

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

May 28, 2014

ATTENDANCE	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, May 28, 2014 in the City Council Chamber located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. David Durham; Mr. Burke Watson; Mr. Doc Dunlap; Ms. Qualisha Belton; Mr. Jim McCain; Ms. Sandra McBride; Ms. Bertha Willis; Mr. Dennis Bolen; Mr. Todd Champion – 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
MINUTES	Mr. Doc Dunlap made a motion to approve the minutes of the April 23, 2014, meeting as written. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.
NEW BUSINESS	<p><u>OA-14-05, Setbacks in the R-9 Zoning District (City)</u></p> <p>Ms. Helen Roodman presented this request to amend Article 3, Section 3.b.5 of the City Zoning Ordinance to reduce the front setbacks for single-family dwellings in the R-9 District from 35 feet to 25 feet for parcels fronting on local/collector streets. This, in effect, moves the dwelling closer to the road. Ms. Roodman stated that historically developers in Sumter have simply rezoned residential developments to Planned Development in order to reduce setbacks from those established for the R-15, R-9, and R-6 residential districts. However, in 2010 the South Carolina State Supreme Court ruled that Planned Development Zoning could not be used to otherwise circumvent established requirements found elsewhere in a zoning ordinance. She stated the Planning staff is in support of this request and further recommend that the front setbacks for single-family detached dwellings in the Residential-6 (R-6) and General Residential (GR) districts be amended to 25 ft. as well. A 25 ft. front setback is compatible with the existing residential development in the core of the Sumter Community and will allow infill projects to be better integrated into the existing streetscapes.</p> <p>Mr. Jay Davis was present to speak on behalf of this request.</p> <p>With no further discussion, Mr. Todd Champion made a motion to recommend approval of this request as presented and submitted by staff to include the Residential-6 (R-6) and General Residential Districts (GR) also. The motion was seconded Mr. Dennis Bolen and carried a unanimous vote.</p>

OA-14-06, Massage Parlors/Spas – CBD (City)

Ms. Helen Roodman presented this request to amend Article 3, Section 3.j.3 and Exhibit 3-5 of the City Zoning Ordinance to make Massage Parlors and Spas a conditional use in the Central Business District (CD) zoning district. Ms. Roodman explained that over the last decade, the Downtown Manager's Office has actively pursued businesses to locate in the downtown that contribute to the development of an active, lively, 24-hour downtown environment. Over the years, redevelopment efforts have resulted in the locating of downtown corporate offices as well as boutique shops and restaurants that further this goal. The addition of a day spa that offers massage therapy services as well as a compliment of other spa services contributes to the vision and is compatible with the established pattern of development. Currently massage parlor/spas are not permitted within the CBD.

She stated Planning Staff is okay with this being allowed as a conditional use in the CBD which adds a step of review prior to the signing of the Business License Clearance form. However, Staff believes the better option would be to make massage parlors/spas a permitted use, not only in the CBD but also the other three zoning districts (PO, LC, and GC) where they are conditional uses.

Ms. Bertha Willis asked if there would be certain criteria or guidelines they would be governed by.

Ms. Roodman stated massage therapist are licensed by the state licensing board and are regulated very similarly to beauty salons.

Mr. David Durham stated he was in favor of this use as a conditional use because of the added review process.

Mr. McGregor stated when staff looks at conditional uses, they are looking at land use impacts. Staff expects that this use has the same land use impact as a beauty salon or barber shop and is the fundamental reason staff recommends it not be conditional use but rather a permitted use.

Mr. Howie Owens was present to speak on behalf of this request. He stated a spa is a nice use to have in the downtown and will occupy one of the empty buildings downtown.

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

MA-14-01 / MA-14-02, 2030 Comp Plan Update (City/County)

Mr. George McGregor stated state law requires the Planning Staff to review the Comprehensive Plan every five years. By and large there has been slow growth since the Comp Plan was adopted in 2009. He stated staff recommends the following changes:

1. Population – None
2. Housing – Add new Policy 8 on Page H 10: City Council has expressed an interest in providing better guidance to multi-family tax credit projects. Several projects have located on the north side of Hwy. 76/378 Bypass, with poor access to jobs, schools, and services.
3. Economic Development – Delete existing Policies 1-5 and insert new Policies from 2012 Strategic Plan. In 2012 the Sumter Development Board adopted a new Strategic Plan. We recommend inclusion of those Goals in the 2030 Comprehensive Plan Update.
4. Historic and Cultural – None
5. Green Infrastructure – None
6. Transportation – Add page T 1 and revise reference to Adopted LRTP, which was adopted in 2012. SUATS (Sumter Urban Area Transportation Study) adopted a revised Long Range Transportation Plan in 2012. We recommend inclusion of this document in the 2030 Comprehensive Plan Update.
7. Community Facilities – Add City of Sumter Annexation Policy. The City of Sumter has recommended consideration of a clear Annexation Policy. This policy would provide guidance on water and sewer expansion as well as policy guidance as to what conditions need to be in place to support future annexations.
8. Priority Investment – None
9. Land Use – (a) Add page LU 3, update Residential Pipeline Matrix. Include the latest pipeline update. (b) Delete page LU 14 Policy 9. The referenced policy is not consistent with state law re: the use of Planned Development Zoning. (c) Revise page LU 16. Revise the Suburban Development Map to include Hwy 521 as a priority investment corridor. (d) Revise Suburban Development area map to include expanded priority economic development area near Continental Tire on Hwy. 521 to Racetrack Rd. (e) Revise Map Lu 17
10. Implementation – None

Mr. McGregor stated staff would have the language for the proposed changes at the next meeting.

No action was taken.

SV-14-02, Belle St./McLaurin Rd. (County)

Ms. Claudia Rainey presented this request for approval of cousin to cousin family relationship for a lifetime family conveyance to subdivide +/- 0.860 acres from a larger +/- 3.00 acre tract located on Belle St., off of McLaurin Rd. Ms. Rainey stated the applicant is requesting approval of the relationship between himself and his cousin for the purpose of a lifetime conveyance. Lifetime conveyances are considered to be an exempt subdivision meant to

allow an individual to transfer property to an immediate family member that may not meet standard subdivision regulations for public access. As a condition of any lifetime conveyance, the grantor must ensure that the grantee has sufficient access to the property either through direct access, through frontage on a road or through an access easement. This property is considered landlocked and has no direct access to public road frontage. The grantor is providing a 15 foot wide easement for access to the new parcel. Ms. Rainey stated staff is in support of this subdivision, however, due to the layout of this parcel and the fact that it is landlocked, staff recommends that signage be provided on the private roads leading to the new parcels so that they can be easily located by emergency services.

Mr. Durham asked who would provide the signage.

Ms. Rainey stated the applicant could go to the County Public Works to acquire a private road sign.

Mr. Marvin Lang was present to speak on behalf of this request.

With no further discussion, Mr. Jim McCain made a motion to approve this request as long as signage is installed and approved by Planning Staff. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.

SV-14-03, 3955 St. Mark's Rd. (County)

Ms. Claudia Rainey presented this request for approval of family relationship for a lifetime family conveyance as well as a variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width* to subdivide +/- 2.46 acre tract from a larger +/- 3.46 acre parcel. Ms. Rainey stated this request is similar to the previous request, but also deals with the section of the ordinance pertaining to the width to depth ratio of residential lots. The land is being conveyed from the estate of Junius Vaughn (deceased) to his daughter Earnestine Primus (Lot A), and to his nieces and nephew, William Vaughn, Stephanie Gholson and Angela Johnson (Lot B). Lifetime conveyances are considered to be an exempt subdivision meant to allow an individual to transfer property to an immediate family member that may not meet standard subdivision regulations for public access. As a condition of any lifetime conveyance, the grantor must ensure that the grantee has sufficient access to the property either through direct access, through frontage on a road or through an access easement. This property is considered landlocked and has no direct access to public road frontage. The grantor is providing a 15 foot wide easement through her property for access to the new parcel. She went on to state that the proposed Lot B is 186.94 feet wide and an average depth of 566.88 feet, which is approximately 100 feet greater than the permitted depth ratio. However, a significant portion of the rear of the parcel is in Zone A floodplain and is not suitable for development.

	<p>Staff is recommending approval of this request.</p> <p>Ms. Earnestine Primus was present to speak on behalf of this request.</p> <p>With no further discussion, Mr. Burke Watson made a motion to approve this request as presented. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.</p> <p><u>HCPD-14-13, 1004 Pocalla Rd. (County)</u></p> <p>Ms. Helen Roodman presented this request for Highway Corridor District Design Review approval for the construction of a 16 ft. x 40 ft. commercial structure for an automotive sales lot on property located at 1004 Pocalla Rd. She stated this is for approval for exterior material. She stated the applicant is requesting Highway Corridor Protection District Design Review Approval to place a 640 sq. ft. Graceland Building at 1004 Pocalla Rd. Ms. Roodman stated this business is being relocated as a result of the Gateway Project and the applicant has worked extensively with the City to relocate to this site. Ordinarily Staff would not be supportive of placing a structure such as this within the Highway Corridor overlay, however, we consider this to be an extraordinary situation worthy of consideration. In addition, the site will be landscaped along the Manning Ave. frontage to be compatible with the Gateway project. For these reasons Staff recommends approval of this request.</p> <p>Mr. McGregor stated the Manning Ave. Gateway Project is a Penny Sales Tax project approved in 2008.</p> <p>With no further discussion, Mr. Jim McCain made a motion to approve this request as presented. The motion was seconded by Ms. Qualisha Belton and carried a unanimous vote</p>
	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, Mr. Jim McCain made a motion to adjourn the meeting at approximately 4:15 p.m.</p> <p>The next scheduled meeting is June 25, 2014.</p>

Respectfully submitted,

Wanda F. Scott

Wanda F. Scott, Planning Secretary

Sumter City-County Planning Commission

Meeting Date: 5-28-14

NAME (Please Print)	Which request are you here for?
Mr + Mrs Marvin Lany	
Howie J. Owens	OA-14-06 (CBD)
Jay Davis	OA-14-05
Carnestine Princes	