



Agenda
Sumter County Council
Regular Meeting
Tuesday, July 23, 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: July 23, 2019

5. APPROVAL OF MINUTES: Regular Meeting Held On

- 1) Regular Meeting Tuesday, July 9, 2019

6. LAND USE MATTERS AND REZONING REQUESTS:

- 1) **RZ-19-08 -- 828 Bethel Church Road -- (County) – Public Hearing/Second 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 # 223-08-01-004.(Prior To Council Taking Action On Second Reading, A Public Hearing Will Be Held.)
- 2) **RZ-19-09 -- 3909/3901/3875/3855/3885 Camden Highway -- (County) – Public Hearing/Second Reading --** A Request To Rezone Five (5) Parcels From Agricultural Conservation (AC) To Limited Commercial (LC). The Property Is Located At 3875, 3855, 3885, 3901and 3909 Camden Highway And Is Represented By Tax Map #S 190-16-01-003, 190-16-01-004, 190-16-01-005, 190-1601-16 & 190-16-01-26. (Prior To Council Taking Action On Second Reading, A Public Hearing Will Be Held.)

7. OTHER PUBLIC HEARINGS:

- 1) None

8. NEW BUSINESS:

- 1) Annual Report From Midland's Fatherhood Coalition.
- 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) **Fiscal, Tax, And Property Committee Meeting To Be Held At 5:30 p.m. On Tuesday, July 23, 2019**, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (McCain, Edens, and McGhaney)

2) **Report From Council Members On Other Meetings, Trainings, And/Or Conferences; And Any Other Council Comments.** (Note: A Forfeited Land Commission Meeting Will Be Held On Tuesday, July 23, 2019, In County Council's Conference Room at 4:45 p.m.)

11. MONTHLY REPORTS:

1) SCAC Conference

2) Commander's Breakfast

12. COUNTY ADMINISTRATOR'S REPORT:

13. PUBLIC COMMENT:

14. ADJOURNMENT:

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

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



Minutes
Sumter County Council
Regular Meeting
Tuesday, July 9, 2019 -- Held at 6:00 p.m.
County Administration Building -- County Council Chambers
13 E. Canal Street, Sumter, SC

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COUNCIL MEMBERS PRESENT: James T. McCain, Chairman; James R. Byrd, Jr., Vice Chairman;

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Gary Mixon, Mary W. Blanding, Johnathan Bryan, Lorraine Dennis, Keysa Rogers, George McGregor, Deputy McLeod, and Joe Perry.

MEDIA PRESENT: *The Item* Newspaper

PUBLIC PRESENT: Approximately nine members of the public were present.

CALL TO ORDER: Chairman James T. McCain, Jr. called the Sumter County Council meeting of July 9, 2019 to order.

INVOCATION: Councilman Vivian Fleming McGhaney gave the invocation.

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

APPROVAL OF AGENDA: Regular Meeting Tuesday, July 9, 2019

Chairman McCain stated that he would entertain a motion to approve the agenda for the July 9, 2019, meeting of Sumter County Council.

ACTION: MOTION was made by Councilman Baten, seconded by Councilman Sumpter to approve the agenda as presented.

APPROVAL OF MINUTES: Regular Meeting Tuesday, June 25, 2019

Chairman McCain stated that he would entertain a motion to approve the minutes of June 25, 2019.

ACTION: MOTION was made by Councilman Sumpter, seconded by Vice Chairman Byrd, and unanimously carried by Council to approve the minutes of June 25, 2019, as presented.

LAND USE MATTERS AND REZONING REQUESTS:

Planned Development/Rezoning Requests

- (1) **RZ-19-08 – 828 Bethel Church Road – (County) – First 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 # 223-08-01-004.**

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 Highway US 15, South, frontage with R-15 on the western portion that fronts on Bethel Church Road.

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

The subject property currently contains two active businesses: Sportsmans 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 both uses from Bethel Church Road.



Above Left: View of Sportsmans Stop & Shop from Bethel Church Road; **Above Right:** View of Bethel Tire Services from Bethel Church Road.

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

Mr. McGregor stated that 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 Highway US 15, South, are a result of strip commercial zoning that occurs along the Highway US 15, South, corridor.

It was also stated that the R-15 zoning present on the subject property allows for medium to large lot residential development.

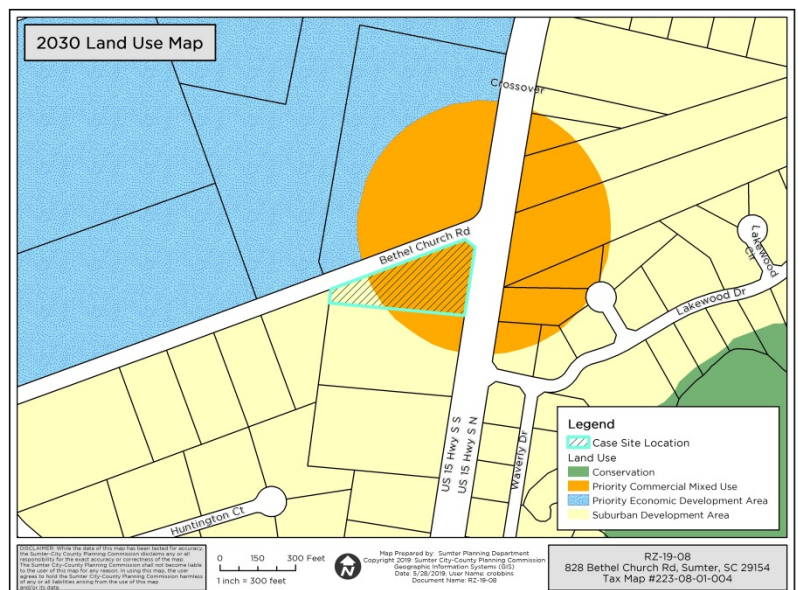
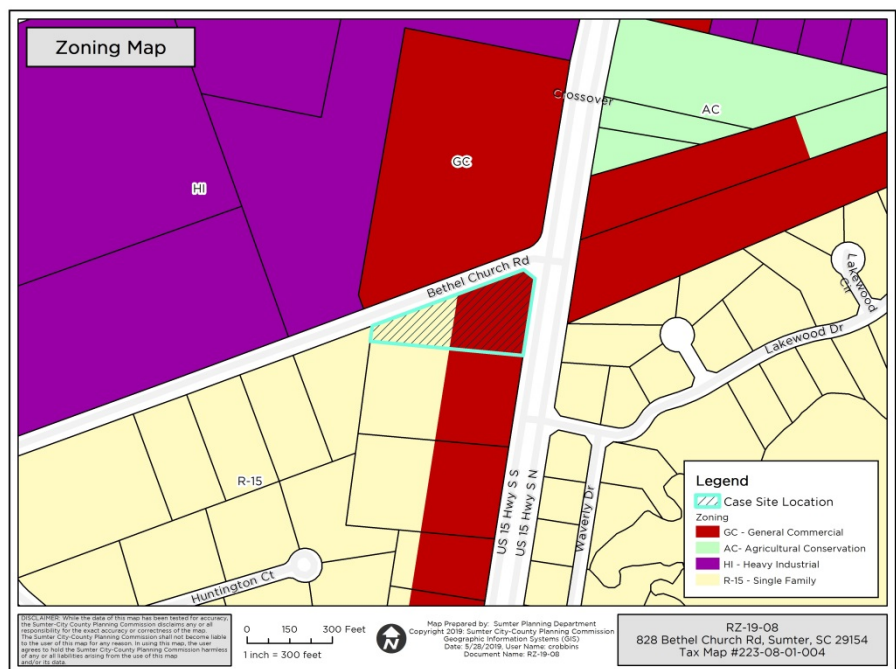
Commercial uses are extremely limited within this district, and the Auto Service use is not permitted. The current use is considered to be grandfathered and nonconforming. Rezoning the R-15 portion of the site to General Commercial (GC) allows for a wide array of commercial uses, including the existing Auto Service.

Additionally, the subject property is also influenced by the Sumter County Highway Corridor Protection District (HCPD), a design review overlay district that influences the 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 within the HCPD.

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, and 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 Road and Highway US 15, South, 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.

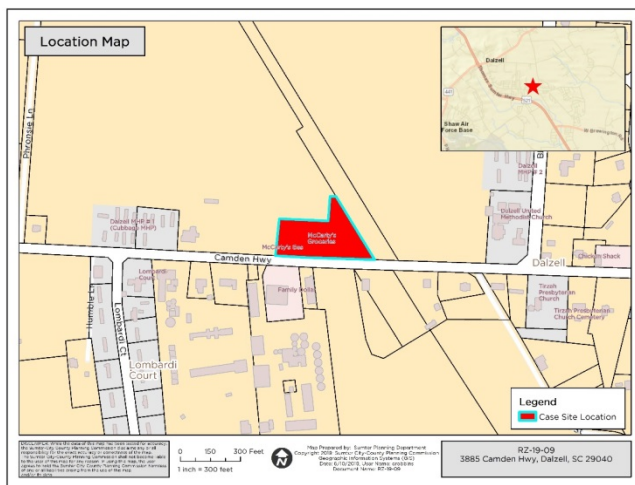
The Planning Department staff and the Planning Commission members recommended approval of the request.

ACTION: MOTION was made by Vice Chairman Byrd, seconded by Councilman Sumpter, and unanimously carried by Council to grant first reading for this rezoning request.

- (2) **RZ-19-09 -- 3909/3901/3875/3855/3885 Camden Highway -- (County) – First 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 #S 190-16-01-003, 190-16-01-004, 190-16-01-005, 190-16-01-006 & 190-16-01-007.**

The Planning Director, Mr. George McGregor, presented this rezoning request on behalf of Mr. Trotty McCarty, the property owner. 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 requested this rezoning in order to facilitate future commercial development on the site. Part of the site (3909 Camden Highway) is the current location of the McCarty's Convenience Store. The rest of the site was either vacant or undeveloped.

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



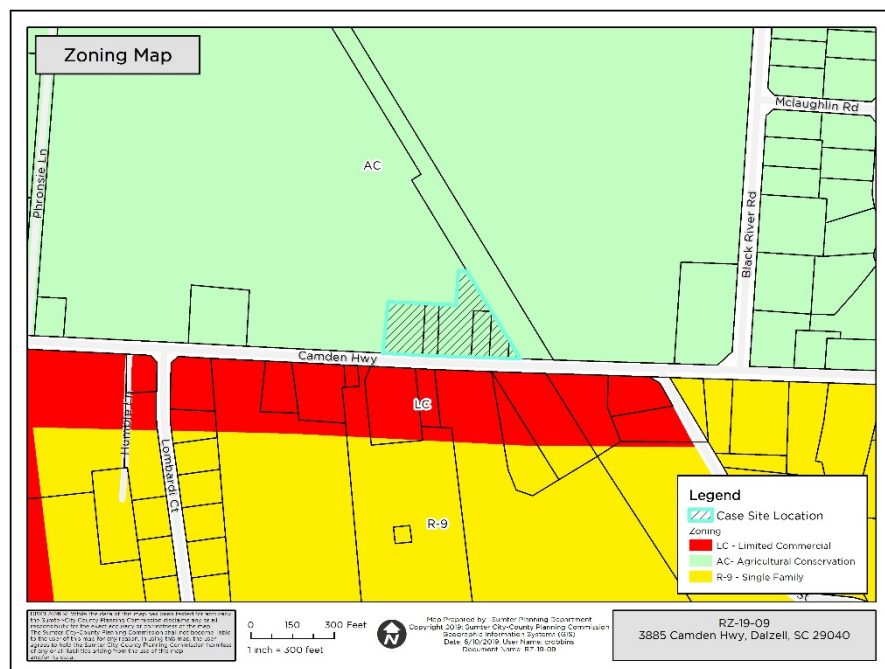
***Above:** The site is on the north side of Camden Highway, east of the intersection of Camden Highway, and Lombardi Court.*



Above & Below: Views of the property from Camden Highway.



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, with 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 Family Dollar are south of the property.

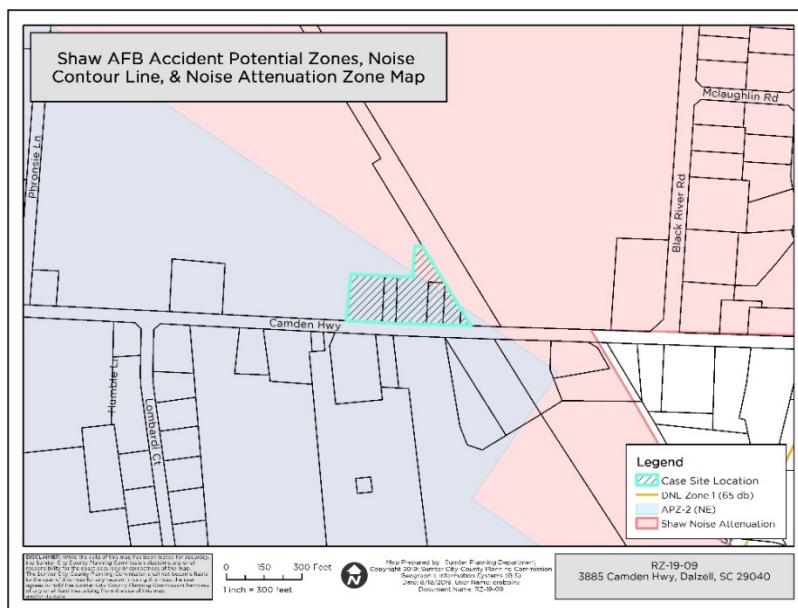


Mr. McGregor also stated that the intent of the Agricultural Conservation zoning designation is to encourage flexibility in the development of land in order to promote its appropriate use. Additionally, the AC district allows many commercial uses as conditional uses.

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:

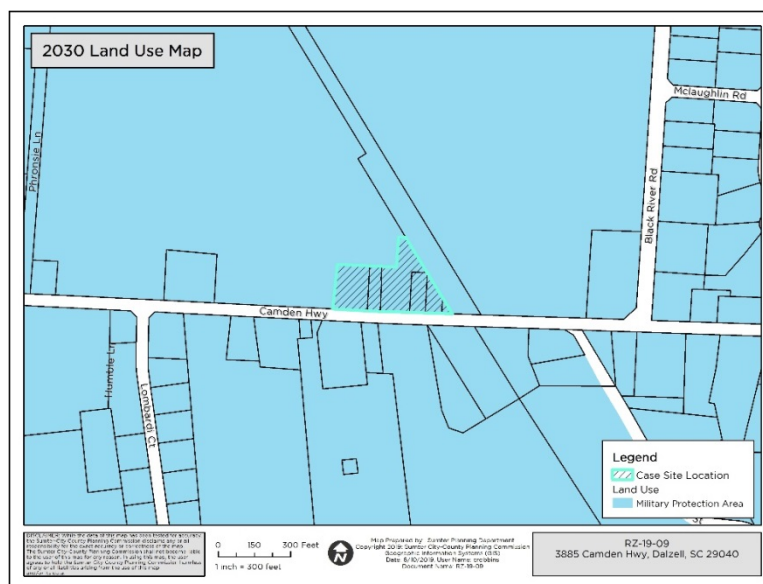
As shown in the map to the right, the majority of the site is impacted by the Accident Potential Zone (APZ) as well as the Shaw Noise Attenuation overlays. The APZ strictly limits the pattern of development as noted by the *Sumter County - Zoning and Development Standards Ordinance*. Uses compatible in the APZ are only compatible if they do not result in a large concentration of people, which 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 people per acre at any time. The APZ also severely limits the types of commercial uses allowed in the overlay.



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 to the critical military institution.

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

After all comments, the Chairman called for a motion on this proposed rezoning request as presented.



ACTION: MOTION was made by Councilman Edens, seconded by Councilman Sumpter, and unanimously carried by Council to grant first reading approval as presented.

OTHER PUBLIC HEARINGS:

- (1) None

NEW BUSINESS:

- (1) **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.**

No executive session was held.

OLD BUSINESS:

- (1) None

COMMITTEE REPORTS:

- (1) **Public Works Committee Meeting To Be Held At 5:40 p.m. On Tuesday, July 9, 2019, In County Council's Conference Room 13 E. Canal Street, Sumter, SC. (Baker, Baten, and Sumpter)**

The Public Works Committee Chairman, Councilman Artie Baker, gave the following report and recommendation from the Committee Meeting. He stated that the Committee reviewed a request from the Public Works Department to allow the Lewis Brothers of Currie, Inc. to repair rail tracks in Sumter, South Carolina, in which the repairs will cost approximately \$16,138. The funds will come from the County's Infrastructure Account.

ACTION: MOTION and second were received from the Committee, and unanimously carried by Council to secure up to \$16,138 from the County's Infrastructure Account to fund this expense as outlined in the Committee Report.

- (2) **Technology/Personnel Committee Meeting To Be Held at 5:50 p.m. On Tuesday, July 9, 2019, In County Council's Conference Room 13 E. Canal Street, Sumpter, SC (McGhaney, Byrd, Sumpter)**

Councilman Vivian Fleming McGhaney presented the Technology/Personnel Committee report and recommendations to Council members. She stated that Assistant County Administrator, Lorraine Dennis, made a request to allow the County to approve the interaction and offering of NACO's Live Healthy Program Affordable Health Care to the County employees and make this Health Card available to anyone in the greater Sumter Community. The Committee was reminded that County Council previously approved the issuance and use of a Prescription Discount Card through NACO. The Healthy Program Affordable Health Care will not be of any expense to the County, but will be a reduced cost to County employees that decide to use this program. Council members asked that the Community Centers, South Sumter Resource Center, and other areas throughout the County are informed of this Health Card.

ACTION: MOTION and second were received from the Committee, and unanimously carried by Council to approve Sumter County and its Employees to participate in NACO's Healthy Program Affordable Health Care program.

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

Councilman Eugene Baten reported on a meeting that was held by the Sumter Branch of the NAACP concerning matters relating to the School District and the R. E. Davis Academy. He stated that there were approximately 75 members of the community at the meeting. Items that were discussed included problems expressed by the children and parents regarding the R. E. Davis Academy. He stated that it appears the kids and parents are concerned about safety issues at the facility. The new superintendent, Penelope Martin Knox, was also present and took many notes during the meeting. She reminded the group that as of the meeting, there was approximately 40 days before school would begin, and it may be impossible to address all the concerns before the beginning of school. However, she stated that she will prioritize the concerns and make those changes first, if possible. Dr. Martin also said that she will appoint a Panel that will work with the School Board to address issues and concerns. Councilman Baten stated that the meeting was very productive.

Councilman Baker asked where the Alternative School would be located, and it was stated that it will still be at Brewington Academy.

Councilman McGhaney stated that she also attended the meeting; however, she was asked to attend as a member of Sumter County Council.

Councilman Baten stated that although he is a Board member with the Sumter Branch of the NAACP, he was asked to attend as a member of Sumter County Council.

MONTHLY REPORTS

- 1) One Sumter 5th Unity Prayer Breakfast
- 2) Tandem Legislative Lunch
- 3) Sumter Housing Study

Summer Youth Employment: Mrs. Keysa Rogers reported that the Summer program for Youth Employment is underway, and two students are present tonight: Maiya Lint and A'Yonna Young. She also stated that there are 38 students in the program this year.

COUNTY ADMINISTRATOR'S REPORT

None

PUBLIC COMMENT

The Chairman asked if anyone wished to speak during public comment. He asked each person to speak through the Chairman and not to make any personal comments. Each person could speak for three minutes.

- **Willa Templeton** stated that she would like for her Council District to have a Town Hall Meeting. She also would like to find the breakdown for the notification of change through the Planning Department. She wants to see the budget mailing notification, and how much money is applied each time.

ADJOURNMENT

After all discussion and comments from the public were addressed, Motion was made by Councilman Edens, seconded by Councilman Sumpter to adjourn the meeting of Sumter County Council at 6:19 p.m.

Respectfully submitted,

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

Mary W. Blanding
Clerk to County Council
Sumter County Council

Approved: _____

I certify that public and media notification of the above-mentioned meeting was given prior thereto as follows required by Freedom of Information:

Public Notified: Yes

Manner Notified: Agendas posted on bulletin board on third floor of the Administration Building.

Date Posted: July 8, 2019

Media Notified: Yes

Manner Notified: Agenda Information is listed on Sumter County's Home Page, and E-mailed to The Item, The Chamber, WIS-TV, WBTW, and Time Warner Cable.

Date Notified: July 3, 2019

Respectfully submitted,
Mary W. Blanding
Mary W. Blanding



Sumter City-County

Planning Department

DERON L. MCCORMICK
GARY M. MIXON
CITY MANAGER
ADMINISTRATOR

GEORGE K. MCGREGOR
PLANNING DIRECTOR

COUNTY

MEMORANDUM

TO: Mary Blanding, Clerk to County Council

FROM: George K. McGregor, AICP, Planning Director

DATE: July 18, 2019

SUBJECT: COUNTY COUNCIL AGENDA – July 23, 2019

The Sumter City-County Planning Commission will have the following land use item(s) for review at County Council on Tuesday, July 23, 2019:

SECOND READING / PUBLIC HEARING

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

July 23, 2019

Second Reading / Public Hearing

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

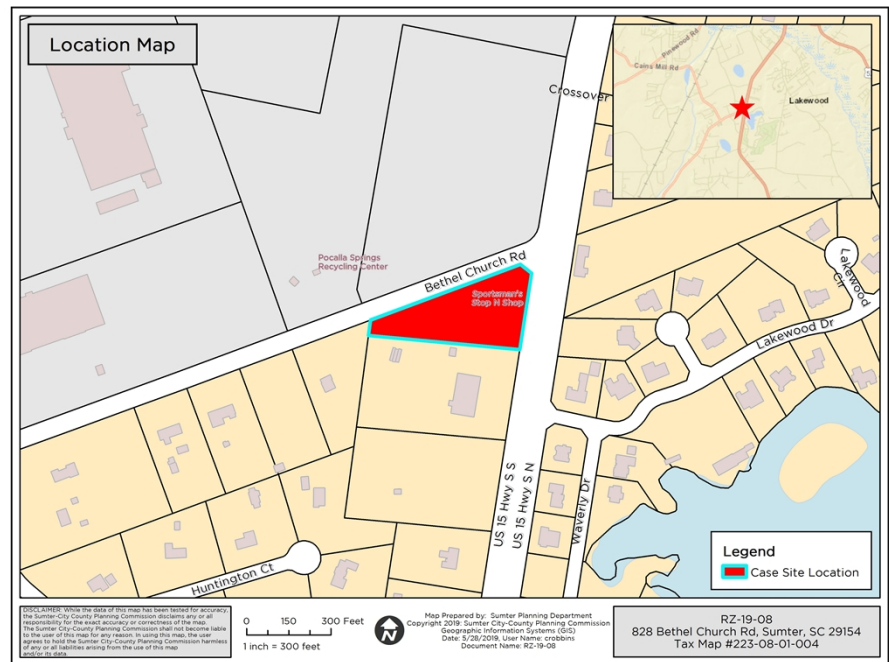
Tax Map Reference: 223-08-01-004

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

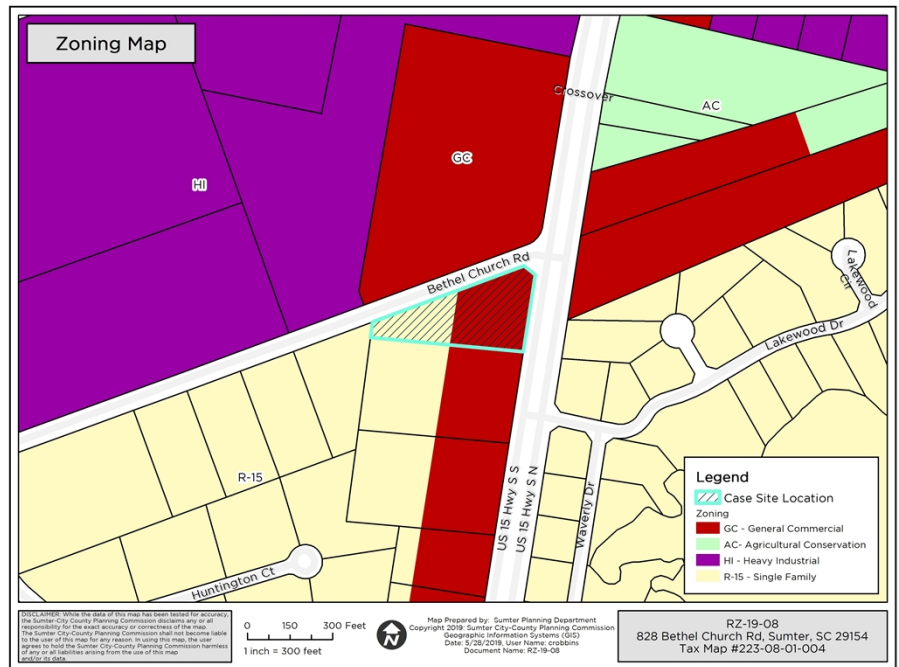
The owner of the property intends to divide the land in order to separate the two uses into separate parcels. A graphic showing the applicant's proposed division is shown below. Rezoning the western portion of the property to a commercial designation is being sought prior to subdividing the land.



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.



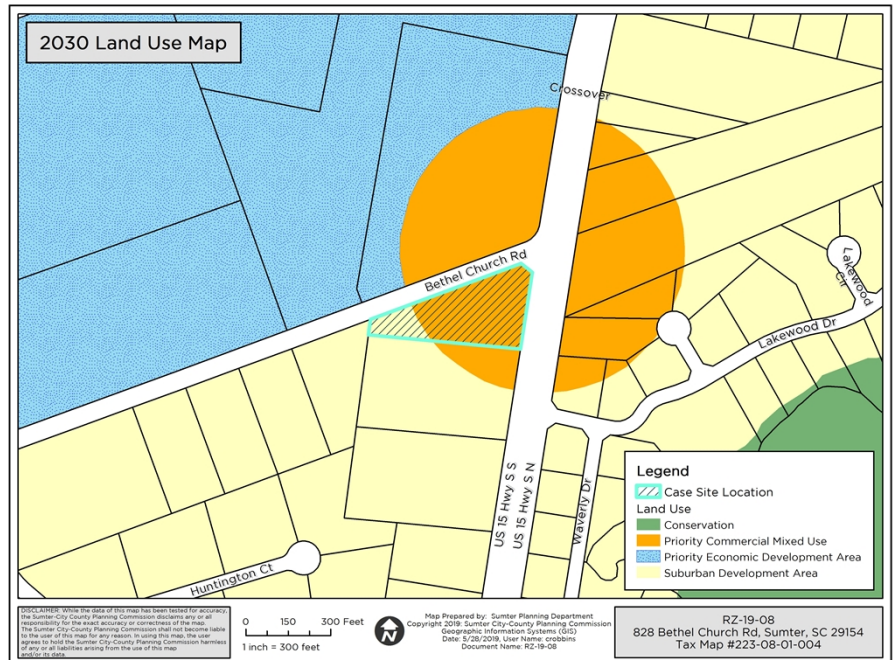
The subject property is also influenced by the Sumter County Highway Corridor Protection District (HCPD), a design review overlay district that influences exterior appearance of structures and other site

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

Sumter County Council

July 23, 2019

Second Reading / Public Hearing

Planning Commission Staff Report

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

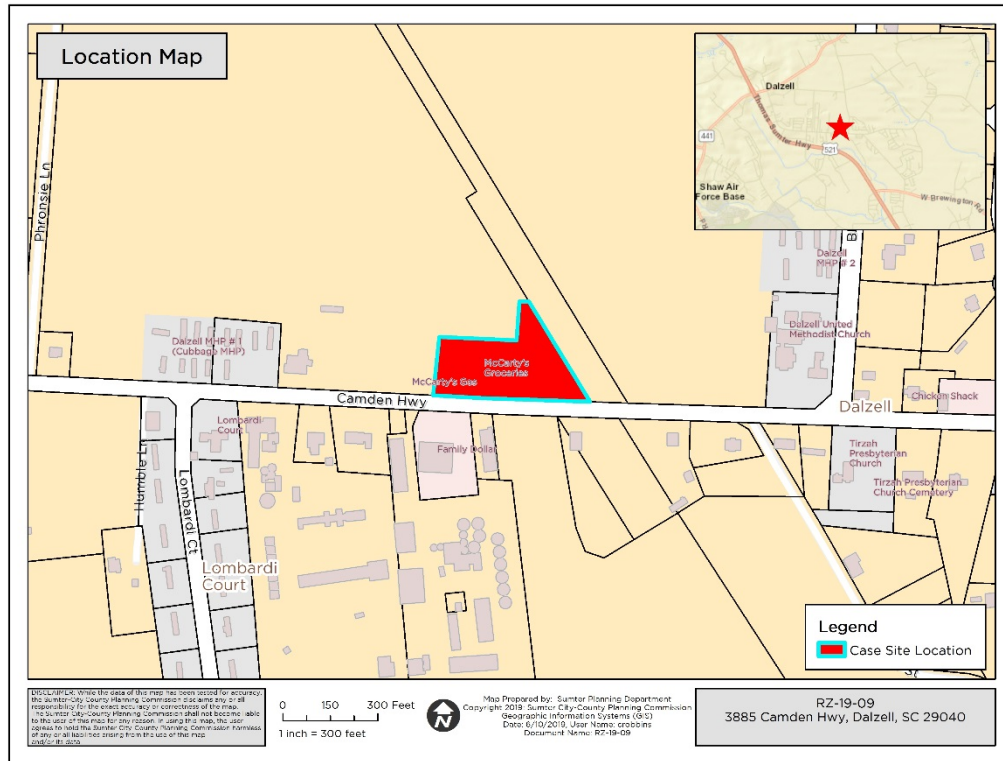
I. THE REQUEST

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



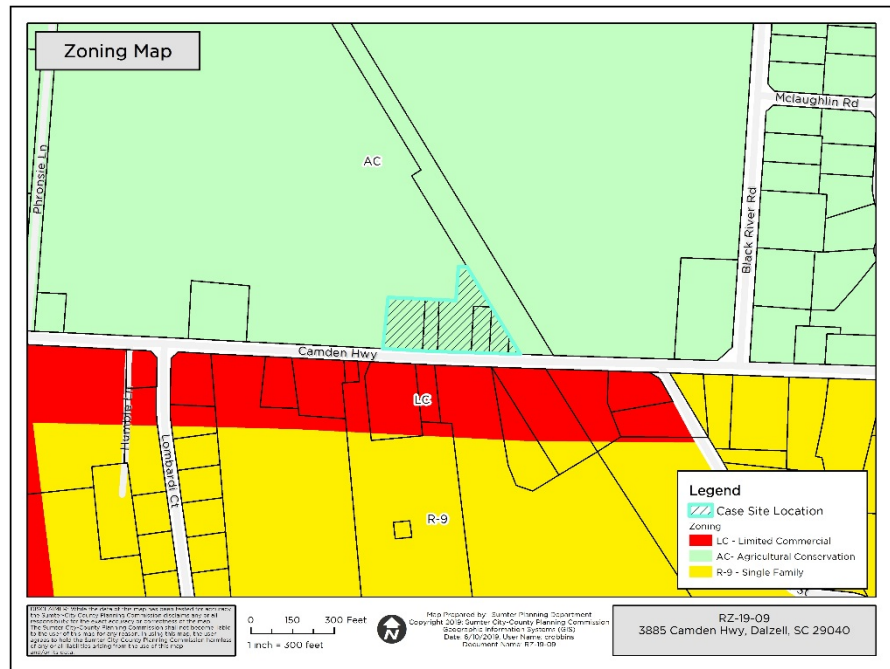
Above: The site is on the north side of Camden Hwy. east of the intersection of Camden Hwy. and Lombardi Ct.



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.

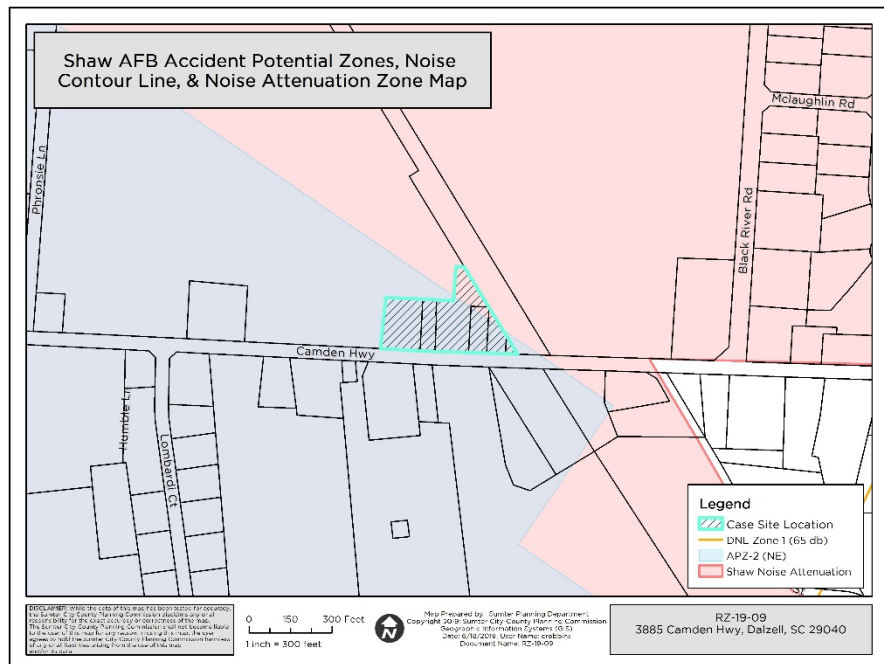


The intent of the Agricultural Conservation zoning designation is to encourage flexibility in the development of land in order to promote its appropriate use. Additionally, the AC district allows many commercial uses as conditional uses.

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:

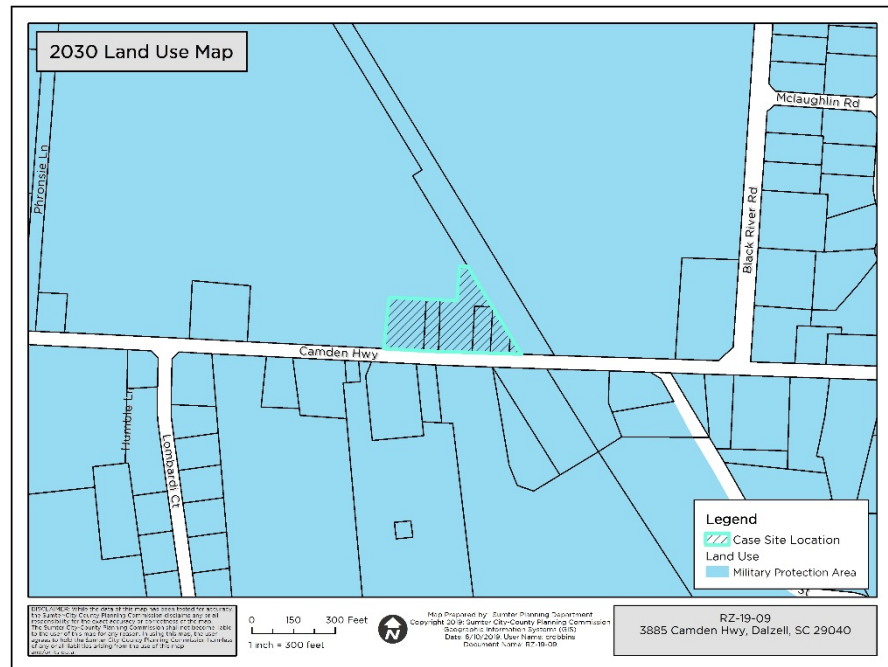
As shown in the map to the right, the majority of the site is impacted by the Accident Potential Zone (APZ) as well as the Shaw Noise Attenuation overlays. The APZ strictly limits the pattern of development as noted by the *Sumter County - Zoning and Development Standards Ordinance*. Uses compatible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

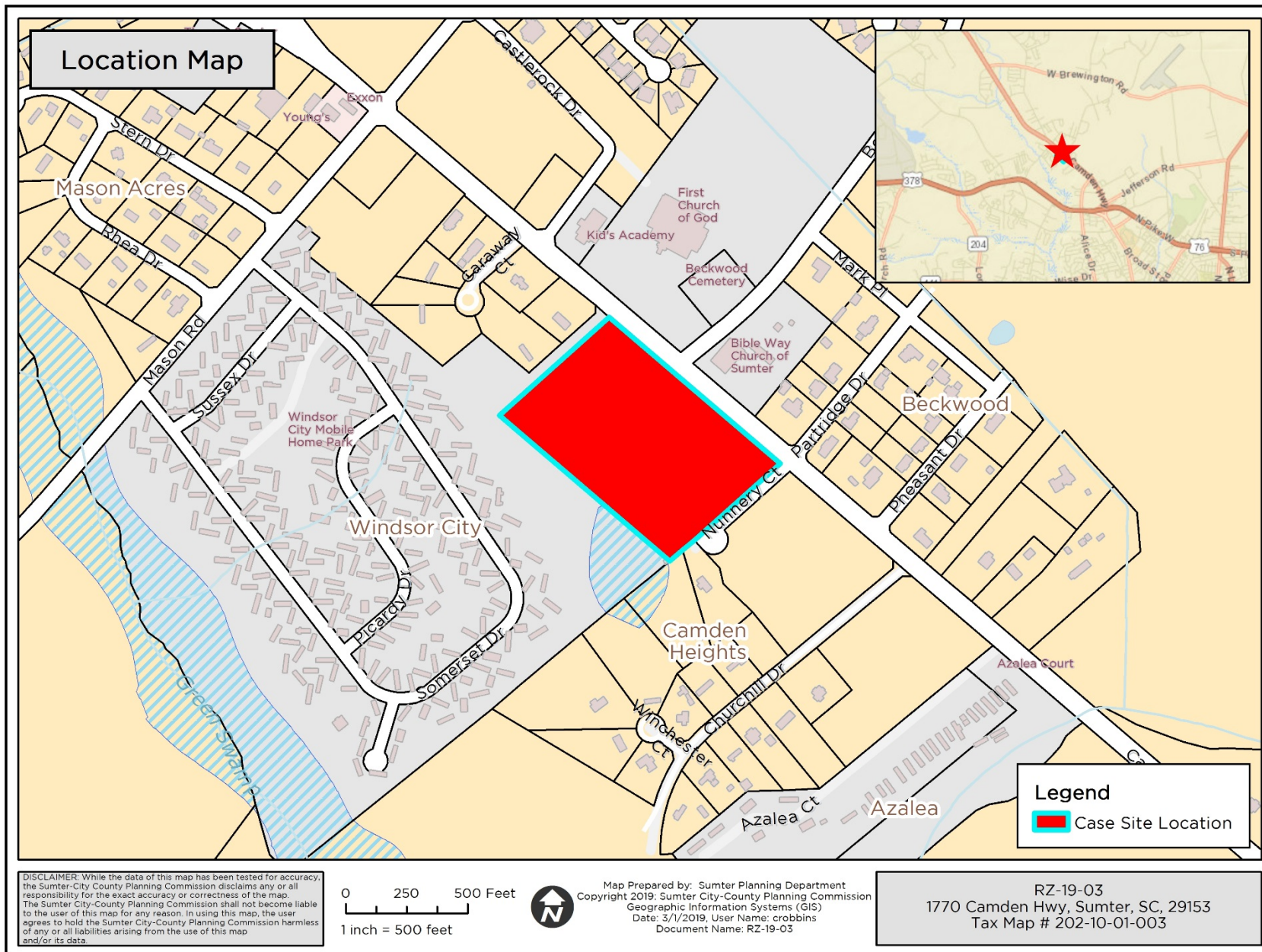
VI. PLANNING COMMISSION – JUNE 26, 2019

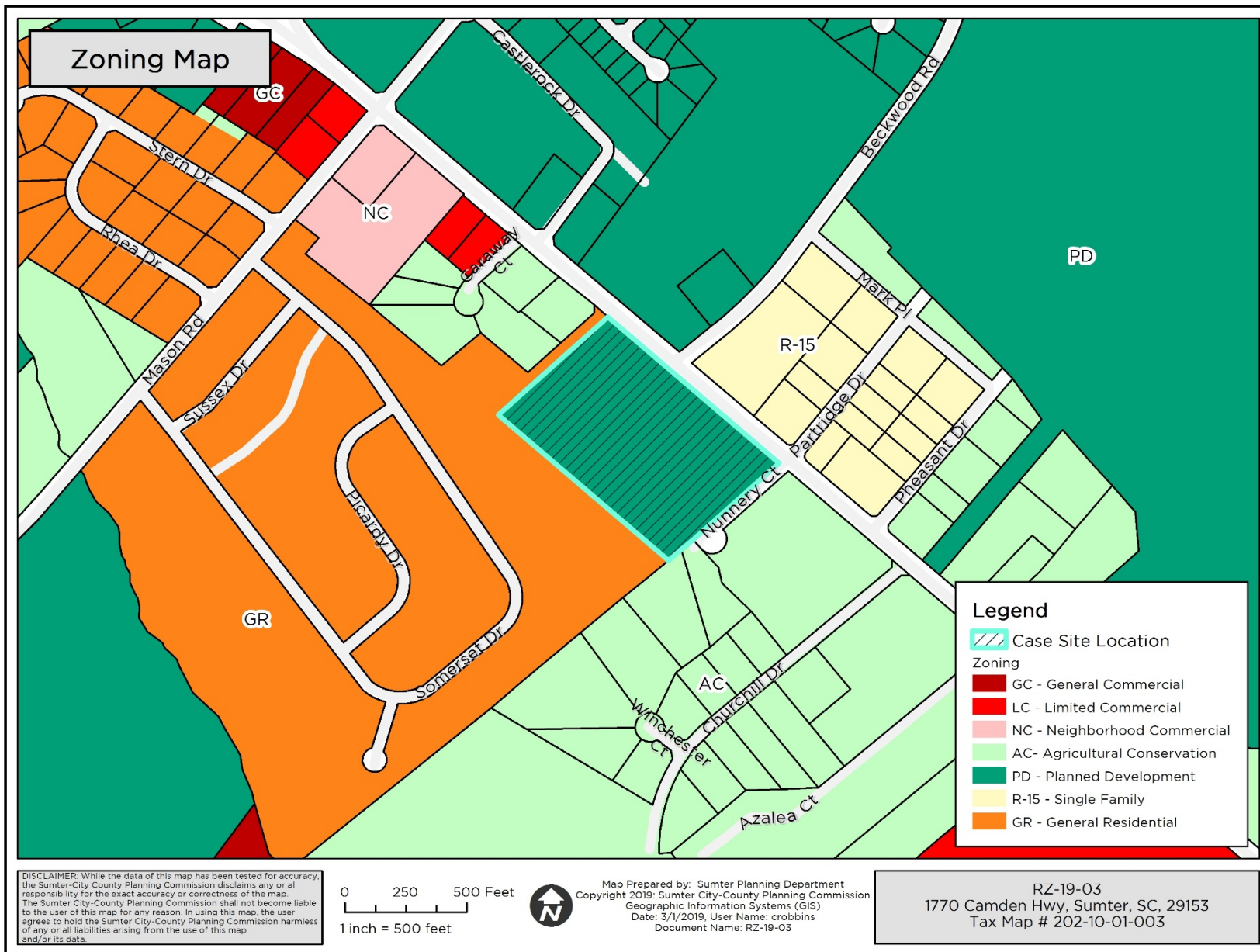
The City – County Planning Commission at its meeting on Wednesday, June 26, 2019 recommended rezoning to Limited Commercial.

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

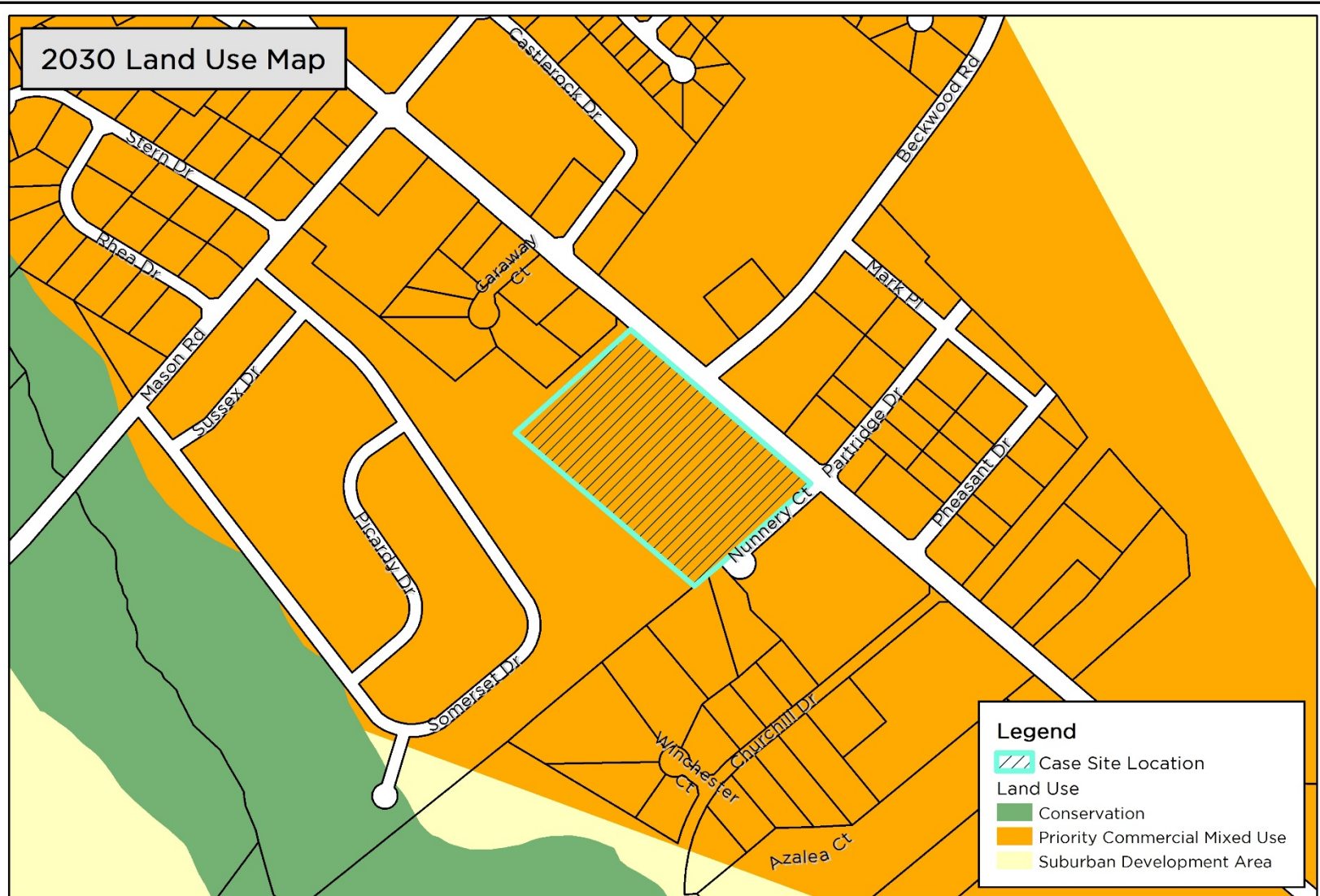
The Sumter County Council at its meeting on Tuesday, July 9, 2019 gave First Reading approval of this request.

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





2030 Land Use Map



Legend

-  Case Site Location
- Land Use
 -  Conservation
 -  Priority Commercial Mixed Use
 -  Suburban Development Area

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

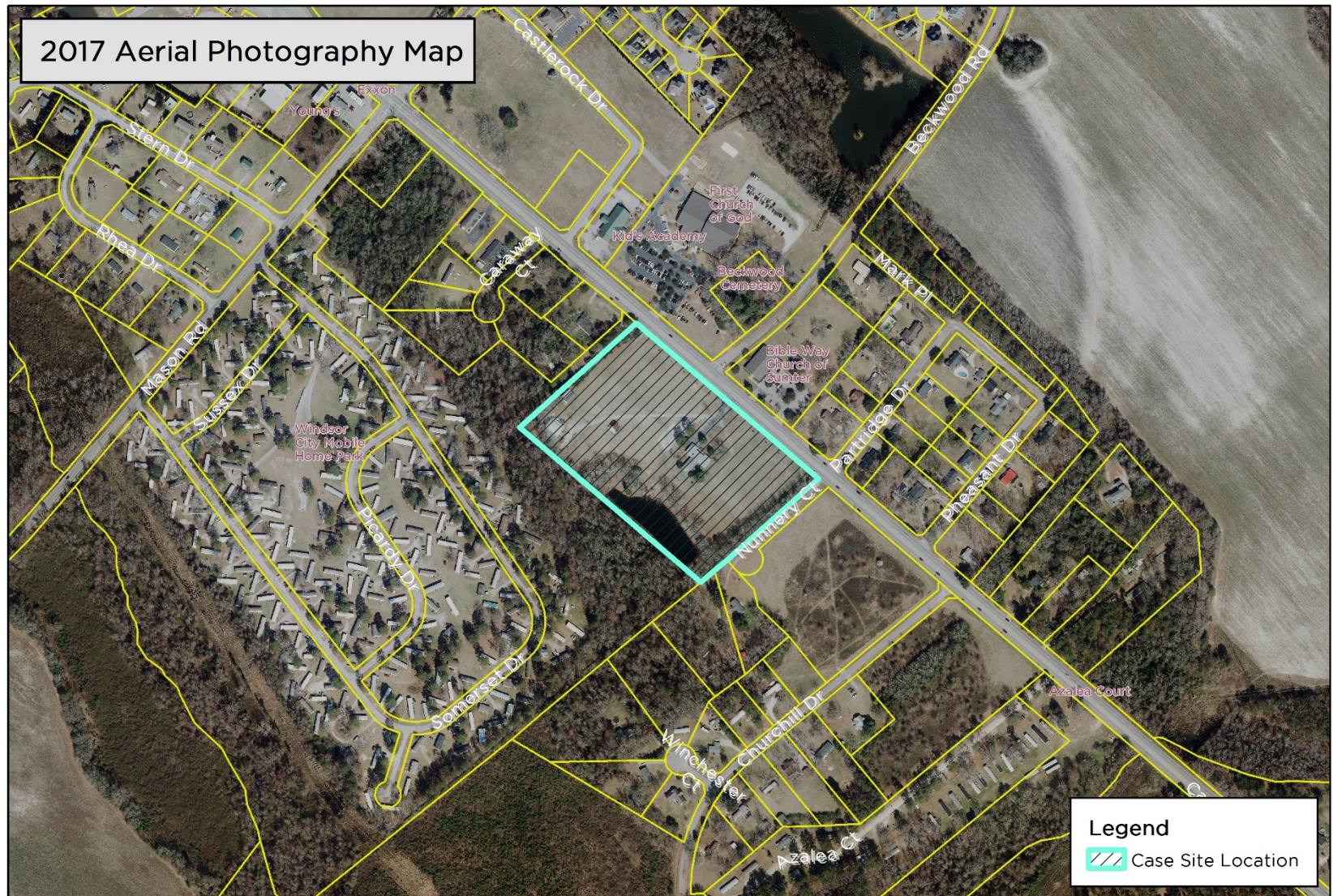
0 250 500 Feet
1 inch = 500 feet



Map Prepared by: Sumter Planning Department
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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.

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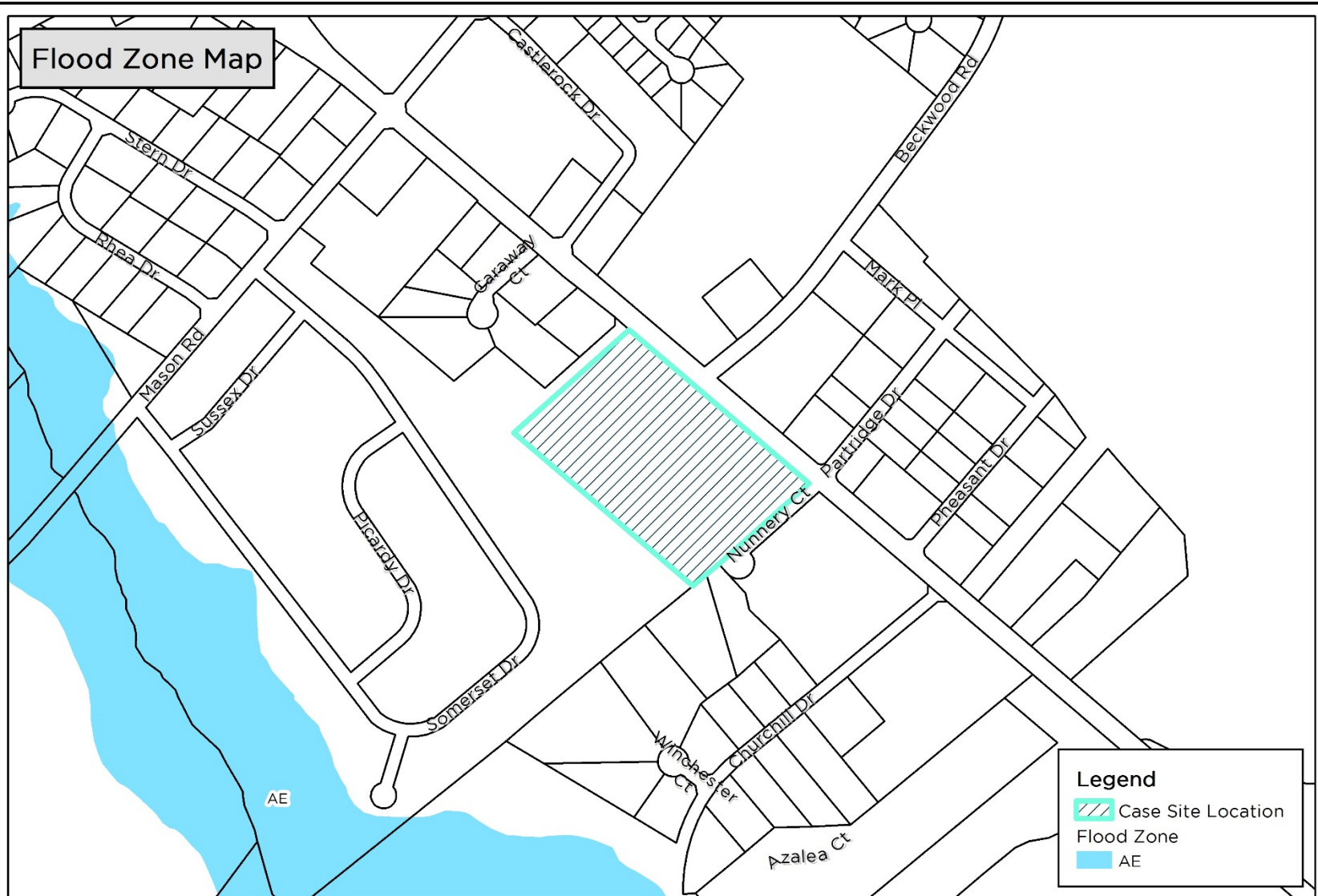
Map Prepared by: Sumter Planning Department
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Geographic Information Systems (GIS)
Date: 3/1/2019, User Name: crobbins
Document Name: RZ-19-03

Legend




Case Site Location

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

Flood Zone Map



Legend

-  Case Site Location
-  Flood Zone
-  AE

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0 250 500 Feet
1 inch = 500 feet



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Date: 3/1/2019, User Name: crobbins
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RZ-19-03
1770 Camden Hwy, Sumter, SC, 29153
Tax Map # 202-10-01-003

Data and Evaluation

A Dialogue with Sumter County Council



Presentation By:

Teena M. Allen- Data Quality Manager, Midlands Fatherhood Coalition

July 23, 2019



ICEBREAKER ACTIVITY



DASHBOARD REVIEW

By Destinations - June 2019

1

RECRUITMENT and RETENTION

2

EMPLOYMENT

3

CHILD SUPPORT

4

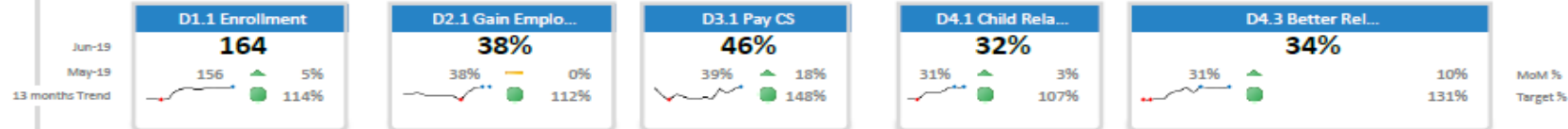
CHILD RELATIONSHIP



DASHBOARD EXAMPLE

Destination Dashboard for MFC-Sumter, June FY2019

Top 5 Destinations



Details

Sort by: % Change ... % Change ... KPI Names... KPI Names... Original or...

| Name of KPI ↓ | Jun-19 | May-19 | % Change | Trend | Target | Comments |
|---------------------------------|--------|--------|----------|-------|--------|---|
| D1.1 Enrollment | 164 | 156 | 5% | | 144 | Exceeding Top 3 goal by 110% 4pts |
| D1.2 Retention | 86% | 86% | 0% | | 95% | Closing inactive files has probably impacted this percentage. Opts |
| D2.1 Gain Employment | 38% | 38% | 0% | | 34% | No change from previous month. Exceeding Top 3 goal. 4pts |
| D2.2 Increase WGI | 0% | 0% | 0% | | 25% | We have 8 parents to work with here. This is something that can be addressed during biweekly contacts. Opts |
| D2.3 WIOA Eligibility | 0% | 0% | 0% | | 11% | I know we are still working to provide eligibility info for parents. Opts |
| D2.4 Enroll in GED | 14% | 17% | 18% | | 27% | Any success with the in-house GED training? Opts |
| D2.5 Complete JBC | 24% | 25% | 4% | | 33% | Were all of the JB folks, nonenrollees this month? Are we missing data? . Opts |
| D2.6 KUDER admin | 22% | 22% | 0% | | 22% | Goal reached, however, we should have more of an increase here. We enrolled 6 new parents this month. 2pts |
| D2.7 Complete ES | 15% | 15% | 0% | | 17% | Not in component. Opts |
| D2.8 Job Skills | 37% | 41% | 10% | | 20% | Decrease from previous month. Goal reached 2pts |
| D3.1 Pay CS | 46% | 39% | 18% | | 31% | Exceeding Top 3 goal by 110%+. 4pts |
| D3.2 Wage Withholding | 100% | 95% | 5% | | 98% | Exceeding goal. 2pts |
| D4.1 Child Relationship | 32% | 31% | 3% | | 30% | Exceeding Top 3 goal. 3pts |
| D4.2 Increase Reading | 38% | 43% | 12% | | 30% | Decrease from previous month. Goal reached. 2pts |
| D4.3 Better Rel w Mother | 34% | 31% | 10% | | 26% | Exceeding Top 3 by 110%+. 4pts |
| D4.4 Complete Parenting | 15% | 15% | 0% | | 23% | Not in component. Opts |
| D4.5 Complete Healthy Rel | 13% | 13% | 0% | | 19% | Not in component. Opts |
| D4.6 DSS-PP Complete Parenting | 27% | 30% | 10% | | 30% | Opts |
| D4.7 DSS-PP Successful Outcomes | 33% | 43% | 23% | | 51% | Opts |
| D4.8 Complete Men's Health | 16% | 7% | 129% | | 17% | Nice increase from previous month during this component. We are 1 point from reaching our goal. Opts |

Good work on your overall increase from last month. Also, good work on your Men's Health focus. We are only 1% point from our goal. Keep up the good quality work!

| | |
|------------------------|------------|
| Total Score this Month | 27/50, 54% |
| Total Score last Month | 26/50, 52% |
| Change from last Month | +2 |



DESTINATION 1

Recruitment and Retention

| KPI | June | May | Change in Participant # |
|--------------------|--------------|-------------|-------------------------|
| D1.1 Enrollment | 164 | 156 | +8 |
| D1.2 Retention | 101/118= 86% | 94/109= 86% | +7 |



DESTINATION 2

Employment

| KPI | June | May | Change in Participant # |
|---------------------------|------------|------------|-------------------------|
| D2.1 Gained Employment | 34/89= 38% | 32/84= 38% | +2 |
| D2.2 Increase WGI | 0/8= 0% | 0/7= 0% | 0 |
| D2.3 JBC to WIOA | 0/36= 0% | 0/36= 0% | 0 |
| D2.4 GED | 1/7= 14% | 1/6= 17% | 0 |



DESTINATION 2

Employment – Continued

| KPI | June | May | Change in Participant # |
|----------------------|-------------|-------------|-------------------------|
| D2.5 Complete JBC | 28/118= 24% | 28/112= 25% | 0 |
| D2.6 Kuder | 34/158= 22% | 33/150= 22% | +1 |
| D2.7 Complete ES | 23/158= 15% | 22/150= 15% | +1 |
| D2.8 Job Skills | 26/70= 37% | 26/64= 41% | 0 |



DESTINATION 3

Child Support

| KPI | June | May | Change in Participant # |
|---------------------------|-------------|------------|-------------------------|
| D3.1 Pay Child Support | 6/13= 46% | 7/18= 39% | +1 |
| D3.2 Wage Withholding | 27/27= 100% | 20/21= 95% | +7 |



DESTINATION 4


Child Relationship

| KPI | June | May | Change in Participant # |
|------------------------------------|-------------|-------------|-------------------------|
| D4.1 Improve Child Relationship | 20/63= 32% | 18/58= 31% | +2 |
| D4.2 Reading | 15/40= 38% | 15/35= 43% | 0 |
| D4.3 Improve w/ Child Mother | 20/58= 34% | 17/55= 31% | +3 |
| D4.4 Complete P | 23/158= 15% | 22/150= 15% | +1 |



DESTINATION 4

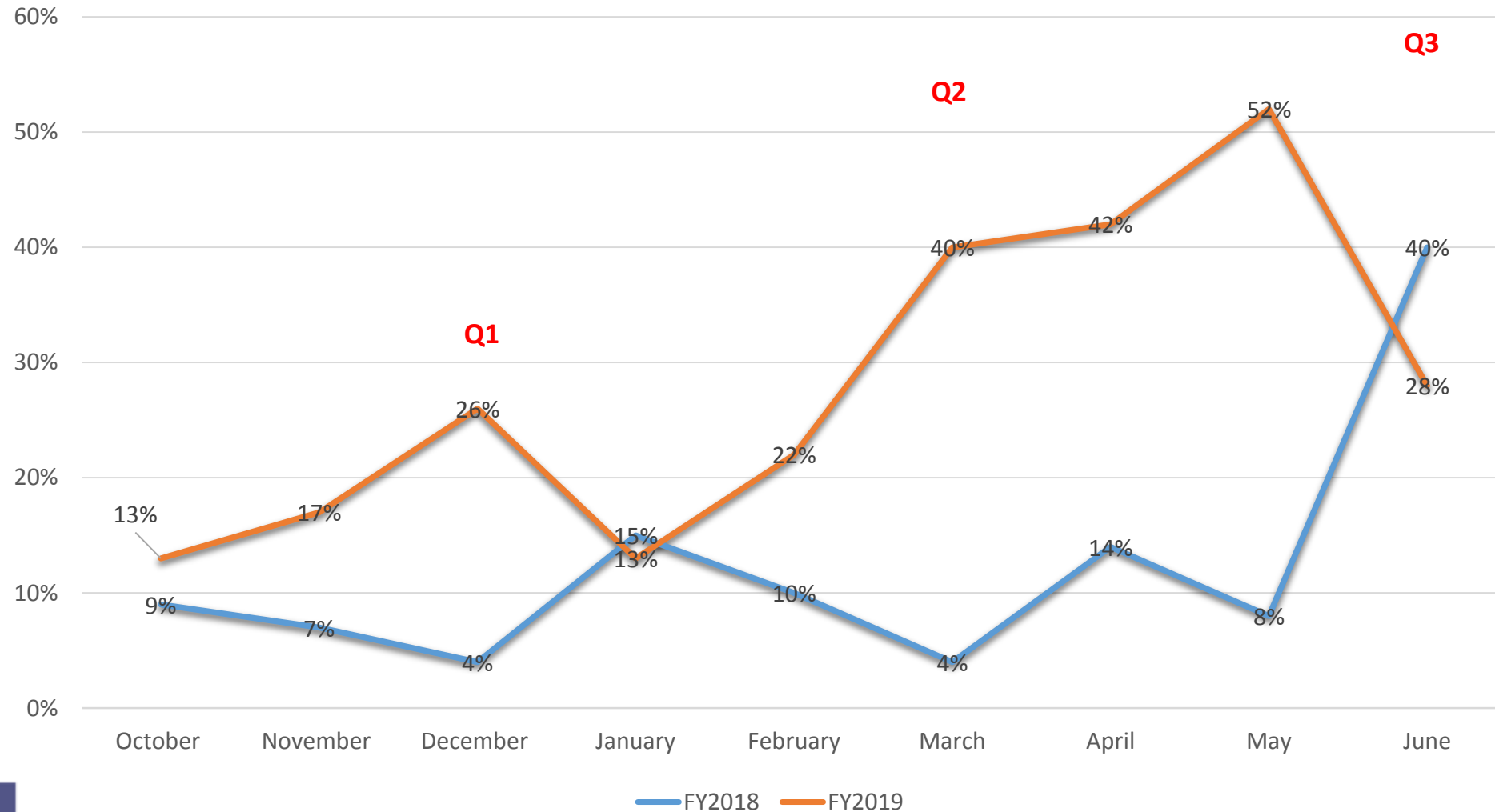
Child Relationship – Continued

| KPI | June | May | Change in Participant # |
|---|-------------|-------------|-------------------------|
| D4.5 Complete HR | 20/158= 13% | 20/150= 13% | 0 |
| D4.6 Complete P-DSS | 3/11= 27% | 3/10= 30% | 0 |
| D4.7 Success Outcomes | 3/9= 33% | 3/7= 43% | 0 |
|  D4.8 Complete MH | 25/158= 16% | 10/150= 7% | +15 |



QUARTERLY TREND

MFC- Sumter



THANK YOU



Teena M. Allen

Data Quality Manager, Midlands Fatherhood Coalition

Phone: 803-727-0885

Email: Tallen@midlandsfathers.com





Agenda
Sumter County Council
Committee Meeting: Fiscal, Tax, And Property
Tuesday, July 23, 2019 - Held at 5:30 p.m.
County Administration Building -- County Council's Conference Room
13 E. Canal Street, Sumter, SC

.....

- I. **Call to Order:** Committee Chairman, The Honorable James T. McCain, Jr.
 - II. **Invocation:** Council Member, Staff, or Citizen
 - III. **Action On Agenda:** Tuesday, July 23, 2019
 - IV. **New Business:**
 1. **Executive Session:** It Is Necessary To Hold An Executive Session To Discuss Two 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. 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. |
|--|

52nd Annual Conference Program at a Glance

Sunday, August 4

| | | |
|---|---------------------------|--------------------------|
| Worship Service | 8:00–9:00 A.M. | Ballroom F |
| Registration | 10:30 A.M.–5:00 P.M. | Ballroom Foyer |
| Exhibit Area Open | 10:30 A.M.–5:00 P.M. | Ballroom J and West Hall |
| J. Mitchell Graham/Barrett Lawrimore Memorial Awards Competition | 1:00 P.M. | Sabal Palm Room |
| Clerks to Council | 2:00–5:00 P.M. | Ballroom A |
| Nominating Committee | 3:00 P.M. | Capt. Jack Stoney Room |
| Constitution, Resolutions, and Bylaws Committee | 3:30 P.M. | Lords Proprietors Room |
| President's/Exhibitors' Reception | 6:00–7:00 P.M. | Grand Ballroom |

Monday, August 5

| | | |
|--|-----------------------------------|--------------------------|
| Exhibit Area Open | 8:30 A.M.–Noon | Ballroom J and West Hall |
| Registration | 8:30 A.M.–4:00 P.M. | Ballroom Foyer |
| Probate Judges | 8:45 A.M.–Noon | Capt. Jack Stoney Room |
| Clerks to Council | 9:00 A.M.–Noon | Ballroom D |
| County Council Coalition | 9:00 A.M.–Noon | Ballrooms A–C |
| Managers, Administrators, and Supervisors | 9:00 A.M.–Noon | Ballrooms E–F |
| Regional Councils of Governments | 9:30 A.M.–Noon | Carolina Board Room |
| Betty T. Roper Elected Women Officials' Luncheon (<i>Requires Ticket</i>) | Noon–1:30 P.M. | Blue Restaurant |
| Concurrent Workshops | 2:00–3:00 P.M. and 3:00–4:00 P.M. | |
| • Strengthening the Local Response to the Opioid Epidemic | | Ballroom A |
| • Building Resilient Communities: Lessons from the Field | | Ballroom B |
| • Overview of the 2019 Legislative Session | | Ballroom C |
| • The Power of Public Corruption — How Do We Recover From It and How Can We Prevent It | | Ballroom D |

Evening will be open for networking opportunities

Tuesday, August 6

| | | |
|--|----------------------------|-----------------|
| Organizing Your County-wide Litter Cleanup | 8:30 A.M.–9:30 A.M. | Ballroom G |
| Registration | 9:00 A.M.–Noon | Ballroom Foyer |
| General Session | 10:00 A.M.–12:00 P.M. | Ballrooms A–F |
| S.C. Coalition of Black County Officials | 12:30–2:30 P.M. | Sabal Palm Room |
| Annual Banquet (<i>Requires Ticket</i>) | 6:45–9:00 P.M. | Grand Ballroom |
| Entertainment by Deas-Guyz | 9:00 P.M.–11:30 P.M. | Grand Ballroom |