



AGENDA
SUMTER CITY-COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 27, 2011 3:00 P.M.
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE (21 N. MAIN STREET)



- I. INVOCATION – CHAIRMAN’S CHOICE
- II. APPROVAL OF MINUTES – MARCH 23, 2011
- III. NEW BUSINESS:

1. **MAJOR SITE PLANS**

MSP-11-16 & HCPD-11-19, 1030 Pocalla Rd. (County)

Request for Major Site Plan and Highway Corridor Protection District review approval to construct a new Dollar General store with associated parking on property located at 1030 Pocalla Rd. and represented by Tax Map #251-08-01-005.

MSP-11-17 & HCPD-11-21, 325 W. Liberty St. (City)

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

2. **PLANNED DEVELOPMENTS**

PD-04-04 (Rev. 1), The Reserve at Mill Run (City)

Request to amend 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 #205-00-01-011 and 012; 205-14-02-001, 002 and 018.

PD-06-05 (Rev. 1), 1555 Hwy. 521 South (County)

Request to revise approved Planned Development (PD-06-05) to add additional commercial uses on property located at 1555 Hwy. 521 South and represented by Tax Map #252-00-04-009.

3. **REZONINGS**

RZ-11-05, 1249 Alice Dr. & RZ-11-03, 791 Legette St. (County)

Request 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 791 Legette St. and represented by Tax Map # 203-11-03-006 from Residential-15 (R-15) to Professional Office (PO).

4. ORDINANCE AMENDMENTS

OA-11-02, Fuel Dealers (City)

Request to amend Article 3, Exhibit 5 and Article 3, Section 3.i.3 *Conditional Uses 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.

OA-11-04, Firework Stands (County)

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.

IV. OTHER BUSINESS

IN-HOUSE APPROVALS

- HCPD-11-20, 864 Broad St. – Signage and façade changes (Title Loans)
- MSP-11-15 & HCPD-11-18, 27 Broad St. – St. Mark's UMC Parking area renovations

V. DIRECTOR'S REPORT

VI. ADJOURNMENT