

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

February 26, 2014

ATTENDANCE

A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, February 26, 2014 in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Six board members: Mr. Burke Watson; Mr. Dennis Bolen; Mr. Todd Champion; Mr. Doc Dunlap; Mr. Charles Segars; Mr. Jim McCain – and the secretary were present. Mr. David Durham and Ms. Sandra McBride were absent. The meeting was called to order at 3:00 p.m. by Mr. Burke Watson.

MINUTES

Mr. Doc Dunlap made a motion to approve the minutes of the January 22, 2014, meeting as read. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

NEW BUSINESS

SD-13-02, Wendemere Phase 2-Hwy. 521 South (County)

Mr. Doc Dunlap recused himself from this request.

Ms. Helen Roodman presented this request for preliminary plat approval to develop the 28-lot Section 2 of the Wendemere Subdivision located on Waycross Circle. She stated the applicant proposes to develop 28 additional residential lots on a 21.26 acre portion of a larger 40 acre tract. She added Wendemere was originally approved in July 2001 for 76 single-family residential lots developed using Residential-9 (R-9) standards. Only 36 of the original 76 lots have been developed to date. Ms. Roodman added that because Section 2 has changed and is not interconnected with Section 1, this portion of the development is being reviewed independently of the first section. The area proposed for development is adjacent to the +/- 4.02 acres fronting on Hwy. 521 South rezoned under RZ-13-12. She stated the Comp Plan designates this area as Suburban Development. This development is the continuation / completion of an existing subdivision with existing sewer and water infrastructure as well as an established roadway. She stated there is no landscape plan or tree protection plan for this project, but staff does recommend that the developer preserve all healthy canopy trees that are located outside of the building footprint on the individual residential lots. This is a nice amenity and also creates a natural buffer. She stated the applicant has not proposed any subdivision entrance landscaping because the developer wants to wait until the commercial development comes to fruition and then address how they are going to differentiate between the commercial and residential

areas. Staff is agreeable to this; there is enough buffering between the road and the first row of lots that it will not be an issue at this time. She stated staff is recommending additional landscaping along the street where the detention pond is located to dress this area up. Ms. Roodman stated that five lots do have some flood plain on them but there is sufficient buildable area on these lots so that should not be a problem.

Ms. Roodman went on to explain that, although, it is not anticipated that this additional traffic will negatively impact the Hwy. 521 South Corridor, extensive review was given to relocating Waycross Cir. to align with the St. Matthews Church Rd. entrance to Continental Tire prior to paving the existing roadbed. She stated that at this time, relocation of the Waycross Cir. is not feasible however, in accordance with SCDOT comments, in the future, if/when a traffic signal is installed at the intersection of Hwy. 521 South and St. Matthews Church Rd., it would benefit the residential and future commercial occupants to have access to a signal while improving safety. At that time, the existing Waycross Cir. access should be removed in favor of the new signalized access. Both the commercial and residential lots would then be serviced by the new connection.

Mr. Carl Croft was present to speak on behalf of this request..

With no further discussion Mr. Charles Segars made a motion to approve this request for preliminary plat approval for Wendemere Section 2. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.

OA-14-01, Street Definitions (County)

Ms. Donna McCullum presented this request to amend Article 10, Section 10.b.1 *Definitions* to clarify the definition of public streets and private streets. She stated the definitions are somewhat vague and in the past has led to various interpretations. The County Attorney has recommended that staff forward an amended definition for street to the Planning Commission for a recommendation to County Council. The definition needs to be better defined. Current definition is too vague and has led to various interpretations in the past. She stated also that, in working with the Assessor's Office, older plats show streets and right-of-ways that are just paper streets; they have never been constructed and no one has ever taken maintenance of them. Ms. McCullum explained this amendment would add language that will better define public streets and private streets.

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

OTHER BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<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 March 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: February 26, 2014

NAME (Please Print)	Which request are you here for?
Carl Craft	SD-13-02
ALEC YOUNG <i>Alex Young</i>	show AFB