

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

June 25, 2014

ATTENDANCE

A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, June 25, 2014 in the City Council Chamber located on the Fourth Floor of the Sumter Opera House. Six board members: Mr. David Durham, Mr. Doc Dunlap, Mr. Jim McCain, Ms. Sandra McBride, Mr. Dennis Bolen; Mr. Todd Champion – and the secretary were present. Ms. Bertha Willis, Mr. Burke Watson, Ms. Qualisha Belton was absent. The meeting was called to order at 3:00 p.m. by Mr. David Durham

MINUTES

Mr. Jim McCain made a motion to approve the minutes of the May 28, 2014, meeting as written. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.

NEW BUSINESS

MSP-14-21/HCPD-14-19, 853 Broad St./CCTC Manufacturing Technology Center (City)

Ms. Helen Roodman presented this request for Major Site Plan and Highway Corridor approval for renovation of the +/- 96,800 sq. ft. commercial structure with associated site upgrades to include parking and access reconfiguration and landscaping on property located at 853 Broad St. Ms. Roodman stated the Applicant is requesting site plan and highway corridor approval to renovate the +/-96,800 sq. ft. former Walmart big-box retail store for the new Central Carolina Technical College Advanced Manufacturing Technology Training Center. Site access and on-site traffic flow will also be modified to improve site circulation and overall safety. Ms. Roodman stated site access from Broad St. would be left-in, right-in with right-out only. This will reduce traffic conflicts. All other traffic leaving the site will be directed to the full access drives on Bultman Dr. and Wise Dr. which channels them to signalized intersections and lower traffic streets. She stated that in addition to building renovations, the site will be retrofitted with integrated parking lot landscape islands and landscape buffers. The applicant has submitted a landscape plan that retrofits the parking lot and buffer areas to meet the standards in Article 9 of the Zoning Ordinance. Ms. Roodman stated that there will be some green space next to the building along with some picnic tables that will not be seen from Broad St. because of architectural screening. The building will be a combination of efface brick that has been painted and some corrugated metal accents. The front wall will not only offer shading, but will hide the student outdoor space. They will be bringing in some durable picnic table equipment, bike racks, seating for students,

garbage cans as well as doing some dumpster screening. She stated that overall, staff is recommending approval of this request.

Mr. Larry Barthelemy was present to speak on behalf of this request. He stated this is going to be a neat project as it will take an eyesore of a site and do a complete renovation. He stated there will be a new development sign where the current sign is on Broad St. but the sign has not been designed yet. It will not be a multi-tenant sign.

With no further discussion, Mr. Jim McCain made a motion to approve this request as presented. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote

OA-14-07, Private Street/Exempt Subdivisions Definitions (County)

Mr. George McGregor presented this request to amend relevant portions of the Zoning Ordinance (Article VIII and Article X) to clarify the definition of private street and the definition of exempt subdivisions. He stated that over the last several months, there have been discussions and some minor changes have been made to the Zoning Ordinance relating to how, when and why we provide access to residential parcels and subdivisions. He stated that at the suggestion of the County Attorney, staff has come back with some clarifications to a couple of definitions in the zoning ordinance as well as some additions that clearly state that you must have public street frontage for residential parcels. Even if you have an exempt subdivision of five acres or more, there must be frontage on a public street. Sumter County has consistently held the position, as set forth in the Zoning and Development Standards Ordinance, that the subdivision of property could only take place when property met the minimum road frontage on a public street. Subdivision of parcels on private streets or private easements is not permitted under the zoning ordinance, notwithstanding the instances of a planned development or rural community drive or other exceptions as stated in the ordinance. This amendment would clear up any questions the development community might have.

Mr. David Durham asked what the minimum standards for public roads were.

Mr. McGregor stated that when a street is going to be accepted by the City/County, it has to meet DOT's minimum standards for subdivision streets. This includes certain amount of pavement width, right-of-way width, base materials, etc.

Mr. Durham asked if that were a cost issue.

Mr. McGregor stated it becomes an ownership issue.

With no further discussion, Ms. Sandra McBride made a motion to recommend approval for this request as presented. The motion was

seconded by Mr. Jim McCain and carried a unanimous vote.

PD-07-02 (Rev. 1), 1665 Stamey Livestock Rd. (City)

Ms. Helen presented this request to amend PD-07-02 to add an additional 50,000 sq. ft. building to the site located at 1665 Stamey Livestock Rd. Ms. Roodman stated this request was actually a site plan amendment to add the additional building to the site. She stated In March 2007, City Council approved PD-07-02 to allow a fire truck manufacturing facility to open at 1665 Stamey Livestock Rd. As a condition of the approved Planned Development, all site plan changes must be reviewed and approved by City Council. She further stated that the manufacturing business was recently acquired by a new owner. The owner's plans for the property include construction of an additional 50,000 sq. ft. structure that will be used for finishing work and as a customer receiving and display area. The existing buildings and a paved parking lot are not proposed to change. The applicant is requesting conceptual site plan layout to be approved by City Council with final civil and landscape plan approval to be reviewed as a Major Site Plan by the Sumter City-County Planning Commission. She stated the existing wood shed would be removed and the new building would be constructed in that location. The proposed building will be predominately metal down the sides, which is compatible with existing structures, but the front entrance will be glass fire station doors with a combination of split-face block and brick. Staff is recommending approval of this request. The addition of the proposed structure and implementation of the landscaping will effectively build-out the site while allowing an established business to remain at its current location.

Mr. Bill Lynam was present to speak on behalf of this request. He stated the owner is excited about making this addition to his property. The whole concept of this building is a finishing building. They build the fire trucks in existing buildings and bring them over to this one to do the upfits of pumps, valves, electrical, etc. The showroom up front will be where the new fire trucks will be presented to the Fire Chiefs when they come to pick them up.

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

SV-14-04, 2095 Florence Hwy. (County)

Ms. Claudia Rainey presented this request for a variance form *Article 8.e.13,m Section f, depth of residential lots shall not be more than 2-1/2 times their width* to subdivide a +/- 1.0 acre tract from a +/- 2.5 acre parcel located at 2095 Florence Hwy. She stated the right hand side of the property is heavily wooded and a ditch runs the length of the property. She stated there is currently one residence on the parcel and a mobile home, not hooked up for service, has been placed on the parcel until the division issue is resolved. The mobile home location

may have to be adjusted to meet setbacks. The proposed new lot is 101.45 feet wide and an average depth of 438.11 feet, which is approximately 185 feet greater than the permitted depth ratio. However, the proposed lot has a ditch running the length of it that greatly diminishes the area upon which a home can be placed. This site constraint influences the shape of the parcel in order to create the necessary 1 acre minimum, and achieve setbacks from the property lines, adjacent home and ditch. She stated staff is recommending approval of this request.

Ms. Molly Boykin and Mr. Tony Osteen were present to speak on behalf of this request.

Mr. Tony Osteen expressed some concerns about the proposed division. He stated he talked to a surveyor who told him there was seventy feet from the ditch to the boundary line where the mobile home would be. The surveyor suggested taking the seventy feet all the way to the back of the property and any additional property would go across the back of what property is left. The seventy foot strip would be less than an acre but by adding on to the back of it would make the acre. He asked if the new parcel could be cut into an L-shaped.

Ms. Rainey stated that it is generally preferred that residential lots be rectangular in size.

Mr. McGregor stated staff would have to see how that division would look like in order to make that decision. The new parcel would have to be a minimum one acre.

Mr. Osteen stated he had a drawing of the division showing the new parcel being one acre.

Mr. McGregor stated staff has not seen that proposal and suggested the applicant come back next month.

Ms. Rainey stated that if the applicant was happy with the subdivision plat that was submitted previously, the request could proceed.

Mr. McGregor suggested the applicant step outside to talk with Ms. Rainey and the Zoning Administrator to see if the issue could be resolved.

After some discussion, the applicant requested the request be deferred until the next meeting.

With no further discussion, Mr. Jim McCain made a motion to defer this request so that family members can resolve division issues. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.

<p>DIRECTOR'S REPORT</p>	<p>Mr. McGregor informed the board that a one day training session in Rock Hill would count as their continuing education if any of the members were interested in attending.</p> <p>He gave the board a copy of the Sumter County Capital Projects Sales Tax Act Commission Report that outlines the twenty-eight projects.</p>
<p>ADJOURNMENT</p>	<p>With no further business, Mr. Todd Champion made a motion to adjourn the meeting at approximately 4:00 p.m. The motion was seconded by Mr. Dennis Bolen and carried by acclamation.</p> <p>The next scheduled meeting is July 23, 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: 10-25-14

NAME (Please Print)	Which request are you here for?
Bill LYNAM	Williamson
Dillon Osteen	SV 14-04
Tony Osteen	SV 14-04
Crystal Kendrick	SU 14-04
Molly Greene O Baykin	SV 14-04
LANNY BARTHELEMY	ENR MSIP-1A-21
FRED GUTHIER	"