

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

June 22, 2011

ATTENDANCE	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, June 22, 2011, in the Fourth Floor Council Chambers of the Sumter Opera House. Five board members; Mr. Burke Watson; Mr. David Merchant; Mr. Charles Segars; Mr. David Durham; Rev. Ellie Palmer – and the secretary were present. Mr. Mr. Jay Davis and Ms. Sandra McBride – were absent. The meeting was called to order at 3:00 p.m. by Mr. Burke Watson.
MINUTES	Mr. David Durham made a motion to approve the minutes of the April 27, 2011, meeting. The motion was seconded by Rev. Ellie Palmer and carried a unanimous vote.
NEW BUSINESS	<p>SV-11-07, 4130 Patriot Parkway (County) was presented by Ms. Helen Roodman. The board reviewed this request for approval of the relationship for sibling-to-sibling lifetime family transfer to subdivide a +/- 0.84 parcel located at 4130 Patriot Parkway and represented by Tax Map # 156-14-02-003. Ms. Teresa Davis was present to speak on behalf of the request. After some discussion, Mr. David Durham made a motion to approve this request. The motion was seconded by Rev. Ellie Palmer and carried a unanimous vote.</p> <p>MSP-11-23 & HCPD-11-27, 2607 Broad St. (City) was presented by Ms. Helen Roodman. The board reviewed this request for Major Site Plan and Highway Corridor Protection District review approval for a 97 room hotel with 121 parking spaces and associated landscaping and site access to be located at 2607 Broad St. and represented by Tax Map # 203-00-01-001 (p). Mr. Mack Kolb and Mr. Raj Patel were present to speak on behalf of the request. After some discussion, Mr. David Merchant made a motion to approve this request subject to the following:</p> <ol style="list-style-type: none">1. Submitted civil plans including a landscape plan titled, “Springhill Suites by Marriott Sumter, South Carolina” prepared by Jones & VanPatten, LLC Civil Engineers, dated 05-31-2010, and exterior architectural elevations, Sheet A-2.1 Exterior Elevations from the building plans titled, “Springhill Suites by Marriott” received May 31, 2011;2. SCDOT’s requirements as shown in the mark-up;

3. A plat note that requires inter-parcel access to the properties to the east and west be submitted; and
4. Submission of tree protection plan and review and resolution of any identified issues.

The motion was seconded by Mr. David Durham and carried a unanimous vote.

Mr. Burke Watson recused himself from the discussion on the following request due to a conflict of interest.

RZ-11-07, 2910 Sun Valley Dr. (County) was presented by Ms. Helen Roodman. The board reviewed this request to rezone a +/- 30 acre portion of a parcel located at 2910 Sun Valley Dr. from Residential-15 (R-15) to Agricultural Conservation (AC). The property is represented by Tax Map # 207-00-02-001(p). Mr. Keller Watson was present to speak on behalf of the request. After some discussion, Mr. Charles Segars made a motion to recommend approval for this request. The motion was seconded by Rev. Ellie Palmer and carried a unanimous vote.

Mr. Burke Watson returns to the discussions.

OA-11-03, Exempt Subdivisions and Large Lot Access (County) was presented by Mr. George McGregor. The board reviewed this request to amend relevant portions of Article 7, Article 8, and Article 10 related to subdivision access provisions, clarification of private easements for large lots, family transfer relationships, length to width ratios, and other subdivision regulations. After some discussion, Mr. Charles Segars made a motion to recommend approval for this request. The motion was seconded by Rev. Ellie Palmer and carried a unanimous vote.

OA-11-05, General Certificate of Appropriateness – Awnings (City) was presented by Mr. George McGregor. The board reviewed this request to amend Article 1, Section O: 1.o.5 *General Certification of Appropriateness* for awnings in the Central Business District (CBD). After a brief discussion, Mr. Charles Segars made a motion to recommend approval of this request as presented. The motion was seconded by Mr. David Merchant and carried a unanimous vote.

OA-11-06, Firework Stands in AC (County) was presented by Mr. George McGregor. The board reviewed this request to amend the Sumter County Zoning and Development Standards Ordinance Article 5, Section 5.c.6. to make Firework Stands a permitted temporary use in the Agricultural Conservation (AC) zoning district. After some discussion, Mr. Charles Segars made a motion to recommend approval for this request. The motion was seconded by Mr. David Merchant and carried a unanimous vote.

OTHER BUSINESS	Ms. Helen Roodman gave a brief description of the in-house approvals done since the last meeting.
DIRECTOR'S REPORT	Mr. George McGregor reminded the board of the mandatory training and asked the board members to make sure they were signed up for one of the sessions.
ADJOURNMENT	With no further business, Mr. David Merchant made a motion to adjourn the meeting at approximately 4:20 p.m. The motion was seconded by Mr. David Durham.
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>