



Minutes
Sumter County Council
Regular Meeting
June 14, 2011 - Held at 6:00 p.m.
County Administration Building County Council Chambers
13 E. Canal Street, Sumter, SC

.....

COUNCIL MEMBERS PRESENT:

1. Chairman Eugene Baten, Council District #7
2. Vice Chairman, Larry Blanding, Council District #6
3. Councilman Artie Baker, Council District #2
4. Councilman Jimmy Byrd, Council District #3
5. Councilman Charles T. Edens, Council District #4
6. Councilwoman Vivian Fleming McGhaney, Council District #5
7. Councilwoman Naomi D. Sanders, Council District #1

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT:

Mary W. Blanding, Clerk to Council
Johnathan Bryan, County Attorney
Pam Craven, Finance Director
Keysa Rogers, Budget Analyst

William T. Noonan, County Administrator
Gary Mixon, Deputy Administrator
Lorraine Dennis, Deputy Administrator
Donna McCullum, Zoning Administrator

MEDIA PRESENT:

The Item

THE PUBLIC PRESENT:

Approximately 48 members of the public were in attendance.

.....

CALL TO ORDER: Chairman of Council, Eugene R. Baten, called the meeting to order.

INVOCATION: Councilwoman Vivian Fleming McGhaney gave the invocation.

PLEDGE OF ALLEGIANCE: All in attendance repeated the Pledge of Allegiance.

APPROVAL OF AGENDA: Chairman Baten stated that he would entertain a motion to approve the June 14, 2011, agenda as presented.

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

APPROVAL OF MINUTES: Chairman Baten stated that he would entertain a motion to approve the minutes of Sumter County Council's regular meeting held on May 24, 2011.

ACTION: MOTION was made by Councilman Baker, seconded by Vice Chairman Blanding, and unanimously carried by Council to approve the minutes of May 24, 2011, as presented by the Clerk.

APPROVAL OF BUDGET WORKSHOP MINUTES: Chairman Baten stated that he would entertain a motion to approve the minutes of Sumter County Council's Budget Workshop held on May 31, 2011, and June 7, 2011.

ACTION: MOTION was made by Councilman Edens, seconded by Councilman Baker, and unanimously carried by Council to approve the minutes of Council's Budget Workshops held on May 31, 2011, and June 7, 2011, as presented by the Clerk.

LAND USE MATTERS AND REZONING REQUESTS

Development/Rezoning Request - None

- (1) **PD-06-05 (Rev. 1) - (11-728) -- HIGHWAY 521 South/1395 Mooneyhan Rd. (County) - Third Reading** -- Request To Revise Approved Planned Development (PD-06-05) To Add Additional Commercial Uses On Property Located At Hwy. 521 South/1395 Mooneyhan Rd. And Represented By Tax Map #252-00-04-009 And 252-00-04-015.

The Zoning Administrator, Donna McCullum, stated that there are no changes to this proposed Planned Development since it was presented to Council at first reading. After all comments, Council took action on third reading approval.

ACTION: MOTION was made by Councilman Byrd, seconded by Councilman Baker, and unanimously carried by Council to grant third reading approval and adoption of this Planned Development as approved by the Planning Commission.

- (2) **RZ-11-03, 791 Legette St. (County) - Third Reading** -- Request To Rezone Two Contiguous Parcels From Residential To Commercial Uses (See RZ-11-05): Rezone +/- 0.48 Acres Located At 791 Legette St. And Represented By Tax Map # 203-11-03-006 From Residential-15 (R-15) To Professional Office (PO).

Ms. McCullum stated that this rezoning was given second reading approval with conditions (that any access drives to this property would be from Alice Drive.) She added that when rezoning requests come before County Council, the requests are either approved or denied. If Council places a condition upon a rezoning request this could cause Council to get into some legal issues which is known as contract zoning. Ms. McCullum stated that Development Standards are listed within the County's Zoning Ordinance under Article 4, Section M which would prohibit Legette Street from being used as access. She reemphasized that the County ordinance currently restrictions that would regulate the access.

Councilwoman McGhaney stated that she received some information giving more information to support the public hearing. She further stated that the letters show concern of more than access to the property; because of that, she will vote according to the public hearing.

Councilman Baker stated that he has looked at the letters too. He said he reviewed this request and he agrees with Councilman Edens as stated at the last meeting that all the property in this area should be rezoned commercial at the same time.

Chairman Baten stated that he too received correspondence from the citizens in the community and it made him think about his house and the way he looks at his home. Chairman Baten further stated that he looks at his home as his castle. Also, he said that his home is one of the biggest investments he will make in his life. He further stated that he always wants to be able to go home to have peace and tranquility.

After all comments, Council took action on third reading.

ACTION: MOTION was made by Councilman Edens, seconded by Councilman Baker, and carried by Council to deny third reading of this rezoning request. Councilman Blanding voted nay.

- (2) **RZ-11-05, 1249 Alice Dr. (County) - Third Reading** -- Request To Rezone Two Contiguous Parcels From Residential To Commercial Uses (See RZ-11-03): Rezone +/- 1.22 Acres Located At 1249 Alice Dr. And Represented By Tax Map # 203-11-03-005 From Residential-15 (R-15) To General Commercial (GC).

After discussion and action on RZ-11-03 which is a companion request to RZ-11-05, Council took action on third reading for RZ-11-05.

ACTION: MOTION was made by Councilman Edens, seconded by Councilman Baker, and unanimously carried by Council to grant third reading approval and adoption of the rezoning Request.

- (3) **OA-11-04 - (11-729) --Firework Stands (County) - Third Reading** -- Request To Amend Article 5, Section C Temporary Uses And Article 8, Section 8.i.7 Miscellaneous And Temporary Signs In Order To Clarify The Permitting Process For Fireworks Stands And To Permit Temporary Signage For The Use.

Ms. McCullum reminded Council that this ordinance amended was changed at second reading:

n. 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. ~~and may only be affixed to the structure.~~ Ribbons, pennants, spinners, streamers and other similar devices are permitted without a permit.

Since second reading, there have been no changes to this ordinance.

Councilman Byrd stated that there will be an additional change to this ordinance; however, it will go through the normal process of the Planning Department. The new change would allow Firework Stands in Agricultural Conservation (AC) under certain usages and conditions.

ACTION: MOTION was made by Councilman Byrd, seconded by Councilman Edens, and unanimously carried by Council to grant third reading approval and adoption of the ordinance amendment as amended at second reading.

Street Name Change - None

Grant Awards- None

OTHER PUBLIC HEARINGS:

- (1) 11-730 - An Ordinance Authorizing The Sale Of Property Located On Wise Drive, Sumter, SC. (Council May Take Action On Second Reading Immediately After The Public Hearing Or During Old Business.)

This ordinance was discussed prior to the public hearing. After discussion by the staff and Council, Chairman Eugene Baten convened a public hearing on this proposed ordinance as presented by the County Attorney. He asked if anyone wished to speak in favor of or opposition to this ordinance. No one asked to speak during public hearing; therefore, the Chairman closed the public hearing and Council took action on second reading as listed under Old Business.

- (2) 11-731 - An Ordinance To Provide For A Levy Of Taxes For County Purposes Of Sumter County, S. C., (Known As The Budget Ordinance) For The Fiscal Year Of Said County Beginning July 1, 2011, To Direct The Expenditures Of Said Taxes And Other Funds Of Said County, And To Provide For Other Matters Related Thereto. (Council May Take Action On Second Reading Immediately After The Public Hearing Or During Old Business.)

This matter was discussed prior to the public hearing. After discussion by the staff and Council, the Chairman, Eugene Baten, convened a public hearing on this proposed ordinance. He asked if anyone wished to speak in favor of or opposition to the budget. The following persons spoke during public hearing.

- ◆ Patty Wilson thanked Council for allowing her to speak during this public hearing. She stated that she is continuing to work as Executive Director for Sumter Community Visioning (VIP). She also said that she is appreciative of the results of the Penny Sales Tax and it is working. She asked Council to support Mayesville funding needs as well as any needs in the Pinewood community. Ms. Wilson asked Council whether or not the Parks, Recreation, and Tourism funds can be used to help Mayesville and Pinewood Communities. She further asked whether a percentage of these funds can be allocated from PRT funds for these two communities.

Ms. Wilson also asked Council to support the educational needs of the County by keeping the funds for Clemson Extension whole and funding the Sumter County Library as much as possible in order to help our youth who are using these services.

- ◆ Chuck Gibbs spoke on behalf of the Genealogical Society. He said that Sumter County Council has supported the Genealogical Society since 2004. The \$5,330 that the Society received this year was used exclusively to hire a person who is responsible for processing the documents that are donated and purchased by the Society. The Docent also maintains the computer system that allows the public to access the documents and records at the Center. The Society has volunteers which work six hours a day, five days a week. Due to reduced funding to Sumter County Museum, the Museum turned over

the documents from the old Carnegie Library to the Genealogical Society. He stated that the support for this organization is a win-win situation. Lastly, he asked Council to restore the funding for the Genealogical Society and that the Society has been good stewards of the funds that Council has so graciously provided in years past.

- ◆ Gardner Gore stated that he is a citizen of Sumter and as he recalls, recently Council had an article in Sumter Daily Item that they are sound financial condition. Mr. Gore said that it appears to him tonight that the County is not financially sound. He further stated that he feels that there has been several hundred thousands of dollars spent by Council that should not have been spent. Now Council has painted itself in a corner. The people in the town and city cannot afford more taxes. He said that he does not support the ordinance as presented. Mr. Gore stated that the County should do the same thing that he does when he cannot pay his debt; try to find some way to work the budget without putting more taxes on the people of Sumter County and the City of Sumter.
- ◆ Dottie Kolb spoke to Council on behalf of the Master Gardeners. Ms. Kolb stated that over 300 citizens of Sumter have completed the Master Gardeners program through Clemson Extension. She added that they are very much in favor of what Clemson Extension does for this community through the Horticultural Program and 4-H Programs in Sumter County. All citizens benefit from these programs.
- ◆ Ralph Baker stated that government has core issues that it cannot avoid. The budget has listed in it things that are not core issues. He asked Council to remember those of us that would be affected by a budget increase. Any budget increase would come directly from his standard of living.
- ◆ W. R. McLeod spoke in support of Clemson Extension and he asked Council to fully support Clemson Extension.
- ◆ Carolyn McLeod spoke to Council about how Clemson Extension educates the public concerning recycling. She asked Council to support Clemson's budget.

After all comments, the Chairman closed the public hearing and Council took action on second reading as listed under Old Business.

NEW BUSINESS:

- (1) A Request To Develop A Resolution Recognizing Sumter County Administrator William T. Noonan For Services Rendered.

The Clerk informed Council that a draft copy of the resolution was located in Council's packets. She asked Council to review the resolution and to allow her to complete the resolution if there are changes so that it will be available for reading at the retirement dinner scheduled for June 16, 2011, at Central Carolina Technical College new Nursing Center. After review of the resolution, the Chairman called for the motion on this resolution.

ACTION: MOTION was made by Councilman Byrd, seconded by Vice Chairman Blanding, and unanimously carried by Council to adopt the resolution as provided, and directed the Chairman and the Clerk to execute and deliver the resolution on behalf of Sumter County Council.

- (2) 11-732 - First Reading -- An Ordinance To Amend Sumter County Ordinance 09-691 Relating To The Solid Waste Disposal Fee.

The County Attorney presented this proposed ordinance to Council for first reading consideration. He reminded Council that during the Fiscal, Tax, and Property Committee meeting of today, it was discussed about the possibility of changes recommended by staff for the solid waste disposal fund. The ordinance before Council has the figure of \$36.00 in the ordinance; Council member can adjust the fee as it sees fit to align with the revenue that it wants to collect for this mandate.

Councilman Edens stated that none of the Council members are happy with this mandate; however, Council has to raise enough funds to dispose of this waste even though costs continue to escalate. He added that people really need to begin to recycle to help lessen the burden of paying for solid waste to be transferred to Richland County. After all comments, Council took action on first read of this ordinance.

ACTION: MOTION was made by Councilman Edens, seconded by Vice Chairman Blanding, and carried by Council to grant first reading by title only. Councilman Baker voted nay.

- (3) A Resolution Authorizing The Sheriff Of Sumter County To Enter Into A Mutual Aid Agreement For Various Law Enforcement Purposes With The Spartanburg County Sheriff And Further Recognizing The Existing Mutual Aid Agreement With Florence County

The County Attorney and Attorney Kathy Ward presented this proposed resolution for approval. This same type resolution was presented at Council's meeting on May 24, 2011. Tonight, Attorney Ward has more entities that would like to have a Mutual Aid Agreement with Sumter County's Sheriff's Department: *Spartanburg County and Florence*. After review of the agreements, Council took action on approving the resolution.

ACTION: MOTION was made by Councilman Byrd, seconded by Councilman Baker, and unanimously carried by Council to grant approval of the resolution as presented and directed the appropriate staff and Council to execute and deliver the resolution on behalf of the County.

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

No executive session was held.

OLD BUSINESS:

- (1) **11-730 - Second Reading** -- An Ordinance Authorizing The Sale Of Property Located On Wise Drive, Sumter, SC.

The County Attorney, Mr. Johnathan Bryan, presented this proposed ordinance to Council for second reading approval. If approved by Council, it would grant 527 square feet to the South Carolina Department of Transportation to us as tapering the intersection at the corner of Wise Drive and Alice Drive. The City of Sumter also has one-half ownership in this property, and they will need to pass a similar ordinance to assist SCDOT concerning this property.

After comments from the Attorney, the Chairman convened a public hearing on this matter. At the conclusion of the public hearing, Council took action on second reading.

ACTION: MOTION was made by Councilman Edens, seconded by Councilman Baker, and unanimously carried by Council to grant third reading approval and adoption of the ordinance amendment as amended at second reading.

- (2) **11-731 - Second Reading** -- An Ordinance To Provide For A Levy Of Taxes For County Purposes Of Sumter County, S. C., (Known As The Budget Ordinance) For The Fiscal Year Of Said County Beginning July 1, 2011, To Direct The Expenditures Of Said Taxes And Other Funds Of Said County, And To Provide For Other Matters Related Thereto.

The County Administrator, William T. Noonan, presented the proposed budget to Council for second reading approval. He said that at Council's meeting on May 31, 2011, the budget consisted of \$40,326,248 in expenditures with projected revenue at \$37,198,085, with a deficit of \$3,128,163. Council and staff continued to work through the deficit and as of May 31, 2011, the proposed budget was listed at \$38,411,894 of expenditures and \$38,411,894 in revenue reflecting a balanced budget. Prior to the June 7, 2011, budget meeting, several discussions and questions ensued; placing the budget at \$38,408,614 in expenditures and \$38,408,614 of revenue.

After adjustments, a correction with the Ad Valorem Tax figure, Fire District 1 Operations, Fire District 2 Operations, Mayesville Community Center Operations, Drug Lab, Increase in Unfunded Mandate Millage (.5 mills), Increase Authorized Reserve Usage for Operational Expenditures (\$462,162), the budget proposed at second reading has expenditures at \$38,432,612 and revenue at \$38,432,612 revenue. After comments from the Administrator, the Chairman held a public hearing. At the conclusion of the public hearing, the Chairman called for a motion on second reading to this ordinance. This figure reflects \$964,612 less than last year's budget.

Councilman Edens reminded the group that it takes three readings for an ordinance to be approved by Sumter County Council. Therefore, this does not reflect a completed budget; more work has to be done before third reading.

Then Chairman convened a public hearing; after all comments during the public hearing, Chairman Baten closed the public hearing and Council took action on second reading.

ACTION: MOTION was made by Councilman Byrd and seconded by Councilman Edens to grant second reading approval of the budget.

Discussion: Councilman Baker stated that he is concerned about the agencies and boards and even though they may not all touch him, they affect someone in this County and he would like to see Council continue these programs.

Councilman Edens stated that he too feels like Councilman Baker; however, the revenue is not there as it was in past years.

The Chairman also stated that the budget is not final until third reading and that Council will continue to review this budget to do whatever it can for the citizens, programs, and employees of the County.

Councilwoman McGhaney thanked the Master Gardners for their work and especially for the work that they have done in Shiloh.

CONCLUSION OF ACTION: MOTION was made by Councilman Byrd, seconded by Councilman Edens, and unanimously carried by Council to grant second reading approval of the budget as presented at second reading.

COMMITTEE REPORTS:

- (1) Internal Affairs Committee Meeting Held on **Monday, June 13, 2011, at 4:30 p.m.** In County Council's Conference Room at the County Administration Building - (Byrd, Sanders, and McGhaney).

The Chairman of the Committee, Councilman Byrd presented the following recommendations to Council from the Committee meeting.

A. Executive Session Matters -- Discussions And Possible Appointments To The Following Boards And Commissions:

- ✓ Planning Commission
 - 1. Appointment - James O. Davis to replace Mr. Wayne Owens

ACTION: MOTION, second, and unanimous consent were received from the Committee to appoint Mr. James O. Davis to replace Mr. Wayne Owens on the Planning Commission.

- ✓ Stormwater Management And Sediment Control - No Action
 - 1. Joint Appointment

- ✓ Crystal Lakes Golf Course Advisory Board - No Action
 - 1. Appointment

- ✓ Library Board

1. Appointment - Ola M. Budden to replace Mr. Ballard on the Library Board.

ACTION: MOTION, second, and unanimous consent were received from the Committee to appoint Mrs. Ola M. Budden to replace Mr. Ballard on the Library Commission.

- ✓ Development Board - No action taken.
 1. Appointment
- ✓ Building Codes Board Of Appeals - No action taken.
 1. Two County Appointments

- (2) Fiscal, Tax, and Property Committee Meeting Held on Tuesday, June 14, 2011, at 4:30 p.m. In County Council's Conference Room at the County Administration Building - (Baten, Blanding, and Edens).

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

1. **Executive Session -It Is Necessary For Council To Hold An Executive Session To Discuss Matters Relating To:**
 - a) **Briefing and Update On Contractual Matters Pertaining To Economic Development.**

After discussion on this matter, the Committee recommended to approve granting 3.4 acres of land to Kilen Direct Corporation for the expansion of their facility. (**Claw Back** - In the event the Company does not use the property, it will convert back to the County; the Company cannot sell this property; also, if the Company goes out of business, the property must revert back to County. The County Attorney will develop the proper language for this project)

ACTION: MOTION, second, and unanimous consent were received from the Committee, and unanimously carried by Council to approve the recommendation as presented.

- b) **Discussion On Contractual Matter Pertaining To Water.**

The Committee discussed a contractual matter pertaining to water. It was recommended that the County Attorney would develop a Memorandum of Understanding between the City of Sumter and Sumter County pertaining to water.

ACTION: MOTION, second, and unanimous consent were received from the Committee, and unanimously carried by Council to approve the recommendation as presented.

c) Discussion On Personnel/Employment Matters.

The Committee received a report from Mrs. Lorraine W. Dennis concerning the need to replace six positions. Most of the positions are vacant due to an employee applying for and being accepted in the County's "buy-out program." The six positions are as followed:

1. Assessor's Office: **One** Clerk and **One** Appraiser
2. Summary Court: **One** Clerk
3. Greenhouse: **Two** house parents; one for each shift
4. Administration: **One** Human Resources Director

The Committee recommended approval of hiring people to fill these six positions.

ACTION: MOTION, second, and unanimous consent were received from the Committee, and unanimously carried by Council to approve the recommendation as presented.

(3) Report From Council Members On Other Meetings, Trainings, and/or Conferences.

- ◆ Vice Chairman Blanding attended the Change of Command at Fort McPherson on June 3, 2011. General Vince Brooks is the new Commander for the Third Army.

MONTHLY REPORTS:

- ◆ Email from Mayor McElveen
- ◆ Letter to Linda Hammett - Planning Commission and Stormwater Appeals Board
- ◆ NACO - HUD Webnaire
- ◆ U. S. Department Of Housing and Urban Development - HOME Grant \$857,195
- ◆ Charlie Holmes Retirement Reception
- ◆ City's Chief of Police Announces Retirement

ADMINISTRATOR'S REPORT:

No report

PUBLIC COMMENT:

The Chairman asked if anyone wished to speak during public comment; no one spoke during public comment.

ADJOURNMENT:

There being no further business and no additional comments from the public, the meeting was adjourned at 7:11 p.m. after a motion by Councilman Byrd, seconded by Councilman Baker, and unanimously carried by Council.

Respectfully submitted,

Eugene Baten

Chairman or Vice Chairman
Sumter County Council

Mary W. Blanding
Clerk to County Council
Sumter County Council

Approved: June 28, 2011



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

Public Notified: Yes

Manner Notified: Agendas posted on bulletin board on third floor of the Administration Building.

Date Posted: June 9, 2011

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: June 9, 2011

Respectfully submitted,

Mary W. Blanding
Mary W. Blanding

ORDINANCE PD-06-05 (REVISION 1)
TO AMEND THE ZONING MAP
OF THE COUNTY OF SUMTER, SOUTH CAROLINA
BY REZONING 90.29 ACRES LOCATED NEAR THE INTERSECTION OF HIGHWAY
521 SOUTH AND MOONEYHAN ROAD,
OWNED BY TAMMY PLOWDEN-HODGE,
FROM AGRICULTURAL CONSERVATION TO PLANNED DEVELOPMENT (PD)

WHEREAS, Article I, Section T, entitled "Amendment Authorization and Procedure" of the Zoning and Development Standards Ordinance for the County of Sumter adopted December 7, 1999, provides a procedure for amending the Official Zoning Map of the County of Sumter, and

WHEREAS, said procedure has been followed, and the Sumter City-County Planning Commission has reviewed and hereby recommends favorably the following amendments to the Official County of Sumter Zoning Map.

NOW THEREFORE, BE IT ORDAINED BY THE CHAIRPERSON AND THE COUNTY COUNCIL OF THE COUNTY OF SUMTER, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED BY THE AUTHORITY THEREOF, THAT:

- I. The property located near the intersection of Highway 521 South and Mooneyhan Road and owned Tammy Plowden-Hodge is hereby rezoned from Agricultural Conservation (AC) to Planned Development (PD), in accordance with the attached development plan and identified by the following tax map block and parcel numbers:
 - 252-00-04-009 (1555 Hwy. 521 S./1391 Mooneyhan Rd.)
 - 252-00-04-015 (1391 Mooneyhan Rd.)

The following conditions would apply to this planned development:

- **8 Residential Lots fronting on Mooneyhan Road:**
 - *R-9 setback and development standards*
 - *Single family residential use and residential accessory structures only.*
 - *All lots will be accessed by individual driveways via Mooneyhan Road.*
 - *Landscaping and buffering to be done in accordance with Sumter County – Zoning and Development Standards Ordinance.*

- **Cabinet making workshop/storage building: (Tax Map #252-00-04-015)**
 - *Existing structure will be utilized.*
 - *All applicable building code requirements for a cabinet manufacturing facility will be met.*
 - *Landscaping and visual buffering between workshop and residential uses in accordance with Sumter County – Zoning & Development Standards Ordinance; this will include privacy fencing 6ft. high inside of existing chain-link security fence between workshop and existing residential structure to the north.*

- *Structure only to be used for storage of materials, equipment and manufacturing of cabinets.*
 - *Parking lot to be crush and run.*
 - *Hours of operations 8am to 7pm Monday through Saturday only with no work on Sunday.*
 - *Permitted uses listed in Exhibit B.*
 - *Remainder of property:*
 - *To be developed according to AC setback and development standards.*
 - *All uses permitted in the AC zoning district will be allowed. (Exhibit A)*
 - *Any future subdivision of this tract of land will comply with AC subdivision regulations.*
 - *Any major changes or modifications to the Planned Development will return to County Council for approval.*
- II. The Planned Development zoning shall include the following permitted use and no others, unless further reviewed and recommend by the Sumter City-County Planning Commission, and specifically approved by the Chairperson and County Council of Sumter, South Carolina.
- 8 Residential Lots:
 - Single-family detached dwellings, excluding mobile homes and manufactured homes.
 - Residential accessory uses; home occupations excluding any Home Day Care Centers.
 - Manufacturing:
 - Cabinet manufacturing facility and storage of related equipment and materials.
 - *Additional uses listed in Exhibit B.*
 - Remainder of property:
 - All uses permitted in the AC zoning district as outlined in Exhibit A.
- III. Said property being officially rezoned to the classification Planned Development (PD), the official zoning map of the County of Sumter is so amended to reflect said change.
- IV. This ordinance shall become effective immediately upon its adoption on Second Reading.

DONE RATIFIED AND ADOPTED BY THE CHAIRPERSON AND THE COUNTY COUNCIL OF THE COUNTY OF SUMTER, SOUTH CAROLINA, ON THIS

_____ DAY OF _____, 2011.

COUNTY OF SUMTER, SOUTH CAROLINA

Chairman, Sumter County Council

ATTEST:

**Clerk, Sumter County
Council**

EXHIBIT A

Permitted: Within the AC District, a building or a premise shall be used only for the following purpose:

- a. Uses associated with Agriculture, forestry & fishing as set forth in 3.k.2.a. of the LI-W District;
- b. Agricultural Services as set forth in 3.k.2.b. of the LI-W District;
- c. United States Postal Service, with SIC Code 43;
- d. Public boat docks, with SIC Code 4493;
- e. Residential care facilities, with SIC 836;
- f. Firewood shops, with SIC Code 5999;
- g. Cemeteries;
- h. Fire protection facilities, with SIC Code 9224;
- i. Single-Family dwellings;
- j. Manufactured Housing/Mobile Homes;
- k. Parks and playgrounds;
- l. Residential Accessory Uses such as bathhouses, cabanas, non-commercial greenhouses, private garage & carport, storage building, swimming pool, tool shed & work shop, home occupation.

EXHIBIT B

ADDITIONAL USES FOR EXISTING CABINET MANUFACTURING BUILDING

1. Transportation Services (non emergency)
2. Retail Nursery & Lawn and Garden Shop
3. Firewood Shop
4. Monuments and Tombstones
5. Administrative Offices
6. Real Estate, Insurance, Financial
7. Beauty, Barber Shop
8. Pest Control Services
9. Child Care Services
10. Physical Fitness
11. General Contractors (no outside storage)
12. Specialty Trade Contractors (no outside storage)
13. Farm Labor & Management

14. Research & Testing Labs
15. Hardware Stores
16. Apparel Store
17. Bicycle Shop
18. Book Store
19. Home Furnishings
20. Gift Shops
21. Florist
22. Photography Studio

EXHIBIT C (Additional Uses Recommended By Planning Commission)

1. Transportation Services (non emergency)
2. Retail Nursery & Lawn and Garden Shop
3. Firewood Shop
4. Monuments and Tombstones
5. Administrative Offices
6. Real Estate, Insurance, Financial
7. Beauty, Barber Shop
8. Pest Control Services
9. Child Care Services
10. Physical Fitness
11. General Contractors (no outside storage)
12. Specialty Trade Contractors (no outside storage)
13. Farm Labor & Management
14. Research & Testing Labs
15. Hardware Stores
16. Apparel Store
17. Bicycle Shop
18. Book Store
19. Home Furnishings
20. Gift Shops
21. Florist
22. Photography Studio