



SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

December 19, 2012

ATTENDANCE

A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, December 19, 2012, in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Seven board members – Mr. Jay Davis; Mr. Burke Watson; Mr. Dennis Bolen; Mr. David Durham; Ms. Constance Lane; Ms. Sandra McBride; Mr. Jimmy Davis – and the secretary were present. Mr. Charles Segars was absent. The meeting was called to order at 3:00 p.m. by Mr. Jay Davis.

MINUTES

Mr. Burke Watson made a motion to approve the November 28, 2012, minutes as presented. The motion was seconded by Mr. David Durham and carried a unanimous vote.

NEW BUSINESS

MSP-12-54/HCPD-12-39, 649 W. Wesmark Blvd. (City)

Mr. George McGregor presented this request for major site plan and highway corridor protection district review approval for the construction of a 17,662 sq. ft. medical office facility with associated parking and landscaping on a +/- 2.3 acre parcel located at 649 W. Wesmark Blvd. Mr. McGregor stated the applicant is proposing a multi-tenant medical office facility. He stated SCDOT had concerns about access to the parcel and the growing Wesmark Corridor and the increasing delays in the area. He stated staff has heard some concerns from the adjacent homeowners association, The Oaks. Mr. McGregor stated staff and SCDOT are recommending access to this parcel be limited to right-in right-out and left-out only. Mr. Chris Hawkins was present to speak on behalf of this request. Mr. Jim Heath was present to speak on behalf of The Oaks Homeowners Association. After some discussion, Mr. Burke Watson made a motion to approve this request subject to the site plan drawing set (pages 1-8) dated December 10, 2012, prepared by Burns Engineering, the “No Left #Alt 2” exhibit dated December 14, 2012, and subject to the architectural elevations dated October 2, 2012, prepared by Drakeford

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

MSP-11-52 (Rev. 1), 650 Jefferson Rd./Caterpillar (County)

Ms. Donna McCullum presented this request for a revision to a site plan that was approved in March 2012 for the Caterpillar facility located at 650 Jefferson Rd. Ms. McCullum stated the applicant is asking to amend the time table for the installation of some mitigation on the left turn lane. She stated Planning Commission did approve the site plan contingent upon some modification to the median to allow for a left turn lane. She further stated the applicant's request is to have an extended time period to comply with this mitigation by either (1) their headcount in the new expansion reaches 150 people or more; or 2) by December 31, 2013. She stated staff finds this an acceptable time table. With no further discussion, Mr. David Durham made a motion to approve this request as recommended by staff. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.

OA-12-17, Neighborhood Commercial District Uses / Physical Fitness (County)

Ms. Claudia Rainey presented this request to amend *Article 3, Section 3.g.2 Permitted Uses in the Neighborhood Commercial (NC) District* and Exhibit 5 of the Sumter County Zoning and Development Standards Ordinance in order to include Physical Fitness Facilities (SIC Code 7991) as a permitted use. Ms. Rainey explained that the applicant originally came in and applied to rezone a parcel on North Main St. that was zoned Neighborhood Commercial so that he could open a physical fitness facility. She stated staff felt a better option would be to add this use to the Neighborhood Commercial zoning district since this would affect only a small portion of the County. Mr. Brett Crannell was present to speak on behalf of this request. After a brief discussion, Ms. Constance Lane made a motion to recommend approval for this request. The motion was seconded by Mr. David Durham and carried a unanimous vote.

RZ-12-10, 3205 Sargent Rd. (County)

Ms. Claudia Rainey presented this request to rezone a +/- 1 acre parcel located at 3205 Sargent Rd. from split zoned Residential-15 (R-15)/Agricultural Conservation (AC) to Agricultural Conservation (AC). Ms. Rainey stated rezoning this to AC would

	<p>allow for the placement of a mobile home on the property whereas R-15 does not permit mobile homes. She stated there are mobile homes in the vicinity already and part of the parcel is already zoned AC, therefore staff is recommending approval. Ms. Barbara Johnson was present to speak on behalf of this request and stated she wanted to place a mobile home on the property so that she will be close to her aging parents. After a brief discussion, Mr. Jimmy Davis made a motion to recommend approval for this request as presented. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.</p>
OTHER BUSINESS	<p>Mr. David Durham made a motion to approve the 2013 calendar as presented. The motion was seconded by Ms. Constance Lane and carried a unanimous vote.</p>
DIRECTOR'S REPORT	<p>NONE</p>
ADJOURNMENT	<p>With no further business, Mr. David Durham made a motion to adjourn the meeting at approximately 3:45 p.m. The motion was seconded by Ms. Constance Lane and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is January 30, 2013.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>

Sumter City-County Planning Commission

Meeting Date: Dec. 19, 2012

NAME (Please Print)	Which request are you here for?
BRETT CRANNELL	#2 ORDINANCE AMENDMENT
Jim Heath	Wesmark Bld
Barbara S. Johnson	Rezoning
TODD CHAMPION	WESMARK
RICHARD BURNS	WESMARK
RL WAT	res mark
Mark	Wesmark
Meredith Drakeford	WESMARK