

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

March 27, 2013

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, March 27, 2013 in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Six board members: Mr. David Durham; Ms. Constance Lane; Mr. Burke Watson; Mr. Dennis Bolen; Mr. Jim McCain; Ms. Sandra McBride – and the secretary were present. Mr. Charles Segars and Mr. James Davis were absent. The meeting was called to order at 3:00 p.m. by Mr. David Durham.</p>
MINUTES	<p>Ms. Sandra McBride made a motion to approve the minutes of the February 27, 2013 meeting as presented. The motion was seconded by Ms. Constance Lane and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-13-09/HCPD-13-04, 5500 Thomas Sumter Hwy. (County)</u></p> <p>Ms. Helen Roodman presented this request for major site plan and highway corridor approval for the construction of a +/- 6,000 sq. ft. church sanctuary and related facilities on property located at 5500 Thomas Sumter Hwy. Ms. Roodman stated currently the parcel is undeveloped and zoned Agricultural Conservation. The site received Conditional Use approval in September of 2010 and the applicant has had some site clearing work done in the vicinity of the proposed church site. She stated the existing drive will not be used due to safety issues. A full landscaping plan is proposed, with additional tree plantings provided within the parking area. There is a 20' change of grade from the road level to the parking area and church location, because of the significant difference in grade the landscape plan proposes to plant Crepe Myrtles in addition to the retained trees at the street front. The landscape plan also addresses foundation plantings along the sides of the building. No new impervious surface will be added except for the required parking for ADA reasons and the transitional driveway area. Ms. Roodman stated staff is recommending</p>

approval of this request.

Mr. Durham asked if staff had any concerns with the grade or if the issue had been mitigated.

Ms. Roodman stated the soils on the parcel are very sandy and most of the stormwater isn't going to make it to the retention area, it will percolate in.

Pastor Marie Sanders was present to speak on behalf of the request.

With no further discussion, Mr. Jim McCain made a motion to approve this request as presented. The motion was seconded by Mr. Burke Watson and carried a unanimous vote.

RZ-13-03, 2100-2140 Hwy. 521 South (County)

Ms. Claudia Rainey presented this request to rezone two adjacent parcels of land situated on US Hwy. 521 South whose combined area equals +/- 2.75 acres. The property owner wishes to place larger and more visible signage on his existing business. She further stated the subject property is in the Priority Economic Development Area and in close proximity to a Suburban Development Area. The priority economic designation protects existing industrial parks and identifies additional locations for industrial, manufacturing, research and campus-style headquarters. This property is very close to the Continental Tire site currently under construction. Ms. Rainey stated that a series of commercial nodes are an appropriate addition to Hwy. 521 South, at intersections near the tire plant and to serve both the industries and the residential districts in this corridor. Therefore, rezoning to GC is compatible with the 2030 Comprehensive Plan because it will begin to create a node. She stated staff is recommending approval of this request.

With no further discussion, Ms. Constance Lane made a motion to recommend approval of this request as presented. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

OA-13-02, RMF Zoning District Uses/Schools. (City)

Mr. George McGregor presented this request to amend *Article 3, Exhibit 4 and Article 3, Section 3.e.3. Conditional Uses in the*

Residential Multi-Family (RMF) Zoning District to allow elementary and secondary schools (SIC Code 82 & 821) and Child Care Services (SIC Code 835) as Conditional Uses. Mr. McGregor stated staff was approached by the applicant, Dr. Larry Durant, who wished to open a school at his church, World International Ministries, located at 1010 N. Guignard Dr. The parcel is zoned Residential Multi-Family (RMF) and under the current City Zoning Ordinance, elementary or secondary schools are not a conditional use in this zoning district. He stated RMF zones are the only residential zoning designations that do not allow elementary and secondary schools as a conditional use. He also stated that after reviewing the Residential Multi-Family conditional uses, staff recommends allowing Child Care Services as a conditional use as well. Mr. McGregor further stated that many subsidized and public housing projects in this zoning district offer Head Start or other Child Care Services but cannot run them in-house. Staff feels that allowing Child Care Services in this particular zoning district would help to better serve these communities.

Mr. McCain asked if the applicant would be utilizing facilities that are already on site.

Mr. McGregor stated that it is his understanding the church plans to use the existing facilities.

With no further discussion, Ms. Sandra McBride made a motion to recommend approval for this request. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.

OA-12-11/OA-12-12, TIS (City/County)

Mr. Allan Yu presented this request to amend *Article 7, Section 7.d.10 Traffic Studies for Major Subdivisions and/or Site Plans* in order to incorporate the SCDOT ARMS guidelines as part of the City and County Zoning and Development Standards Ordinance. Mr. Yu stated the intent of this amendment is to bring the local TIS requirements into alignment with SCDOT Standards in order to prevent a potential developer from having to complete two separate and different TIS studies for the same project. He stated that in 2008, SCDOT updated the ARMS manual requiring the land developer to submit a traffic impact study (TIS) when a development site adjacent to a State or Federal roadway is projected to generate 100 or more vehicle trips.

Mr. Durham stated there was already a procedure for traffic impact studies in place. What this amendment would do is make it match SCDOT regulations and make the requirements more consistent and less confusing. He stated in some instances the local regulations were more restrictive and other cases SCDOT was more restrictive. This amendment would put everyone on the same page.

Mr. Carl Croft was present and spoke in opposition to this request and stated he felt the proposal needed further study. He inquired as to the advantage of mimicking certain portions of the SCDOT ARMS manual in the zoning ordinance.

Mr. Durham stated that the City and County have charged the Planning Department with having some sort of traffic impact study as part of their duties and unless that changes, there has to be some kind of a format and this is a way to make it less confusing to developers because they would not have to be looking at two separate documents for comparison – they would have the same standards.

Mr. McGregor stated there were two primary reasons for having the language in the ordinance: 1) if there is going to be local review, it has to be in the local zoning ordinance; and 2) traffic studies will be required on roads that are not state roads, that are City or County roads. Therefore it has to be contained in the zoning ordinance if there is going to be a local review.

Mr. Croft restated his concern for the issue needing more study. He also stated he felt the people this change will burden has not had adequate input.

Mr. McGregor stated the Planning Department would maintain an independent traffic review from the Department of Transportation.

With no further discussion, Mr. Jim McCain made a motion to recommend approval for this request. The motion was seconded by Ms. Constance Lane and carried a unanimous vote.

OA-12-15/OA-12-16, Flood Damage Prevention Ordinance (City/County)

Mr. Michael Herr stated this request was for an update to the Sumter City and County Flood Damage Prevention Ordinance.

	<p>In order to remain eligible for participation in the National Flood Insurance Program, the City and County are required to maintain the minimum standards as set forth by Federal Emergency Management Agency (FEMA) and to update the City and County's Flood Damage Prevention Ordinance to reflect FEMA's most recent regulations. Mr. Herr also stated that the City and County are part of the Community Rating System and being a part of this rating system allows for a 10% reduction in flood insurance rates in both the City and County. As such, both City and County have adopted other standards as part of the zoning ordinance. Staff is proposing to remove that proportion from the zoning ordinance and add it to the Flood Damage Prevention Ordinance to simplify the process and organize flood damage prevention requirements into one comprehensive document.</p> <p>With no further discussion, Ms. Constance Lane made a motion to recommend approval for this request. The motion was seconded by Mr. Burke Watson and carried a unanimous vote.</p>
<p>DIRECTOR'S REPORT</p>	<p>Mr. McGregor stated the Planning Commission needed to have a workshop to discuss the landscaping ordinance so that it can get on the April 24th agenda. Members of the development community will also be invited to attend. He stated the 30-day comment period is now open for the Long Range Transportation Plan and encouraged the Planning Commission members to review the document and offer any comments.</p>
<p>ADJOURNMENT</p>	<p>With no further business, Mr. Burke Watson made a motion to adjourn the meeting at approximately 3:45 p.m.</p> <p>The next scheduled meeting is April 24, 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: March 27, 2013

NAME (Please Print)	Which request are you here for?
Donna Hargis	Anointed Word
Marie Saunders	Anointed Word Church
Cory Hollman	SHAW AFB
Cid Cuff	T15 Amendment