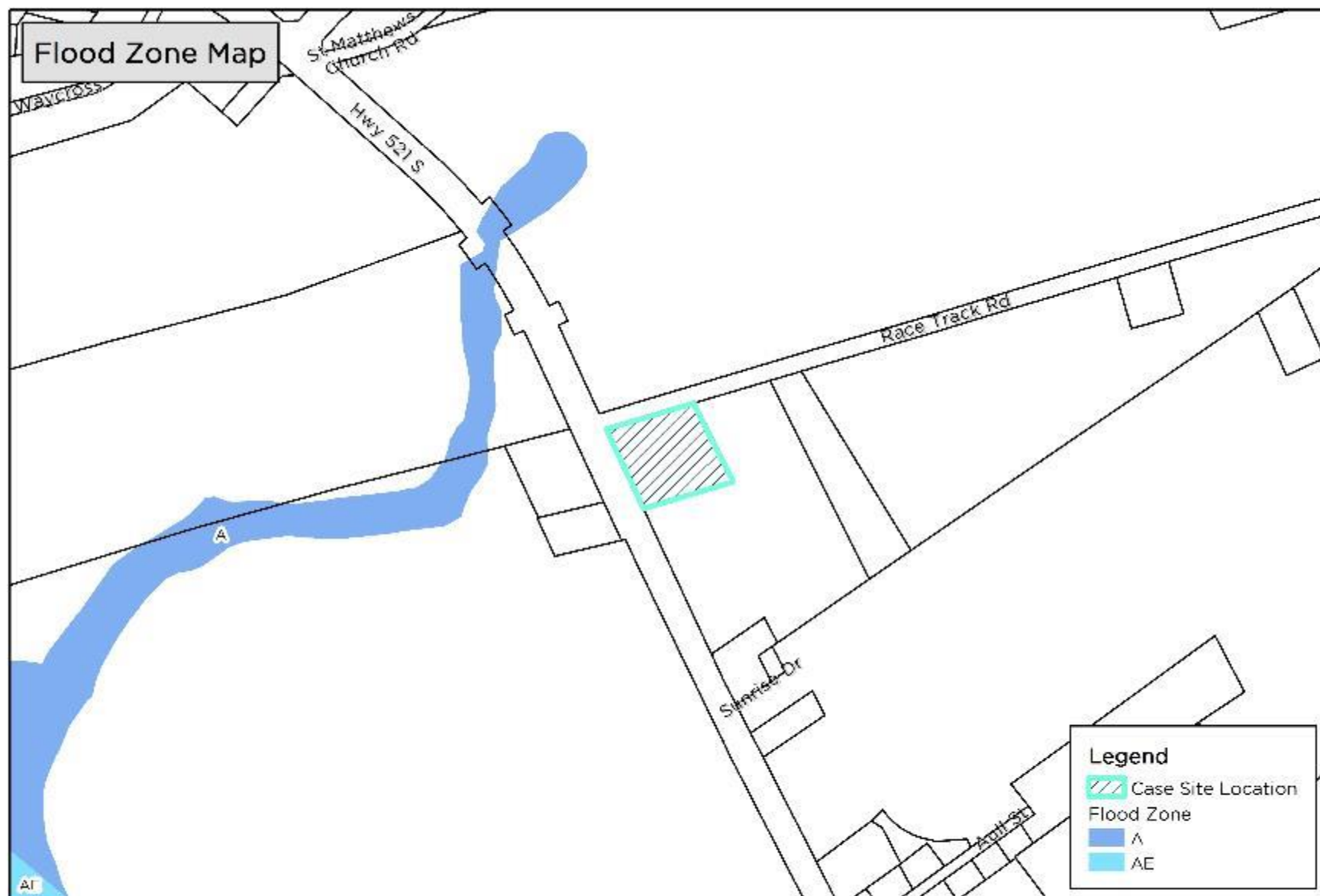
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Document Name: RZ-19-7

RZ-19-17
830 Race Track Rd, Sumter, SC 29153
Tax Map #253-00-03-001 (Portion)

Flood Zone Map



- Legend**
- Case Site Location
 - Flood Zone
 - A
 - AE

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0 250 500 Feet
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Date: 12/11/2019, User: Noland, J.
Document Name: RZ-19-7

RZ-19-17
830 Race Track Rd, Sumter, SC 29153
Tax Map #253-00-03-001 (Portion)

Sumter County Council

THIRD READING

February 11, 2020

OA-19-12, Cemeteries in the R-15 District (County)

I. THE REQUEST

Applicant: Raymond Rhodes

Request: Amend Article 3, Section 3.b.3; Article 3, Exhibit Four, and Article Five, Section 5.b.1.i to permit cemeteries in the R-15 District as a C-300 conditional use.

II. BACKGROUND

This request originated as a rezoning application, RZ-19-16, that was heard by the Planning Commission at the November 20, 2019 meeting. The Applicant, Raymond Rhodes, requested to rezone from Residential-15 to Agricultural Conservation (AC) in order to establish a six (6) plot private family cemetery on that parcel where his home is located. After discussion between the Planning Commission and Mr. Rhodes, the request was converted to a zoning ordinance text amendment. The analysis of the ordinance amendment request and proposed text amendment follow.

Private or personal cemeteries are not an uncommon feature in some of the more rural portions of the county. These uses are not operated for profit, typically are small in scale, and are often established on generationally owned land. While cemetery uses on their face seem simple and straightforward, they can potentially have significant land use impacts. The presence of a cemetery on a private property impacts the ability to sell the property in the future, and significantly hinders future redevelopment of the site, as moving human remains once interred is a lengthy and complicated legal process. Once established, most cemeteries operate in perpetuity, and so careful consideration should be given to ensure that cemetery locations do not conflict with plans for future development of the area.

Under the current zoning regulations, cemeteries that are not operated by a Church or Religious Organization are primarily confined to less densely developed, more rural zones: the AC, AC-10, and CP zoning districts. Establishing a cemetery use in these zones requires obtaining C-300 Conditional Use approval, which includes obtaining approval signatures from $\frac{3}{4}$ (75%) of the property owners within 300 ft. of the proposed use, meeting the requisite development standards, and providing details on the location, size, upkeep, and maintenance of the facility.

While the R-9 District does allow for for-profit, commercially operated cemeteries, none of Sumter County's residential zones allow for personal cemetery uses. The applicant's proposed amendment would alter the current zoning configuration to allow for cemeteries in the R-15 district.

The R-15 district is characterized by residential lot sizes 15,000 sq. ft. in size or greater, and primarily consists of areas that are suburban in nature. The R-15 district is typically developed into residential subdivisions with lots that are typically developed at a size and character that would be incompatible with an on-site personal cemetery use. However, there are certain areas of Sumter County that have R-15 zoning, but are more similar to rural zoned areas in lot size, pattern of development, and character.

Under the current zoning regulations, the only way to establish a personal cemetery use at these larger R-15 properties would be to apply for a rezoning, as the applicant initially did. However, rezoning these properties in order to facilitate a proposed family cemetery use is not always prudent, as switching the a residential zone to a non-residential zone like the AC district opens the formerly residential property to a wider range of potentially incompatible commercial and non-residential uses.

The intent of this text amendment is to provide a pathway for large residential properties within the R-15 district to establish personal cemeteries without having to rezone the property. The key considerations in adapting cemetery uses to the R-15 district are to ensure that the property is of a sufficient size and character to accommodate the use, that there is consensus among the residents of the area about the appropriateness of the use, and that long term plans for the upkeep and maintenance of the facility are in place.

Proposed Text Amendment:

A strike-through of the proposed text amendments is attached as “Attachment #1”. The proposed amendments would impact the following sections:

1. Amend Article 3: Section 3.b.3– Conditional Uses (R-15 District) to include Cemeteries as a conditional use in the R-15 District.
2. Amend Article 3: Exhibit 4 – Permitted and Conditional Uses in the Residential Districts to include Cemeteries as a C-300 use in the R-15 district
3. Amend Article 5: Section 5.b.1.i to list use requirements specific to C-300 Cemetery uses in the R-15 District.

III. STAFF RECOMMENDATION

Staff recommends approval of this request. The proposed C-300 conditional use requirements require both planning review and neighborhood input, which should ensure compatibility for the desired cemetery uses while providing a pathway for those in appropriate R-15 properties to establish the use without substantially altering the subject parcel’s permitted uses through rezoning.

IV. DRAFT RECOMMENDATIONS

- 1) I move the Sumter City-County Planning Commission recommend approval of OA-19-12, Cemeteries in the R-15 Zoning District, adding cemeteries as a C-300 conditional use in the R-15 zoning districts.
- 2) I move an alternate motion.

V. PLANNING COMMISSION – DECEMBER 18, 2019

The Sumter City – County Planning Commission at its meeting on Wednesday, December 18, 2019, voted to recommend approval of this request.

VI. COUNTY COUNCIL – JANUARY 14, 2020 – FIRST READING

Sumter County Council at its meeting on Tuesday, January 14, 2020 gave First Reading approval of this request.

VII. COUNTY COUNCIL – JANUARY 28, 2020 – SECOND READING / PUBLIC HEARING

Sumter County Council at its meeting on Tuesday, January 28, 2020 gave Second Reading approval of this request.

VII. COUNTY COUNCIL – FEBRUARY 11, 2020 – THIRD / FINAL READING

ATTACHMENT 1

Amend Article 3, Section 3.b.3 as follows:

3.b.3. Conditional Used: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to the issuance of a building permit for any conditional use identified below.

- a. Single-family attached dwelling;
- b. Townhouse and patio homes (subject to the provisions in the R-6 district);
- c. Bed and Breakfast Inn (only in the R-9 district);
- d. Community Centers;
- e. Golf Courses – public and private, with SIC classification 7992 & 7997;
- f. Swimming & Tennis Clubs, with SIC classification 7997;
- g. Elementary & secondary schools, with SIC classifications 82 & 821;
- h. Libraries, with SIC classification 823;
- i. Nursing & Personal Care Facilities (only in R-9), with SIC classification 805;
- j. Museums & Art Galleries, with SIC classification 841;
- k. Arboreta & Botanical or Zoological Gardens, with SIC classification 842;
- l. Civic, Social, & Fraternal Associations (only in R-9), with SIC classification 864;
- m. Religious organizations, with SIC classification 866;
- n. Public safety facilities or buildings, with SIC classification 922;
- o. Ash gardens (only allowed adjacent to a religious or consecrated facility);
- p. Cemeteries ~~(only in R-9)~~;
- q. Child Day Care (only in R-9) SIC classification 832 & 835;
- r. Adult Day Care (only in R-9) SIC classification 832 & 835;
- s. Home Day Care (R-15 and R-19) as Home Occupation – See section 5.b.1.g.

Amend Article 3, Exhibit 4: Permitted and Conditional Uses in the Residential Districts

PERMITTED & CONDITIONAL USES	R-15	R-9	R-6	GR	RMF	SIC
Ash Gardens	C	C	C	C	C	N/A
Cemeteries	<u>C-300¹</u>	C	C	C	C	N/A

1. Use review in accordance with Section 5.b.1.i of the Ordinance.

Amend Article 5, Section 5.b.1.i. as follows:

- i. Cemeteries: The following conditions apply to all cemetery sites for Conditional-300 use approval in the R-15, AC, AC-10, and CP Districts. ~~(NOTE: Cemeteries can be conditionally permitted on separately platted parcels or in conjunction with religious use or on private property within specified zoning districts):~~
 1. Applicant shall obtain signatures of approval from at least 75% of the property owners and/or tenants within 300 ft. of the cemetery boundary where the proposed use shall be located.
 2. Proposed cemetery sites must meet the minimum development standards for the zoning district in which it is to be located to include: ~~minimum lot size and all setbacks for non-residential use.~~
 - a. Minimum Lot size:
 1. Residential-15 (R-15): Two (2) acres;
 2. Agricultural Conservation (AC): One (1) acre;
 3. Agricultural Conservation-10 (AC-10): Ten (10) acres;
 4. Conservation Preservation (CP): Five (5) acres.
 - b. Non-residential setbacks as established for each zoning district.
 3. A site plan is to be submitted with the application showing:
 - a. Parcel boundary;
 - b. Plot layout;
 - c. Ingress & egress;
 - d. Landscape buffering and any proposed privacy/security fencing.
 4. Accommodations for Perpetual Care and maintenance must be provided for.
 5. Commercial cemeteries must meet all required development standards.

Sumter County Council

THIRD READING

February 11, 2020

Planning Commission Staff Report

OA-19-14, Mini-Warehouse Off-Street Parking Requirements (County)

I. THE REQUEST

Applicant: Planning Staff

Request: Amend Article 8, Exhibit 23: Off Street Parking Requirements for Non-Residential Land Uses of the Sumter County Zoning & Development Standards Ordinance in order to reduce minimum parking requirements for mini-warehouse uses.

II. BACKGROUND

This ordinance amendment is being initiated by Planning Staff in response to discussions with developers concerning the current off-street parking requirements for mini-warehouse uses. The current minimum parking requirement for this specific use is 1 space per every 10 storage units. The intent of this amendment request is to reduce this requirement in order to be in greater alignment with actual parking demand for this use and to support broader best practice goals regarding impervious surface coverage, storm water management, quality of site design, and landscape and tree preservation.

In the mini-warehouse development models most commonly seen in Sumter, customers can (and do) park directly in front of their units in common circulation areas. While these areas are not striped as parking spaces, staff does consider them when reviewing minimum parking standards during site plan review. Recently, there has been some interest in the development of multi-story, climate controlled mini-warehouse units. These types of developments generally have internal unit access, smaller unit size, and larger unit counts. The current requirement of 1 space per every 10 storage units would also apply to this mini-warehouse development model, without the benefit of common circulation area space directly in front of units being used toward meeting minimum off street parking requirements.

This issue has led staff to review the current minimum off street parking requirements for mini-warehouse uses. During this review staff researched the requirements of other jurisdictions, the Institute of Transportation (ITE) Trip Generation Manual, and furnished security gate counts for a 538 unit mini-warehouse development in North Carolina. Based on the findings of this review, staff is recommending approval of a reduced minimum off street parking requirement for mini-warehouse uses. Full details of this review and associated staff analysis are located in the *Analysis Section* of this report.

Proposed Text Amendment

A strike-through of the proposed text amendments are attached as “Attachment #1” The same amendment is being proposed for the City and the County Zoning & Development Standards Ordinances.

1. Amend *Article 8, Exhibit 23: Off Street Parking Requirements for Non-Residential Land Uses* to reduce the minimum required parking for mini-warehouses to 5 spaces or 1 space per 100 storage units, whichever is greater. (COUNTY)

Analysis

In preparing this ordinance amendment request, staff researched the minimum off street parking requirements of other jurisdictions related to mini-warehouse uses. The full results of this research are located in the table below. In general, both the County requires significantly more off-street parking for this use type than the jurisdictions researched. No jurisdiction researched required more off-street parking than our current standard. Only the City of Columbia has a comparable requirement. Lancaster County has no minimum off-street parking requirement for mini-warehouse uses.

Mini-Warehouse Off Street Parking Requirement Comparisons

	Minimum Requirement	Maximum Requirement
City of Sumter/Sumter County, SC	1 space per 10 storage units	NA
City Comparables		
City of Greenville, SC	1 space per 20 storage units	1 space per 10 storage units
City of Spartanburg, SC	1 space per 2000 sf of GFA	NA
City of Rock Hill, SC	1 space 100 storage units	
City of Anderson, SC	1 space per 300 sf of office area, plus any required spaces for onsite dwellings	NA
City of Columbia, SC	1 space per 10 storage units, parking lane in front of units is permitted	NA
City of Shelby, NC	1 space per 5,000 sf of space devoted to storage	NA
County Comparables		
Spartanburg County, SC	1 space per on-site employee, with a minimum of 3 spaces overall	NA
Richland County, SC	5 spaces overall	10 spaces overall
Lancaster County, SC	No minimum or maximum parking requirements for mini-warehouse use	
Brunswick County, NC	5 spaces overall or 1 space per 100 storage units, whichever is greater.	NA

There are multiple study summaries of trip generation rates for mini-warehouse uses in the ITE Trip Generation Manual (9th edition). For studies conducted on the basis of trips generated per storage unit, the average weekday number of total trips is 25 per 100 storage units and the average weekend number of total trips is 18.5 per 100 storage units. It is generally assumed that mini-warehouse trips are spread out fairly evenly on a given today, with many facilities allowing for 24 hour access. It is also assumed that that a portion of site users would generate multiple

round trips per day to this use type. Trip generation rates can be used to assist with determining potential parking demand for a given development, in conjunction with local conditions and other factors.

Also during research for this request, the security gate log records for a 500 plus unit mini-warehouse development were supplied for staff review. The records are for a single Wednesday and a single Saturday in October of this year. The Wednesday gate log records indicate 72 total gate entries from 35 unique customer identification numbers. The Saturday gate log records indicate 50 total gate entries from 33 unique customer identification numbers.

Based on the research highlighted above, staff's conclusion is that our current off street parking requirements for mini-warehouse uses are excessive and should be reduced. The proposed standard of 5 total spaces or 1 space per 100 storage units (whichever is greater) is in general alignment with the standards from other jurisdictions and documented trip generation rates.

Excessive parking requirements increase development cost, increase the amount of overall impervious surface, increase heat island impacts, put excess burden on storm water facilities, and are counterproductive to landscape and tree preservation goals.

III. STAFF RECOMMENDATION

Staff recommends approval of this ordinance amendment as shown in Attachment 1 of this report. The proposed amendment is in general alignment with the Sumter 2040 Comprehensive Plan. Specifically, the implementation section of the Sumter 2040 Plan recommends review and update of both the City and County Zoning & Development Standards Ordinances, with specific mention to evaluation of parking minimums and maximums. Additionally, the current minimum off street parking requirements for mini-warehouses uses are excessive based on staff research analysis and are not supportive of broader goals concerning impervious surface coverage, heat island impacts, storm water management, and landscape and tree preservation.

IV. DRAFT RECOMMENDATIONS

- 1) I move that the Sumter City-County Planning Commission recommend approval of OA-19-13 & OA-19-14, to reduce to minimum off street parking requirement for mini-warehouse uses to 5 spaces or 1 space per 100 storage units, whichever is greater.
- 2) I move an alternate motion.

V. PLANNING COMMISSION – December 18, 2019

The Sumter City – County Planning Commission at its meeting on Wednesday, December 18, 2019 voted to recommend approval of this request.

VI. COUNTY COUNCIL – JANUARY 14, 2020 – FIRST READING

Sumter County Council at its meeting on Tuesday, January 14, 2020 gave First Reading approval of this request.

VII. COUNTY COUNCIL – JANUARY 28, 2020 – SECOND READING / PUBLIC HEARING

Sumter County Council at its meeting on Tuesday, January 28, 2020 gave Second Reading approval of this request.

VIII. COUNTY COUNCIL – FEBRUARY 11, 2020 – THIRD / FINAL READING

ATTACHMENT 1

OA-19-14, Ordinance Strike-Through

Amend Article 8, Exhibit-23 as follows:

EXHIBIT 23: OFF STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

TRANSPORTATION, COMMUNICATIONS, GAS & SANITARY SERVICES	
Railroad, Suburban Transit, Motor Freight Transit & Warehouse	See Note
Mini-Warehouses	4 per 10 Storage Units <u>5 spaces or 1 per 100 storage units, whichever is greater</u>
U.S. Postal Service	1 per 250 sq. ft. GFA
Water Transportation	1 per 300 sq. ft. GFA
Marinas	1 space per 3 boat slips
Local Trucking without storage	1 per 300 sq. ft. GFA
Transportation by air, airport terminals	1 per 60 sq. ft. terminal GFA
Communication Services, Transportation, Electric, Gas, Sanitary Services	1 per 500 sq. ft. GFA
Manned Convenience Centers	1 per 500 sq. ft. GFA



Agenda
Sumter County Council
Committee Meeting: **Land Use Committee**
Tuesday, February 11, 2020 - Held at 5:30 p.m.
Sumter County Courthouse, Third Floor, Room 301
County Council's Chambers – 141 North Main Street, Sumter, SC

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- I. Call to Order – Committee Chairman Charles T. Edens
- II. Invocation: Council Member, Staff, or Citizen
- III. Action On Agenda: Tuesday, February 11, 2020
- IV. New Business
 1. Continued Discussion And Possible Action Concerning: **OA-19-11, Donation Bins -- (County) -- (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.
 2. Discussion And Possible Action Concerning: **OA-19-12 -- Cemeteries In The R-15 District -- (County) -- (20-917)** -- Amend Article 3, Section 3.B.3; Article 3, Exhibit 4, And Article 5, Section 5.B.1.I To Permit Cemeteries In The R-15 District As A C-300 Conditional Use.
 3. **Executive Session** – If Necessary, The Committee May Hold An Executive Session To Discuss: Contractual Matters, Receive A Legal Briefing, Discuss A Potential Economic Development Matter, Property Matters, Or Other Related Executive Session Issues, And Take Appropriate Actions Thereafter.
 4. Additional Information: _____.
- V. Old Business
 1. None
- VI. Adjournment

Committee Members – (Edens, Baten, and Baker)
Appropriate Staff and Community Members
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: February 6, 2020

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

The following Monthly Activity Report is submitted for the month of January, 2020 from the Sheriff's Office:

EXECUTIVE TEAM:

LEGAL/INTERNAL AFFAIRS

Contractual Matters - 3

FOIA Requests - 12

Subpoenas - 2

Discovery Requests - 33

Lawsuits: Filed - 3 Disposed - 2

Appeals - 0

Jury / Bench Trials Disposed - 21

Status conferences: 0 Cases scheduled: N/A

DMV Hearings: 1

Fines assessed - \$10,165.00 Fines suspended - \$0.00 Total fines - \$10,165.00

Incarcerations - 0

Internal Affairs Investigations - 4

Mileage - 2,243

Training Hours - 13.25

Civil Papers - 0

Miscellaneous Legal: 8

GRANTS AND TESTING:

Grants researched - 2

Grants applied for - 0

Grants Awarded - 0

PROFESSIONAL STANDARDS

SEX OFFENDER REGISTRY:

Required Home Visits – 6
Training Hours – 2
Registrations – 73
New Registrations – 1
Special Operations - 3
Warrants Signed - 0 Arrests – 0
Complaints - 0
Transfers in/out of county – 2
Agency / Division Meetings – 0
Hearings /Trials – 1
Annual fees assessed – \$1,800.00
Mileage – 1,148

RECRUITING AND HONOR GUARD:

Mileage – 2,188
Applications received – 9
Interviews – 9
Recruiting events – 0
Hiring boards conducted – 0
Public relation events attended - 0
Honor guard events – 0
Background Checks – 0
Special Assignment – 0

INFORMATION TECHNOLOGY

Software - 24
Hardware - 14
Virus - 0
E-Mail - 8
Printer - 4
Meetings/Projects – 3
Server Issues – 4

PATROL DIVISION:

PATROL

Accidents Investigated - 3
Arrests – 48
Agencies Assisted - 30
Assist motorists – 34
Complaints – 2,894
Driver's license checks – 41
DUI/Data Master – 2
DUS – 34
Escorts – 1
Fines assessed – \$53,729.00 Fines suspended – \$4,676.00 Total fines – \$49,053.00
Mental Patients – 8
Mileage – 73,378
Other citations – 127
School visits – 36
Training hours - 46

CAT TEAM:

Accidents investigated – 1
Arrests - 33
Assisted motorists – 12
Complaints – 87
COP Meetings – 7
D.U.I. / Data Master – 0
D.U.S. – 48
Driver license checks – 63
Fines assessed – \$55,376.00 Fines suspended – \$ 0.00 Total fines – \$55,376.00
Interdiction hours – 0
Mileage – 20,629
Petitions – 0
Saturation hours – 122.5
Training hours - 18
Agencies assisted - 8

CANINE UNIT:

Search Warrants - 1
Training Hours – 80
Agencies assisted - SC Highway Patrol – 0 Sumter Police Department – 0 Other – 0

CRIME PREVENTION:

Complaints – 86
COP Meetings - 20
DARE Classes -14
Mileage – 3,146
School visits - 10
Training hours – 6

POLYGRAPH:

Polygraphs – 12

SCHOOL RESOURCE OFFICERS/ ADMINISTRATION:

Accidents - 1
Arrests- 0
Assisted Motorists – 5
Complaints – 122
Fines Assessed – \$0.00 Fines Suspended – \$0.00 Total Fines – \$0.00
Mental Patients – 0
Mileage – 11,438
Other Violations – 2
Petitions – 1
School Visits - 66
Training hours – 160
Agencies assisted - SC Highway Patrol – 0 Sumter Police Department – 0 Other – 0

INVESTIGATIONS:

CRIMINAL INVESTIGATIONS DIVISION:

Accidental/natural death/suicides – 0
Arrests – 51 (Adults – 50) (Juveniles – 1)
Arson – 2
Assaults (general) – 21
Assaults (sexual) – 4
Assist other agencies – 7
B & E auto – 11
Bomb threats – 0
Breach of trust – 9
Burglaries – 30
Child abuse/neglect – 2
Contributing to the delinquency of a minor – 0
Counterfeit/credit card fraud/fraud/forgery – 9
Crime scenes worked – 44
Crime scene hours – 110
Criminal domestic violence – 17
Criminal warrants – 78
Emergency protective custody – 0
Fugitive from justice – 1
Identity theft – 5
Incorrigible child – 6
Indecent exposure – 0
Interfering with the operation of a school bus – 0
Kidnapping – 0
Larcenies (general) – 56
Larcenies (auto) – 9
Lynching – 0
Malicious injury to property – 18
Mileage – 30,300
Missing Person – 2
Murder – 1
Petitions – 1 (Juvenile)
Pointing/presenting a firearm – 7
Recovered property – \$46,000.00
Robberies – 2
Runaways – 7
Search warrants – 44
Stakeouts – 1
Stalking – 2
Stolen Property – \$194,507.00
Threatening a public official – 1
Training Hours – 4
Unlawful use of telephone – 7
Weapons violations – 3

FORENSICS:

Autopsy – 2
Autopsy Hours – 12

NARCOTICS DIVISION:

Arrests – 6
Fines Assessed - \$0.00 Fines Suspended – \$0.00 Total Fines - \$0.00
Mileage – 12,094
Search warrants – 6
Training hours – 45
Drug complaints – 39
Seizures – currency - \$25,045.00 vehicle(s) - 0
Surveillance – 398 hours
Agencies assisted - SC Highway Patrol – 0 Sumter Police Department – 0 Other – 1
Recovered narcotics: Marijuana wt. – 2,778.253 grams Marijuana Plants - 0
 Crack cocaine – 18 grams Cocaine powder – 94.2 grams
 Heroin – 30.67 grams Methamphetamine – 178.54 grams
 All Pills – 130 Other drugs- 0

VICTIM ADVOCATE:

Interviews of Victims/Witnesses - 4
Meetings with Victims and/or families) – 92
Court Appearances – 7
Meetings (interoffice) – 102
Meetings (Prosecutors & Court Officials) – 6
Meetings (other agencies) - 30
Child forensic interviews – 0
Called to scene – 3
Debriefings & Defusings – 2
Special Assignments – 1
Training (Attended & Conducted) – 0
Mileage – 1,811
Disciplinary Hearing/Inmate Representative – 0

CIVIL PROCESS:

WARRANTS DIVISION

Arrests – 2
Attempted service – 338
Bench warrants – 1
Civil Papers -514
Complaints – 29
Criminal warrants – 2
Executions – 17
Fines Assessed - \$1,062.50
Fines Suspended -\$ 0.00
Total Fines - \$1,062.50
Mileage – 10,248
Sheriff's fees – \$6,107.50
Training hours- 0

FAMILY COURT DIVISION:

Arrests – 0
Bench warrants – 27
Criminal warrants – 16
Family Court Security – 19 days 1,976 hours
Fines Assessed - \$31,211.10
Fines Suspended - \$0.00
Total Fines - \$31,211.10
Mileage – 11,980
Non-service – 20
Petitions - 0
Training hours – 1
Total papers – 416 issued, 344 served = 82 % service
Total value of process – \$457,460.38
Transportation, adult – 0
Transportation, juvenile – 0

SPECIAL OPERATIONS:

TRAINING

Assist Motorists – 2
Complaints - 0
Meetings - 2
Mileage – 3,352
School Visits - 5
Training hours – 88
Training Classes - 3

ANIMAL CONTROL:

Animal control complaints – 127
Animals picked up – 66
Mileage – 4,562
Money collected – \$510.00

CODES ENFORCEMENT:

Certified mail – 4
Codes Violations - 42
Complaints – 39
Fines assessed – \$3,052.00
Fines suspended – \$200.00
Total fines - \$2,852.00
Mileage – 3,527
Training hours – 2

QUARTERMASTER:

Uniform & Equipment – 38

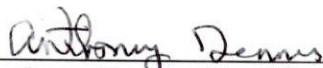
TOTALS FOR ALL DEPARTMENTS:

Complaints – 3,423
Arrests – 140
Civil Papers – 514
Currency Seizures - \$.00
Training Hours – 465.25
Mileage – 192,045
Petitions - 2
Mental Patients – 8
Fines assessed – \$155,105.60
Fines suspended – \$ 4,876.00
Total fines – \$150,229.60
Stolen Property – \$194,507.00
Recovered property – \$ 46,000.00
Sheriff's fees – \$6,107.50
Codes Violations – 42
Escorts – 1
Agencies assisted - SC Highway Patrol – 0 Sumter Police Department – 0 Other – 46
Recovered narcotics: Marijuana wt. – 2,778.253 grams Marijuana Plants - 0
Crack cocaine – 18 grams Cocaine powder – 94.2 grams
Heroin – 30.67 grams Methamphetamine – 178.54 grams
All Pills – 130 Other drugs- 0

STATISTICS BELOW REPORTED TO SLED

Homicide – 2
Robbery / Armed Robbery - 4
All other larceny – 47
Arson – 2
Assaults (Simple) – 57
Assaults (Aggravated) - 19
Assaults (sexual) – 1
Theft (motor vehicle) – 10
Theft from motor vehicle – 13
Theft motor vehicle parts/accessories - 8
Burglaries – 27
Kidnapping – 1
DUI – 3
Suicide – 5
Missing Person – 4

Respectfully submitted,



Anthony Dennis, Sheriff



You're Invited

Grand Reopening of Swan Lake
& Dedication of Seven Swans

(A SCULPTURE by GRAINGER M^CKOY)

Wednesday, February 12, 2020 at 3pm

822 W. LIBERTY STREET, SUMTER, SC

LIGHT REFRESHMENTS TO FOLLOW

AT THE VISITORS CENTER