



SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

October 24, 2012

ATTENDANCE

A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, October 24, 2012, in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Five board members – Mr. Burke Watson; Mr. David Merchant; Mr. Dennis Bolen Mr. Charles Segars; Mr. David Durham – and the secretary were present. Four members – Mr. Jay Davis; Mr. Jimmy Davis; Ms. Constance Lane and Ms. Sandra McBride were absent. The meeting was called to order at 3:00 p.m. by Mr. Burke Watson.

MINUTES

Mr. David Durham made a motion to approve the September 26, 2012, minutes as presented. The motion was seconded by Mr. David Merchant and carried a unanimous vote.

NEW BUSINESS

MSP-12-44/HCPD-12-34, Hwy. 521 South – Temporary Concrete Plant (County) was presented by Ms. Helen Roodman. Mr. Gene Weston was present to speak on behalf of this request. The board reviewed this request for Major Site Plan and Highway Corridor Protection District Design Review Approval to construct and operate a temporary concrete batch plant adjacent to the Continental Tire industrial site to serve the ongoing construction of the new manufacturing plant. Ms. Roodman stated Burgess Brogdon has contracted with the City of Sumter to lease the property for the period of one (1) year to serve the concrete needs of the adjacent Continental Tire construction site. This is for one year and the site will be returned to preconstruction condition after use. The applicant is asking the Planning Commission to waive certain site development and highway corridor requirements because of the temporary nature of the request. After some discussion, Mr. David Merchant made a motion to approve this request subject to the submitted Civil plans titled, “Burgess Brogdon Temporary Concrete Batch Plant,” prepared by Jones & VanPatten, LLC dated 08-15-2012; sheets C1 of 3 through C3 of 3 and contingent upon the following conditions:

- Approval is for one-year only and shall expire October 24, 2013. If the plant is required to operate beyond this date, the request must come before the Planning Commission again prior to expiration.
- The site shall be returned to pre-development condition by January 1, 2014 unless a time extension is granted by Planning Commission.

	<p>The motion was seconded by Mr. Charles Segars and carried a unanimous vote.</p> <p>SD-12-01, Deschamps Rd. Subdivision (County) was presented by Ms. Helen Roodman who stated that this request, although it is in the county at this time, has a pending annexation request and has been reviewed as if it were a city request. The board reviewed this request for preliminary plat approval to develop a 108-lot residential subdivision on the east side of Deschamps Rd., +/- 100 ft. south of the intersection of Patriot Pkwy. and Deschamps Rd. Ms. Roodman stated the board reviewed the rezoning request for this property in June and the rezoning is now complete – the property is now R-6. She stated this request does comply with the Comp Plan. She stated the subdivision would be developed in four phases. After some discussion, Mr. Dennis Bolen made a motion to approve this request , subject to the preliminary plat titled, “Proposed Subdivision 108 Lots Portion of Tax Map 157-00-02-043” received by Planning Staff October 15, 2012, prepared by Black River Land Surveying, LLC, the Landscape plan titled, “Proposed Landscape Plan for 108 Lots Portion of Tax Map 157-00-02-043” received by Planning Staff September 5, 2012, prepared by Black River Land Surveying, LLC, and the Conditions of Approval dated October 24, 2012.The motion was seconded by Mr. David Durham and carried a unanimous vote.</p> <p>SV-12-16, 4797 Cane Savannah Rd. (County) was presented by Ms. Claudia Rainey. The board reviewed this request for approval of sister-to-sister relationship for family lifetime transfer for property located at 4797 Cane Savannah Rd. After a brief discussion, Mr. David Durham made a motion to approve this request as presented by staff. The motion was seconded by Mr. Charles Segars and carried a unanimous vote.</p>
DIRECTOR’S REPORT	NONE
ADJOURNMENT	<p>With no further business, Mr. David Merchant made a motion to adjourn the meeting at approximately 3:30 p.m. The motion was seconded by Mr. Charles Segars and carried a unanimous.</p> <p>The next regularly scheduled meeting is November 28, 2012.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>