

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Minutes of the Meeting

December 18, 2013

<b>ATTENDANCE</b>	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, December 18, 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. Todd Champion made a motion to approve the minutes of the November 20, 2013 meeting as presented. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.
<b>NEW BUSINESS</b>	<p><b><u>MSP-13-56, 90 Callen Dr./St. Matthews Church (County)</u></b></p> <p>Ms. Helen Roodman presented this request for major site plan and conditional use approval for the construction of a 4400 sq. ft. church with associated parking and landscaping on property located at 90 Callen Dr, at the intersection of S. Guignard Pkwy. and Callen Dr. She stated the applicant is requesting major site plan and conditional use approval to construct a new sanctuary for the Saint Matthews Church congregation which is relocating from its original site on Hwy. 521 adjacent to the Continental Tire Plant. Ms. Roodman stated the development area is comprised of two parcels, both under the ownership of St. Matthews Baptist Church. The easternmost parcel is the former site of a private road called Tiller Circle. The property owners have abandoned this roadway and will be incorporating the 50 ft. right of way into the overall tract to create a +/-1.51 acre tract. She stated churches are a conditional use in the AC zoning district and approved at staff level, however site plan review plays a vital role in use approval.</p> <p>Ms. Roodman further stated that Places of Worship with SIC Code 866 allow church parking lots to be alternate materials other than concrete or asphalt. The submitted plans make accommodation for 52 parking spaces, three (3) of which have been designated Handicap Accessible. At this time, the parking lot is planned to be an undisturbed grass area however the applicant has submitted a drawing that shows the parking lot layout should the congregation choose to pave the lot at some point in the future. The proposed layout depicts 90° parking spaces with 25 ft. drive aisles. The 25 ft.</p>

aisle widths meet the minimum requirement of the Ordinance. Based on the proposed parking lot layout, the depicted drive aisles should be sufficient for safe vehicle maneuvering.

Ms. Roodman stated the applicant has submitted a landscape plan that addresses landscaping around the building and along the S. Guignard Pkwy. and Callen Dr. frontages. It should be noted that the parking lot has no internal landscaping at this time as the lot is not proposed to be paved but is to remain grass. Should the parking be paved in the future, installation of landscaping may be required. She stated staff is recommending approval of this request.

Mr. John Jackson, the project architect, was present to present to speak on behalf of this request.

With no further discussion, Mr. Burke Watson made a motion to approve this request for major site plan and conditional use approval subject to staff's recommendation and the submitted plans titled, "New Sanctuary for St. Matthews Baptist Church Sumter County, South Carolina," prepared by Jackson & Sims Architects; dated October 2013, Revised December 10, 2013; sheets A1.2, A2.1-A2.4, C1.0-C1.1 and L1.0. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

**MSP-13-57/HCPD-13-30, 459 N. Guignard Dr. (City)**

Ms. Helen Roodman presented this request for major site plan and highway corridor review approval for construction of a 12,480 sq. ft. Dollar General Store with associated parking and landscaping on property located at 459 N. Guignard Dr. She stated this is the combination of several parcels of land at the intersection of N. Guignard Dr. and Adams Ave. She stated there is currently a structure on the site and the proposed development plans include site demolition and rebuild for this commercial in-fill project. She stated the +/-2.78 acre tract will accommodate a 12,480 sq. ft. retail structure with 50 parking spaces, landscaping, garbage collection area and stormwater management. Ms. Roodman stated the parcel is the site of previous development along N. Guignard Dr., however, the rear of the property and in some of the area of proposed development the tract is heavily wooded. As part of the application process, the applicant submitted a tree survey that was reviewed by the City Arborist in conjunction with the proposed development plan. The applicant has submitted a tree protection plan in addition to the landscape plan that addresses tree removal mitigation as well as landscaping along the street front, side property line, parking lot, and the stormwater management area. She stated the structure will be constructed of two shades of brick. 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. The applicant has indicated that the sign is to be a pylon style sign and developed in compliance with GC zoning standards for signage. The

	<p>dumpster screening shall be an 8' tall brick enclosure to match the building with a wooden gate</p> <p>With no further discussion, Mr. Jim McCain made a motion to approve this request subject to stormwater management approval, an approved encroachment permit from SCDOT, and the submitted Full Civil and Landscape plans titled, "Sitework Construction Drawings for Dollar General 459 N. Guignard Drive – City of Sumter, South Carolina," dated November 26, 2013, revised December 6, 2013; prepared by Empire Engineering, LLC. and the Building Elevation and rendering titled, "Dollar General Prototype Plan "A" 12,480 S.F. 459 Guignard Drive Sumter, SC 29150 Store # 08228", dated 11-25-13; prepared by Richard Landau Architects &amp; Planners and Mark R. Starr Engineer; sheet nos. A-1.0 and A-1.1. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.</p> <p><b><u>RZ-13-17, 1625 hwy. 5221 South. (County)</u></b></p> <p>Mr. George McGregor presented this request to rezone a +/- 4.91 acre parcel located at 1625 Hwy. 521 South from Agricultural Conservation (AC) to General Commercial (GC). He stated the parcel is located in the Hwy. 521 corridor in the vicinity of the Continental Tire manufacturing facility, at the intersection of Hwy. 521 South and Mooneyhan Rd. and is similar to at least two other recent requests (RZ-13-02 and RZ-13-12) in which the applicants wish to take advantage of the changing Hwy. 521 South corridor by rezoning from AC to GC hoping to attract commercial interest. Mr. McGregor stated Staff is supportive of encouraging quality commercial development at Mooneyhan Rd. and its intersection with Highway 521 South. This location, because of proximity to Continental, will likely attract significant commercial interest. Moreover, as the transportation improvements planned by Sumter County and Continental call for potential signalization and turn lanes at this intersection, commercial development adjacent to the node seems logical.</p> <p>Mr. John Shaginaw was present and spoke on behalf of this request.</p> <p>With no further discussion, Mr. Charles Segars 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><b>OTHER BUSINESS</b></p>	<p>Mr. Jim McCain made a motion to approve the 2014 Calendar as presented. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.</p>
<p><b>DIRECTOR'S REPORT</b></p>	<p>Mr. McGregor gave the board an update on the Landscape Ordinance and stated City Council had First Reading on December 3, 2013, Public Hearing on December 17, 2013 and will have Final</p>

	Reading on January 21, 2014.
<b>ADJOURNMENT</b>	<p>With no further business, Mr. Burke Watson made a motion to adjourn the meeting at approximately 3:45 p.m. The motion carried unanimously.</p> <p>The next scheduled meeting is January 22, 2014.</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: December 18, 2013

NAME (Please Print)	Which request are you here for?
John + Debra Shipton	RE Zoning
John Jackson	