



SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 25, 2012

ATTENDANCE

A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, July 25, 2012, in the Fourth Floor Council Chambers of the Sumter Opera House. Five board members – Mr. Jay Davis; Mr. Burke Watson; Mr. Jimmy Davis; Mr. David Merchant; and Mr. Dennis Bolen – and the secretary were present. Ms. Constance Lane: Mr. Charles Segars; Mr. David Durham and Ms. Sandra McBride were absent. The meeting was called to order at 3:00 p.m. by Mr. David Durham.

MINUTES

Mr. Burke Watson made a motion to approve the June 27, 2012, minutes as presented. The motion was seconded by Mr. David Merchant and carried a unanimous vote.

NEW BUSINESS

MSP-12-30/HCPD-12-26, 185 W. Wesmark Blvd. (City) was presented by Ms. Helen Roodman. Mr. Crys Peyton was 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 construction of a 12,600 sq. ft. multi-tenant commercial structure on +/-3.25 acres located at 185 W. Wesmark Blvd. Plans include paved parking, landscaping and stormwater management. After a brief discussion, Mr. Burke Watson made a motion to approve this request subject to:

1. Submitted Civil plans titled, "Peyton Property #1 Sumter, SC 29150," Sheet C1 through C6, dated 7/12/12; prepared by Jones and VanPatten, LLC Civil Engineers and Shaffer Design Group;
2. The building elevations landscape plan titled, "Peyton Property #1 Wesmark Blvd Sumter SC," dated June 2012; prepared by Shaffer Design Group; and
3. The following staff recommended contingencies:
 - Successful rezoning approval for RZ-12-04, 185 W. Wesmark Blvd. (City).
 - Revision of the landscape plan to add additional landscape screening around the dumpster enclosure;

- The existing natural buffer at the rear of the property must remain undisturbed and may not be cleared or touched under any circumstances except to remove dead or diseased plant material.

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

RZ-11-04, 3505 Camden Hwy. (County) was presented by Ms. Helen Roodman. The Board reviewed this request to rezone +/- 7.28 acre portion of a 43 acre tract located at 3505 Camden Hwy. from Residential-9 (R-9) to General Commercial (GC). After some discussion, Mr. Jimmy Davis made a motion to recommend approval for this request. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

RZ-12-06, 1980 Stamey Livestock Rd. (City) was presented by Ms. Donna McCullum. Mr. Eddie Newman was present to speak on behalf of this request. The Board reviewed this request to rezone a +/- 3.0 acre portion of a 935 acre tract located at 1980 Stamey Livestock Rd. (approximately 4,000 ft. northwest of intersection at US 378) from Residential-15 (R-15) to Agricultural Conservation (AC). After some discussion, Mr. Jimmy Davis made a motion to recommend approval for this request. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

OA-12-08, Mobile Vendors (County) was presented by Ms. Claudia Rainey. The board reviewed this request to amend the Sumter County Zoning Ordinance to add *Mobile Vendors* as temporary use in certain zoning districts. After some discussion, Mr. Dennis Bolen made a motion to recommend approval of this request. The motion was seconded by Mr. David Merchant and carried a unanimous vote.

SV-12-09, 1855 N. Main St. (County) was presented by Ms. Claudia Rainey. Mr. Robert Hall 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* to subdivide +/- 2 acres from the larger tract of property located at 1855 N. Main St. After a brief discussion, Mr. David Merchant made a motion to approve this request as presented. The motion was seconded by Mr. Jimmy Davis and carried a unanimous vote.

SV-12-10, 2525 Hwy. 261 South (County) was presented by Ms. Claudia Rainey. Mr. Ken Young was present to speak on

	<p>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 2525 Hwy. 261 South. 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>IN-HOUSE APPROVALS</p>	<p>Ms. Helen Roodman gave a brief update on the following in-house approvals:</p> <ul style="list-style-type: none"> ➤ HCPD-12-25, 226 N. Washington St. (City) – Tree Removal with New Landscaping ➤ MSP-12-28, Grier St. and E. Liberty St. (City) – Site Clean Up ➤ MSP-12-31, 2577 Broad St. (County) – Parking Lot Addition
<p>DIRECTOR'S REPORT</p>	<p>NONE</p>
<p>ADJOURNMENT</p>	<p>With no further business, Mr. Burke Watson made a motion to adjourn the meeting at approximately 3:40 p.m. The motion was seconded by Mr. David Merchant.</p> <p>The next regularly scheduled meeting is August 22, 2012.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>