

MINUTES
WORKSHOP

Sumter County Council
Tuesday, November 2, 1999 - 10:00 a.m.
Sumter County Council Chambers
County Administration Building

Council Present: James A. Campbell, Louis Fleming, Carol Burr, Charles T. Edens, Naomi D. Sanders, and Rudy Singleton.

Council Absent: Frank E. Williams, Jr.

Public Present: 12

Staff Present: Mary Lewis, Joe McElveen (Jonathan Bryan), Lorraine Washington Dennis, Tony Criscitiello, and Bill Hoge.

Media Present: The Item and WIBZ Radio Station

Call to Order - The meeting was called to Order by the Chairman, and Vice Chairman Fleming gave the invocation.

Workshop Discussion Items:

- (1) 99-371 - An Ordinance Adopting A Comprehensive Plan for Sumter County Entitled "2020 Comprehensive Plan," Pursuant to the S. C. Local Government Comprehensive Planning Enabling Act of 1994, As Specifically Required By Section 6-29-510, et seq.

The Planning Commission reintroduced the Comprehensive Plan to Council. It was stated by Councilman Edens that Council had suggested a change to the Comprehensive Plan on page 31 as listed below.

Sewer Facilities Goals

Sewer and Water Goal: It is suggested that cooperation will be encouraged by all Special Purpose Water Districts, Water Companies, Sumter Water Company, Town of Pinewood, and the City of Sumter Water and Sewer Services.

Education, Housing, and Economic Development components of the Comprehensive Plan will be developed at a later date and presented to both City and County Councils for review, revision, and hopeful adoption.

ACTION: MOTION was made by Councilman Burr, seconded by Councilman Edens that the Comprehensive Plan include information allowing an area one mile outside of both Mayesville and Pinewood municipalities to be listed as RHO.

- (2) 99-372 - 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.

After introducing this matter before Council by the Chairman, discussions and recommendations for changes were presented by Council to the Planning staff.

ACTION: MOTION was made by Councilman Burr, seconded by Councilman Edens, and unanimously carried by Council

- To eliminate the requirement of sidewalks in subdivisions within the unincorporated areas of the County and if a developer installs curbs and gutters, the developer would only be required to have a 12-month maintenance guarantee.
- It was further motioned and carried by Council to eliminate the residential tree ordinance as it relates to the unincorporated areas of the County and that streets within subdivisions must meet the standards as determined by the Public Works Department.

SUBSTITUTE MOTION: MOTION was made by Councilman Fleming, seconded by Councilman Singleton to revert to the present Zoning Ordinance and build a new ordinance from that point. The motion did not carry. Then Council took action on the previous motion as made by Councilman Burr and seconded by Councilman Edens.

ACTION: MOTION was made by Councilman Burr, seconded by Councilman Edens, and unanimously carried by Council to approve the following changes relating to wetlands:

- Wetlands will be controlled by the Corps of Engineers or another federally recognized authority shall be accepted under this ordinance.
- Wetlands contained in Carolina Bays, Savannah's, or other naturally occurring depressions which may or may not be regulated by the Corps of Engineers will be regulated as follows:
 - Development of natural occurring depressions containing wetland greater than two acres in area must retain 65% of said wetlands as wetlands are for recreation, detention, retention, or aesthetics; however, the other 35% is allowed for development.
 - Naturally occurring depressions containing wetlands of two (2) acres or less may be developed provided that satisfactory drainage is accomplished and all FEMA regulations as to flood plains are adhered to.
 - Naturally occurring depressions containing wetlands greater than two (2) acres in area may be developed provided that satisfactory drainage is accomplished and all FEMA regulations as to flood plain are adhered to except as noted below.
 - Naturally occurring depressions or cypress bays containing wetlands greater than two (2) acres in area may not be developed if they contained cypress trees with a (DBH) of eight (1") inches or more in substantial numbers.

ACTION: MOTION was made by Councilman Burr, seconded by Councilman Edens and unanimously carried by Council to remove from Exhibit 12 (Discontinuance Schedule for Certain Non-conforming Uses) [page 136] of the proposed new Zoning Ordinance the following items:

- Used car lots
 - Other open uses of land
 - Contractor's equipment fences in Sight Triangle
- **Committee to Revise Permitted and Conditional Use Table**
Council appointed the following members to a committee to revise the permitted and conditional use table: Council members Edens, Burr, Fleming, and Sanders. Councilwoman Sanders declined after Councilman Singleton voiced a desire to be on the committee. Councilman Singleton later declined due to a conflict in his schedule. The members remained at Burr, Edens, and Fleming and Mr. E. B. McLeod from Pinewood, SC.
 - Council members were also given copies of questions concerning the proposed Comprehensive Plan and the proposed Zoning Ordinance from Representative E. B. McLeod. (See attached.)
 - If Necessary Council May Suggest To Hold An Executive Session To Receive a Legal Briefing, And/Or To Discuss Contractual/Personnel Matters. **(The Executive Session, If Approved By Council, Will Be Held After All Business Matters Have Been Completed.)**

There was not executive session held at this meeting.

IV. Additional Items

V. Adjournment

cc: Mr. William T. Noonan
Mr. Joseph McElveen
Mrs. Lorraine Washington Dennis