

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Minutes of the Meeting

April 27, 2011

<b>ATTENDANCE</b>	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, April 27, 2011, in the Fourth Floor Council Chambers of the Sumter Opera House. Five board members; Mr. Jay Davis; Mr. W. Burke Watson; Mr. David Durham; Rev. Ellie Palmer and Ms. Sandra McBride – and the secretary were present. Mr. Wayne Owens; Mr. David Merchant and Mr. Charles Segars – 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 March 23, 2011, meeting. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.
<b>NEW BUSINESS</b>	<p><b>MSP-11-16 &amp; HCPD-11-19, 1030 Pocalla Rd. (County)</b> was presented by Ms. Helen Roodman. The board reviewed this request for Major Site Plan and Highway Corridor Protection District review approval to construct a new Dollar General store with associated parking and landscaping on property located at 1030 Pocalla Rd. and represented by Tax Map # 251-08-01-005. Mr. Tim Frank was present to speak on behalf of the request. After a brief discussion, Mr. David Durham made a motion to approve this request as presented. The motion was seconded by Rev. Ellie Palmer and carried a unanimous vote.</p> <p><b>MSP-11-17 &amp; HCPD-11-21, 325 W. Liberty St. (City)</b> was presented by Ms. Helen Roodman. The board reviewed this request for Major Site Plan and Highway Corridor Protection District review approval to construct a 5121 sq. ft. addition to the existing medical clinic and parking lot/landscaping expansion on property located at 325 W. Liberty St. and represented by Tax Map # 228-12-01-039. Mr. Tom Britt was present to speak on behalf of the request. After some discussion, Ms. Sandra McBride made a motion to approve this request. The motion was seconded by Rev. Ellie Palmer and carried a unanimous vote.</p> <p><b>PD-04-04 (Rev. 1), The Reserve at Mill Run (City)</b> was presented by Ms. Claudia Rainey. The board reviewed this request to amend the Planned Development (PD-04-04) to remove the requirements for sidewalks in The Reserve At Mill Run subdivision located on Hawk's Cove and represented by Tax Map #205-14-02-001, 002 and 018. Mr. R. Marshall Dixon was present to speak on behalf of</p>

the request. After a brief discussion, Mr. Burke Watson made a motion to recommend approval of this request as presented. The motion was seconded by Mr. David Durham and carried a unanimous vote.

**PD-06-05 (Rev.1), Hwy 521 South/1395 Mooneyhan Rd.** was presented by Ms. Donna McCullum. The board reviewed this request to revise the 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. Ms. Tammy Hodge was present to speak on behalf of the request. After some discussion, Mr. David Durham made a motion to recommend approval as presented by staff. The motion was seconded by Rev. Palmer and carried a unanimous vote. The board asked staff to continue to work with the applicant to refine the list of additional uses.

**RZ-11-05, 1249 Alice Dr. & RZ-11-03, 791 Legette St. (County)** was presented by Ms. Claudia Rainey. The board reviewed these requests to rezone two contiguous parcels from residential to commercial uses: (a) 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); and (b) rezone +/-0.48 acres located at 491 Legette St. from Residential-15 (R-15) to Professional Office (PO). Mr. John Jones was presented to speak on behalf of RZ-11-05 and Ms. Debbie Quick was present to speak on behalf of RZ-11-03. After some discussion, Mr. Burke Watson made a motion to recommend approval of RZ-11-05 to rezone +/- 1.22 acres from R-15 to GC and to recommend approval of RZ-11-03 to rezone +/- 0.48 acres from R-15 to PO. The motion was seconded by Rev. Ellie Palmer and carried a unanimous vote.

**OA-11-02, Fuel Dealers (City)** was presented by Ms. Helen Roodman. The board reviewed this request to amend Article 3, Exhibit 5 and Article 3, Section 3.i.3. *Conditional Use in the General Commercial (GC) Zoning District* to make gasoline service stations and alternative motor fuels dealers classified under SIC Code 5541 a conditional use. After some discussion, Rev. Ellie Palmer made a motion to recommend approval of staff's recommendation to amend the City of Sumter Zoning and Development Standards Ordinance Article 3 Exhibit 5 and Article 3, Section 3.i.2 to make gasoline service stations and alternative motor fuels dealers a permitted use in the General Commercial zoning district. The motion was seconded by Mr. David Durham and carried a unanimous vote.

**OA-11-04, Firework Stands (County)** was presented by Mr. George McGregor. The board reviewed this 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. After some discussion, Mr. David Durham

	made a motion to recommend approval of this request as presented. The motion was seconded by Mr. Burke Watson and carried a unanimous vote.
<b>OTHER BUSINESS</b>	Ms. Helen Roodman gave a brief description of the in-house approvals.
<b>DIRECTOR'S REPORT</b>	Mr. George McGregor gave a briefing of the newest census data.
<b>ADJOURNMENT</b>	With no further business, Mr. David Durham made a motion to adjourn the meeting at approximately 3:40 p.m. The motion was seconded by Mr. Burke Watson.
	Respectfully submitted, <i>Wanda F. Scott</i> Wanda F. Scott, Planning Secretary