



**Minutes**  
**Sumter County Council**  
**Regular Meeting**  
**Tuesday, December 11, 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; Chairman; James R. Byrd; Vice Chairman; Artie Baker, Eugene R. Baten, Charles T. Edens, Vivian Fleming McGhaney, and Chris Sumpter.

**COUNCIL MEMBERS ABSENT:** None

**MEDIA PRESENT:** Adrienne Sarvis

**PUBLIC PRESENT:** Approximately 15 members of the public were in attendance.

**STAFF MEMBERS PRESENT:** George McGregor, Mary Blanding, Gary Mixon, Johnathan Bryan, Allen Dailey, and two Sheriff Deputies.

**CALL TO ORDER:** The meeting was called to order by Chairman James T. McCain.

**INVOCATION:** Councilman Vivian Fleming McGhaney gave the invocation.

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

**APPROVAL OF AGENDA:** Regular Meeting Tuesday, December 11, 2018  
Chairman McCain asked the Clerk to Council if there were any changes to the December 11, 2018, agenda for Council's meeting. Mrs. Blanding stated that there were no changes; therefore, the Chairman called for a motion to adopt the agenda for the December 11, 2018, meeting of Sumter County Council.

**ACTION:** MOTION was made by Councilman Byrd, seconded by Councilman Baten, and unanimously carried by Council to approve the agenda as presented.

**APPROVAL OF MINUTES:** Regular Meeting Tuesday, November 13, 2018  
Chairman McCain asked for a motion concerning the approval of the November 13, 2018, minutes.

**ACTION:** MOTION was made by Councilman Byrd, seconded by Councilman Sumpter, and unanimously carried by Council to approve the Minutes of the November 13, 2018, meeting of Sumter County Council. *(Note: There Are No Minutes For The November 27, 2018, Meeting. The Meeting Was Canceled Due To A Lack Of Business Items.)*

**LAND USE MATTERS AND REZONING REQUESTS:**  
**Planned Development/Rezoning Requests**

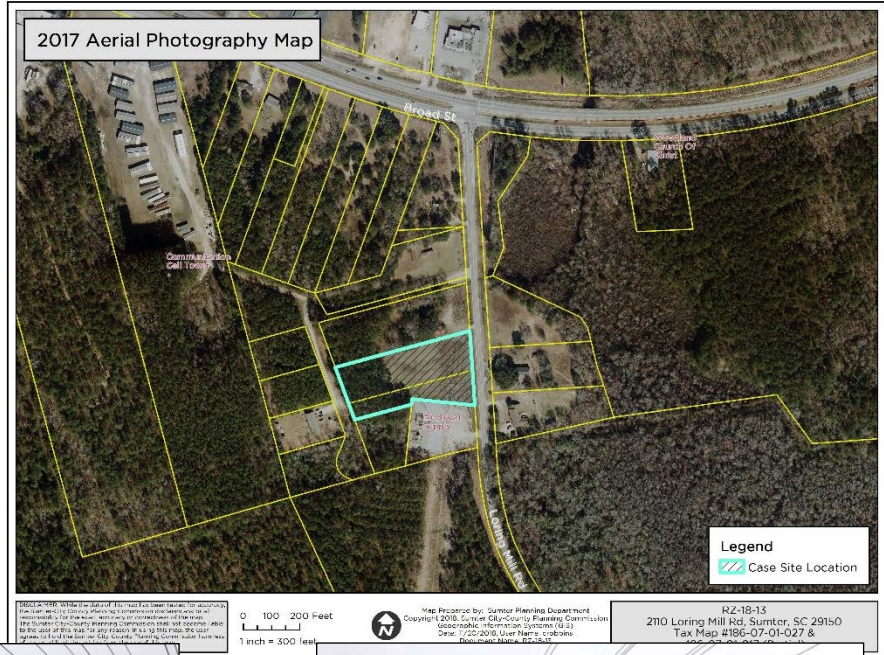
- (1) **RZ-18-13 -- 2110 Loring Mill Road (County) -- First Reading** -- Request to rezone a +/- 1.48 acre parcel and a +/- 0.74 acre portion of an adjoining parcel from Agricultural Conservation (AC) to Light Industrial-Warehouse (LI-W). The property is located at 2110 and 2115 Loring Mill Rd. and is represented by Tax Map #'s 186-07-01-027 and 86-07-01-017 (part).

George McGregor presented this proposed ordinance to Council for first reading approval. He stated that the property owner hopes to rezone this +/- 2.22-acre area from Agricultural Conservation (AC) to Light Industrial-Warehouse (LI-W). The subject area consists of two separate parcels, the entire 1.48-acre area TMS# 186-07-01-027 and a 0.74 acre portion of TMS# 186-07-01-017.

The applicant is requesting the rezoning in order to pursue plans to construct a tiny house manufacturing and sales facility on the property.

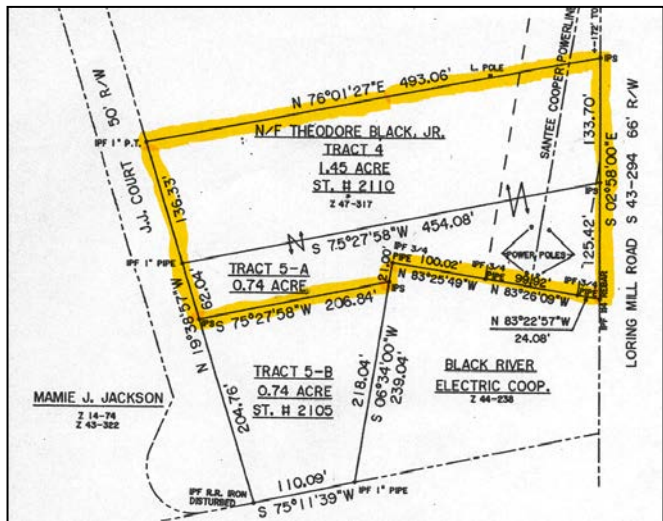
As shown in the aerial map to the right, the subject property has frontage on Loring Mill Road just south of the intersection of Loring Mill Road and Broad Street. The area subject to this request is located just north of a power transmission substation. High-tension power transmission lines run along the front of the property that connect to the substation.

The photographs below show that the parcel is undeveloped and partially forested.



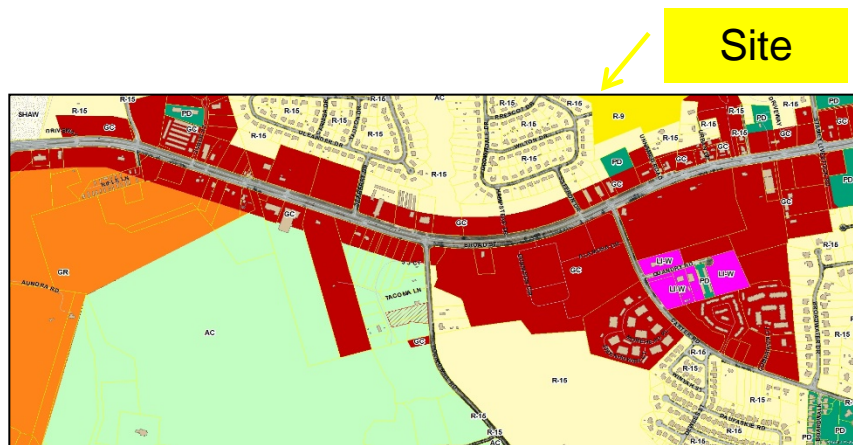
*Above Left: View of subject parcel from Loring Mill Rd, looking north to the intersection of Loring Mill & Broad St.  
Above Right: View of subject parcel from Loring Mill Rd, looking south towards the power substation*

The graphic to the right shows the proposed boundaries of the property subject to this request having approximately 259 total feet of frontage on Loring Mill Rd. The applicant and his family (property owners at TMS# 186-07-01-017) added the 0.74 acre portion (shown as Tract 5-A) to this rezoning request in order to meet the requirements of Article 2, Section 2.a.2 of the Sumter County Zoning & Development Standards Ordinance which states that the minimum area of any free stand zoning area must be at least two acres in size. Free standing zoning areas are areas where common types of zoning are contiguous.



Mr. McGregor also stated that to the East, approximately 2,500 feet away, is another Light-Industrial Use. On Quandry Road directly off of Carter Road (just south of Carter Road and Broad Street intersection) there is a fire truck fabrication/finishing shop, metal shop, and rental storage buildings located within the LI-W zoning. The metal shop and truck fabrication facility are similar in use to the proposed tiny home manufacturing facility. The light industrial uses on Quandry Road are located near residential subdivisions (Carolina Palms and Stillwater).

The Planning Director informed Council that currently the property is zoned agricultural conservation (AC). The AC zoning designation allows for low density residential and agricultural development with some community scale commercial uses, however in order to use the property as the applicant proposes, it must be rezoned. As shown in the zoning map below, areas to the north, south, and west of the parcel are zoned AC. Areas to the west of the property are zoned R-15 with General Commercial (GC) along Broad St extending east and west.



Above: Zoning Map

It was also stated that the larger non-adjointing GC zoned parcel to the west of the subject site is a mobile home dealership that uses JJ Lane and Tacoma Lane (private roads located directly to the west

and north of the property) for transport of mobile homes to provide ease of access to Broad Street. To the northwest across Broad St., abutting Wintergreen Subdivision, is Happy Trails RV Sales and Service. These businesses are within 0.5 mile of the subject property and contains a similar use of the land to what is currently being proposed. The major distinction between the properties would be onsite manufacturing/assembly of tiny houses in addition to sales and service.

The applicant is requesting to rezone to the LI-W district as the district would permit both on-site fabrication and sales of tiny house trailer homes. The LI-W district is designed to accommodate smaller scale industrial and warehousing uses; which, due to their potential externalities, may be inappropriate for typical agricultural or commercial areas.

The following is a non-exhaustive list of permitted and conditional uses that could operate on the parcel if successfully rezoned to LI-W.

*Agricultural, Forestry, and Fishing uses*  
*Construction*  
*Light Manufacturing Uses*  
*Transportation And Communications Uses*  
*Wholesale Trade*  
*Warehousing*  
*Postal Services*  
*General Retail And Restaurant Uses*  
*Personal Services*  
*Mobile Home And Automotive Dealers (CU)*  
*Cemeteries (CU)*  
*Employment Agencies (CU)*

After all comments, the Chairman called for a motion on first reading.

**ACTIONS:** MOTION was made by Vice Chairman Byrd, seconded by Councilman Sumpter, and unanimously carried by Council to grant first reading as presented.

**OTHER PUBLIC HEARINGS: None**

**NEW BUSINESS:**

(1) Grant Award Announcement: Sumter County - Shannontown Demolition CDBG Project.

County Administrator, Gary Mixon, announced that Sumter County has been awarded a Community Development Block Grant in the amount of \$283,983 for the Shannontown Demolition CDBG Project through the S. C. Department of Commerce. This grant application was submitted through the Santee Lynches Regional Council on Governments on behalf of Sumter County Council. Mr. Mixon also said that Sumter County is excited that the grant was award which will help approximately 19 homeowners over a two year period – January 2019 to December 2020.

Chris McKinney and Kyle Kelly from SLRCOG submitted the Grant on behalf of the County and they will also operate the grant program. Thanks was also extended to the Turkey Creek Community and Chairman McCain was very instrumental in seeking these funds. All property owners had to agree to be a part of this program.

Chairman McCain stated that from day-one, he has been working for removing blight and dilapidated properties. The City of Sumter also has worked with removing a warehouse on Kingsbury and the Old Dairy Queen. Once the houses have been demolished, the ownership will be retained by the property owners.

Mr. Mixon said that it is hoped that this type program can continue throughout the County.

**ACTION:** Received as information.

- (2) 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: None**

#### **COMMITTEE REPORTS:**

- (1) Fiscal, Tax, and Property Committee Meeting Held On Tuesday, December 11, 2018, at 5:30 p.m. in County Council's Conference Room. (McCain, Edens, and McGhaney). (Note: This meeting will begin immediately after the conclusion of the Forfeited Land Commission Meeting scheduled at 5:15 p.m. in County Council's Conference Room.)

The Chairman of the Committee, Chairman James T. McCain, stated that the Committee discussed one executive session item. After the executive session, the Committee took action on recommending that Sumter County Council enter into a Client-Attorney agreement with a law firm concerning opioid mitigation on behalf of the County.

**ACTION:** MOTION and second were received from the Committee, and carried by Council to approve the recommendation from the County to allow the County to enter into a Client-Attorney agreement with a law firm concerning opioid mitigation on behalf of the County of Sumter. Council members Byrd and Sumpter voted in opposition.

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

No comments were given.

#### **MONTHLY REPORTS**

- 1) Sheriff's Department
- 2) S. C. Rural Summit 2019
- 3) Chamber Of Commerce 2019 Retreat
- 4) Swearing In Ceremony -- Sumter County Council Members

#### **COUNTY ADMINISTRATOR'S REPORT**

- **Annual Audit** - Mr. Mixon stated that Webster-Rogers has been working at the County on the upcoming Audit and should be completed at the end of December. Since there is only one meeting in December, the Audit report will be present either during the first or second Council meeting in

January. This is the second year that the external audit has been completed prior to the end of December.

#### **PUBLIC COMMENT**

- Russell Patterson – Sherwood Drive. Mr. Patterson said that he has contacted the Sheriff’s Department about the shooting in Sherwood Forest Subdivision. Mr. Patterson also said that he was in the military for over 20 years but he is not running from any child; he said that he will be standing up for his rights and will not back down for no one. Patterson also said that there are several old cars and other dilapidated buildings in the area which does not help with the well-being of the community. He asked Council members for help with his community. Mr. Patterson repeatedly stated that the Sheriff’s Department is helping, but cannot be in his community all the time.
- Lewis Watkins resident of Sumter County and a property owner, stated that he has concerns about how things are placed on the agenda. Mr. Watkins further stated that if he had not come to the meeting, he would not have known about that the rezoning on the agenda is in his community. Mr. Watkins said that he is not against what someone wants to do on their property, but there is a concern about the rezoning of this property.
- Randolph Black, property owner concerning RZ-18-13, spoke in support of his rezoning request. He stated that he is trying to develop the property not tear down the property. Plus, the manufacturing facility building will be located in the back of the property and if a person does not know where it is, they would not be able to see the building. Mr. Black said he would be glad to share pictures of the tiny houses and manufacturing facility. He also said that he is looking for Council members to support him on this project.
- Councilwoman McGhaney reminded Council members that it was asked several meetings ago by some community members and herself that the public hearing signs be larger than what they have been in the past in order for the public to be able to see the public hearing announcement from the street.

#### **ADJOURNMENT**

There being no further business for Sumter County Council, and no additional comments from the public, the meeting was adjourned at 6:40 p.m. after a motion by Councilman Sumpter, seconded by Councilman Baker, and unanimously carried by Council.

Respectfully submitted,

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

Mary W. Blanding  
Clerk to County Council  
Sumter County Council

Approved: January 8, 2019

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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: December 10, 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: December 7, 2018

Respectfully submitted,  
*Mary W. Blanding*  
Clerk to County Council