

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Minutes of the Meeting

November 20, 2013

<b>ATTENDANCE</b>	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, November 20, 2013 in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Seven board members: Mr. David Durham; Mr. Burke Watson; Mr. Jim McCain; Mr. Todd Champion; Mr. Tyler “Doc” Dunlap; Mr. Dennis Bolen; Mr. Charles Segars – and the secretary were present. Ms. Sandra McBride was absent. The meeting was called to order at 3:00 p.m. by Mr. David Durham.
<b>MINUTES</b>	Mr. Burke Watson made a motion to approve the minutes of the October 23, 2013 and November 4, 2013 meetings as presented. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.
<b>NEW BUSINESS</b>	<p><b><u>MSP-13-50/HCPD-13-26/CU-13-36, S. Pike West/Wall Street Green Phase 2 (City)</u></b></p> <p>Ms. Helen Roodman presented this request and stated the Applicant is requesting Conditional Use approval, Major Site Plan approval and Highway Corridor Protection District Design Review Approval to construct an additional 32 units at the Wall Street Green Apartment Complex. She stated this is an expansion of an existing facility that was approved years ago. The +/-3.0 acre tract will accommodate an additional 32 dwelling units in two 16-unit apartment buildings very similar to the existing apartments. The addition will also include a picnic shelter and gazebo, an on-site laundry facility, a second play ground on the property, parking and garbage collection area. The proposed addition will be interconnected with the existing Wall Street Green Apartments to the immediate west and will have a full access drive onto S. Pike West as well as a full access drive on Wall St. In addition, extensive perimeter landscaping is proposed to the east and south of the property. Location of the freestanding sign has been indicated on the site plan and landscaping around the sign has been addressed as part of the overall landscape plan. Stormwater plans will utilize a dry pond that wraps the site that will be treated with centipede sod. The applicant has indicated that the sign is to be a monument style sign and developed in compliance with GC zoning standards for signage.</p> <p>Mr. David Durham asked if all the building materials and colors are in accordance with the highway corridor guidelines.</p>

Ms. Roodman stated what staff usually looks at in regards to expansion to existing developments is how well the materials meet the corridor standards versus what is already there.

Mr. Durham asked if staff had any concerns with density since there have been several accidents with people crossing the four-lane highway.

Ms. Roodman stated the project is within the density specifications for this particular area.

Mr. Bill Owen was present and spoke on behalf of this request.

With no further discussion, Mr. Burke Watson made a motion to approve this request contingent upon stormwater management approval and an approved encroachment permit from SCDOT and subject to the submitted Full Civil and Landscape plans titled, "United Development Wall Street Green Phase II Site Engineering," dated October 2013, revised November 8, 2013; prepared by MDG Engineering; and Building Elevation, Fencing details, and building landscaping & details titled, "Wall Street Green, Phase II Sumter, SC", dated 9-27-13; prepared by Moore Riley Architects, P.A. sheet nos. L-1 of 1, and a-2 of 12 through a-4 of 12. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.

**MSP-13-51/HCPD-13-27, 1235 Pocalla Rd. (County)**

Ms. Helen Roodman presented this request for major site plan and highway corridor review approval for the construction of a new 9984 sq. ft. freestanding Dollar Tree Store with associated parking and landscaping on property located at 1235 Pocalla Rd. Ms. Roodman stated the proposed building location is in line with the existing auto parts store on the adjacent property and will maintain the front setbacks. There are four points of full access for this property. The proposed stormwater management will be a berm that will be an infiltration basin. It will be grass that can be mowed. The landscaping plan includes crepe myrtles, canopy trees, and shrubbery. She stated staff is recommending approval contingent upon stormwater management approval and approved encroachment permit from SCDOT.

Mr. Jay Jiunnies was present to speak on behalf of this request.

With no further discussion, Mr. Jim McCain made a motion to approve this request contingent upon stormwater management approval and approved encroachment permit from SCDOT, and subject to the submitted Full Civil and Landscape plans titled, "Construction Site Plans for Dollar Tree Sumter, SC," dated November 8, 2013; prepared by Engineering Consultants, Inc. and the building renderings titled, "Sumter, SC Dollar Tree – Freestander," prepared by RRMM Architects. The motion was

seconded by Mr. Dennis Bolen and carried a unanimous vote.

**RZ-13-16, 1257 Barnwell Dr. /Millhouse Rd. (County)**

Ms. Claudia Rainey presented this request to rezone two parcels, one +/- 7.99 acres and the other 7.2 acres for a total of +/- 15.19 acres, located at 1257 Barnwell Dr. and Millhouse Rd. from Residential-15 (R-15) to Agricultural Conservation (AC). Ms. Rainey stated these parcels are zoned R-15 but are adjacent to a more agricultural area. She further stated the parcels are part of Congaree Land and Trust Conservation easement which encompasses +/- 300 acres. Ms. Rainey stated the property owners desire to rezone these two parcels to AC in order to increase flexibility with regards to uses on the property related to its historic significance and to have all of their properties under one zoning district. At some point in the future, the owners are considering constructing a banquet hall in order to host weddings and other social events on the property, and this would not be permitted in the R-15 zoning district. She staff recommends approval of this rezoning.

Mr. Rett Summerville was present and spoke on behalf of this request.

With no further discussion, Mr. Charles Segars made a motion to recommend approval of this request as presented by staff. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.

**SD-12-02 (Rev.1), Lee's Preserve (County)**

Ms. Claudia Rainey presented this request to amend the approved plat to modify two parcels within a residential subdivision (Lee's Preserve) located on the west side of Loring Mill Rd., north of Wise Dr./Patriot Pkwy. Ms. Rainey stated the applicant is requesting a change to the configuration of parcel 16B, located in the very back of the property at the cul-de-sac, to create an additional lot. She stated the subdivision is already approved, and this revision does not change the density of the development significantly, since only one additional lot is to be added. The language of the subdivision plat will be changed to address the addition of one more lot, making it 36 rather than 35. Additionally, the approved subdivision plat will be revised to show the additional lot and the layout of the two parcels that are now comprised of lot 16B. If approved, the new parcels will have to be granted a variance for the lot width to depth. She stated staff is recommending approval of this request.

Mr. Louis Tisdale was present to speak on behalf of this request.

With no further discussion, Mr. Doc Dunlap made a motion to approve this request as presented. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

	<p><b><u>SV-13-11, Lee's Preserve (County)</u></b></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 2-1/2 times their width</i> in order to subdivide two parcels (+/-7.71 acres and +/-5.78 acres) from a larger tract located in the Lee's Preserve Subdivision off Loring Mill Rd. Ms. Rainey stated the two proposed parcels are to each have 60' of road frontage on the cul-de-sac and will be +/- 7.71 and +/- 5.78 acres in size, respectively. Any proposed structures will be required to meet setbacks for the Agricultural Conservation zoning district. Staff is recommending approval of this request.</p> <p>Mr. Louis Tisdale was present to speak on behalf of this request.</p> <p>With no further discussion, Mr. Charles Segars made a motion to approve this as presented. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.</p>
<b>DIRECTOR'S REPORT</b>	<p>Mr. McGregor informed the Board that City Council gave First Reading on the Landscaping Ordinance and the Public Hearing will be held at the December 3, 2013 Council meeting.</p>
<b>ADJOURNMENT</b>	<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>

# Sumter City-County Planning Commission

Meeting Date: November 20, 2013

NAME (Please Print)	Which request are you here for?
WILLIAM H. OWEN	WALL STREET GREEN PHASE II
GARY HOLLMARK	OTHER AFB
JAY JUNKIES	DOLLAR TREE MSP-1345
Marvin Mercer	Wall Street Green II
RETT SUMMERVILLE	RE ZONE BARNWELL PD
Pat Summerville	Re-zoning Barnwell PD
Nicole Grunsky	LCS Preserve Lot Division
Dan Elcan	Dollar Tree MSP 1351
Sherri Woodward	BREC