

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Minutes of the Meeting

March 23, 2011

<b>ATTENDANCE</b>	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, March 23, 2011, in the Fourth Floor Council Chambers of the Sumter Opera House. Five board members; Mr. Jay Davis; Mr. W. Burke Watson; Mr. Wayne Owens; Mr. David Merchant; Rev. Ellie Palmer – and the secretary were present. Mr. David Durham; Mr. Charles Segars; and Ms. Sandra McBride – were absent. The meeting was called to order at 3:00 p.m. by Mr. Jay Davis.
<b>MINUTES</b>	Mr. Burke Watson made a motion to approve the minutes of the February 23, 2011 meeting. The motion was seconded by Mr. David Merchant and carried a unanimous vote.
<b>NEW BUSINESS</b>	<p><b>SV-11-03, 548 &amp; 550 S. Sumter St. (City)</b> was presented by Ms. Claudia Rainey. The board reviewed this request for a variance from the width to depth requirements in Article 8.e.13, Section F of the Sumter County Zoning and Development Standards Ordinance in order to subdivide property located at 548 and 550 S. Sumter St. and represented by Tax Map # 227-05-01-035. Mr. Vernal Cousar was present to speak on behalf of the request. After a brief discussion, Mr. Burke Watson made a motion to approve this request as presented. The motion was seconded by Mr. David Merchant and carried a unanimous vote.</p> <p><b>SV-11-05, 720 Deschamps Rd. (County)</b> was presented by Ms. Claudia Rainey. The board reviewed this request for a variance from the width to depth requirements in Article 8.e.13, Section F of the Sumter County Zoning and Development Standards Ordinance in order to subdivide property located at 720 Deschamps Rd. and represented by Tax Map # 184-00-04-002. Ms. Miriam Roman was present to speak on behalf of the request. After some discussion, Mr. Wayne Owens made a motion to approve this request. The motion was seconded by Mr. David Merchant and carried a unanimous vote.</p> <p><b>PD-04-15 (Rev. 4),+ Hunters Crossing (City)</b> was presented by Ms. Helen Roodman. The board reviewed this request to revise the approved lot plan to remove rear alleyways, modify community open space plan, and convert 41 of the 44 ft wide lots to 20 – 37 ft. wide lots and 21 – 60 ft. wide lots in the Hunters Crossing Subdivision located in the vicinity of Mason Rd. and Stamey Livestock Rd. Mr. Shane Gaymon was present to speak on behalf of the request. After much discussion, Mr. Burke Watson made a</p>

	<p>motion to defer this request until the April meeting. The motion did not receive a second. The motion failed. After more discussion, Mr. Wayne Owens made a motion to recommend approval of this request subject to the redesign of the lots surrounding the open space so that the houses face the open space. The motion was seconded by Mr. David Merchant and carried a three (3) in favor – Owens, Merchant, Palmer and one (1) in opposition – Watson vote. The motion carried.</p> <p><b>SD-11-01, Osteen Tract Phase 1, Old Camden Hwy. (County)</b> was presented by Ms. Helen Roodman. The board reviewed this request for preliminary plat approval to develop a 23 lot subdivision on an 8.31 acre portion of a larger 50 acre tract located on Old Camden Hwy. Mr. Shane Gaymon was present to speak on behalf of the request. After some discussion, Mr. Burke Watson made a motion to approve this request contingent upon the following:</p> <ol style="list-style-type: none"> <li>1) Submission of a comprehensive landscape plan that addresses a 10 ft. landscape buffer at the rear of each lot, as well as the retention pond area. All buffer areas shall be shown as landscape easements on the final plat.</li> <li>2) Reconfiguring the existing parcels to increase the lot widths of lots #1 and #12 with the implementation of an easement on the exterior sides of the parcels in order to accommodate future right of way expansion.</li> <li>3) Indicate future access point on the final plat showing possible connection to development on the remaining acreage.</li> </ol> <p>The motion was seconded by Mr. Wayne Owens and carried a unanimous vote.</p>
<b>OTHER BUSINESS</b>	Ms. Helen Roodman gave a brief description of the in-house approvals.
<b>DIRECTOR’S REPORT</b>	Mr. George McGregor informed the board the Ordinance Committee would meet on March 30 <sup>th</sup> .
<b>ADJOURNMENT</b>	With no further business, Mr. Wayne Owens made a motion to adjourn the meeting at approximately 4:15 p.m. The motion was seconded by Mr. David Merchant.
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>