

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

January 30, 2013

ATTENDANCE	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, January 30, 2013 in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Five board members: Mr. Jay Davis; Ms. Sandra McBride; Ms. Constance Lane; Mr. Burke Watson; Mr. Dennis Bolen– and the secretary were present. Mr. David Durham; Mr. James Davis and Mr. Charles Segars were absent. The meeting was called to order at 3:00 p.m. by Mr. Jay Davis.
ELECTION OF OFFICERS	Mr. Dennis Bolen made a motion to nominate Mr. David Durham as Chairman of the Sumter City-County Planning Commission for 2013. The motion was passed by acclamation. Ms. Sandra McBride made a motion for Mr. Burke Watson to remain as Vice-Chairman of the Sumter City-County Planning Commission. The motion was passed by acclamation.
MINUTES	Mr. Burke Watson made a motion to approve the minutes of the December 19, 2012, meeting. The motion was seconded by Ms. Constance Lane and carried a unanimous vote.
NEW BUSINESS	<u>MSP-13-03, Ashton Mill Apartments/Lewis Rd. @ Coachman Dr. (City</u> Mr. George McGregor presented this request for major site plan approval for the construction of a 276 unit apartment complex at the intersection of Lewis Rd. and Coachman Dr., adjacent to the existing Huntington Apartment complex. Mr. McGregor stated the property is in the City limits although the applicant is proposing an offsite Stormwater facility which is in the County. He stated the property is zoned residential multi-family which is perfect for this use. Proposed in linear groupings, the two and three bedroom, three story walk-up units will be accessed via a secure entrance gate. The Applicant has included a pool/community building complex for

its residents. The project is planned to be gated with primary access from Lewis Rd. "Out" only access is shown via Coachman.

Mr. McGregor further stated that a strong street landscaping design is proposed along Lewis Rd. In addition, the existing buffer areas and hedgerows adjacent to the existing apartment complex are recommended for preservation and inclusion in this design. The 25% open space requirement has been achieved on this site, as required by ordinance.

Mr. McGregor stated that most of the outstanding issues stated in the staff report have been resolved. The one outstanding issue remaining is the issue of a playground. Staff is recommending a small playground or tot lot on the site. 276 residential units justifies some type of active recreational component, especially for children. He stated the Zoning Ordinance allows for the Planning Commission to consider it and is an element that makes the project better.

Mr. John Rabun was present and spoke on behalf of the request. Mr. Rabun stated his insurance company has advised him not to install a playground at this site because of liability. He also stated the insurance premiums would rise significantly.

After some discussion, Ms. Constance Lane made a motion to approve this request subject to the Ashton Mill Development Plan prepared by Weaver Engineering, Inc., dated January 2013 and the following conditions dated January 30, 2013:

1. The project shall be developed in substantial conformance to the Ashton Mill Development Plan, prepared by Weaver engineering, Inc., dated January 2013.
2. Emergency access via National Drive shall be constructed and acceptable to the Fire Department prior to the issuance of an occupancy permit for the 1st multi-family building.
3. The clubhouse and pool shall be constructed and open to residents prior to the issuance of the occupancy permit for the 8th building and/or 96th unit.
4. A left turn lane from Lewis Rd. into the new site access drive shall be constructed and acceptable to SCDOT prior to the issuance of an occupancy permit for the 1st residential building.
5. The project shall provide a dumpster facility with access in a manner acceptable to the Department of Public Works.

The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

RZ-13-01, 425/435 S. Guignard Dr. (County)

Ms. Donna McCullum presented this request to rezone +/- 6.1 acres located at 425/435 S. Guignard Dr. from General Residential (GR) to General Commercial (GC). Ms. McCullum stated the property was previously the location of Jet Wrecking, but all the buildings have been demolished and removed and the property is vacant at this time. She explained the applicant wishes to sell produce seasonally at this location but the current General Residential zoning does not allow for mobile vending sales. However, General Commercial allows mobile vending as a Conditional Use. She further explained the property has been vacant since 2006 at which time the Business License was closed out. Ms. McCullum stated Staff is recommending approval of the rezoning for this parcel. This request complies with the Long Range Plan and will be compatible with the adjacent uses and surrounding district. The property has been used for commercial business for many years, fronts on a Major Arterial Street and is less likely to ever be developed residentially.

The applicant, Mr. Alton Spring, was present to speak on behalf of this request.

With no further discussion, Ms. Sandra McBride made a motion to recommend approval for this request as presented. The motion was seconded by Ms. Constance Lane and carried a unanimous vote.

RZ-13-02, 2605 Warehouse Blvd./2705 Hwy. 15 South (County)

Ms. Claudia Rainey presented this request to rezone two parcels located at 2605 Warehouse Blvd. and 2705 Hwy. 15 South (2.06 and 2.0 acres respectively, for a total of +/- 4.06 acres) from Heavy Industrial (HI) to General Commercial (GC). Ms. Rainey stated this is a request to rezone two parcels that are adjacent to each other. Currently, Tanner's Convenience Store is located on the northernmost parcel at

2605 Warehouse Blvd., and the parcel at 2705 US Hwy. 15 South has no business license on record but has a warehouse type structure on it. The location of these properties on Hwy.

	<p>15 South being in close proximity to a priority commercial node and economic development area supports commercial uses in this district. The rezoning to GC therefore is compatible with the 2030 Comprehensive Plan.</p> <p>Mr. Burke Watson asked why an additional traffic study would be required at this location.</p> <p>Ms. Rainey explained that if there were any new redevelopment of either of these sites that would be more active than what is there now would probably be cause for a new traffic study. She stated this is already a high accident area.</p> <p>Mr. Joseph Davis was present to speak on behalf of this request. He stated this would be more marketable as a commercial site instead of industrial. Mr. Davis asked what would be the purpose of a traffic study in that area.</p> <p>Mr. George McGregor explained that if an application comes in that meets the threshold for a traffic study, then a traffic study would be required. He stated the traffic study has nothing to do with the rezoning, staff is just trying to let the property owner/applicant know that access, particularly on the southern parcel, is a little weird at that intersection and will have to be dealt with depending on the use.</p> <p>Mr. Jay Davis stated the Planning Commission is not trying to impose something that is not already there.</p> <p>With no further discussion, Mr. Burke Watson made a motion to recommend approval of this request as presented. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.</p>
<p>DIRECTOR'S REPORT</p>	<p>Mr. McGregor gave the board an update on the following requests:</p> <ul style="list-style-type: none"> • MSP-13-02, (City), multi-tenant building on the Lowe's outparcel • RZ-12-10, 3205 Sargent Rd. (County) split-zoned parcel has been withdrawn due to County/GIS mapping error
<p>ADJOURNMENT</p>	<p>With no further business, Ms. Constance Lane made a motion to adjourn the meeting. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.</p>

	The next scheduled meeting is February 27, 2013.
	Respectfully submitted, <i>Wanda F. Scott</i> Wanda F. Scott, Planning Secretary

Sumter City-County Planning Commission

Meeting Date: January 30, 2013

NAME (Please Print)	Which request are you here for?
JOHN RABUN POWERS CONSTRUCTION	ASHTON MILL
JOE SINGLETON	" "
Ashton Springs	
LEAHY HALLMARK	Siftaw AFB
BOB WEAVER, WEAVER ENGINEERING	ASHTON MILL
MARTIN FOX, WEAVER ENGINEERING	ASHTON MILL