# CAROLIN CAROLING

#### Agenda Sumter County Council Regular Meeting

#### Tuesday, July 9, 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 9, 2019
- 5. APPROVAL OF MINUTES: Regular Meeting Held On
  - 1) Regular Meeting Tuesday, June 25, 2019

#### 6. LAND USE MATTERS AND 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.
- 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, 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.

#### 7. OTHER PUBLIC HEARINGS:

1) None

#### 8. 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.

#### 9. OLD BUSINESS:

1) None

#### 10. COMMITTEE REPORTS:

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- 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)
- 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, Sumter, SC (McGhaney, Byrd, Sumpter)
- 3) **Report From Council Members** On Other Meetings, Trainings, And/Or Conferences; And Any Other Council Comments.

#### 11. MONTHLY REPORTS:

- 1) One Sumter 5th Unity Prayer Breakfast
- 2) Tandem Legislative Lunch
- 3) Sumter Housing Study
- 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 <a href="www.sumtercountysc.org">www.sumtercountysc.org</a> 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, June 25, 2019 -- Held at 6:00 p.m.

County Administration Building -- County Council Chambers

13 E. Canal Street, Sumter, SC

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

**COUNCIL MEMBERS ABSENT: None** 

**STAFF MEMBERS PRESENT:** Mary W. Blanding, Gary Mixon, James Michaelson, Lorraine Dennis, Johnathan Bryan; Allan Dailey, Three Sheriff Deputies; and The Honorable Lauretha McCants

**MEMBERS OF THE PUBLIC:** Approximately 38 members of the public were I attendance.

**MEDIA:** The Item Newspaper, Television Station WIS-TV

CALL TO ORDER: Chairman Or Vice Chairman Of Sumter County Council

**INVOCATION:** Dr. Rev. Canty, Chairman of Sumter School Board and local Businessman, gave the invocation.

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

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

Chairman McCain stated that he would entertain a motion to approve the agenda for the June 25, 2019, meeting of Sumter Council.

Prior to presenting the motion for approval of the Agenda, Councilman McGhaney stated that that since the School District has come prepared to offer the County some new information about the District's budget, and because the School Resolution is the only item on Council's agenda for action to consider adding this information to the agenda.

**ACTION:** MOTION was made by Councilman McGhaney, seconded by Councilman Baten to amend the agenda by Adding Sumter School District's new information for the its Budget. Council members McCain, Baten, and McGhaney voted in the affirmative. Council members Baker, Byrd, Edens, and Sumpter voted in opposition. The motion failed.

**ACTION:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Sumpter, to approve the agenda as written; Council members Baker, Byrd, Edens, and Sumpter voted in the affirmative. Council members Baten and McGhaney voted in opposition. The Chairman did not vote.

**APPROVAL OF MINUTES:** Regular Meeting Tuesday, June 11, 2019

Chairman McCain stated that he would entertain a motion concerning the adoption of the minutes of Council's July 11, 2019, meeting as presented.

**ACTION:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Baker, and unanimously carried by Council to approve the minutes of its June 11, 2019, meeting as presented.

LAND USE MATTERS AND REZONING REQUESTS:

Planned Development/Rezoning Requests

(1) None

#### **OTHER PUBLIC HEARINGS:**

(1) None

#### **NEW BUSINESS:**

(1) R-19-01 -- A Resolution By Members Of Sumter County Council Adopting Council's Actions On The 2019-2020 Budget Request From Sumter School District.

The Chairman introduced the Sumter School District Budget Resolution; he stated that this resolution will provide for the millage collection for the School District.

The following motion was offered:

**ACTION:** MOTION was made by Councilman Sumpter, seconded by Councilman Baker to maintain the millage for the School District as it was last year.

**NOTE:** Councilwoman McGhaney asked for discussion on the motion prior to taking the vote on the motion that was offered.

Councilman Baten asked what the millage figure was for last year. The Chairman clarified the motion by stating that there will be no increase in millage from last year. Chairman McCain then asked Councilman Sumpter to restate the motion.

**ACTION:** (**RESTATED**) MOTION was made by Councilman Sumpter, seconded by Councilman Baker to maintain the millage for the School District as it was last year.

Councilman Baten asked that the information for the millage from last year be shared with the audience. Mr. Mixon stated that he would provide that and the Clerk will provide a copy of the ordinance to Council electronically.

**ACTION:** (**RESTATED A SECOND TIME**) MOTION was made by Councilman Sumpter, seconded by Councilman Baker to maintain the millage for the School District as it was last year with a millage figure of 160.1.

Councilwoman McGhaney stated that it is necessary for Council to place a figure in the draft resolution so that it can be prepared with the figures prior to Council taking action on the resolution.

The Finance Director informed the County Administrator that the current millage for the School District is 160.1.

Councilman McGhaney also asked for the approximate amount of money that will be generated by the 160.1 mills. The Chairman asked the Attorney if it is necessary to place the dollar amount in the resolution. Councilman McGhaney stated that it may not be necessary, but it is appropriate to have the figures listed in the resolution as it has been done in past years. The Attorney stated that it is not necessary, but as long as Council is passing the exact same resolution for 2019-2020 that it did for 2018-2019, then it would just be a matter of the Clerk to County Council filling in the blanks of the resolution the same as she has done in the past. Mr. Bryan also stated that there may be a difference in the dollar amount, because the countywide value has gone up by 2.0%; therefore, the number of dollars will increase. The millage will not increase based on the motion that is before Council.

Councilwoman McGhaney stated that since the information that the School District brought tonight for Council's review was not presented, she wanted the public to be aware that the Chairman had spoken to someone at the School District who informed Chairman McCain that the school district reviewed its budget request and reduced the request from 9.0 mills to 1.5 mill increase. The 1.5 mill increase equates to \$206,000. Councilwoman McGhaney offered a substitute motion as listed below.

**ACTION - SUBSTITUTE MOTION**: MOTION was made by Councilwoman McGhaney, seconded by Councilman Baten to increase the School District's budget request by 1.5 Mills increase which equates to \$206,000.

**NOTE:** during the discussion period of this Motion, Councilman Baten asked that the following be placed on record: The schools in this district have a large number of minority students and the district needs the money to help these students. He also said that the elementary schools need help; they are failing. Sumter County Council seems as if they will take money from these low income kids and give it to the rich business people in this county. Council is taking money from the schools that the kids need so that the County does not have to tax the business people which are obligated to pay the tax by law. Councilman Baten then asked the question, is that the kind of community we want?

Chairman McCain stated that he must agree to disagree with Councilman Baten. He stated that the businesses that he has talked to are in favor of supporting the school district.

The Chairman restated the motion so that action could be taken.

**ACTION - SUBSTITUTE MOTION**: MOTION was made by Councilwoman McGhaney, seconded by Councilman Baten to increase the School District's budget request by 1.5 Mills increase which equates to \$206,000. Council Members McGhaney, McCain, and Baten voted in the affirmative. Council members Baker, Byrd, Edens, and Sumpter, voted in opposition. The MOTION failed.

The Chairman then called for a vote on the restated motion given by Councilman Sumpter.

**ACTION:** (**RESTATED A SECOND TIME**) MOTION was made by Councilman Sumpter, seconded by Councilman Baker to maintain the millage for the School District as it was last year with a millage figure of 160.1 equaling approximately \$30,900,000 in value. Council members Baker, Byrd, Edens, and Sumpter, voted in the affirmative. Council members McCain, McGhaney, and Sumpter voted in opposition. The motion carried.

(2) <u>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.</u>

No executive session.

#### **OLD BUSINESS:**

(1) None

#### **COMMITTEE REPORTS:**

(1) <u>Report From Council Members On Other Meetings, Trainings, And/Or Conferences; And Any Other Council Comments.</u>

Councilman Baten read the following statement:

Tuesday, June 25, 2019, is a day of infamy in Sumter, South Carolina. It is the day "Team Sumter" died. We are a divided county. The unit we displayed in 2011, when we attracted Continental Tires (a 500 million dollar economic development project that created 1,600 jobs) no longer exist. To attract future business and industry, we must rebuild "Team Sumter" by resoling our emotional and disruptive disagreements that brought this county down.

#### MONTHLY REPORTS

None

#### COUNTY ADMINISTRATOR'S REPORT

None

#### **PUBLIC COMMENT**

1. **Brenda Williams** – Stated that she is a retired medical doctor and she is representing her 501c3 organization, The Family Unit, Inc. Dr. Williams said that we, as a community, appreciate the fact that you all have some difficult decision that you have to make on a lot of different topics. She further stated that the community also appreciates the complexity of your job. There is much concern about the students and the schools. Dr. Williams said that on behalf of her organization that the group appreciate the fact new HVAC systems being installed at the Sumter Career and Technology Center. She also asked Council members if they could consider providing one time funding for the entire Career Center to ensure that all the students, staff, and visitors will be a more comfortable location when they work, learn, and visit the Center.

Dr. Brenda asked that as construction continues are the Courthouse, she asked Council to be mindful of the needs of the voters and to please try to have all construction completed prior to the election.

2. **Jay Linginfelter** a District #6 resident. Mr. Linginfelter gave the following statement: "When you invest in yourself, people will invest in you." That quote is from Councilman Gene Baten on the Sumter Economic Development Website.

He further read the following: As controllers of the purse springs of the Sumter School District – are you investing in yourself? (Sumter County) Education is the foundation of society and how business and industry will succeed and continue to choose Sumter --<u>IF</u> the talent pool is available. If you do not have a solid foundation, the building will not stand. Sumter County Schools are underfunded. Period. No way around it. We are below the state average and most of our neighboring districts when it comes to local funding by \$20-30 million total.

Minutes – Budget Workshop – Pay 21, 2019 – page 5 – "Council members and the Administrator, Mr. Mixon, discussed the need to increase the Road User Fee in Sumter County. It was stated that Sumter County has one of the lowest Road User Fees in the state of counties that have a road User Fee. After all comments, Council took the following actions on the increase in the Road User Fee"

...and increased the fee from \$15 to \$30. It's OK for Sumter to be one of the lower funded School Districts, but not OK to have low funding for our roads? How can you put roads ahead of children? It's OK to double the road user fee, but not OK to increase the millage rate? It's OK to raise road taxes \$1 million but not raise \$1m

in taxes for children's education? It's not about the district balancing the budget, but about INCREASING it budget. Ask them how they are balancing the budget. How many employees, teacher positions will go unfilled next year compared to this year, and the year prior? It is time to turn the page on the past and look to the future. Many of you have said at some point everything is great and moving forward in Sumter except our schools. I say stop complaining and **be part of the solution**!

- 3. Shawn Reardon stated that he is a Sumter native. He said that he is disappointed in Council's actions about the school district's budget. He said that he would hope that Council would reconsider the vote and fund the school district and help education system in Sumter County. He also stated that several members of Council said that they needed an itemized summary report of how the funds would be used and that the funds would be going directly to the teachers. Although that information was prepared for Council and handed to each Council members, the voted was denied to grant additional funding. Mr. Reardon also stated that tonight has been the first time that he has heard Council members address the issue about the children. He suggested that some of the Council members are more worried about their elections, that making sure that the children of Sumter School District are taken care of. He also said that we have excellent resources and programs in Sumter, but what about education? When will County Council and other leaders in the Community truly value the educational system in Sumter? When will County Council step out from the shadows and be proactive in funding the schools of Sumter? When will educating the children become a priority? When will the school district have to stop requesting money that is in fact actually owed to them? Once again I ask that Council members find it in your hearts to properly fund the schools of Sumter County. Put the children first and foremost.
- 4. **Rev. Dr. Ralph W. Canty** stated that Sumter School District remains resolved to create one of the finest school districts in the State of South Carolina and in this Country. The District will not give up, it's noble, it's what the community deserves, and it is certainly what our children need. Therefore, I want to extend and olive branch to you tonight because we must find ways, to move beyond this impasse. This must not continue to be a tradition in this county. We must work together and so I want to invite you as Chairman McCain has to meet us, the School Board, at the table let's join hands, hearts, and minds, and do what is good for this County. We will never be the progressive community that we can be without a quality public education system. I beg, I plead, and I pray, that we move beyond this night and get to the point where we understand that economic development for Sumter County hinges on the intellectual uplift of every young mind.
- 5. Jackie Hughes I hope that our county can move pass this money issue and concentrate on educating students. This can be done by requiring parents to do their job and requiring their children to learn. Parents are the most important people in a child's life. The parents can do much to help our education improve for the good of all

#### ADJOURNMENT ADJOURNMENT

Approved:

After all discussion and all comments from the public, Motion was made by Councilman Baker, seconded by Councilman Sumpter to adjourn the meeting of Sumter County Council at 6:38 p.m.

Respectfully submitted,

Iamas T. McCain	Mary W. Blanding Clerk to County Council
Lames T. McCain, Chairman or Vice Chairman	Clerk to County Council
Sumter County Council	Sumter County Council

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

Public Notified: Yes

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

Date Posted: June 24, 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: June 21, 2019

Respectfully submitted,

Mary W. Blanding Mary W. Blanding



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 2, 2019

SUBJECT: COUNTY COUNCIL AGENDA – July 9, 2019

The Sumter City-County Planning Commission will have the following land use item(s) for review at County Council on Tuesday, July 9, 2019:

#### FIRST READING

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

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

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

A request to rezone five (5) parcels from Agricultural Conservation (AC) to Limited Commercial (LC). The property is located at 3875, 3855, 3885, 3901and 3909 Camden Hwy. 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.

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

## Sumter County Council

#### July 9, 2019 First Reading

#### **Planning Commission Staff Report**

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

#### I. THE REQUEST

**Applicant:** Burke Watson, Jr.

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

**Request:** A request to rezone a  $\pm -0.80$  acre portion of a  $\pm -2.33$  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. Location Map

Pocalis Service
Recycling Justice

Pocalis Service
Recycling Justice

Recyc

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 the both of the uses from Bethel Church Rd.





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

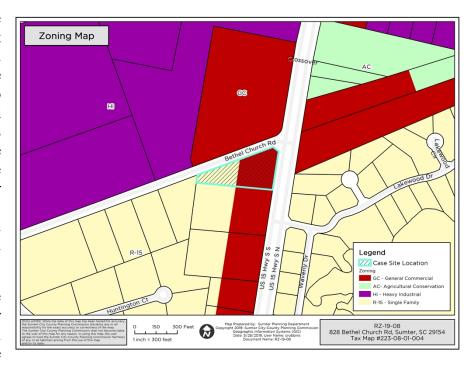
The owner of the property intends to divide the land in order to separate the two uses into separate parcels. A graphic showing the applicant's proposed division is shown below. Rezoning the western portion of the property to a commercial designation is being sought prior to subdividing the land.



#### **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. 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



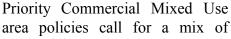
extremely limited within this district, and the Auto Service use is not permitted. The current use is considered to be grandfathered non-conforming. Rezoning the R-15 portion of the site to General Commercial (GC) allows for a wide array of commercial uses, including the existing Auto Service.

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

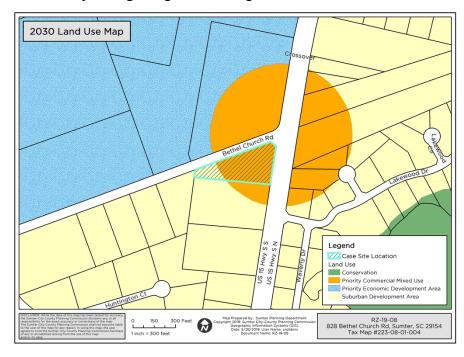
development requirements. Any subsequent commercial or industrial development that would occur on site would be required to comply with the corresponding design and form guidelines in the HCPD.

# 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 mixed commercial use opportunities.



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

## Sumter County Council

#### July 9, 2019 First Reading

#### **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

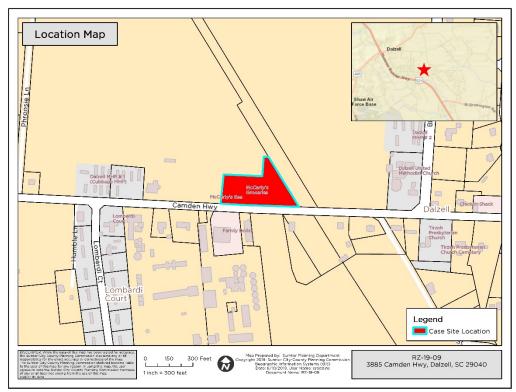
East – Undeveloped / Agricultural Conservation

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.



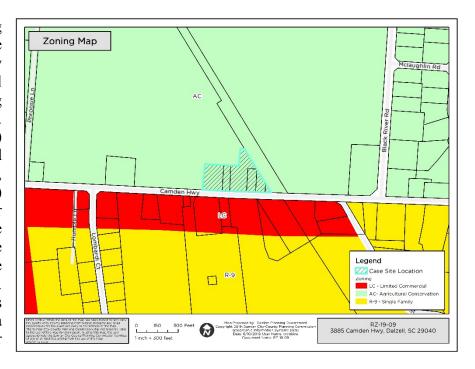
**Above:** The site is on the north side of Camden Hwy. east of the intersection of Camden Hwy. and Lombardi Ct.



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) located zoning is immediately to the south, and Residential-9 (R-9) slightly zoning 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.

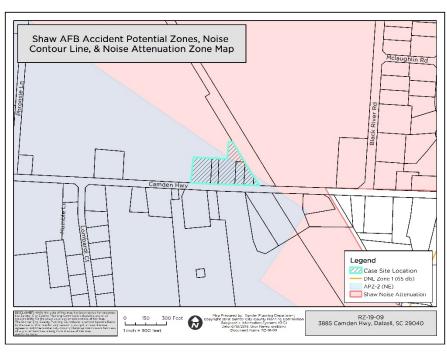


The intent of the Agricultural Conservation zoning designation is to encourage flexibility in the development of land in order to promote its appropriate use. Additionally, the AC district allows many commercial uses as conditional uses.

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.

#### <u>Airfield Compatibility</u> <u>District (ACD) Overlay:</u>

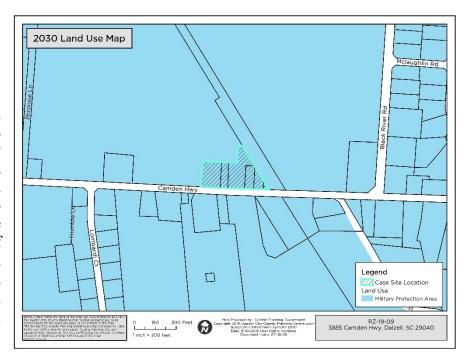
As shown in the map to the right, the majority of the site is impacted by the Accident Potential Zone (APZ) as well as the Shaw Noise Attenuation overlays. The APZ strictly limits the pattern of development as noted by the Sumter County -Zoning and Development Standards Ordinance. Uses compatible in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

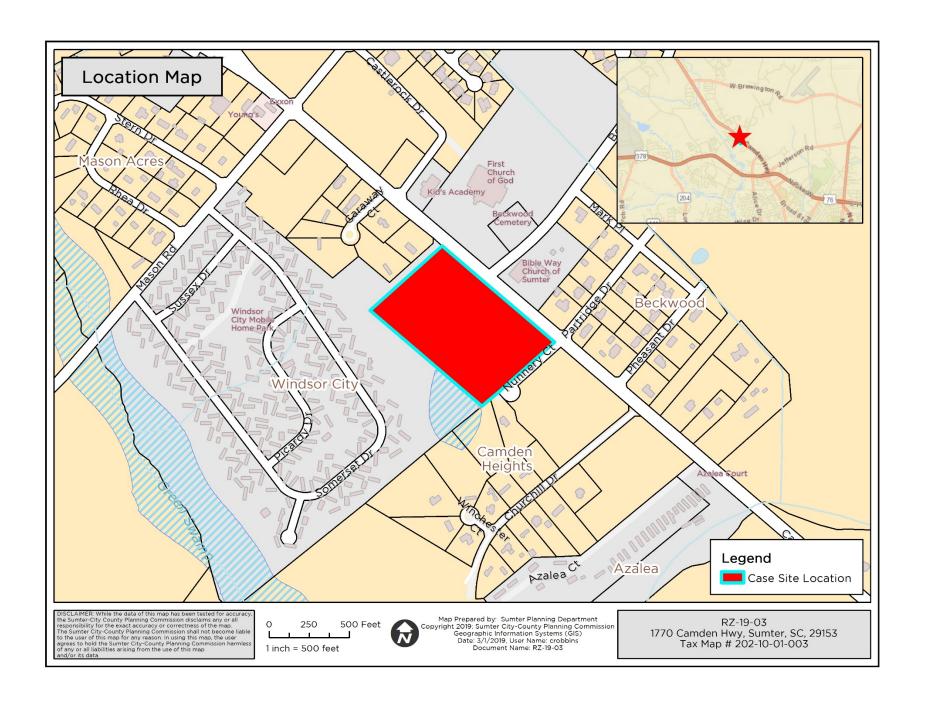
Staff recommends approval of this request. While this specific area currently has a less intensive development pattern consisting of residential, limited commercial, vacant, and religious organization uses, the site is located on a major collector highway and is currently entitled for Agricultural Conservation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

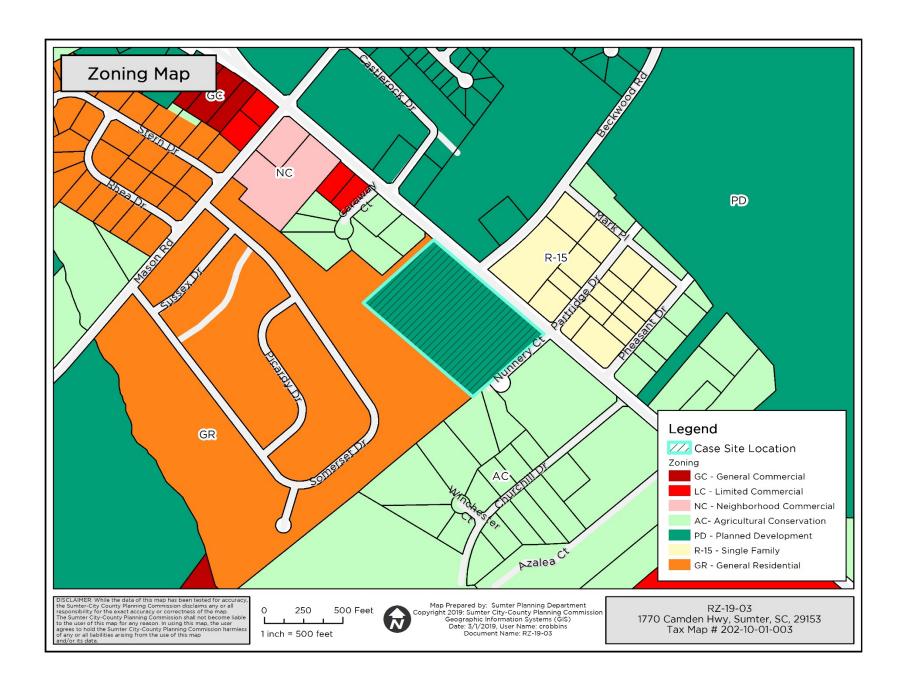
development. Limited Commercial (LC) zoning is neighborhood supporting while removing certain residential uses from within the MPA.

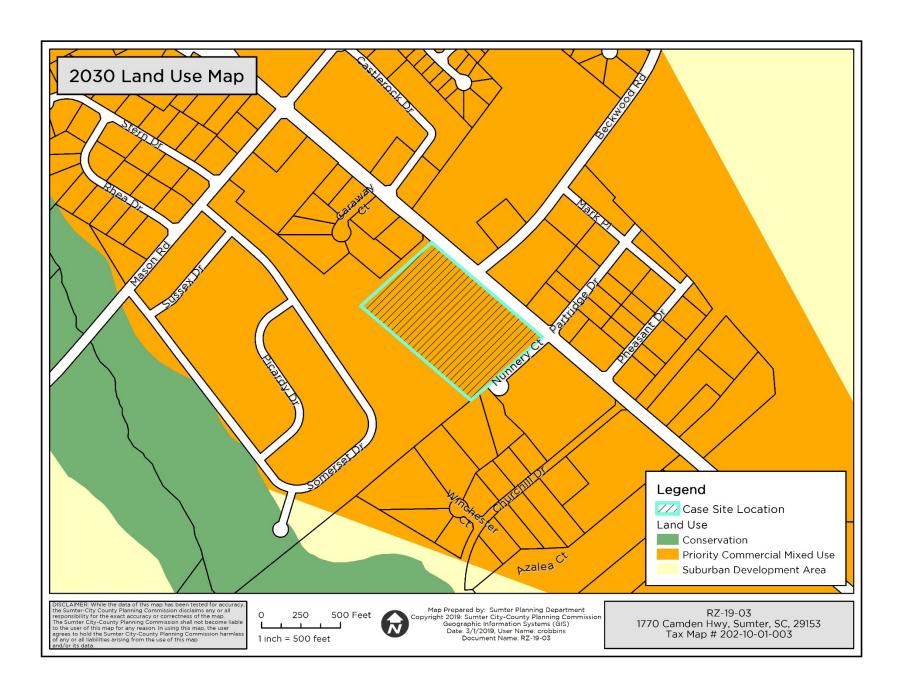
#### VI. PLANNING COMMISSION – JUNE 26, 2019

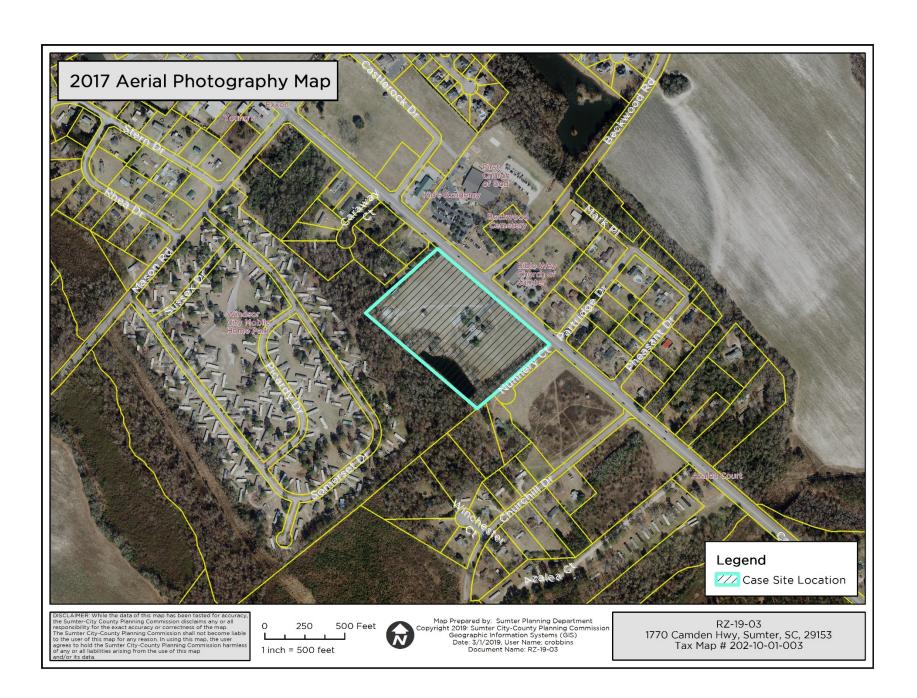
The City – County Planning Commission at its meeting on Wednesday, June 26, 2019 recommended rezoning to Limited Commercial.

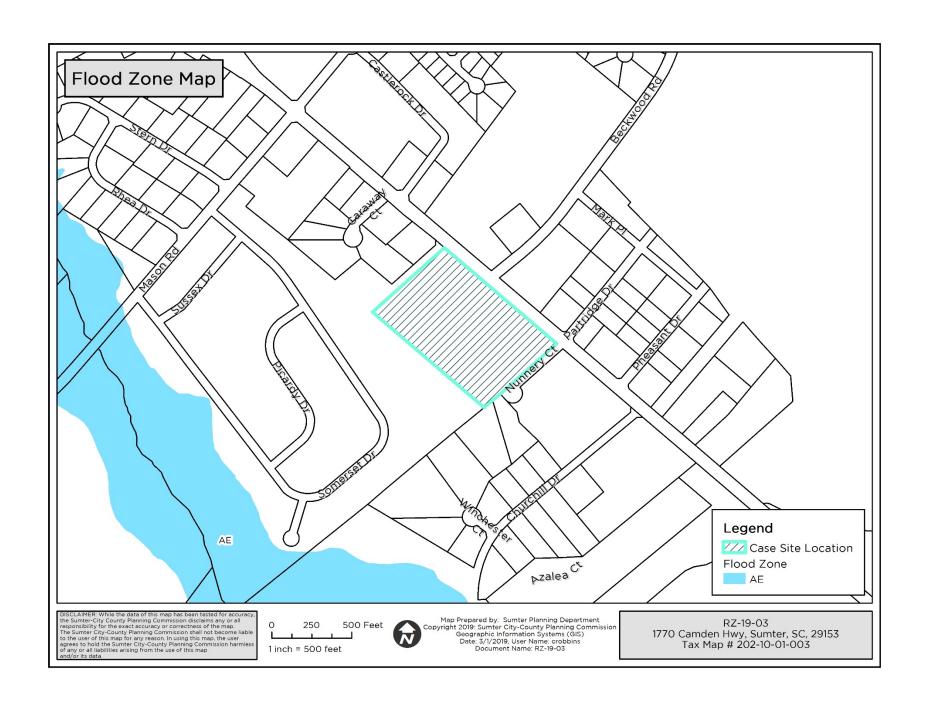
#### VII. COUNTY COUNCIL – JULY 9, 2019 – FIRST READING











# CONTROLL SOUTH CAROLINA

#### Agenda Sumter County Council

#### Committee Meeting: Public Works/Solid Waste

Tuesday, July 9, 2019 - Held at 5:40 p.m.

County Administration Building, Third Floor County Council's Conference Room And/Or Chambers 13 E. Canal Street, Sumter, SC

- I. Call to Order Committee Chairman Artie Baker
- II. Invocation Council Member, Staff Member, Or Member of the Public
- III. Action On Agenda: July 9, 2019
- IV. New Business
  - 1. A Request And Action Needed To Fund Repair Work To Be Handled By Lewis Brothers Construction Company of Currie, Inc. For Rail Track Repairs; Funds To Be Secured From The Infrastructure Account.
  - 2. **Executive Session** It May Be Necessary For Council To Hold An Executive Session To Discuss Economic Development Matters; Receive A Legal Briefing, And/Or Receive Information Concerning Other Matters Deemed Appropriate for Executive Session And Take Appropriate Actions.

2	Additional Items:	
J.	Additional Items.	

- V. Old Business
  - 1. None
- VI. Adjournment

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

# OUBL CONTROL OF THE C

#### Agenda

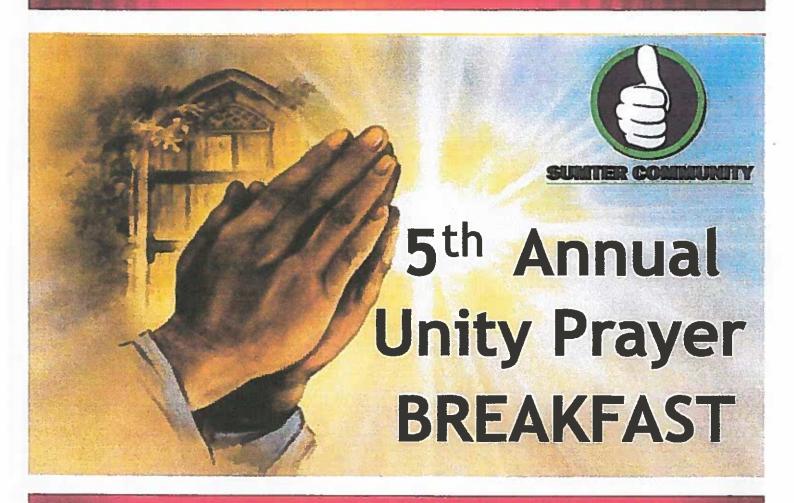
#### **Sumter County Council**

Committee Meeting: Technology/Personnel Tuesday, July 9, 2019 - Held at 5:50 p.m.

County Administration Building -- County Council Conference Room
13 E. Canal Street, Sumter, SC

- I. Call to Order Committee Chairman Vivian Fleming McGhaney
- II. Invocation Council, Staff, Or Local Citizen
- III. Action On Agenda Tuesday, July 9, 2019
- **IV.** New Business
  - 1. A Request And Action Needed To Participate In NACO's Live Healthy Programs: Affordable Health Care.
  - 2. <u>Executive Session:</u> It May Be Necessary To Hold An Executive Session To Discuss Matters Related To Executive Session And Then Take Actions On Any Of These Matters As Necessary.
  - 3. Additional Business:
- V. Old Business:
  - 1. None
- VI. Adjournment

### SPONSORED BY ONE SUMTER COMMUNITY



Contact Joshua Dupree @ 795-3600 for tickets

August 3, 2019 8:00am Breakfast 7 9:00 am Program

> Mt. Zion Enrichment Center 315 W. Fulton St., Sumter, SC

> > Admission \$10.00

#### ONE SUMTER



#### P. O. Box 2196 Sumter, SC 29151

June 24, 2019

#### **Advisory Board**

Joshua Dupree 803-795-3600

Calvin Hastie 803-774-7776

Patty Wilson 803-491-4910

Marion Newton 775-4032, X-102

James Blassingame 803-840-1029

Marvin Boykin 803-464-3428

Goliath Brunson 803-968-5721

Gloria R. Felder 803-469-0954

Ralph W. Canty 803-773-3323

J. D. Weeks 803-775-5856 Greetings,

The One Sumter Community Group will celebrate their 5th Unity prayer breakfast and cordially invite you and the fine members of your organization to participate in this momentous occasion.

The celebration will take place on Saturday, August 3, at 8:00 am at the Mt. Zion Missionary Baptist Church Enrichment Center located at 315 West Fulton Street, Sumter South Carolina. Tickets are on sale now and we are asking you and your organization to commit to buying a minimum of 1 table (10 seats) for a cost of \$100.00. Individual tickets are \$10.00 each.

Please contact Rev. Joshua Dupree at 803-795-3600 to confirm your commitment no later than July 26, 2019.

We look forward to seeing you and the members of your organization at this Unity Prayer Breakfast.

Breakfast will be served beginning at 8am, program will start at 9am.

Make checks payable to One Sumter Community Group.

Thanking you in advance!

The One Sumter Community Group





# tandem health

You Are Cordially Invited To

Tandem Health's National Health Center Week Legislative Luncheon

Wednesday, August 7, 2019 12:00 pm 370 South Pike West

RSVP Holly Chase at 803.774.4606 or hchase@tandemhealthsc.org by Monday, July 29.



#### **COMMUNITY PRESENTATION**

# **SUMTER HOUSING STUDY**

#### July 23 from 5-7pm at the City Centre

(adjacent to the Opera House in Downtown Sumter)



Join us at this community meeting to review study findings, conclusions and recommendations on housing issues in Sumter.

For more information and to RSVP, contact George McGregor at gmcgregor@sumtersc.gov or (803) 774-1606.

