

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

October 23, 2013

ATTENDANCE	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, October 23, 2013 in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Five board members: Mr. Burke Watson; Mr. Jim McCain; Mr. Todd Champion; Mr. Tyler “Doc” Dunlap; Mr. Dennis Bolen – and the secretary were present. Ms. Sandra McBride; Mr. David Durham and Mr. Charles Segars were absent. The meeting was called to order at 3:00 p.m. by Mr. Burke Watson.
MINUTES	Mr. Jim McCain made a motion to approve the minutes of the September 25, 2013 meeting as presented. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.
NEW BUSINESS	<p>Mr. Doc Dunlap recused himself from the discussion on the following request.</p> <p><u>PD-06-10 (Rev. 4), Pocalla Springs/1700 Hwy. 15 South (City)</u></p> <p>Ms. Helen Roodman presented this request to revise the established townhouse development standards for the Pocalla Springs Planned Development (PD-06-10) located at 1700 Hwy. 15 South. She stated the original Planned Development was adopted in 2006, and at that time, the development standards for townhouses were more restrictive than they are under current standards in <i>The City of Sumter – Zoning & Development Standards Ordinance</i>. In 2007, a townhouse developer looking to undertake a project within the City applied to amend the townhouse development standards in the community (OA-07-09) and was successful in revising the standards. Ms. Roodman stated the applicant requests to revise the side setback standards and the minimum distance between buildings to reflect the townhouse development standards required elsewhere in the Sumter Community. Ms. Roodman stated staff is recommending approval.</p> <p>Mr. Louis Tisdale was present to speak on behalf of this request.</p> <p>With no further discussion, Mr. Jim McCain made a motion to recommend approval for this request as presented. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.</p> <p>Mr. Dunlap returned to the meeting.</p>

	<p><u>SV-13-10, Horatio-Hagood Rd. (County)</u></p> <p>Ms. Claudia Rainey presented this request for a variance from Article 8.e.13, Section f, <i>depth of residential lots shall not be more than 2 ½ times their width</i> to subdivide +/- 5.91 acres from a larger tract located on Horatio-Hagood Rd. Ms. Rainey explained this request is for the recombination of two parcels, a +/-12.15 acre and a +/- 5.18 acre piece (total +/- 17.3 acres) located on Horatio-Hagood Rd. off N. King's Hwy. in northwestern Sumter County. She stated the applicant wishes to combine the two parcels and then subdivide the property to create three new parcels, each +/- 5.776 acres in size. The width of each proposed lot is 257.27', and 2.5 times this measurement is 643.175'. The actual depth of the lots is +/- 927'. Therefore, these proposed parcels will require a variance from the residential lot width to depth ratio requirements found in section 8.e.13.f of the Sumter County Zoning & Development Standards Ordinance. The proposed layout was necessary in order to grant equal acreage to the three parcels. The applicant intends to sell the lots once division takes place. Ms. Rainey stated the proposed layout gives each parcel more than the required minimum road frontage and staff is recommending approval.</p> <p>With no more discussion, Mr. Jim McCain made a motion to approve this request as presented by staff. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.</p>
<p>OLD BUSINESS</p>	<p><u>MSP-11-46 (Rev. 3), 1805 Hwy. 521 South / Continental Landscaping (County)</u></p> <p>Mr. George McGregor stated this request is a revision to the Continental Tire site plan. The board approved the realignment and access issues at last month's meeting as part of the transportation portion of the request, which leaves final decision making on the landscaping plan. He explained that the landscaping plan throughout is acceptable with the exception of the parking lot. The parking lot landscaping as proposed in the original submission does not meet the Zoning Ordinance requirements. This plan shows only two selected landscaped areas with the majority of 750 plus parking spaces having no interior or perimeter landscaping with the exception of two drive isles. Staff met with the applicant and representatives from Continental Tire on October 9th and received a revised plan that shows an additional 24 canopy trees placed along the site entrance. The applicant has reduced or is going to reduce the total number of parking spaces by 220 spaces. He stated the parking lot is paved at this time. He stated the Planning Commission has to decide if this is a reasonable amount of landscaping or if the applicant's proposal is reasonable enough.</p> <p>Mr. Kyle Clampitt stated in the meeting with Mr. McGregor, there were discussions on the islands. He stated a portion of the parking</p>

lot is not paved – it will remain stone for now. Continental has backed off the number of parking they anticipate for this. The discussion was to just look at the paved portion of the parking lot. In that, there were 23 islands represented on an exhibit that was a conceptual idea back in May 2012. There was discussion of taking the 23 canopy trees that would have been in the islands and putting them elsewhere on the site. Mr. Clampitt stated it was their understanding that if the 23 canopy trees were placed along the entrance, there would be an agreed upon compromise. In regards to the paving, it was done three or four months ago. Continental was aware approval had not been granted at that time. That was done under a separate scope and engineer for that portion of the site. They were made aware the parking lot had not been approved at that time. The thing today was to present the plan showing the oak trees along the entrance. It was our understanding this was an agreed upon compromise.

Mr. Jim McCain asked why Continental was so dead set on not putting islands in the parking lot.

Mr. Clampitt stated the reasons stated at the September 25th meeting were: cost, continued maintenance, the walking distance for employees and in the zoning ordinance it does not mention a minimum number of required islands.

Mr. Todd Champion stated the Planning Commission is pretty adamant about trees in parking lots and about the only way around that is if the sight is not large enough to get the required number of parking spaces – then we lose a tree. He stated the Planning Commission does not want to do anything to hurt or hinder the relationship with Continental, but if it is required of everyone else, then why is it not required of them.

Mr. Clampitt stated he and Continental understood the request but asked where in the ordinance it calls for the islands. In regards to the compromise, we understood that planting the trees along the entrance was the agreed upon compromise.

Mr. McCain stated that the zoning ordinance is a matter of schematics and when he reads the zoning ordinance and it reads “shall” it means it has to. He stated islands/landscaping has been required or every other project no matter who the applicant was and feels the Planning Commission should not be setting a precedent by making an exception to the requirements of the zoning ordinance.

Mr. Clampitt stated Continental’s argument is that the ordinance does state there shall be islands and they do have parking lot islands there. They may not be one island per 10-15 parking spaces, but the square footage there is equivalent to having put a bunch of small islands out there. He stated they are also requesting the Planning Commission look at the fact that you are looking at seven acres of

	<p>parking on a 430 acre property which is not even 2% of the site paved. He stated they are requesting consideration that the parking lot is less than 2% of the site and that there is over 700 feet of buffer between the parking lot and public roadways.</p> <p>Mr. Doc Dunlap asked Mr. McGregor if he felt that an agreement had been reached at the October 9th meeting.</p> <p>Mr. McGregor stated at the October 9th meeting, a lot of time had been spent talking about options. He stated his suggestion to Continental and Mr. Clampitt was if their position is to not plant trees in the parking lot, they have to offer an alternative to the Planning Commission will think is equivalent. Mr. McGregor stated he was not under the impression that an agreement had been reached. He stated the Planning Commission had to decide if the proposal was enough, was it consistent, does it meet the zoning ordinance, was it what is expected of everyone else, are there extraordinary conditions here that you wouldn't require this of Continental; is the alternative good enough or do you want more out of the alternative.</p> <p>Mr. Clampitt apologized and stated there had been a grave misunderstanding at the October 9th meeting about having reached a compromise.</p> <p>Mr. McGregor stated Continental's fundamental position has been: 1) trees are not required, and 2) the parking lot has already been paved, which makes it harder. and easier when you have taken the position that you are not going to plant trees. He stated his understanding of Continental's position had been interior planting is a non-starter which is why he advised them they would have to come to Planning Commission because they are doing something different..</p> <p>Mr. Clampitt stated the difference is the twenty-four canopy trees along the entrance which gives a boulevard effect.</p> <p>Mr. Watson stated the discussion should be whether Continental Tire has met the reasonable standards of the zoning ordinance.</p> <p>With no more discussion, Mr. Jim McCain made a motion to deny the compromise (revised landscaping plan) and stand by the zoning ordinance as it is written – that canopy trees are required. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.</p>
<p>DIRECTOR'S REPORT</p>	<p>Mr. McGregor stated the board members should have received a letter from Mayor McElveen inviting them to a presentation on tree preservation on Wednesday, October 30th at 10:30 a.m.</p>

ADJOURNMENT	<p>With no further business, Mr. Todd Champion made a motion to adjourn the meeting at approximately 4:20 p.m. The motion carried unanimously.</p> <p>The next scheduled meeting is November 20, 2013.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>