

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

March 26, 2014

ATTENDANCE

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

MINUTES

Mr. Burke Watson made a motion to approve the minutes of the February 26, 2014, meeting as written. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

NEW BUSINESS

OA-14-02 & OA-14-03, Outside Storage & Displays (City/County)
City: Request to amend Article 3, Section T, 3.t.3.d and Article 5, Section C, 5.c.8 regulating outside storage and outside display of products, goods and/or merchandise in the commercial, industrial, and agricultural districts.

County: Request to amend Article 3, Section V, 3.v.3.d and Article 5, Section C, 5.c.8 regulating outside storage and outside display of products, goods and/or merchandise in the commercial, industrial, and agricultural districts.

Mr. George McGregor stated the only outside storage the current Zoning Ordinance allows is automobile dealerships and mobile home dealerships, especially in the highway corridor. He stated staff feels accommodations should be made for outside storage in the community for retail outlets and large goods retailers that need to have outside storage. Staff has put together some recommendations on what should be allowed and not allowed. He said Helen Roodman would present Staff's findings and recommendations but asked that no action be taken at today's meeting to give Staff time to gather input from the Chamber of Commerce and other stakeholders in the community.

Ms. Helen Roodman stated there are two sections of the current ordinance that talk about outside storage – *Article 3, Highway Corridor Protection District Design* review standards and *Article 5, Temporary Uses* standards. She added that although the community has standards in place to regulate outdoor display and storage as

outlined above, enforcement of these standards has been liberalized over time. It is time to revisit these regulations to refocus and refine the community standards to better address outdoor storage and display, while providing regulations that handle these two issues in a more equitable manner.

Ms. Roodman stated one of the greatest shortcomings in our current language is that outdoor storage and display are not clearly defined. Guidance for placement and screening is very limited with no expressly required review criteria. The proposed language defines outdoor storage and outdoor display while providing finite review and placement criteria. New regulations seek to clearly address the issues of clutter while proving a review mechanism. She provided examples of businesses that currently have outside storage/display.

Mr. McGregor stated the community needs a regulatory structure that applies to everybody. The way to treat everyone fairly is by having criteria and parameters for where the products can or cannot go and have setbacks.

Ms. Roodman stated it should be noted that there are multiple non-conforming sites throughout the community that will be directly affected by these proposed revisions. Consideration should be given to adding a sunset provision to the regulations that will give notice to those existing non-compliant businesses, giving them a reasonable amount of time to come into compliance with the new regulations.

Mr. Burke Watson stated the thing that bothers him is the unsightly personal property that may have an impact on other businesses along that street or have an impact on newcomers to our home town. He said the accessory structures out front of a business limits the visibility of the business next door and feels these things need to be taken into consideration and maybe removed off the property as well.

Mr. McGregor stated that most of the examples shown are permitted outright today if screened from public view.

Mr. David Durham asked if the changes would pertain to properties in the highway corridor protection only.

Ms. Roodman stated the way the proposed ordinance is worded, the changes pertain to highway corridor properties and any property in the commercial designations – Neighborhood Commercial, Limited Commercial, and General Commercial. Outside storage and display is outright prohibited in the Professional Office District. These rules would not apply to any property that is in the industrial districts or the agricultural district outside of the highway corridor.

Mr. McGregor stated staff would bring this request back to the Planning Commission after receiving input from local stakeholders.

<p>OTHER BUSINESS</p>	<p>Ms. Roodman gave a brief description of the following in-house approvals:</p> <ul style="list-style-type: none"> ○ MSP-14-03, 867 S. Guignard Dr. (County) – Addition of a storage shed ○ MSP-14-04, 785 Electric Dr. (County) – Addition of external boiler ○ MSP-14-06/HCPD-14-05, (City) – Salt & Light Church addition of a Porte Cochere ○ MSP-14-07, 822 W. Liberty St. (City) – Swan Lake Passive Park
<p>DIRECTOR'S REPORT</p>	<p>Mr. McGregor informed the board that the April 23, 2014 meeting would be held in City Council Chambers.</p> <p>Mr. McGregor stated he has done the review of the Comp Plan update and will come back with a report at next month's meeting.</p> <p>Mr. McGregor informed the board that the 2013 Year End Report was complete and offered a copy to those who wished to have it.</p>
<p>ADJOURNMENT</p>	<p>With no further business, Mr. Jim McCain made a motion to adjourn the meeting.</p> <p>The next scheduled meeting is April 23, 2014.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>

