

**Minutes**  
**Sumter County Council**  
**Regular Meeting**  
**October 12, 1999 - Held at 6:00 p.m.**  
**SUMTER COUNTY ADMINISTRATION BUILDING**  
**County Council Chambers**

**MEMBERS PRESENT:** James A. Campbell, Chairman, Carol Burr, Louis Fleming, Charles E. Edens, Naomi Sanders, Rudy Singleton, and Frank E. Williams, Jr.

**MEMBERS ABSENT:** None

**STAFF MEMBERS PRESENT:** Mrs. Lorraine Washington Dennis, Interim County Administrator/Human Resource Director; Ms. Mary W. Lewis, Clerk to County Council; Mr. Joe McElveen, County Attorney; Mr. Tony Criscitiello, Planning Director; Mr. William Hoge, Planning Coordinator; Mr. Lath Harris, County Assessor; Mr. Ed. Owens, Deputy Assessor; Mr. John Duffie, County Engineer; Mrs. Pam Craven, Grants Writer; the Honorable Verna Moore, County Coroner; Mr. Simon Major, Correctional Center Director; Ms. Maggie Lane, Correctional Center Captain; Mrs. Jeanette Mixon, Finance Director; and Mrs. Carolina Richardson, Accounts Payable Supervisor.

**MEDIA PRESENT:** The Item and WIBZ Radio.

**PUBLIC PRESENT:** Approximately 38 members of the public were in attendance.

**CALL TO ORDER:** The meeting was called to order by Chairman Campbell, and Vice Chairman Fleming gave the invocation.

**ACTION ON MINUTES:** MOTION was made by Councilman Singleton, seconded by Councilman Edens, and unanimously carried by Council to approve the minutes of September 24, 1999, as presented by the Clerk.

MOTION was made by Councilman Singleton, seconded by Councilman Burr, and unanimously carried by Council to approve the minutes of September 28, 1999, as presented by the Clerk.

MOTION was made by Councilman Singleton, seconded by Councilman Edens, and unanimously carried by Council to approve the minutes of October 6, 1999, as presented by the Clerk.

## **LAND USE MATTERS AND REZONING REQUESTS**

### **Planned Development/Rezoning Requests**

- (1) PUD-99-13 - Fred L. Hatfield, Jr. --- **First Reading** - A Request By Fred L. Hatfield, Jr. To Rezone Property Off Suber Street (Tax Map 186-01-01-011) From General Commercial To A Planned Unit Development, Type B, In Order To Allow For Commercial And Industrial Uses.

Mr. William Hoge, presented this matter before Council. He stated that the applicant is requesting to rezone property in Suber Park behind Colonial Mini Storage from General Commercial to a Planned Unit Development Type B. The Planned Unit Development overlay zoning would allow both commercial and industrial uses. One specific project is a small parts machine shop. Also, currently there is an automobile service business and Hatfield Heating and Air Conditioning on the property.

Mr. Hoge added that the traffic count for this section of Broad Street Extension is approximately 26,800 vehicles per day, which is a "B" level of service for this type of roadway. This request will have a minimal impact on traffic flow. The property is in close proximity to Shaw AFB; therefore, noise should not be a factor. Industrial uses will create less traffic flow in and out of Suber Park than commercial uses would create.

The Planning Staff, the Subdivision-Planned Development Review Committee, and the Planning Commission all recommended approval of this request.

**ACTION:** MOTION was made by Councilman Williams, seconded by Councilwoman Sanders, and unanimously carried by Council to grant first reading approval of this proposed request.

- (2) RZ-99-21 - Lamar Johnson - First Reading - A Request To Rezone Property Located On Rooster Circle (Tax Map 116, 117, 118, 119, 169, And 170 Part)) From Rural Development District To Conservation Preservation District.

Mr. Hoge stated that Mr. Johnson and property owners on Rooster Circle, and other surrounding properties have signed a rezoning application to rezone from Rural Development District to Conservation Preservation District. Manchester State Forest is part of this rezoning application. The applicant is requesting rezoning in order to retain the rural character of this area and establish low-density residential usage. The Conservation Preservation minimum lot requirement in the current ordinance is five (5) acres. Whereas in Rural Development Districts, there are no current minimum lot size requirements. He further stated that the Planning staff has received preliminary plats for 36 lots on Rooster Circle and West Avenue South. Lot sizes range from 1.4 acres to 44 acres.

Mr. Hoge also stated that the 2005 Land Development Plan designates this area as Rural Development. This designation is to retain rural character and use of land. The Conservation Preservation designation is an alternative zoning for this land use designation. The Planning staff and Planning Commission recommended approval of this rezoning request.

**ACTION:** MOTION was made by Councilman Edens, seconded by Councilwoman Sanders, and unanimously carried by Council to grant first reading approval of this proposed request.

- (3) RZ-99-25 - City of Sumter - First Reading - A Request To Rezone Property Located On Highway 521 South Between Race Track Road And Justin Lane (320.30 Acres) (Tax Map 253-00-02-006 Part) From Rural Development District To Heavy Industrial District.

Mr. Hoge presented this rezoning request, and he stated that the 2005 Land Development Plan designates this area as Rural Development. This designation is to retain rural character and use of land. This request is compatible with the 2005 Land Development Plan. Heavy Industrial is a Zoning District alternative for this designation.

He also stated that the applicant is requesting to rezone 320.30 acres of property on the west side of U. S. Highway 521 between Race Tract Road and Justin Lane from Rural Development District to

Heavy Industrial District. This is an Empowerment Project for a newly developed speculative Industrial Park. The Planning staff and Planning Commission recommended approval of this rezoning request.

**ACTION:** MOTION was made by Councilman Burr, seconded by Councilman Edens, and unanimously carried by Council to grant first reading approval of this proposed request.

- (4) RZ-99-26 - James Hawthorne - First Reading - A Request To Rezone Property Located At The Corner Of Highway 15 South And Pack Road (Tax Map 225-00-03-043) From Rural Agricultural District To General Commercial District.

Mr. Hoge stated that the applicant is requesting to rezone 102 acres of property at Highway 15, South and Pack Road from Rural Agricultural to General Commercial District. The applicant plans to build a laundry mat and car wash at this time. In the future, the applicant plans to divide and possibly sell the commercial tracts at the rear of the property.

The Planning staff recommended to the Planning Commission that General Commercial zoning not go beyond 300-400 feet off Highway 15 South. This would allow for the residential area of Alma Drive not to be infringed upon. The Planning Commission approved a depth of 500 feet for General Commercial rezoning from Highway 15, South, which would allow the remaining property to be used for residential use.

**ACTION:** MOTION was made by Councilwoman Sanders, seconded by Councilman Burr, and unanimously carried by Council to approve first reading for the first 500 feet of this property (from Highway 15, South) to be rezoned to General Commercial District

**NOTE:** The applicant, Mr. James Hawthorne, stated that he would be satisfied with having 500 feet of this property (from Highway 15, South) rezoned to General Commercial District, if approved by Council.

- (5) OA-99-12 -- Care South - Deborah Padgett -- First Reading - (99-382) - A Request To Amend Table II, Article VI, Page VI-14 Of The Sumter Zoning Ordinance In Order To Allow Home Health Care Services (SIC 808) As A Permitted Use In The Professional Office Zoning District.

Mr. Hoge stated that Deborah Padgett is requesting that an amendment to the text of the Sumter Zoning Ordinance be adopted in order to add home health care services as permitted uses in Professional Office Districts.

The applicant is planning to lease property at 16 Miller Road to operate a home health care service. The Sumter Zoning Ordinance presently classifies this use under SIC 808 and permits this use only in General Commercial, Central Business District, and conditionally in Light Industrial-Wholesale. The applicant is requesting to amend Table II, page VI-14 by placing a "P" for permitted use under the Professional Office Zoning District.

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

**ACTION:** MOTION was made by Councilman Singleton, seconded by Councilwoman Sanders, and unanimously carried by Council to grant first reading to this ordinance amendment.

- (6) 99-372 – First Reading – An Ordinance Adopting A Sumter City-County Zoning and Development Standards for the City and County of Sumter Entitled “Sumter City-County Zoning and Development Standards Ordinance,” Pursuant to the S. C. Local Government Comprehensive Planning Enabling Act of 1994, as specifically required by Section 6-29-510, et seq.

Mr. Anthony Criscitiello, presented this request before Council. He stated that this proposed ordinance is part of the State Legislation that is mandated to be adopted by December 31, 1999.

**ACTION:** MOTION was made by Councilman Edens, seconded by Councilman Singleton, and unanimously carried by Council to defer first reading and schedule first reading for October 26, second reading and public hearing on November 9, and third reading on November 23, 1999.

**NOTE:** A separate public hearing on the Zoning Ordinance will be held by the Planning Commission on Monday, October 18, 1999, at 6:00 p.m. in the Auditorium of the Opera House.

**NOTE:** Council asked that additional information be provided to Council concerning the Appeals process and buffering.

#### Street Name Change - None

#### Grants:

- (1) Approval For The Expenditure Of HOME Funds For A Housing Unit Located On Illery Road In Sumter County.

Council received a request from Mrs. Sallie Griffith concerning the need for housing repair located on Illery Road in Sumter County. Mrs. Ada Hicks is disabled and the repairs to the home would be approximately \$45,000.

**ACTION:** MOTION was made by Councilman Williams, seconded by Councilman Singleton, and unanimously carried by Council to approval of this HOME project up to \$45,000.

- (2) HOME Consortium Needs Assessment. (A Public Hearing Will Be Held On This Matter Immediately After A Short Overview From Mrs. Sallie Griffith.)

Mrs. Griffith stated that during February 1999, Santee-Lynches HOME Consortium (Sumter, Clarendon, Kershaw, Lee Counties, and the City of Sumter) submitted to HUD a five-year consolidated plan projecting what this consortium would engage in during the five year period. The Consortium Consolidated Plan is also the application for the Federal funds in which the Consortium will receive over the next five years. The Plan is also the strategy that must be followed during this period. She stated that this Plan is also the instrument used by HUD for assessing the Consortium's progress on a yearly basis.

Mrs. Griffith stated that it is required by HUD to hold a public hearing to receive input from the citizens of each governmental agency within the Consortium. Topics such as safe, decent and affordable housing, infrastructure, economic development, public service, and community planning are questions listed on the needs assessment form. Copies of the form were distributed to all in attendance.

Then the Chairman called for a public hearing, after the public hearing, Mrs. Griffith collected the needs assessment forms.

## **PUBLIC HEARING**

### **(1) HOME Consortium Needs Assessment.**

The Chairman convened a public hearing and inquired if anyone wished to speak in favor of or opposition to the proposed needs assessment or HOME Consortium. No one spoke to this issue; therefore, the Chairman closed the public hearing.

## **NEW BUSINESS**

### **(1) 2020 Comprehensive Land Use Plan - Comments From The Public.**

The Chairman inquired of the public whether or not anyone wished to speak on the issue of the proposed 2020 Comprehensive Land Use Plan.

Mr. Charles Shannon, resident of Sumter County, stated that he was glad that Council had deferred first reading to the Zoning Ordinance. He asked Council to take time to pursue the documents and keep Sumter's citizens in the forefront during Council's deliberations. Mr. Shannon asked that Council consider having meetings with the public to review this proposed ordinance.

No one else spoke during this discussion period.

### **(2) Sumter Green - Comments Concerning The Comprehensive Plan and Zoning Ordinance.**

Ceil Fisher spoke to Council about the proposed Comprehensive Plan and the Zoning Ordinance. She stated that she is the Chairman of Sumter Green. Ms. Fisher added that Sumter Green works diligently at beautifying the entrance ways of Sumter County. This public-private partnership has been in existence for five years. She asked Council to support the portion of the proposed ordinance, which deals with "trees," beautification, and landscaping.

### **(3) It May Be Suggested To Hold Executive Session To Discuss A Legal, Contractual, or Personnel Matter or Receive A Legal Briefing. (The Executive Session, If Approved By Council, Will Be Held After All Business Matters Have Been Completed.)**

This was held at the end of the meeting.

## **OLD BUSINESS -- None**

## COMMITTEE REPORTS

- (1) Education Liaison Committee Meeting Tuesday, October 12, 1999, at 4:00 p.m. in County Council's Conference Room (Committee Members: Burr and Sanders)

The Chairman of the Committee, Councilman Burr, gave the following report.

- **Charter School Planning:** It was recommended that the following persons be appointed to serve on the Charter School Planning Grant Advisory Committee. These persons would review the RFP's received from individuals or agencies who would like to conduct the feasibility study of creating a charter school in Sumter County.

Mr. Tommy Mims, Sheriff

Dr. J. Frank Baker, Superintendent, Sumter School District #2

Dr. William Cason, Superintendent, (or Designee) Sumter School District #17

Mr. Jim Darby, Executive Director, Santee-Lynches Regional COG

Mr. Larry Fudger, Director, Family Court

Mr. Furman Vaughn, Sumter County Career Center,

Ms. Lana Odom, Director, South Sumter Resource Center

Dr. Kay Raffield, President, Or Designee, Central Carolina Technical College

Mr. John Owens, Citizen-at-Large

Mr. Archie Prince, Citizen-at-Large

Ms. Linda Mixon, County Office Manager, DJJ

Councilman Carol Burr, County Council

Mr. Jim Kepner, Development Board

Councilman William Randolph, City Council

**ACTION:** MOTION was made by Councilman Burr, seconded by Councilwoman Sanders, and unanimously carried by Council to approve the recommendation as presented.

- (2) Fiscal, Tax, and Property Meeting Tuesday, October 12, 1999, at 5:00 p.m. in County Council's Conference Room (Committee Members: Campbell, Fleming, and Edens)

The Chairman of the Committee, Chairman Campbell, gave the following report.

- **Upgrading of Traffic Lights In The County To Assist In Response By EMS and Fire Units:** It was recommended that Council approve up to \$45,000 from Council's Contingency Fund to install the needed lights and to provide additional information on this matter during Council's budget cycle 2000-2001.

**ACTION:** MOTION was made by Vice Chairman Fleming, seconded by Councilman Singleton, and unanimously carried by Council to approve the recommendation as presented.

- **Request Support and In-Kind Services for the Mayesville Community Project:** The Committee received a presentation from Mr. Ed Miller and Mrs. Jereleen Hollimon-Miller concerning the proposed Mayesville Community Project. The Committee recommended that Council approve the concept of this program and invite Mr. Miller to come back before Council

at a latter date to discuss in-kind services that the County may be able to provide to assist with the development of this project.

**ACTION:** MOTION was made by Vice Chairman Fleming, seconded by Councilman Williams, and unanimously carried by Council to approve the recommendation as presented.

- **Request From Councilman Singleton To Attend NACO Workforce Development and Human Services Conference - November 17-20, 1999, Instead of the Conference In Texas During April of 2000:** The Committee recommended that Council approve the request from Councilman Singleton.

**ACTION:** MOTION was made by Vice Chairman Fleming, seconded by Councilman Burr, and carried by Council to approve the recommendation as presented. Councilman Singleton did not vote on this matter.

- **NAACP Banquet:** It was recommended that Council would participate in the NAACP Banquet this year and directed the Clerk to follow-up on this matter.

**ACTION:** MOTION was made by Councilman Edens, seconded by Councilman Singleton, and unanimously carried by Council to approve the recommendation as presented.

- **Y2K Alternative Plan:** The Committee recommended that the Chairman write a to the Interim Administrator requesting that the MIS Department provide, in writing, an alternative plan for any cliches that might happen in Y2K and if there are departments that currently have problems, to inform Council of these problems.

**ACTION:** MOTION was made by Councilman Williams, seconded by Councilwoman Sanders, and unanimously carried by Council to approve the recommendation as presented.

#### MONTHLY REPORTS

- Sumter County Trial Balance By Department (County Council)
- U. S. Court of Appeals, Fourth Circuit Ruling In Vander Linden v. Hodges

#### INTERIM COUNTY ADMINISTRATOR'S REPORT -None

#### PUBLIC COMMENT

- **Bill Hoge** stated that he and other City and County officials attended a conference sponsored by Congressman Clyburn entitled "Delete the Under Count." Also, the Director of the Census Bureau spoke to the conference attendees. Mr. Hoge asked that citizens be aware of the importance of the census for this community and to fill out the papers as they are received.
- **Emerson Smith** also spoke to Council about his interest in the Census Count.
- **Mrs. Carolyn Casteberry** asked Council to take a stand on the Video Poker referendum.

#### EXECUTIVE SESSION

Prior to entering Executive Session, the Chairman indicated that he would entertain a motion to enter executive session to discuss a contractual matter.

**ACTION:** MOTION was made by Councilman Singleton, seconded by Councilman Edens, and unanimously carried by Council to enter executive session to discuss a contractual matter. At the conclusion of executive session, Council re-entered open session.

**OPEN SESSION**

The Chairman stated that no action would be taken. Therefore, he adjourned the meeting.

**ADJOURNMENT:** There being no further business and no additional comments from the public, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

\_\_\_\_\_  
Chairman or Vice Chairman  
Sumter County Council

\_\_\_\_\_  
Clerk to County Council

Approved: \_\_\_\_\_

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I certify that public and media notification of the above mentioned meeting was given prior thereto as follows:

Public Notified: Yes

Manner Notified: Agenda posted on bulletin board outside the County Administrator's office and bulletin board on the first floor of the Administration Building.

Date Posted: October 7, 1999

Media Notified: Yes

Manner Notified: Agendas were sent to most radio stations, television stations, and newspapers in the Sumter, Columbia, Manning, and Florence communities.

Date Notified: October 7, 1999

Respectfully submitted,

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Mary W. Lewis

