

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 24, 2013

ATTENDANCE	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, July 24, 2013 in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Five board members: Mr. Burke Watson; Ms. Sandra McBride; Mr. Jim McCain; Mr. Charles Segars; Mr. Todd Champion – and the secretary were present. Mr. David Durham; Ms. Constance Lane and Mr. Dennis Bolen were absent. The meeting was called to order at 3:00 p.m. by Mr. Burke Watson.
MINUTES	Ms. Sandra McBride made a motion to approve the minutes of the June 26, 2013 meeting as presented. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.
NEW BUSINESS	<p><u>MSP-13-34/HCPD-13-16, Willie Sue's @ Patriot Centre (City)</u></p> <p>Ms. Helen Roodman presented this request for Major Site Plan and Highway Corridor approval for a proposed 6,240 sq. ft. full service restaurant bar and grill to be located within the Patriot Centre retail development located at the corner of Loring Mill Rd. and Patriot Parkway. She stated this was originally approved as part of a larger project and will be the first outparcel to be developed. Ms. Roodman stated the restaurant will face in towards the future retail center and will have some outdoor dining that will look toward a water feature that is actually the retention pond that will be quite attractive when completed. The service facilities will be at the back of the building fronting on Patriot Pkwy. but will be obscured. Each out parcel gains access to Patriot Parkway and Loring Mill Roads from the access points shown in the approved Patriot Centre concept plan. Initially, site development was to proceed with the construction of all access infrastructure and development of the 85,000 sq. ft. retail anchor structure. However, construction halted after the entire utility infrastructure and some of the road beds were installed, prior to any site paving. The closest access point to the proposed outparcel is the full access drive on Patriot Parkway. Staff is recommending that as part of this project, the unfinished portion of the road bed without the deceleration lanes and turn lanes, be completed as well as the sidewalk. She stated staff is not asking for any of the landscaping for the major portion of the parcel yet – just asking the developer to address the landscaping on this parcel as well as within the 50' buffer. She stated the developer has submitted an attractive landscaping plan, but staff has added the following addendums to</p>

better meet the intent of the ordinance:

1. Add 12 evergreen shrubs with a 24" to 36" height at maturity along the front of the parking lot between the edge of the curb and adjacent sidewalk.
2. Add a minimum of 4 Leyland Cypress or similar plants (i.e. Holly, Magnolia, etc.) to obscure the garbage collection area from view along the Parkway.
3. Add 2 canopy trees and 21 evergreen shrubs with a height of 24" to 36" at maturity along the parking lot edge.
4. Install the 4 canopy trees in the 50' landscape buffer required by the Planned Development.

Ms. Roodman stated that the applicant is agreeable to making these changes to the landscaping plan as well as the other recommendations noted earlier. This project is in the Highway Corridor Protection District. The proposed exterior materials will be predominantly cedar siding with ledge quartz veneer and green metal roofing. She stated overall staff is recommending approval of this request contingent upon submission of a full set of Civil plans that reflect the submitted architectural site plan.

Mr. Scott Bell and Mr. Ricky McLeod were present to speak on behalf of this request.

With no further discussion, a motion to approve this request as presented was made by Mr. Jim McCain, seconded Mr. Charles Segars and carried with a vote of three (3) in favor and one (1) abstention.

RZ-13-08, Oswego Hwy. (City)

Ms. Claudia Rainey presented this request to rezone two parcels (51.52 acres east and 29.75 acres west respectively, for a total of +/- 81.27 acres) located on Oswego Hwy. between E. Charlotte and US 76/378 Bypass from Residential (R-6 and R-9) to General Commercial (GC) and Residential Multi-Family (RMF). Ms. Rainey stated these parcels are currently zoned residential but are contiguous with some commercial zoning. She stated there is a significant amount of floodplain and potential wetland areas along this portion of Oswego Hwy. and any buildings constructed in the mapped flood areas of these properties would have to comply with the City's Flood Damage Prevention Ordinance and would be addressed at site plan review at a later date. Both parcels are vacant at this time. It is the applicants desire to rezone the parcel on the west side of Oswego Hwy. to Residential Multi-Family (RMF) and the parcel on the east side of Oswego Hwy. to General Commercial (GC). She stated these parcels are close to a commercial mixed-use node, a commercial area and the US 76/378 Bypass. It is compatible with the Comprehensive Plan and staff recommends approval.

Mr. Charles Edens was present and spoke on behalf of this request. He stated the reason for this request is the applicant feels the parcel on the west side is a good location for multi-family housing. The parcel on the east side has a large amount of floodplain but should have enough frontage for some commercial development.

With no further discussion, a motion to recommend approval of this request as presented was made by Mr. Todd Champion, seconded by Mr. Jim McCain and carried unanimously.

RZ-13-09, Oswego Hwy. (County)

Ms. Claudia Rainey presented this request to rezone one +/- 11.48 acre parcel located on the east side of Oswego Hwy, at the corner of Oswego Hwy. and Refuge Way, from Residential (R-9) to General Commercial (GC). Ms. Rainey stated that the parcels immediately to the south and across the road to the west, which are located in the city limits of Sumter, are also under separate application for rezoning to GC and RMF by the same applicant. She stated the parcel is vacant and wooded. It is across the street from the convenience store and closer to the bypass and S. Pike. She stated the request is compatible with the Comp Plan and staff is recommending approval.

Mr. Buddy Gullede was present and spoke on behalf of this request.

With no discussion, a motion to recommend approval of this request as presented was made by Mr. Todd Champion, seconded by Mr. Jim McCain and carried unanimously.

RZ-13-10, Charles Hodge (City)

Ms. Donna McCullum presented this request to rezone +/- 2.14 acres located at 1103, 1105, 1113 Alice Dr.; 215-216 Thomas Dr.; 215 & 217 Bon View Dr. from Residential-9 (R-9) to Limited Commercial (LC). Ms. McCullum stated that the applicant, Mr. Charles Hodge owns one of the parcels in this request and is representing the other six property owners. The properties are currently zoned Residential-9 (R-9). The Comp Plan in this area calls for Suburban Development. She stated these parcels are part of the Bon Air Terrace Subdivision which was recorded in 1950. Ms. McCullum stated that in order for the applicant to rezone his parcel to a commercial zoning (LC) he had to contact the other six property owners and have them agree to rezone their property along with his to make his property adjacent to the Limited Commercial zoning district. The applicant, Mr. Charles Hodge received signed rezoning applications from all six property owners between his vacant parcel and Bon View Dr. Five of the parcels currently have houses on them and will remain as residential for the current time. The change of zoning from residential to commercial will not make these existing houses nonconforming uses. She stated the request does comply with the Comprehensive Plan, therefore staff is recommending approval. With the widening of Alice

Dr. to 5 lanes, this side of Alice Dr. especially, within these two blocks, will most likely change the character of this area and will lend itself to commercial development. Although these lots are smaller because they were originally platted as individual residential lots, if lots are combined with careful site design they have reasonable buildable areas for the type of uses allowed in the Limited Commercial District.

Mr. Charles Hodge was present and spoke on behalf of this request. He stated he purchased this property approximately ten years ago with the idea that he would have an option to use it commercially later.

Mr. Watson asked if there had been opposition from the property owners.

Mr. Hodge stated he had not received any opposition. He stated there were several of the property owners present.

With no further discussion, a motion to forward this request to City Council with a recommendation of approval was made by Mr. Charles Segars, seconded by Mr. Jim McCain and carried a unanimous vote.

RZ-13-11, 1247 Hastings Dr. (City)

Mc. Donna McCullum presented this request to rezone a +/- 0.45 acre parcel located at 1247 Hastings Dr. from Residential-15 (R-15) to Neighborhood Commercial (NC). Ms. McCullum stated there has been a continual encroachment of GC zoning extending back from Wesmark Blvd. and Broad Street into this subdivision. She explained that portions of this subdivision have never been completed. She stated this request is to rezone a parcel from Residential-15 (R-15) to Neighborhood Commercial (NC) in order to construct a Dry Cleaners/Coin Laundry facility. The parcel in question is originally part of the Dinkins Development Subdivision but has been vacant for many years. The applicant for this request is the owner of the Polar Bear Cleaners and occupies a tenant space in the retail center in front of this property which faces Broad Street. The applicant has a contract on this property and wishes to construct a new Cleaners building on his own property if this rezoning is approved. He plans to purchase this parcel and the one GC parcel immediately north of the proposed property and will join the properties together. The driveway for the adjacent residence is actually on the applicant's property. The applicant has agreed to work with this resident on keeping his driveway where it is since the driveway is located within the area which will serve as the 50 foot buffer area from this residence. Ms. McCullum stated Staff recommends approval. Neighborhood Commercial is the second most restrictive commercial district. The types of uses permitted in this district are goods and services of a convenience variety intended to meet the needs generated by nearby

	<p>residential neighborhoods. Neighborhood zoning serves as a reasonable buffer for the transition from General Commercial to Residential-15. With proper layout and design as the main focus during site plan review, this project or any other neighborhood commercial uses could be suitable for the neighborhood. There is very dense vegetation on and around this property which would serve as an adequate buffer to the residences across the street and adjacent to this property. She added that this request complies with the 2030 Comprehensive Plan.</p> <p>Mr. Burke Watson inquired about ingress/egress for the property.</p> <p>Ms. McCullum stated the ingress and egress to the parcel will have to come from the adjacent commercial property or off of Hastings Dr. The ordinance does not permit ingress or egress to commercial properties through residential streets.</p> <p>Mr. Freddy Edmunds was present and spoke on behalf of this request.</p> <p>Mr. Watson asked if there had been any opposition from the surrounding property owners.</p> <p>Mr. Edmunds stated he has had no opposition.</p> <p>With no further discussion, a motion to forward to City Council with a recommendation for approval was made by Mr. Jim McCain, seconded by Ms. Sandra McBride and carried unanimously.</p>
DIRECTOR'S REPORT	None
ADJOURNMENT	<p>With no further business, Mr. Jim McCain made a motion to adjourn the meeting at approximately 3:50 p.m. The motion was seconded by Mr. Todd Champion.</p> <p>The next scheduled meeting is August 28, 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: July 24, 2013

NAME (Please Print)	Which request are you here for?
W L THOMAS	RZ-13-10
SCOTT BELL	MSP - 13 - 34
Stepri Woodward	BREC
KICKY McLEOD	WILLIAMS
CHARLES EDENS	Levi
Buddy Gullidge	"
Daniel Bonnett	
Paula B. Richardson	
CHARLES HODGE	
Freddie Edwards	RZ-13-11, 1247 Hustings Dr
Alec Young	Shaw AFB