

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

January 22, 2014

ATTENDANCE

A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, January 22, 2014 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. Dennis Bolen; Mr. Todd Champion; Mr. Doc Dunlap; Ms. Sandra McBride; Mr. Jim McCain– and the secretary were present. Mr. Charles Segars was absent. The meeting was called to order at 3:00 p.m. by Mr. David Durham.

ELECTION OF OFFICERS

Mr. Jim McCain made a motion to re-elect Mr. David Durham as Chairman and Mr. Burke Watson as Vice-Chairman of the Sumter City-County Planning Commission for 2014. The motion was passed by acclamation.

MINUTES

Mr. Doc Dunlap made a motion to approve the minutes of the December 18, 2013, meeting. The motion was seconded by Ms. Constance Lane and carried a unanimous vote.

NEW BUSINESS

MSP-13-61, 2910 Thomas Sumter Hwy. (County)

Ms. Helen Roodman presented this request for major site plan and highway corridor approval to construct an additional 6,000 sq. ft. warehouse/workshop building at 2910 Thomas Sumter Hwy., at the corner of Thomas Sumter Hwy. and W. Brewington Rd. She stated the applicant is seeking major site plan and highway corridor approval to construct the workshop/warehouse building to the rear of the existing facility for Stonequarters Countertops. She stated the property is split zoned General Commercial (GC) and Agricultural Conservation (AC) and this use is appropriate in both zoning districts. Ms. Roodman stated in the 2030 Land Use Plan, the property is influenced by the Suburban Development (SD) land use area, adjacent to the Military Protection (MP) Area. The primary objective of the Suburban Development area is to scrutinize and manage the existing development pattern, while

the Military Protection Area is intended to protect Shaw Air Force Base from encroachment of incompatible land uses and reduce accident and noise potential to citizens in areas adjacent to the installation. She went on to state that the intent of the General Commercial zoning district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses—specialty contractors are a permitted use in the GC district in the County.

Ms. Roodman stated the structure is planned to be a tan metal building to match the existing structures on-site. Due to the location of the structure, the applicant has requested to mitigate the metal through additional landscaping. She stated staff is recommending approval of this request as submitted.

Mr. Scott Bell was present and spoke on behalf of this request.

With no further discussion, Mr. Burke Watson made a motion to approve this request as presented subject to staff's recommendation and the submitted Site Plan and Architectural Elevations titled, "Proposed Structure for: Stonequarters Countertops, LLC 2910 Thom. Sumter Hwy. Sumter, South Carolina," prepared by RS Bell Architects, LLC; dated December 12, 2013; sheets, S-1 of 2, S-2 of 2, and A-4 of 6. and Landscape Plan titled, "Proposed Structure for: Stonequarters Countertops, LLC 2910 Thom. Sumter Hwy. Sumter, South Carolina," prepared by RS Bell Architects, LLC; dated January 9, 2014; sheet L-1 of 1. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.

SV-13-12, 3700 Queen Chapel Rd. (County)

Ms. Claudia Rainey presented this request for cousin to cousin relationship approval to subdivide a +/- 1 acre parcel from a larger tract located at 3700 Queen Chapel Rd. She stated the applicant wishes to convey a one-acre parcel to his cousin. She stated that in order to subdivide this property, it will be necessary to do so as a lifetime family conveyance with approval from the Planning Commission for a Cousin to Cousin transfer because the new rear one-acre parcel will not have road frontage as required in the ordinance. There will be a 15-foot easement to the rear parcel. She stated this subdivision will retain ownership of the land within the family, which is the intent of the family lifetime transfer language in the ordinance, and staff is recommending approval of this request.

	<p>Mr. Ansbury Davis was present to speak on behalf of this request.</p> <p>With no further discussion, Mr. Jim McCain made a motion to approve this request as presented. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.</p>
<p>OTHER BUSINESS</p>	<p>Mr. McGregor stated that the South Carolina Planning Enabling Act of 1994 requires that the Sumter 2030 Comprehensive Plan that was adopted in 2009, be reviewed by the local Planning Commission every five years to see what, if any changes need to be made to the Plan. He stated the Planning Commission will be the primary review body and be responsible for recommending revisions, changes or amendments to the City and County Councils.</p> <p>Mr. McGregor stated outdoor storage and display for businesses has become somewhat of a challenge for staff. He presented pictures of various businesses that currently had outdoor displays/storage in the Highway Corridor Protection District. He stated the only outdoor displays that are permitted in the ordinance are car dealerships and mobile home dealership. In the Highway Corridor Protection District, the ordinance states "Outdoor sales lots and open storage areas of commercial or industrial projects shall not be permitted, unless adequately screened or removed from public view; Car Dealerships and mobile home sales lots are expressly excluded from this provision..." He stated finding the right fixes in the ordinance is the right thing to do and would like to have the board's permission to work on some ordinance changes to bring them back to the Planning Commission.</p> <p>Mr. David Durham stated he felt it was a good idea and suggested staff and the board have a work session.</p> <p>Mr. McGregor stated staff would go back and try to figure out what the solutions are and work through those solutions with the Planning Commission.</p> <p>Mr. Durham asked that staff reach out to other counties to see how and if they are dealing with this issue.</p> <p>Mr. McGregor stated staff would research the issue and have something to bring back to the board soon.</p>

<p>DIRECTOR'S REPORT</p>	<p>Mr. McGregor gave the following updates from City and County Councils:</p> <ul style="list-style-type: none"> • City Council approved a resolution to purchase 694 acres on Hwy 521 North – the Kel-Sam Farms property – through the Conservation Fund • City Council gave final approval to the new Landscaping, Buffer and Tree Protection Ordinance • County Council deferred Second Reading of the Summerville rezoning
<p>ADJOURNMENT</p>	<p>With no further business, Mr. Burke Watson made a motion to adjourn the meeting. The motion was seconded by Ms. Sandra McBride and carried unanimously.</p> <p>The next scheduled meeting is February 26, 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: Jan. 22, 2014

NAME (Please Print)	Which request are you here for?
JOHN DEAN	
SCOTT BELL	Thom. Sumner Hwy.
ZACH HICKS	"
DOUGLAS BARRINEAU	"
ASBURY DAUER	"