

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

August 28, 2013

ATTENDANCE

A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, August 28, 2013 in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Six board members: Mr. David Durham; Mr. Jim McCain; Mr. Charles Segars; Mr. Todd Champion; Ms. Constance Lane and Mr. Dennis Bolen – and the secretary were present. Mr. Burke Watson and Ms. Sandra McBride were absent. The meeting was called to order at 3:00 p.m. by Mr. David Durham.

MINUTES

Mr. David Durham stated the minutes needed to reflect that Mr. Burke Watson called the meeting to order and not himself. Mr. Jim McCain then made a motion to approve the minutes of the July 24, 2013 meeting as amended. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

NEW BUSINESS

MSP-13-40 / HCPD-13-20, 315-325 Rast St. – Carolina Moon Restaurant (City)

Ms. Helen Roodman presented this request for Major Site Plan and Highway Corridor approval for the construction of a 7,500 sq. ft. full service restaurant that will have a covered out-door dining patio, and associated parking and landscaping on property located at 315-325 Rast St. Ms. Roodman stated the restaurant would be constructed on a +/-2.13 acre portion of a 5.64 acre parcel that is heavily wooded at this time. She stated the proposed site plan shows the driveway nudged off the property line because a shared driveway scenario will be used for the overall tract of land. This is consistent with SCDOT standards for development today as opposed to granting individual access drives for out parcels on large land bays. The applicant has submitted a comprehensive landscaping plan that will be complimentary to the building – a combination of canopy trees, understory trees and shrubbery. Stormwater plans will utilize a dry pond that will be sodded with centipede grass and will be a part of the landscape. Ms. Roodman stated the structure will be constructed with a blending of brick, stucco, and metal roofing with Bermuda shutters on the exterior of the building. The applicant has submitted the dumpster screening plan that will be constructed of brick and split face block with opaque metal gates. The landscape plan also addresses the dumpster location. She stated staff is recommending approval contingent upon submission of full civil plans, stormwater management approval and approved encroachment permit from

SCDOT.

Mr. Kevin Williams and Mr. Rocky Knowlton were present to speak on behalf of the request.

With no discussion, Mr. Jim McCain made a motion to approve this request subject to staff's recommendation and the submitted site plan titled, "Carolina Moon Rast Street Site Plan," Sheet 1 of 1, dated August 6, 2013, revised August 16, 2013; prepared by Jones and VanPatten, LLC. and the submitted Landscape Plan titled, "Carolina Moon Rast Street Landscape Plan," Sheet 1 of 1, dated August 6, 2013, revised August 16, 2013; prepared by Jones and VanPatten, LLC and Joey Smoak. The motion was, seconded by Ms. Constance Lane and carried a unanimous vote.

RZ-13-12, 1830-1890 Hwy. 521 South (County)

Mr. George McGregor presented this request to rezone a +/- 4.05 acre portion of a larger tract split by Waycross Circle, located at 1830-1890 Highway 521 South, from Residential 9 (R-9) to General Commercial (GC). The parcel is located in the vicinity of the Continental Tire manufacturing facility and across Highway 521 South from St. Matthews Church Rd. For the purpose of discussion and review, the 1.1 acre tract on the northwest side of Waycross Circle will be referred to as Parcel A and the 2.9 acre tract on the southeast side as Parcel B. The property is located in the Suburban Development designation which supports a mix of uses, including commercial uses when located in the proper context. Mr. McGregor stated this rezoning is speculative in nature with no specific user or project identified at this time. He stated there is a 100' power line easement that cuts through Parcel B. Mr. McGregor stated the County and Continental are going to realign to St. Matthews Church Rd. and will be the primary entrance to the Continental site. The change in the road means the traffic light will be at this intersection as well as the road improvements - turn lanes, dual lefts, right-in/right-out, acceleration lanes, which will make this intersection significant. Mr. McGregor stated several months ago Michael Leviner was in on a rezoning request rezone property down at Racetrack Road and Hwy. 521 South to General Commercial. Staff made a recommendation that said staff is supportive of commercial development in the 521 corridor that is going to support Continental and the economic development growth. Staff's recommendation was that we need to concentrate on primary intersections first. The Comp Plan states that commercial development should be directed toward major intersections. Staff's recommendation is to rezone Parcel B to General Commercial because it is located at the intersection and lends itself to General Commercial. Staff would prefer to wait on rezoning Parcel A because it is adjacent to existing residential uses and is separated from Tract B by two obstacles: Waycross Circle and a 100' power line easement. Some level of protection should be

afforded the existing residential uses: thus leaving tract A as R-9 does that for now.

Mr. McCain asked how the realignment of St. Matthews Church Rd. would affect the church.

Mr. McGregor stated that Continental owns that property – they came to an agreement with the church and the church will no longer be there.

Mr. Dennis Bolen asked why the realignment of St. Matthews Church Rd. was necessary.

Mr. McGregor stated that St. Matthews Church Rd. is not perpendicular to Hwy 521 and the realignment will allow Continental to install all the turn lanes needed.

With no further discussion, a motion to recommend approval of Parcel B, but to defer action on Parcel A at this time was made by Mr. Todd Champion, seconded by Mr. Jim McCain and carried unanimously.

RZ-13-14, 640 Godwin St. (County)

Ms. Claudia Rainey presented this request to rezone +/- 5.02 acre lot located at 640 Godwin St. from Residential-15 (R-15) to Agricultural Conservation (AC). She stated there is AC around the property. Ms. Rainey explained the applicant wishes to rezone this property to AC in order to place a mobile home on the property to live in temporarily while a site built home is constructed. She stated there are mobile homes on the street already. She stated there are some environmental conditions on the property – possibly some wetlands, and that conveys the idea that lower density would be more optimal. R-15 is a higher density zoning than Agricultural Conservation. Agricultural Conservation minimum lot size is one acre.

Mr. Gary Griffin was present to speak on behalf of this request. He stated he purchased the property several years and has already had a PERK test done to determine where the house would be located. Construction on the foundation has been started but weather has delayed the process. He stated he and his wife had heard from neighbors that there have been some problems with thefts in the area lately and thought it best if they placed a mobile home on the property to live in until the construction was complete so they could monitor the materials delivered for the new home. He explained that he did not know when he purchased a mobile home that zoning would be an issue.

With no further discussion, a motion to recommend approval of this request as presented was made by Mr. Charles Segars, seconded by Ms. Constance Lane- and carried unanimously.

SV-13-01, Heritage Bay Subdivision (City)

Ms. Helen Roodman presented this request for preliminary plat approval to develop a 156 lot residential subdivision on Loring Mill Rd., south of the intersection of Loring Mill Rd. and Patriot Parkway. The area proposed for development, shown was originally intended to be Phase 2 of the Garden Gate Subdivision. In August of 2011 City Council, at the request of the developer, removed this tract from the Garden Gate Planned Development and rezoned the tract to Residential-9 (R-9). The current proposal is a separate development and is in no way affiliated with the Garden Gate Subdivision. Ms. Roodman stated the applicant, Mr. Rocky Knowlton, has worked closely with the Homeowners Association of Garden Gate and the trustee of the property he is purchasing to work out of the lingering issues from the original development. She stated the 2030 Comp Plan designates this area as Residential Conservation and complies with the plan. This property is the site of a large Carolina Bay which is also a floodplain. The portion of the property in the Conservation Preservation designated area will not be developed. The property is also in the AE Flood Zone which will play into how this subdivision is developed. Ms. Roodman stated the applicant is proposing a 156-lot subdivision broken into two phases. The entrance for Phase I will be aligned with the entrance to Timberline Meadows. The plan does not include installation of signalization at this intersection. However, staff is recommending Mr. Knowlton undertake a Signal Warrant Study prior to final plat approval for Phase II to determine if the intersection has met the threshold for signalization. She stated Mr. Knowlton has agreed to this condition. Phase I is broken into six sections with Phase II coming at the full completion of Phase I. There is a fairly comprehensive open space plan partly due to the large floodplain area in the middle. In Phase I, the sidewalks will be installed at the time each lot is being built and all sidewalks for Phase I will have to be installed prior to final plat approval for Phase II. She explained that Phase II has a large loop of sidewalks not affiliated with any residential lots. The applicant would install these sidewalks when installing the road bed. There are several lots influence by floodplain. All proposed residential lots within the Heritage Bay Development impacted by Floodplain shall be properly engineered to be removed from the floodplain. It shall be the developer's responsibility to acquire proper approvals from FEMA to remove each proposed lot from the floodplain prior to final plat approval for said lots. The applicant has agreed to this condition. Upon receipt and review of the tree protection plan, development of an overall landscape plan that mitigates removal of any of the identified trees that cannot be saved through site adjustment shall be completed. The Tree Protection/Tree Mitigation plans shall be submitted and reviewed/approved prior to issuance of Land Disturbance for the development. Ms. Roodman stated staff is recommending approval of this request. There is an extensive list of conditions for approval the applicant has agreed to and signed for the record.

	<p>Mr. Charles Segars asked if the access on Wise Dr. would be utilized for this subdivision.</p> <p>Ms. Roodman stated that access would be for emergency vehicles only.</p> <p>With no further discussion, a motion to approve this request subject to staff's conditions for approval was made by Mr. Charles Segars, seconded by Mr. Jim McCain and carried a unanimous vote.</p>
DIRECTOR'S REPORT	<p>Mr. George McGregor gave the Board an update on the Landscaping Ordinance.</p>
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 September 25, 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: August 28, 2013

NAME (Please Print)	Which request are you here for?
Gary Griffin	rezone 640 GODWIN ST
Kevin Williams	Carolina Mason
Gary Hallmark	5400 AFB
Ricky Knowlton	Hickory Bay