

MINUTES
REGULAR MEETING
SUMTER CITY COUNCIL
TUESDAY, JANUARY 16, 2018 – 5:30 P.M.
CITY COUNCIL CHAMBERS
SUMTER OPERA HOUSE (21 NORTH MAIN STREET; SUMTER, SC)

A regular meeting of the Sumter City Council was held on Tuesday, January 16, 2018 at 5:30 p.m. Mayor Joseph T. McElveen, Jr. called the meeting to order at approximately 5:30 p.m.

Councilmembers in attendance were:

Mayor Joseph T. McElveen, Jr.
Mayor Pro Tem Thomas J. Lowery
Councilman Robert A. Galiano, Jr.
Councilwoman Ione J. Dwyer
Councilman David P. Merchant
Councilman Steven H. Corley

comprising a quorum. Councilman Calvin Hastie was absent. Other persons in attendance were: Deron McCormick, City Manager; Al Harris, Assistant City Manager for Public Services; Howie Owens, Assistant to the City Manager/Downtown Development Manager; Linda Hammett, City Clerk; Russel Roark, Police Chief; George McGregor, Planning Director; Shelley Kile, Communications and Tourism Director; Stacy Johnson, Support Services Manager.

INVOCATION/PLEDGE OF ALLEGIANCE

Councilman Robert A. Galiano, Jr. gave the Invocation and led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the January 2, 2018, Regular Meeting were approved by a vote of 4 to 0 on motion of Councilman Galiano, seconded by Mayor Pro Tem Lowery. Council Members Dwyer and Merchant arrived after the vote took place.

PUBLIC HEARINGS

SIX O'CLOCK P.M.

1. **RZ-17-09, 1947 MCCRAY'S MILL ROAD**

Receive comments from the public and consider *First Reading* of a request to rezone approximately 0.24 acres of land located at 1947 McCray's Mill Road (Tax Map No. 206-12-02-038) from General Residential (GR) to General Commercial (GC).

The request was presented by Mr. McGregor; the Forfeited Land Commission was the applicant. The property is located at 1947 McCray's Mill Road and is currently zoned General Residential. The request is to rezone it to General Commercial. They recently demolished a dilapidated double-wide mobile home which was located on the property. The site is located adjacent to other General Commercial zoned properties. This rezoning would complete the pattern of commercial zoning along this segment of McCray's Mill Road. Sumter County is asking for the rezoning with the hopes that it would be able to sell it and get back on the tax

records. The Comprehensive Plan designates the area as Priority Commercial. The corridor is expected to become increasingly commercial. The Planning Commission and staff have recommended approval.

The Mayor said he noticed the property across McCleary Lane was Limited Commercial and asked if the site should be LC. Mr. McGregor stated that GC was adjacent to the site but that was a distinction that Council could make.

Mr. J. T. McCain, Chairman, Sumter County Council, was present. He stated that he had been trying to get a derelict trailer demolished ever since he got elected in 2015. The rezoning would support that goal. He explained that the Limited Commercial parcel was the location of a barber shop, the owner of which supports the proposed rezoning.

On motion of Councilman Galiano, seconded by Councilman Merchant, First Reading was unanimously given to RZ-17-09.

2. **RZ-17-10, 301 S. MAIN STREET**

Receive comments from the public and consider *First Reading* of a request to rezone an approximate 0.28-acre parcel of land located at 301 South Main Street (Tax Map No. 227-04-02-001) from Light Industrial-Wholesale (LI-W) to Central Business District (CBD).

The request was presented by Mr. McGregor. The property is located at the intersection of South Main and West Oakland. The applicant, Mandie Brunson, currently operates a cleaning service at the location. She is the business owner and contract purchaser. The property is currently zoned Light Industrial Wholesale. Because of setbacks and performance requirements, the property is non-conforming with zero setbacks at both S. Main and Oakland.

The Planning Commission and staff recommended approval of the request. The existing pattern of development and the 2030 Comprehensive Plan support expansion of the Central Business District in this area. Additional consideration should be given to expansion of the Downtown Historic District Design Review Overlay to include this property as well as the block to the north in order to ensure compatible future development within the established CBD.

Councilwoman Dwyer stated that the young lady came before Council before and stated that she had started a business at that location and she cannot see why cannot go ahead with it and rezone it as requested.

On motion of Councilwoman Dwyer, seconded by Mayor Pro Tem Lowery, First Reading was unanimously given to the RZ-17-10.

OLD BUSINESS

1. BOARDS AND COMMISSIONS

Consider appointments due to expire December 31, 2017 and other vacancies. Action was deferred.

2. COMMUNITY DEVELOPMENT

Consider *Final Reading* of *Ordinance No. 2593* amending the Community Development Block Grant (CDBG) Budget for 2017-2018.

City Manager McCormick stated that there were no changes to the ordinance since the last meeting. On motion of Mayor Pro Tem Lowery, seconded by Councilman Corley Ordinance No. 2593 was unanimously approved.

3. SEWER USER ORDINANCE

Consider *Final Reading* of *Ordinance No. 2594* amending the City of Sumter Water and Sewer Rates to include a fee for damage to meters.

On motion of Councilman Galiano, seconded by Mayor Pro Tem Lowery, Ordinance No. 2594 was unanimously approved.

4. STREET CLOSURE

Consider *Final Reading* of *Ordinance No. 2595* declaring the closure of two alleyways on the Northern side of Dingle Street (between South Sumter Street and South Main Street) and authorizing the transfer of such alleyways to private ownership by quitclaim deed.

On motion of Mayor Pro Tem Lowery, seconded by Councilman Galiano, Ordinance No. 2595 was unanimously approved.

NEW BUSINESS

1. COUNCIL REPORTS

Receive comments from Council members concerning matters of interest to Council and the City of Sumter.

No reports.

2. CITY MANAGER'S UPDATE

Receive comments or reports from City Manager.

He reminded Council that when they did the streetscape on Main Street about a year ago, there was one section left out because of the construction of the hotel. With the completion of the hotel, the omitted section of streetscape was ready for construction. A new design has been completed and the streetscape contractor is willing to complete the project at the contractual per-unit pricing. The cost of the streetscaping component is \$399,813.00.

Councilwoman Dwyer asked what was the completion date for the hotel. They believe it will be the end of March. The Mayor stated that back in December he was told that they were already taking reservations for March.

The City Manager reported on work being done in the Bo Graham Plaza.

3. **LEGISLATIVE UPDATE**

To review any pending legislation pertinent to local government.

4. **PUBLIC COMMENTS**

No comments from the public.

5. **EXECUTIVE SESSION**

None.

On motion of Councilwoman Dwyer, seconded by Mayor Pro Tem Lowery, the meeting was adjourned.

CERTIFICATION OF PUBLIC AND MEDIA NOTIFICATION

I, Linda D. Hammett, City Clerk for the City of Sumter, South Carolina do hereby certify that public and media notification of the City Council meeting held on Tuesday, January 16, 2018 was given prior thereto by the following means:

Public Notified: Yes

Manner Notified: Agenda Posted on Bulletin in City Hall

Date Posted: Friday, January 12, 2018

Media Notified: Yes

Manner Notified: Agenda sent to The Item, The State, WRJA, WIS-TV, WIBZ Radio, The Community Planner for Shaw AFB.

Date Notified: Friday, January 12, 2018

Respectfully submitted,

Linda D. Hammett, City Clerk