



Agenda
Sumter County Council
Regular Meeting
Tuesday, February 27, 2018 -- 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 27, 2018

5. APPROVAL OF MINUTES: Regular Meeting Held On

- 1) Regular Meeting Tuesday, February 13, 2018

6. LAND USE MATTERS AND REZONING REQUESTS:

- 1) **OA-17-03 -- Real Estate/Subdivision Signs (County) – 18-883 – Third Reading --** A Request To Amend Article 8, Section 8.i.7. Miscellaneous And Temporary Signs To Better Define Real Estate Signs, Contractor Signs, Subdivision Project Signs, And Commercial Project Signs In The Sumter County – Zoning And Development Standards Ordinance.

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 Or A Personnel Matter, Receive A Legal Briefing, Discuss A Contractual Matter, Or Other Matter Pertaining To An Executive Session, And Take Appropriate Actions Thereafter If Required.

9. OLD BUSINESS:

- 1) 18-884 – Second Reading -- An Ordinance To Establish And Create A Special Tax District Within Sumter County, South Carolina, To Be Known As The "Boyles Pond Special Tax District"; To Define The Nature And Level Of Services To Be Rendered Therein; To Authorize The Imposition Of Ad Valorem Taxes And User Service Charges Therein, Which Shall Be Imposed Solely Within The Special Tax District To Establish A Commission For The Tax District And Provide The Terms Therefor; And All Other Matters Related Thereto. (Public Hearing Will Be Held At Third Reading On March 13, 2018.)

10. COMMITTEE REPORTS:

- 1) **Public Safety Committee Meeting To Be Held On Tuesday, February 27, 2018, at 4:30 p.m.** In County Council's Conference Room (Sumpter, Baten, and Byrd)
- 2) **Fiscal, Tax, And Property Committee Meeting To Be Held On Tuesday, February 27, 2018, at 5:30 p.m.** In County Council's Conference Room (McCain, Edens, and McGhaney)
- 3) Report From Council Members On Other Meetings, Trainings, And/Or Conferences; And Any Other Council Comments.

11. MONTHLY REPORTS:

- 1) Grand Opening Celebration -- The Link Partnership
- 2) Food Truck Festival
- 3) Farm-to-Table

12. COUNTY ADMINISTRATOR'S REPORT:

13. PUBLIC COMMENT:

14. ADJOURNMENT:

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

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



Minutes
Sumter County Council
Regular Meeting
Tuesday, February 13, 2018 -- 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, Jr., Chairman; James R. Byrd, Jr., Vice Chairman; Artie Baker, Eugene R. Baten, Charles T. Edens, Vivian Fleming McGhaney, and Chris Sumpter

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT:

Joe Perry, Mary W. Blanding, Gary Mixon, Johnathan Bryan, Bobby Galloway, Dennis Powell, Hampton Gardner, George McGregor, Allen Dailey, Bobby Hingst, Ronald Gilliard, Chanae Lumpkins,

MEDIA PRESENT: Approximately twenty-five members of the public were in attendance.

CALL TO ORDER: Chairman James T. McCain, Jr. called the meeting to order.

INVOCATION: Council Member 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, February 13, 2018

Chairman McCain stated that he would entertain a motion to approve the Agenda for the Tuesday, February 13, 2018, meeting of Sumter County Council.

The Clerk to Council asked Council to consider moving item #1 under New Business (Recognition of the American Legion 2017 Public Safety Office) immediately after approval of the minutes of January 23, 2018. Chairman McCain asked for a motion to consider the recommendation of the Clerk to Council.

ACTION: MOTION was made by Councilman Baker, seconded by Council Baten, and unanimously carried by Council to grant approval of the agenda as recommended by the Clerk to Council.

APPROVAL OF MINUTES: Regular Meeting Tuesday, January 23, 2018

Chairman McCain stated that he would entertain a motion concerning the approval of the minutes of January 23, 2018, as presented by the Clerk to Council.

ACTION: MOTION was made by Councilman Sumpter, seconded by Councilman McGhaney, and unanimously carried by Council to grant approval of the minutes of January 23, 2018, as presented by the Clerk to County Council.

Recognition Of The American Legion 2017 Public Safety Officers.

Chairman McCain, Council members, and the County Administrator along with those in attendance at the meeting applauded each of the honorees for the work they have accomplished by being named the American Legion 2017 Public Safety Officers of the Year. Each honoree was introduced by his/her department manager or representative from the Department and awarded a clock from Sumter County Council engraved with the recipient's recognition cited on the side of the clock. The following were recognized:

Police Officer of the Year – Lead Corporal Cameron Bryant, introduced by Captain Jeffery Jackson, City Police Department.

Police Officer of the Year – Officer Joseph Kallahan, Introduced by Captain Jeffery Johnson, City Police Department.



Correctional Officer of the Year – Corporal Adrienne Richardson, introduced by Major Daryl McGhaney.



Deputy Sheriff of the Year – Corporal Olivia Gibson, introduced by Chief Deputy Hampton Gardner.

Emergency Medical Technician of the Year -- Lieutenant Kimberly Anne Graham, introduced by EMS Director, Chief Bobby Hingst.



Firefighter of the Year – Nicholas Hill – introduced by Fire Fighter Chief Karl Ford.

LAND USE MATTERS AND REZONING REQUESTS:

Planned Development/Rezoning Requests

1. **OA-17-03 -- Real Estate/Subdivision Signs (County) – 18-883 – Second Reading/Public Hearing -- A Request To Amend Article 8, Section 8.i.7. Miscellaneous And Temporary Signs To Better Define Real Estate Signs, Contractor Signs, Subdivision Project Signs, And Commercial Project Signs In The Sumter County – Zoning And Development Standards Ordinance. (Prior To Action On Second Reading, Council Will Hold A Public Hearing On This Proposed Ordinance Amendment.)**

Mr. George McGregor, the Planning Director, stated that Sumter County Council members previously directed the Planning staff to revise the current County sign regulations related to contractor signs, subdivision project signs, and commercial projects signs in order to reflect the regulations in effect within the City of Sumter for such signage.

In December 2014, Sumter City Council adopted comprehensive amendments to the City sign ordinance to permit the following:

- Commercial Project Signs. One sign per project only (not one sign per contractor) at 32 sq. ft. and 10 ft. tall.
- Individual Residential Lots Under Construction. One sign per contractor 6 sq. ft. One (1) sign per contractor is permitted as the signs are much more temporary and are generally internal to the subdivision and not on primary corridors.
- Residential Subdivisions Under Construction. One sign per street frontage 64 sq. ft. and ten feet tall. This sign hosts all relevant information related to the development and lists all builders within the subdivision, it does not permit one sign per home builder.

In reviewing the County sign ordinance, Staff recommends the changes as shown in the attached draft strike through version of the **Miscellaneous and Temporary Signs** section of the Ordinance (Attachment 1 – attached to these minutes).

As proposed, these changes will bring the County sign regulations related to real estate and projects under development into alignment with the City of Sumter standards. Then the Chairman called for a public hearing.

PUBLIC HEARING

The Chairman asked if anyone wished to speak in favor of or opposition to the proposed ordinance as presented. No one spoke to this issue; therefore the Chairman closed the public hearing and Council took action on second reading.



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

OTHER PUBLIC HEARINGS:

- (1) **18-882 -- An Ordinance Amending Ordinance 17-866 Of Sumter County, South Carolina (*The 2017-2018 Sumter County Budget Ordinance*) By Changing The Amount To Be Allocated From The General Fund, Unassigned Fund Balance And The Hospitality/Accommodations Fee Fund To Capital Expenditures As Part Of The 2017-2018 Budget Of Sumter County. (Council Will Take Action On Third Reading Immediately After The Public Hearing Or During Old Business.)**



Chairman McCain asked Mr. Gary Mixon to present this proposed ordinance for third reading approval. (See Mr. Mixon's presentation under Old Business.) After Mr. Mixon's presentation, the Chairman convened a public hearing on this proposed ordinance. He asked if anyone wished to speak in favor of or opposition to this ordinance amendment. No one spoke during public hearing; therefore, the Chairman closed the public hearing and Council took action on third reading of this ordinance as listed under Old Business.

NEW BUSINESS:

- (2) Presentation By TRANE Company Representatives.



Robert Galloway, the Purchasing Director for Sumter County, introduced Brad VanMeter from TRANE Company; the County has been working with TRANE in led Lighting HVAC and plumbing modernization. In the latter part of 2015 the County entered into a contract which allowed the County to receive modernization and upgrades in ten of the County's facilities. The project has been funded totally through energy savings. This is a guarantee performance contract measurement and verification phase, which will save the County \$298,000 per year in energy savings in addition to funding and paying for the contract in total. We are here tonight to celebrate some of the aspects for the project. The County was presented with two checks; one in the amount of \$24,308, and the other check in the amount of \$88,703.22.

- (3) **18-884 – First Reading -- An Ordinance To Establish And Create A Special Tax District Within Sumter County, South Carolina, To Be Known As The "Boyles Pond Special Tax District"; To Define The Nature And Level Of Services To Be Rendered Therein; To Authorize The Imposition Of *Ad Valorem* Taxes And User Service Charges Therein, Which Shall Be Imposed Solely Within The Special Tax District; To Establish A Commission For The Tax District And Provide The Terms Therefor; And All Other Matters Related Thereto.**

Mr. Johnathan Bryan, Sumter County's Attorney, stated that this is an ordinance to establish and create a Special Tax District within Sumter County called the Boyles Pond Special Tax District. Those citizens that live on or near the Boyles Pond want to fix the Dam after the 2015 Flood which was damaged during the flood. The cost to repair the dam and the refill the pond is \$650,000. There are 22 property owners near and around the pond. It will cost each of these persons \$29,572 assessed per lot to be paid over a 30 year period at a cost of \$1,427 over a thirty year timeframe. Sumter County is providing the vehicle to collect the funds. The citizens have secured a loan from The Small Business Administration to finance this expense. The County Treasurer will collect the funds for the Special Tax District and send those funds to the Small Business Administration as a yearly payment.

Councilman Edens asked the Attorney if one of the home owners did not pay for his/her property taxes, how would that affect the County. Mr. Bryan informed Council that there is an agreement between the County and the Association which covers these matters listed on Exhibit D as shown below. After all comments, Council took action on first reading.

ACTION: MOTION was made by Councilman Edens, seconded by Councilman Sumpter, and unanimously carried by Council as presented.

- (4) It May Be Necessary To Hold An Executive Session To Discuss An Economic Development Matter Or A Personnel Matter, Receive A Legal Briefing, Discuss A Contractual Matter, Or Other Matter Pertaining To An Executive Session, And Take Appropriate Actions Thereafter If Required.

No executive session was held.

OLD BUSINESS:

- (1) **18-882 -- Third Reading --** An Ordinance Amending Ordinance 17-866 Of Sumter County, South Carolina (The 2017-2018 Sumter County Budget Ordinance) By Changing The Amount To Be Allocated From The General Fund, Unassigned Fund Balance And The Hospitality/Accommodations Fee Fund To Capital Expenditures As Part Of The 2017-2018 Budget Of Sumter County.

Mr. Gary Mixon presented this proposed ordinance. He stated that Budget Adjustments consists of **\$500,000** from the County's Hospitality Fund to support the effort for constructing a Veteran's Park to be located on Highway 76/378. The Park is in partnership with the City of Sumter. The State of South Carolina will provide \$200,000 with a projected total for the project at a cost of \$1,200,000. One of the distinguishing features that will be located at the park is a replica of the Tuskegee Airplane. A groundbreaking will be held sometime near Memorial Day of this year sponsored by the City and the County.

Additionally, this ordinance includes **\$281,000** for Second Mill Pond Dam Automatic Spillway Gates. This will be useful for safety purposes and to help the community as a whole. After all comments, the Chairman convened a public hearing on this matter. After all comments, the Chairman closed the public hearing and Council took action on third reading.

ACTION: MOTION was made by Councilman Byrd, seconded by Councilman Sumpter, and unanimously carried by Council to grant third reading approval and adoption of this ordinance as amended from its initial reading.

COMMITTEE REPORTS:

- (1) Land Use Committee Meeting To Be Held On Tuesday, February 13, 2018, at 5:00 p.m. In County Council's Conference Room (Edens, Baker, and Baten).



Councilman Edens, the Chairman of the Committee, stated that all members were present and they discussed matters that dealt with Outside Wall Signs on buildings and Wall Entranceway Signs to Subdivisions. Although no action was taken, the Chairman of the Committee, Councilman Edens, will discuss this matter with the Planning Commission and bring it back before Council's Land Use Committee for discussion or informational purposes from the Planning Commission.

- (2) Internal Affairs Committee Meeting To Be Held On Tuesday, February 13, 2018, at 5:30 p.m. In County Council's Conference Room (Byrd, Baker, and Sumpter).

The Chairman of the Committee, Vice Chairman Byrd, gave the following recommendations from the Committee meeting.

- **Accommodations Tax Advisory Board – ABC to the City for approval**

ACTION: MOTION, and second were received from the Committee, and unanimously carried by Council to send candidates A, B, and C to City Council for approval.

- **Development Board – Reappoint Mr. Earl Wilson on the Development Board**

ACTION: MOTION, and second were received from the Committee, and unanimously carried by Council to reappoint Earl Wilson to the Development Board.

- **Santee Wateree Regional Transportation Authority – Councilman Chris Sumpter**

ACTION: MOTION, and second were received from the Committee, and unanimously carried by Council to appoint Councilman Chris Sumpter to replace Summary Court Judge Larry Blanding on Santee Wateree Regional Transportation Authority Board Effective April 1, 2018.

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

- **League of Women Voters** – Chairman McCain and Councilman Baten attended the League's meeting which was held on Monday, February 12, 2018.
- **Local Government Fund** -- Mr. Baten talked about the need to revisit the full funding for the Local Government Fund by the General Assembly to the Counties. He suggested that Council members consider sending a letter to the General Assembly request that Sumter County and all the Counties receive the LGF because the State does not cover the cost of State mandates required to be in each County. Additionally, Councilman Baten stated that Sumter County needs to look at what Florence County Council is doing to show the government fund shortage by not receiving the LGF.
- **Sumter Litter Alliance** – Councilman Sumpter stated that although the Litter has been discussed in Sumter City and County in many different way and times; the new efforts are through joint efforts of the Sumter Litter Alliance. There will be a meeting of this group on February 26, 2018, at 6:00 p.m. Swan Lake Visitors Center. Anyone interested should attend.
- **20th Fighter Wing Awards Ceremony** – Councilwoman McGhaney reported that she along with Chairman Mr. McCain attended the 20th Fighter Wing Awards Ceremony held on February 10, 2018. Both Councilwoman McGhaney and Chairman McCain are currently serving as Honoree Base Commander.

MONTHLY REPORTS

- 1) Sheriff's Department Monthly Report
- 2) SCAC Mid-winter Conference
- 3) S. C. Rural Summit
- 4) Board of Appeals
- 5) Farm-To-Table-Event
- 6) Sumter School District Newsletter
- 7) Rub of The Green

COUNTY ADMINISTRATOR'S REPORT

1. Patriot Park Pavilion – Mr. Mixon reported that the Patriot Park Pavilion is underway and will be a great benefit for this community once it is completed.
2. The Jewish Synagogue has contacted the Sumter County Museum to develop a Holocaust Museum. The Jewish Synagogue will turn over all their Holocaust artifacts to the Museum for this project. The County also has a Holocaust Marker near the Library. They would like to have the Holocaust Marker moved near the Jewish Synagogue which will house the Holocaust artifacts. Mr. Mixon said that he will keep Council informed for these matters.

PUBLIC COMMENT



Chairman McCain asked if anyone wished to speak during public hearing. The following persons spoke.

- **Josephine Young** from the Greater Turkey Creek Community thanked Council members for what they are doing to work together, and to conduct business in a professional manner, and for what they have done and will be doing for the Turkey Creek Community.
- **Jamal Jones** – Stated that he would like to ask Council members to think about the children that need constructive things to do and as the summer quickly approaches, there will be many children that do not have work or something recreational to do during the summer.

ADJOURNMENT:

After all comments from Council members and the public; the meeting was adjourned after motion by Councilman Baker, seconded by Councilman Byrd, and unanimously carried by Council to conclude the meeting of February 13, 2018, at 6:59 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:	February 12, 2018
Media Notified:	Yes
Manner Notified:	Agenda Information is listed on Sumter County's Home Page, and E-mailed to The Item, The Chamber, WIS-TV, WBTW, and Time Warner Cable.
Date Notified:	February 9, 2018

Respectfully submitted,
Mary W. Blanding

Mary W. Blanding

ATTACHMENT 1

8.i.7. Miscellaneous and Temporary Signs.

- a. **Commercial Banners.** Each non-residential use may have one on-premise banner on a permanent basis subject to the following conditions:
 1. **Location.** The banner may be installed only on the building or canopy of the primary business and must advertise the business, its relevant promotion or products. The banner cannot extend above the roofline or be freestanding. For multi-tenant or multi-store locations, the banner must be placed on the building or canopy in front of the tenant space it is designed to serve.
 2. **Size.** The banner may not exceed 32 sq. ft.
 3. **Duration.** The banner may remain indefinitely as long as it is in good condition and is securely fastened, as determined by the Zoning Administrator. Banners may be interchanged at will as long as only one banner per business is maintained.
- b. **Sandwich Board Signs.** Signs are permitted for non-residential property in accordance with the following conditions:
 1. **Location.** One sandwich board per parcel, per street front.
 2. **Size.** The sign may not exceed 6 sq. ft. per side, except where the principal structure exceeds 30,000 sq. ft. a sandwich board sign may be permitted no greater than 20 sq. ft. and be permitted at one sign per frontage. For shopping centers and commercial multi-tenant property, one sandwich board sign is permitted per street frontage and shall be no greater than 20 sq. ft. Individual stores or tenants are not permitted separate or individual sandwich board signs.
 3. **Duration.** The sandwich board may remain indefinitely as long as it is in good condition, as determined by the Zoning Administrator.
- c. **Real Estate Signs.** Real estate signs are permitted in accordance with the following guidelines:
 1. **Location.** One sign per parcel, per street frontage.
 2. **Size.** In residential districts (R-15, R-9, R-6, AC, and CP), signs shall not exceed 6 sq. ft. In the AC or CP district, parcels over 5 acres in size are permitted one sign per street frontage, not to exceed 16 sq. ft. In commercial districts (GC, NC, LC, PO, LI-W, HI) signs shall not exceed 16 sq. ft.
 3. **Maximum Height.** All real estate signs are limited to a maximum height of 10 ft.
 4. Real estate signs shall not be illuminated.
 5. Signs advertising individual available tenant space on multi-tenant buildings shall not be freestanding. For multi-tenant or shopping center locations, a banner not exceeding 10 sq. ft. is permitted.

6. **Duration.** Real estate signs may remain indefinitely as long as they are in good condition and pose no threat to the public safety, as determined by the Zoning Administrator.
7. **Model Home Signs.** Signs designed to indicate demonstration homes for marketing purposes in a subdivision are permitted in lieu of real estate signs, and subject to the above (-1-6).
8. All real estate signs shall be wood or metal with permanent, professional copy placed on the signs. The sign structure shall be painted one color. Stabilizing legs may be used but may not project outside (beyond) the plane of the sign face.

d. Project and Contractor's Signs..

1. Commercial Projects: One (1) non-illuminated sign per street frontage not exceeding 32 sq. ft. with a maximum height of 10 ft. in non-residential areas announcing a new construction project. The sign may display all project contractors, vendors, developers, architects, etc., and is permitted on premises for any project under construction, alteration, or renovation.
2. Individual Residential Lots: For any project under construction, alteration, or renovation, individual contractor signs permitted on-premise at a rate of one 6 sq. ft. sign per contractor. Such sign(s) shall be removed within 30 days after a certificate of occupancy is issued for the project.

Exhibit D

State of South Carolina) Memorandum of Understanding

County of Sumter)

This Memorandum of Understanding documents the procedures to be followed and the expectations of Boyles Pond HOA, Inc., (the home owners association for Boyles Pond) and Sumter County, including the Sumter County Administration, the Sumter County Auditor and the Sumter County Treasurer.

1. The Sumter County Assessor and the Sumter County Auditor shall collaborate to have the assessment for the Boyles Pond Special Tax District added to the tax bills for each of the parcels in the Boyles Pond Special Tax district beginning the tax year 2018.
2. The Sumter County Treasurer shall collect the taxes and account for the collection of the special assessments on the tax bills paid by the property owners for property in the Boyles Pond Special Tax District.
3. Sumter County Treasurer shall pay to Boyles Pond HOA, Inc. all amounts received from the taxpayers who pay taxes on parcels in the Boyle's Pond Special Tax District each month. The first month that the Sumter County Treasurer will make a payment to the Boyles Pond homeowners Association is expected to be December, 2018.
4. Property owners of property in the Boyles Pond Special Tax District may elect to pay their share of the debt owed to the Small Business Administration in a lump sum in advance and thereby avoid having to pay the special assessment with their *ad valorem* taxes each year thereafter. In that case the Officers of Boyles Pond HOA, Inc. shall provide, in writing, a notice to the Sumter County Assessor and the Sumter County Auditor that one or more tax parcels in the special tax district may be deleted from the special tax district so that the special assessment will no longer be added to the tax bills for those parcels. The notification from the officers of the Boyles Pond HOA, Inc. shall be delivered to the Sumter County Auditor and the Sumter County Assessor no later than August 31 of any calendar year in order to avoid having the special assessment added to a particular tax bill for that calendar year.
5. If property owners elect to pay their share of the debt owed to the Small Business Administration in a lump sum in advance to avoid having to pay the special assessment with their *ad valorem* taxes each year thereafter, Sumter County Council shall record with the Registry of Deeds for Sumter County a document to acknowledge that the financial obligations associated with the special tax district no longer apply to particular parcel of property owned by those who pay their share of the debt in advance.
6. Repair and maintenance of the dam at Boyle's Pond shall be the responsibility of the Boyle's Pond Homeowners Association. Sumter County shall not be responsible in any way to the repair or maintenance of the dam at Boyle's Pond.

This agreement shall be effective upon the last date of execution by either of the Parties.

Boyles Pond HOA, Inc.

Sumter County

By: _____
President / Date

By: _____
James T. McCain, Jr. / Date
Chairman, Sumter County Council

By: _____
Secretary/Treasurer / Date

ATTEST:

Mary W. Blanding
Sumter County Clerk to Council



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: February 23, 2018

SUBJECT: COUNTY COUNCIL AGENDA – FEBRUARY 27, 2018

The Sumter City-County Planning Commission will have the following land use item(s) for review at County Council on Tuesday, February 27, 2018:

THIRD READING

OA-17-03, Real Estate/Subdivision Signs (County)

Request to amend *Article 8, Section 8.i.7. Miscellaneous and Temporary Signs* to better define real estate signs, contractor signs, subdivision project signs, and commercial project signs in the *Sumter County – Zoning and Development Standards Ordinance*.

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

Sumter County Council

3rd Reading
February 27, 2018

Planning Commission Staff Report

OA-17-03, Real Estate Signs (Temporary Subdivision Signs) (County)

I. THE REQUEST

Applicant: Planning Staff

Request: Amend *Article 8, Section 8.i.7. Miscellaneous and Temporary Signs* to better define real estate signs, contractor signs, subdivision project signs, and commercial project signs in the *Sumter County – Zoning and Development Standards Ordinance*.

II. BACKGROUND

Sumter County Council has directed Planning Staff to revise the current County sign regulations related to contractor signs, subdivision project signs, and commercial projects signs in order to reflect the regulations in effect within the City of Sumter for such signage.

In December 2014, Sumter City Council adopted comprehensive amendments to the City sign ordinance to permit the following:

- Commercial Project Signs. One sign per project only (not one sign per contractor) at 32 sq. ft. and 10 ft. tall.
- Individual Residential Lots Under Construction. One sign per contractor 6 sq. ft. One (1) sign per contractor is permitted as the signs are much more temporary and are generally internal to the subdivision and not on primary corridors.
- Residential Subdivisions Under Construction. One sign per street frontage 64 sq. ft. and ten feet tall. This sign hosts all relevant information related to the development and lists all builders within the subdivision, it does not permit one sign per home builder.

III. RECOMMENDATION

In reviewing the County sign ordinance, Staff recommends the changes as shown in the attached draft strike through version of the Miscellaneous and Temporary Signs section of the Ordinance (Attachment 1).

As proposed, these changes will bring the County sign regulations related to real estate and projects under development into alignment with the City of Sumter standards.

IV. PLANNING COMMISSION – DECEMBER 20, 2017

The Sumter City-County Planning Department at its meeting on Wednesday, December 20, 2017, voted to recommend approval of this request.

V. COUNTY COUNCIL – JANUARY 23, 2018 – FIRST READING

The Sumter County Council at its meeting on Tuesday, January 23, 2018, gave First Reading approval for this request.

VI. COUNTY COUNCIL – FEBRUARY 13, 2018 – SECOND READING/PUBLIC HEARING

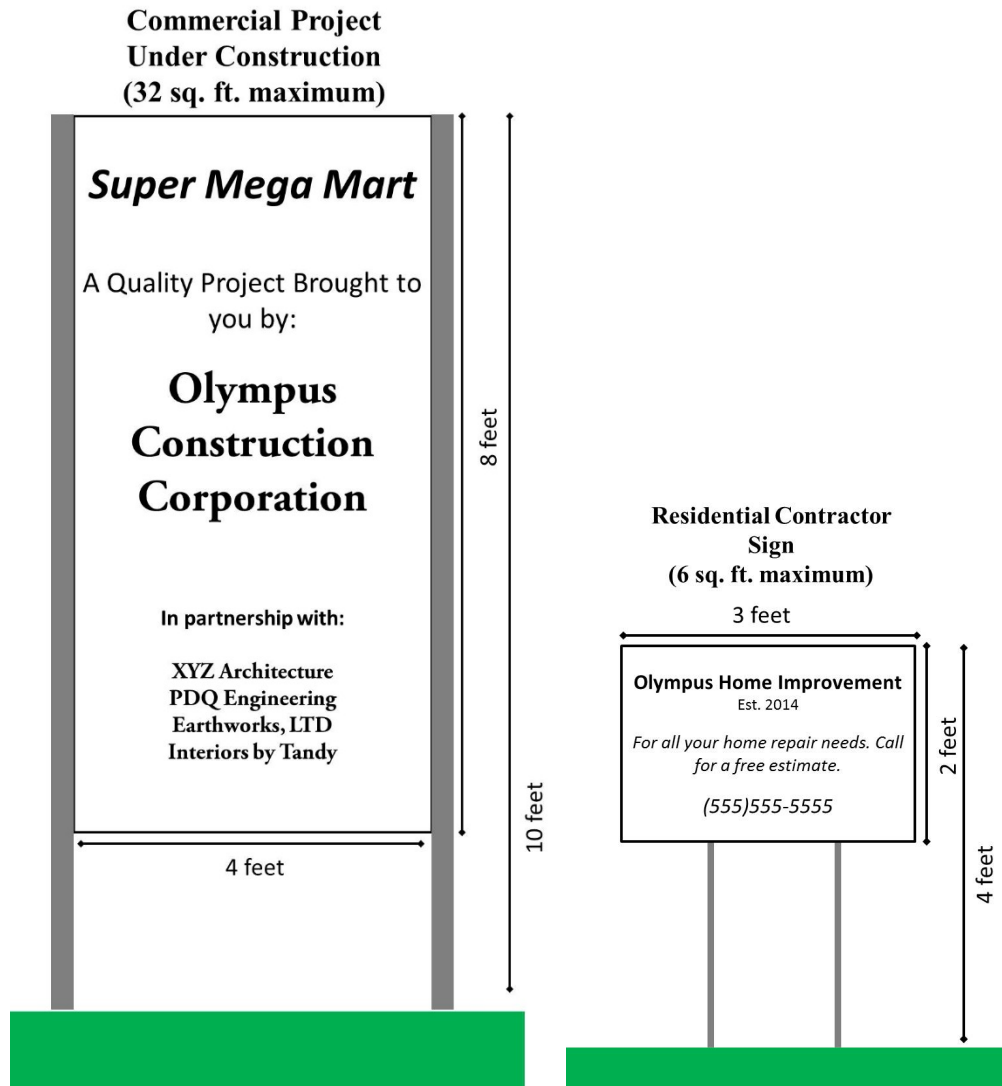
The Sumter County Council at its meeting on Tuesday, February 13, 2018 gave Second Reading approval for this request.

VII. COUNTY COUNCIL – FEBRUARY 27, 2018 – THIRD / FINAL READING

8.i.7. Miscellaneous and Temporary Signs.

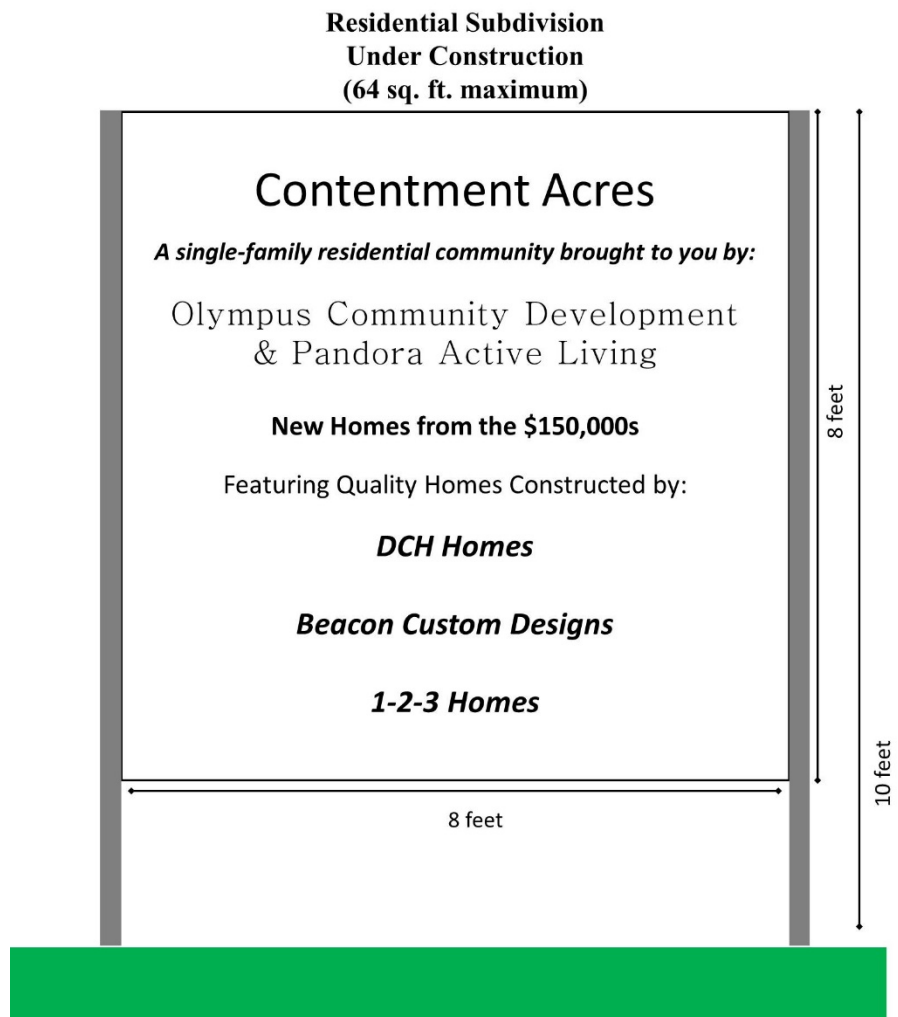
- a. **Commercial Banners.** Each non-residential use may have one on-premise banner on a permanent basis subject to the following conditions:
 1. **Location.** The banner may be installed only on the building or canopy of the primary business and must advertise the business, its relevant promotion or products. The banner cannot extend above the roofline or be freestanding. For multi-tenant or multi-store locations, the banner must be placed on the building or canopy in front of the tenant space it is designed to serve.
 2. **Size.** The banner may not exceed 32 sq. ft.
 3. **Duration.** The banner may remain indefinitely as long as it is in good condition and is securely fastened, as determined by the Zoning Administrator. Banners may be interchanged at will as long as only one banner per business is maintained.
- b. **Sandwich Board Signs.** Signs are permitted for non-residential property in accordance with the following conditions:
 1. **Location.** One sandwich board per parcel, per street front.
 2. **Size.** The sign may not exceed 6 sq. ft. per side, except where the principal structure exceeds 30,000 sq. ft. a sandwich board sign may be permitted no greater than 20 sq. ft. and be permitted at one sign per frontage. For shopping centers and commercial multi-tenant property, one sandwich board sign is permitted per street frontage and shall be no greater than 20 sq. ft. Individual stores or tenants are not permitted separate or individual sandwich board signs.
 3. **Duration.** The sandwich board may remain indefinitely as long as it is in good condition, as determined by the Zoning Administrator.
- c. **Real Estate Signs.** Real estate signs are permitted in accordance with the following guidelines:
 1. **Location.** One sign per parcel, per street frontage.
 2. **Size.** In residential districts (R-15, R-9, R-6, AC, and CP), signs shall not exceed 6 sq. ft. In the AC or CP district, parcels over 5 acres in size are permitted one sign per street frontage, not to exceed 16 sq. ft. In commercial districts (GC, NC, LC, PO, LI-W, HI) signs shall not exceed 16 sq. ft.
 3. **Maximum Height.** All real estate signs are limited to a maximum height of 10 ft.

4. Real estate signs shall not be illuminated.
 5. Signs advertising individual available tenant space on multi-tenant buildings shall not be freestanding. For multi-tenant or shopping center locations, a banner not exceeding 10 sq. ft. is permitted.
 6. **Duration.** Real estate signs may remain indefinitely as long as they are in good condition and pose no threat to the public safety, as determined by the Zoning Administrator.
 7. **Model Home Signs.** Signs designed to indicate demonstration homes for marketing purposes in a subdivision are permitted in lieu of real estate signs, and subject to the above (~~i-iv-1-6~~).
 8. All real estate signs shall be wood or metal with permanent, professional copy placed on the signs. The sign structure shall be painted one color. Stabilizing legs may be used but may not project outside (beyond) the plane of the sign face.
- d. ~~**Project and Contractor's Signs.**~~ ~~**Contractor Signs/Project Construction Signs.**~~ One (1) non-illuminated sign not exceeding 16 sq. ft. in non-residential areas and 6 sq. ft. in residential areas announcing a new construction project and all contractors, vendors, developers, architects, etc., is permitted on premises for any project under construction, alteration or renovation. Individual contractor signs are permitted at a rate of one per contractor. Such sign shall be removed within 30 days after a certificate of occupancy is issued for the project.
1. Commercial Projects: One (1) non-illuminated sign per street frontage not exceeding 32 sq. ft. with a maximum height of 10 ft. in non-residential areas announcing a new construction project. The sign may display all project contractors, vendors, developers, architects, etc., and is permitted on premises for any project under construction, alteration, or renovation.
 2. Individual Residential Lots: For any project under construction, alteration, or renovation, individual contractor signs permitted on-premise at a rate of one 6 sq. ft. sign per contractor. Such sign(s) shall be removed within 30 days after a certificate of occupancy is issued for the project.



- e. **Residential Subdivision Under Constriction.** Subdivisions under construction are entitled to additional signage beyond the permanent subdivision signage, in accordance with the following guidelines:
1. **Location.** One (1) sign at the primary subdivision entrance. For subdivisions with multiple entrances, one sign permitted at each fully constructed subdivision access entrance meant for use by the residents and general traveling public. This sign shall include all of the information the developer believed to be pertinent to advertise the subdivision to include:
 - a. Name of Subdivision
 - b. Pricing Information
 - c. Active Builders
 - d. Lot Availability
 2. **Size.** Not to exceed 64 sq. ft.

3. **Maximum Height.** All signs are limited to a maximum height of 10 feet.



4. **Illumination.** Signs shall not be illuminated.
5. **Duration.** Must be removed once 90% of the houses within the subdivision have been constructed.
- f. **Projecting Signs.** A projecting sign perpendicular to the wall may be substituted for a wall sign. A projecting sign shall be placed a minimum of eight (8) feet above any sidewalk and may project a maximum of six (6) feet away from the wall. Total area of the projecting sign shall not exceed 5% of the front surface area of building.
- g. **Canopy of Awning Signs.** Canopy or awning signs may be permitted *in addition* to wall or projecting signs. One business identification sign is permitted not to exceed 20% of the surface area covered by the canopy or awning.

- h. Directional Signs.** Directional signs are permitted for non-residential uses at a rate of two signs per entrance, not to exceed 2 sq. ft. per sign.
- i. Gasoline Pumps.** Gasoline pump signs showing only price are permitted and shall not count against the total signage allowed on a zoned lot. Maximum size of each sign is 3 sq. ft.
- j. Oil Racks.** Oil rack signs are permitted and shall not count against the total signage allowed on a zoned lot. Maximum size of each sign is 3 sq. ft.
- k. Automobile Dealer Franchise Signs.** Automobile dealers shall be permitted separate free-standing signs for each brand or franchise of new cars sold by the dealership in addition to all other signs normally earned on the zoned lot. Separate franchise signs *shall not* include an attached reader board.
- l. Subdivision Identification Signs.** For each residential or non-residential subdivision, multi-family complex, attached housing complex, or mobile home park, two freestanding monument signs are permitted per entrance to said subdivision. The signs shall not exceed 40 square feet in size, nor exceed 8 feet in height. Such signs shall be lit only through indirect lighting.
- m. Political Signs.** Signs in this category are specifically designed to allow non-commercial speech that promotes the purpose of a democratic society. Signs in this category may be erected that support candidates for elected office at the local, state, or federal levels of government. Also, signs in this category may promote non-commercial speech covering uses or causes that the First Amendment in the U.S. Constitution may protect. Some examples of signs that promote non-commercial speech are signs announcing ballot initiatives, voter registration campaign signs, or signs that seek to advance special interest causes. (Note: this list is not intended to be all-inclusive). In no case should these regulations be used to sanction slander or language that deprives the community of its standards of moral decency. The following items are designed to implement the stated purpose herein; while insuring that the City and County of Sumter are protected against inordinate sign clutter, and deteriorated or abandoned signs that detract from the appearance of the community.

 - 1. No sign allowed in this section may be erected or allowed within the public right-of-way or on other public properties.
 - 2. Political signs must not exceed 32 sq. ft. in size.
 - 3. Political signs erected for a specific election or referendum may be erected no more than 90 days prior to that polling date and must be removed not later than 15 days after that date by the candidates.
 - 4. No sign(s) allowed in this section shall become deteriorated or fall into disrepair. If a sign(s) becomes deteriorated or otherwise falls into disrepair, the sign(s) shall be

subject to removal; provided that adequate documentation shall be placed in file. The affected property owner shall be notified of the offense by certified mail, or by hand, and shall be given 15 days to repair the said sign(s), after which time the property owner shall be subject to fine and the removal of the sign(s).

- n. **Special Event Signs.** Automobile dealerships shall be permitted to hold special sales events a maximum of 3 times per year. Each special event requires a temporary use permit and may not exceed 30 days in length. Each special event must be separated by a period of 30 days. At this time, fluttering devices as described in section 8.i.4.c. shall be permitted on a temporary basis. Two additional banners are also permitted in excess of all other regulations for the special event.
- o. **Fire Cracker Stands.** Each fire cracker stand may have one on-premise banner for the period of the temporary stand. The banner may not exceed 32 sq. ft. Ribbons, pennants, spinners, streamers, and other similar devices are permitted without a permit.
- p. **Off-Premise Directional Sign** – A maximum of one additional sign is permitted per parcel identifying or advertising a use located off-premises. In all residential zoning districts (including AC (Agricultural Conservation)) maximum sign size is 32 sq. ft. with a maximum height of 10 ft. Destinations advertised on the off-premises sign (such as subdivision, business, or other entity) are permitted a maximum of two (2) total off-premises signs with the county. No off-premises signs shall be closer than 250 ft. (measured in a direct line) from an existing off-premises sign. Billboards/Outdoor Advertising are treated separately in section 8.i.9.

AN ORDINANCE TO ESTABLISH AND CREATE A SPECIAL TAX DISTRICT WITHIN SUMTER COUNTY, SOUTH CAROLINA, TO BE KNOWN AS THE "BOYLES POND SPECIAL TAX DISTRICT"; TO DEFINE THE NATURE AND LEVEL OF SERVICES TO BE RENDERED THEREIN; TO AUTHORIZE THE IMPOSITION OF *AD VALOREM* TAXES AND USER SERVICE CHARGES THEREIN, WHICH SHALL BE IMPOSED SOLELY WITHIN THE SPECIAL TAX DISTRICT; TO ESTABLISH A COMMISSION FOR THE TAX DISTRICT AND PROVIDE THE TERMS THEREFOR; AND ALL OTHER MATTERS RELATED THERETO.

BE IT ORDAINED by the County Council of Sumter County, South Carolina, in meeting duly assembled:

Section I Findings.

Incident to the enactment of this ordinance (this "***Ordinance***") and the establishment of the special tax district provided herein, the County Council of Sumter County (the "***Council***"), the governing body of Sumter County, South Carolina (the "***County***"), finds that the facts set forth in this section exist and the statements made with respect thereto are in all respects true and correct:

1. The County is a body politic and corporate and a political subdivision of the State of South Carolina (the "***State***") and as such possesses all general powers granted to counties of the State.

2. The Council received a petition (the "***Petition***") requesting the establishment of a special tax district within the area of the County commonly known as "Boyles Pond." The Petition requested the formation of the Boyles Pond Special Tax District (the "***District***"), the delivery of public services within the District, including, but not limited to, the rehabilitation of the Boyles Pond Dam and ongoing maintenance, repairs and improvements related to the operations of the District, the levy and collection of taxes and/or service charges within the area of the District.

3. The Council has determined that the Petition complies with the requirements of Section 4-9-30(5)(a)(ii) of the Code of Laws of South Carolina, 1976, as amended.

Section 2 Holding of Public Hearing and Notice Thereof.

Pursuant to the provisions of Section 4-9-130 of the Code of Laws of South Carolina, 1976, as amended, a public hearing, after giving reasonable notice, is required to be conducted prior to the third and final reading of this Ordinance by Council. In accordance with this provision, a public hearing shall be conducted and due notice shall be provided all as required by said Section 4-9-130. The form of the notice to be published shall be substantially as set forth in Exhibit B attached hereto.

Section 3 Creation of the District.

There is hereby created and established a special tax district within the County to be known as the "Boyle's Pond Special Tax District," which shall include and be comprised of the territory shown on Exhibit A to this Ordinance.

Section 4 Purpose of the District; Services to be Rendered.

The District is created and established for the purpose and function of delivering public services affecting the District, including rehabilitating and repairing the Boyles Pond Dam, improving Boyles Pond and providing for ongoing maintenance, repairs and improvements related to the operations of the area constituting the District.

Section 5 Administration of the District.

The District must be governed by a commission to be known as the Boyles Pond Special Tax District Commission (the "***Commission***"). The Commission shall consist of three members, any of whom may be a member of the Boyles Pond HOA, Inc. (the "***HOA***"). The three members of the Commission shall be the President, the Vice- President, and the Treasurer and shall be elected by a vote of a majority of the members present at each annual meeting to be held at the call of the President but no later than June 30 of each year. There must be present at the meeting a quorum which is at least 50% of the people, in person or by written proxy, who have an interest in the property in the special tax district. The members of the Commission shall serve for so long as they hold those respective titles. Upon any change of the persons serving in such roles, the Commission shall notify the Council in writing of such change within 30 days of the change taking effect. Any failure to provide such notice shall not limit or otherwise affect any actions, powers or other authorizations of the District.

Section 6 Powers of the District.

There is committed to the District the purpose and functions as set forth in Section 4 hereinabove. To that end, the Commission must be empowered to:

A. notwithstanding the provisions of Section 4-9-30(5)(e) of the Code of Laws of South Carolina, 1976, as amended, regarding the abolition and diminishment of the District which are reserved by the County, the District shall have perpetual succession;

B. sue and be sued;

C. adopt, use, and alter a corporate seal;

D. make bylaws for the management and regulations of its affairs;

E. acquire, purchase, hold, use, lease, mortgage, sell, transfer, and dispose of any property, real, personal or mixed, or interest in any real, personal or mixed property, and to acquire easements or other property rights necessary for the operation of its stated functions;

F. appoint officers and agents, and employ paid employees and servants, as well as volunteers, and to prescribe the duties of each of these, fix their compensation, if any, and determine if and to what extent they must be bonded for the faithful performance of their duties, and to establish employment policies;

G. enter into contracts, agreements or other covenants for the benefit of the District;

H. make arrangements with the County Treasurer to act as a fiduciary for the benefit of the District;

I. purchase capital items, including equipment, the Commission considers necessary for services in the District;

J. be responsible for the upkeep, maintenance and repairs of the capital items, and to make regular inspections of all capital items;

K. construct, if necessary, buildings to house the equipment provided for in this section;

L. issue general obligation bonds by the County up to the amount authorized in the Referendum;

M. raise funds by levying (through the County Auditor) and collecting (through the County Treasurer) either (1) property taxes in an amount not exceeding the millage authorized in the Referendum, or (2) user charges against each parcel within the District in an amount not exceeding the amount authorized in the Referendum. Any tax or charges levied hereunder must be annually assessed and collected together with the *ad valorem* property taxes due on such property; and

N. do all other acts necessary or convenient to carry out a function or power granted to the District.

Section 7 Notice to Auditor and Treasurer.

In the event the annual taxes or user charges to be levied and collected on behalf of the Commission (as authorized in Section 6(M) above) are to remain unchanged from one fiscal year to the next, in lieu of a formal meeting to adopt the annual taxes or fees, the County may authorize the continuation of such taxes or fees in its annual budget ordinance; in such event, no formal action of the Commission shall be required. The maximum annual assessment for each lot shall be One Thousand, Four Hundred, Twenty-Seven and 52/100 (\$1,427.52) Dollars.

Section 8 Notice to Auditor and Treasurer.

The Auditor and Treasurer of Sumter County shall be notified of the enactment of this Ordinance and directed to levy and collect annually the taxes or fees authorized hereby.

Section 9 Ordinance shall be recorded with Register of Deed.

This Ordinance and all of the Exhibits shall be recorded with the Sumter County Register of Deeds to provide notice of the creation of this Special Tax District and its impacts on the property in the Special Tax District. The Ordinance shall be recording contemporaneous with the receipt of the executed Certification which is attached as Exhibit C.

Section 10. Other Actions and Instruments.

In order to implement the purposes of, and to give full effect to, this Ordinance and the agreements and actions herein authorized, the Chairman of the Council, the County Administrator (including the Interim County Administrator) and the Clerk are hereby authorized to execute and deliver such certificates, showings, instruments and agreements and to take such further action as such officials shall deem necessary and desirable including the Memorandum of Understanding as set forth in Exhibit D to this Ordinance.

DONE AND ENACTED IN MEETING DULY ASSEMBLED this ____th day of March, 2018.

**THE COUNTY COUNCIL FOR SUMTER COUNTY,
SOUTH CAROLINA**

BY: _____
James T. McCain, Jr.
ITS: Chairman of County Council

ATTEST:

BY: _____
Mary W. Blanding.
ITS: Clerk to Council

First Reading: _____

Second Reading: _____

Public Hearing: _____

Third Reading and Adoption: _____

EXHIBIT A

The following parcels identified as the tax parcels on the Tax Map Sheets for the Sumter County Auditor shall constitute the Boyles Pond Special Tax District. The current owner(s) of each parcel are also listed.

Tax Map Sheet No.	Current Owner(s)	Property Address	Legal Description
160-00-02-001	COLLINS, ARVIE CECIL III & SAMANTHA W	4120 Cobblestone Rd	Lot 1; PB 2000, Pg 104 Lot 1A; PB 2001, Pg 339
160-00-02-002	MUNFORD, LORELI R & JAMES R	4150 Cobblestone Rd	Lot 2; PB 2000, Pg 104
160-00-02-003	ATKINSON, EDWARD KENT & DONNA LYNN	4180 Cobblestone Rd	Lot 3; PB 2000, Pg 316
160-00-02-004	CHRISTMAS, STEVE L & STACEY M	4200 Cobblestone Rd	Lot 4; PB 2000, Pg 316
160-00-02-005	HELMS, CURTIS L & DAWNE C	4220 Cobblestone Rd	Lot 5; PB 2000, Pg 316
160-00-02-006	HARRILL, JOHN E	4250 Cobblestone Rd	Lot 6; PB 2000, Pg 104
160-00-02-007	COKER, ROBERT EARL & JULIE W	4280 Cobblestone Rd	Lot 7; PB 2000, Pg 316
160-00-02-008	COKER, ROBERT E & JULIE W	4300 Cobblestone Rd	Lot 8; PB 2000, Pg 316
160-00-02-009	COURSEY, WILLIAM C JR	4320 Cobblestone Rd	Lot 9; PB 2000, Pg 316
160-00-02-010	OWENS, BOBBIE S	4350 Cobblestone Rd	Lot 10; PB 2000, Pg 316
160-00-02-011	MARLOWE, A PHILIP	4380 Cobblestone Rd	Lot 11; PB 2000, Pg 316
160-00-01-015	MOORE, TIMOTHY L	3760 Lookout Cove	Lot 3; PB 2000, Pg 163
160-00-01-014	CAROLINA, JIMMY	3780 Lookout Cove	Lots 4/4-A; PB 2000, Pg 163
160-00-01-012	VEATCH, HENRY L & ANN L TRUSTEES (Two combined tax parcels)*	3785 Lookout Cove	Lots 1, 2, 5, 5A; PB 2000, Pg 163
160-00-01-018	JONES, HUGH L JR & JENNIFER B	3685 Gatorbay Lane	Lot 1; PB 2005, Pg 231
160-00-01-019	BRANDT, PHILLIP H & CAROLYN REYNOLDS	3645 Gatorbay Lane	Lot 2; PB 2005, Pg 231
160-00-01-020	TERRY, MAXWELL J	3615 Gatorbay Lane	Lot 3; PB 2005, Pg 231
160-00-01-008	KOENIG, DARRELL LEE & DONNA LYNNE	3605 Gatorbay Lane	Lot 4; PB 2005, Pg 231
160-00-01-021	US BANK TRUST NA TRUSTEE	3630 Kopac Cove	PB 2005, Pg 63
160-00-01-009	SHUPING, JEFFREY C & LESA	3690 Kopac Cove	PB 2009, Pg 157
160-00-01-017	FULWOOD, JOHN	S. St. Pauls Church Rd	Tract A; PB 2000, Pg 164

***The owners of two tax parcels lots that have been combined into one tax map sheet number shall pay two assessments annually.**

EXHIBIT B

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the County Council of Sumter County, South Carolina (the "*County Council*"), the governing body of Sumter County, South Carolina (the "*County*"), will conduct a public hearings (the "*Public Hearing*") on the proposed enactment of the following ordinance (the "*Ordinance*"):

AN ORDINANCE TO ESTABLISH AND CREATE A SPECIAL TAX DISTRICT WITHIN SUMTER COUNTY, SOUTH CAROLINA, TO BE KNOWN AS THE "BOYLES POND SPECIAL TAX DISTRICT"; TO DEFINE THE NATURE AND LEVEL OF SERVICES TO BE RENDERED THEREIN; TO AUTHORIZE THE IMPOSITION OF *AD VALOREM* TAXES AND USER SERVICE CHARGES THEREIN, WHICH SHALL BE IMPOSED SOLELY WITHIN THE SPECIAL TAX DISTRICT; TO ESTABLISH A COMMISSION FOR THE TAX DISTRICT AND PROVIDE THE TERMS THEREFOR; AND ALL OTHER MATTERS RELATED THERETO.

The Public Hearing shall be held on March 13, 2018 at 6:00 p.m., in the chambers of County Council, which are located on the third floor of the Sumter County Administration Building, 13 E. Canal Street, Sumter, SC 29150.

All interested persons will be given an opportunity to be heard and express their views at the Public Hearings. Copies of the Ordinances are available for review at the County's administrative facility during normal business hours.

Exhibit C

CERTIFICATION

I, _____, an attorney duly licensed by the Supreme Court of South Carolina, represent Boyles Pond HOA, Inc. and I do hereby certify that the parcels listed in Exhibit A to Sumter County Ordinance 18-844 are owned by the individuals or entities shown as the Current Owner(s) on that exhibit.

South Carolina Bar # _____

Date: _____

Exhibit D

State of South Carolina) Memorandum of Understanding

County of Sumter)

This Memorandum of Understanding documents the procedures to be followed and the expectations of Boyles Pond HOA, Inc., (the home owners association for Boyles Pond) and Sumter County, including the Sumter County Administration, the Sumter County Auditor and the Sumter County Treasurer.

1. The Sumter County Assessor and the Sumter County Auditor shall collaborate to have the assessment for the Boyles Pond Special Tax District added to the tax bills for each of the parcels in the Boyles Pond Special Tax district beginning the tax year 2018.
2. The Sumter County Treasurer shall collect the taxes and account for the collection of the special assessments on the tax bills paid by the property owners for property in the Boyles Pond Special Tax District.
3. Sumter County Treasurer shall pay to Boyles Pond HOA, Inc. all amounts received from the taxpayers who pay taxes on parcels in the Boyle's Pond Special Tax District each month. The first month that the Sumter County Treasurer will make a payment to the Boyles Pond homeowners Association is expected to be December, 2018.
4. Property owners of property in the Boyles Pond Special Tax District may elect to pay their share of the debt owed to the Small Business Administration in a lump sum in advance and thereby avoid having to pay the special assessment with their *ad valorem* taxes each year thereafter. In that case the Officers of Boyles Pond HOA, Inc. shall provide, in writing, a notice to the Sumter County Assessor and the Sumter County Auditor that one or more tax parcels in the special tax district may be deleted from the special tax district so that the special assessment will no longer be added to the tax bills for those parcels. The notification from the officers of the Boyles Pond HOA, Inc. shall be delivered to the Sumter County Auditor and the Sumter County Assessor no later than August 31 of any calendar year in order to avoid having the special assessment added to a particular tax bill for that calendar year.
5. If property owners elect to pay their share of the debt owed to the Small Business Administration in a lump sum in advance to avoid having to pay the special assessment with their *ad valorem* taxes each year thereafter, Sumter County Council shall record with the Registry of Deeds for Sumter County a document to acknowledge that the financial obligations associated with the special tax district no longer apply to particular parcel of property owned by those who pay their share of the debt in advance.
6. Repair and maintenance of the dam at Boyle's Pond shall be the responsibility of the Boyle's Pond Homeowners Association. Sumter County shall not be responsible in any way to the repair or maintenance of the dam at Boyle's Pond.

This agreement shall be effective upon the last date of execution by either of the Parties.

Boyles Pond HOA, Inc.

Sumter County

By: _____
/ Date
President

By: _____
James T. McCain, Jr. / Date
Chairman, Sumter County Council

By: _____
/ Date
Secretary/Treasurer

ATTEST:

Mary W. Blanding
Sumter County Clerk to Council



Agenda
Sumter County Council
Committee Meeting: Public Safety
Tuesday, February 27, 2018 - Held at 4:30 P.M.
County Administration Building, Third Floor
County Council Conference Room Or Chambers
13 E. Canal Street, Sumter, SC

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- I. **Call to Order** – Committee Chairman, The Honorable C. F. “Chris” Sumpter II
 - II. **Invocation** - Member of Council Or Staff
 - III. **Action On Agenda** - Tuesday, February 27, 2018
 - IV. **New Business:**
 1. Presentation By The Honorable Anthony Dennis, Sumter County Sheriff – Yearly Report Concerning The Sheriff’s Department And Update On The Detention Center.
 2. **Executive Session:** It May Be Necessary To Hold An Executive Session And To Take Appropriate Actions If Necessary Thereafter In Open Session Concerning Any Appropriate Executive Session Matter.
 3. Additional Information: _____.
 - V. **Old Business:**
 1. None
 - VI. **Adjournment**
- cc: Committee Members – (Sumpter, Baten, and Byrd)
Council Members
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.



Agenda
Sumter County Council
Committee Meeting: Fiscal, Tax, And Property
Tuesday, February 27, 2018 - 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, February 27, 2018
- IV. **New Business:**
 1. **Executive Session:** It May Be Necessary To Hold An Executive Session To Discuss: An Economic Development Matter, Receive A Legal Briefing, And/Or Any Appropriate Item For Executive Session -- And To Take Actions Thereafter On Any Of These Matters.
 2. Discussion And Possible Action On Financing The Construction Of An Economic Development Speculative Building For Sumter County.
 3. Sumter County 2017-2018 Financial Update.
 4. Additional Agenda Item: _____.
- V. **Old Business**
 1. None
- VI. **Adjournment**

<p style="text-align: center;">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.</p>

Untapped Food Truck Festival



Love mobile cuisine and craft beer!? Then this is the event for you! March 3, 2018, we are taking over the Fair Grounds in Sumter with a variety of food truck vendors to choose from as well as a beer barn with craft and domestic beers. We will also have a beer tasting from 3-6pm with unlimited 2oz pours of some of the best craft beer on the market!

TICKET PRICING & INFORMATION

TICKETS AVAILABLE FOR PURCHASE AT THE SWAN LAKE VISITORS CENTER,
SUMTER OPERA HOUSE AND LET'S PARTY.

GENERAL ADMISSION - \$5

General admission to the event is for those that wish to come and enjoy festivities during the day. The Beer Barn will have craft beers for \$5 and domestic beers for \$4 available all day. Gates open at 12:00 pm. Advance purchase price is \$5. Day of the event, tickets will be \$10.



SUMTER ROTARY CLUB PRESENTS

FARM *to* TABLE

MARCH 22, 2018 • 6-9PM

No. 0281

SUMTER CIVIC CENTER

TICKETS \$30 (\$40 AT THE DOOR)
(INCLUDES FOOD AND BEVERAGE)
BUSINESS CASUAL DRESS

Proceeds benefit:

CART (COINS FOR ALZHEIMER'S RESEARCH),
4 H. UNITED MINISTRIES, WARM HEART FUND
AT SHAW AFB

