



## SUMTER CITY - COUNTY PLANNING COMMISSION

### Minutes of the Meeting

June 27, 2012

<p><b>ATTENDANCE</b></p>	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, June 27, 2012, in the Fourth Floor Council Chambers of the Sumter Opera House. Six board members – Mr. Charles Segars; Mr. David Durham; Mr. Jimmy Davis; Mr. David Merchant; Mr. Dennis Bolen; Ms. Sandra McBride – and the secretary were present. Ms. Constance Lane; Mr. Jay Davis and Mr. Burke Watson were absent. The meeting was called to order at 3:00 p.m. by Mr. David Durham.</p>
<p><b>MINUTES</b></p>	<p>Mr. Charles Segars made a motion to approve the May 23, 2012 minutes as presented. The motion was seconded by Mr. David Merchant and carried a unanimous vote.</p>
<p><b>NEW BUSINESS</b></p>	<p><b>MSP-12-25/HCPD-12-23, 1281 N. Main St. (County)</b> was presented by Ms. Helen Roodman. Mr. Bobby Galloway, Mr. Paul Jones and Mr. Russ VanPatten were present to speak on behalf of the request. The Board reviewed this request for Major Site Plan and Highway Corridor Protection District review approval for a 17,000 sq. ft. Law Enforcement Center, construction of two (2) new parking lots and stormwater management plan for the new County Law Enforcement Center to be located at 1281 N. Main St. After some discussion, Mr. Dennis Bolen made a motion to approve this request subject to the following staff recommended conditions: (1) submission of the revised stormwater management plan utilizing low impact stormwater infrastructure; and (2) submission of a landscape plan that addresses areas impacted by the revised stormwater plan and the submitted civil and architectural plans titled, “Sumter County Law Enforcement Center Sumter County, SC 1289 North Main Street, 29150” prepared by Moseley Architects and Jones and VanPatten, LLC Civil Engineers, dated January 1, 2010, revised 5-23-12. The motion was seconded by Ms. Sandra McBride and carried a vote of four in favor – Segars, Davis, McBride, Bolen and one abstention – Merchant.</p> <p><b>RZ-12-02, 791 Legette St. (County)</b> was presented by Ms. Claudia Rainey. The Board reviewed this request to rezone +/-</p>

0.48 acres located at 791 Legette St. from Residential-15 (R-15) to Professional Office (PO). Mr. David Quick was present to speak on behalf of this request. After some discussion, Mr. David Merchant made a motion to recommend approval for this request. The motion was seconded by Mr. Jimmy Davis and carried a unanimous vote.

**RZ-12-03, Deschamps Rd. (County)** was presented by Ms. Helen Roodman. The Board reviewed this request to rezone +/- 45 acres located on the east side of Deschamps Rd., +/- 100 ft. from the intersection of Patriot Parkway and Deschamps Rd., from Agricultural Conservation (AC) to Residential-6 (R-6). After some discussion, Ms. Sandra McBride made a motion to recommend approval for this request. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

**RZ-12-04, 185 W. Wesmark Blvd. (City)** was presented by Ms. Claudia Rainey. Mr. Crys Peyton was present to speak on behalf of this request. The board reviewed this request to rezone +/- 4.41 acres located at 185 W. Wesmark Blvd. from Professional Office (PO) to Limited commercial (LC). After some discussion, Mr. Charles Segars made a motion to recommend approval for this request. The motion was seconded by Mr. Jimmy Davis and carried a unanimous vote.

**RZ-12-05, 404 Silver St. (City)** was presented by Ms. Donna McCullum. Mr. Harley Ford was present to speak on behalf of this request. The Board reviewed this request to rezone property located at 404 Silver St. from General Commercial (GC) to General Residential (GR). After some discussion, Mr. Jimmy Davis made a motion to recommend that the entire block facing Silver St. be rezoned to General Residential. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.

**SV-12-05, Daniel Taylor Lane (County)** was presented by Ms. Claudia Rainey. Mr. Bill Lindler was present to speak on behalf of this request. The board reviewed this request for a variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2 ½ times their width* and a request for approval of Aunt to Niece relationship for a lifetime family conveyance to subdivide +/- 1 acre from the larger tract located on Daniel Taylor Lane. After a brief discussion, Mr. Charles Segars made a motion to approve the width to depth variance and the Aunt to Niece relationship for lifetime family transfer as presented. The motion was seconded by Mr. Jimmy Davis and carried a unanimous vote.

	<p><b>SV-12-06, 3195 Peach Orchard Rd. (County)</b> was presented by Ms. Donna McCullum. Mr. Ken Young was present to speak on behalf of this request. The board reviewed this request for a variance from Article 8.e.13, Section f, <i>depth of residential lots shall not be more than 2 ½ times their width</i> for property located at 3195 Peach Orchard Rd. After a brief discussion, Mr. Charles Segars 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-12-07, Easy St. and Old Camden Rd. (County)</b> was presented by Ms. Helen Roodman. Mr. Bill Lindler and Ms. Barbara Williams were present to speak on behalf of this request. The board reviewed this request for a variance from Article 8.e.13, Section f, <i>depth of residential lots shall not be more than 2 ½ times their width</i> and relationship approval for lifetime family transfer (sibling to sibling) for properties located at 0 Easy St. and 5885 Old Camden Rd. After some discussion, Ms. Sandra McBride made a motion to approve this request as presented. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.</p>
<b>OTHER BUSINESS</b>	NONE
<b>DIRECTOR'S REPORT</b>	NONE
<b>ADJOURNMENT</b>	<p>With no further business, Mr. David Merchant made a motion to adjourn the meeting at approximately 3:45 p.m. The motion was seconded by Mr. Dennis Bolen.</p> <p>The next regularly scheduled meeting is July 25, 2012.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>