

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 23, 2014

ATTENDANCE	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, July 23, 2014 in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Six board members: Mr. Burke Watson, Mr. Jim McCain, Ms. Sandra McBride, Mr. Dennis Bolen, Ms. Bertha Willis, Mr. Todd Champion – and the secretary were present. Mr. David Durham and Mr. Doc Dunlap were absent. The meeting was called to order at 3:00 p.m. by Mr. Burke Watson
MINUTES	Mr. Todd Champion made a motion to approve the minutes of the June 25, 2014, meeting as written. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.
NEW BUSINESS	<p><u>MSP-14-29/HCPD-14-21, 4660 Thomas Sumter Hwy. – New Beginnings Outreach Ministry (County)</u></p> <p>Ms. Helen Roodman presented this request for major site plan and highway corridor review for the construction of a new church on property located at 4660 Thomas Sumter Hwy. Ms. Roodman stated the applicant is requesting Major Site Plan and Highway Corridor Protection District Design Review approval to construct a new 5391 sq. ft. church, including sanctuary and related facilities, for New Beginnings Outreach Ministry on a +/-8.46 acre parcel adjacent to the intersection of Thomas Sumter Hwy. and an un-named road that connects Camden Hwy. and Thomas Sumter Hwy. She stated the parcel is split-zoned AC and GC and will be developed with General Commercial setbacks on the front and Agricultural Conservation setbacks on the rear. She stated the property is predominately un-wooded and has a single-family home on the parcel the church plans to retain for their own purposes, either as a rectory or it will converted at some point in the future to commercial church use. She stated the site received preliminary Conditional Use approval in October 2012. Ms. Roodman stated that the parking lot has been drawn out as if it will be completely paved, although churches are not required by our regulations to use a paved parking lot. Because the church may pave in the future, they went ahead and had the engineer draw out the parking lot and designed the lot as if it were to be paved for storm water management purposes. The plan does have a sufficient number of parking spaces, meets dimensional requirements and makes provision for internal landscaping. She stated one thing staff looks at closely is the access and because of the number of peak hour trips that will be generated,</p>

and because of the speed of the road, and the site distance, staff is recommending a left turn lane be installed prior to Certificate of Occupancy(CO). This will require the addition of a deceleration lane. In the future if the church expands to where it generates 100 or more peak hour trips, staff is looking at the addition of a right turn deceleration lane. This is not an immediate issue, just a future condition staff is looking at in an effort to increase safety at this location. The applicant has submitted a comprehensive landscaping plan that addresses street frontage and the perimeter around the parking lot. The Church exterior is proposed to be entirely brick veneer with stucco gable ends and 30 year architectural shingles. Staff finds this structure to be compatible with the highway corridor standard and recommends approval contingent upon: 1) installation of the left turn deceleration lane northbound in the median of Hwy. 521. This is to be installed prior to CO for the structure; and 2) secondary issue, installation of right turn deceleration lane at time of future expansion of the sanctuary to a size of 8293 sq. ft. or more where it would generate 100 or more peak hour trips.

Mr. Burke Watson asked if the installation of a fire hydrant would be a contingency.

Ms. Roodman stated the applicant is aware that a fire hydrant will have to be installed before a COA will be issued.

Mr. Justin Hardee was present to speak on behalf of this request. He stated the church had planned to originally go with a well system to supply water to the building. However, they want to get a waterline bored under Hwy. 521. Either way, that will have to be done when they get a waterline there.

With no further discussion, Mr. Jim McCain made a motion to approve this request contingent upon the installation of a left turn deceleration lane as required by SCDOT. The motion was seconded by Mr. Todd Champion and carried a unanimous vote.

SV-14-05, 3000 Claremont Rd. (County)

Ms. Donna McCullum presented this request for a variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width* in order to subdivide a +/-7.36 acre parcel from a +/-384 acre parcel located at 3000 Claremont Rd. Ms. McCullum stated the applicant is requesting to subdivide a 7.36 acre parcel out of 384 acres of property he owns and farms located off Claremont Rd. in order to build a house. The purpose of the proposed subdivision is to acquire mortgage financing for the new house. The property in question is located on a private drive (50 feet wide) and is approximately 4400 feet long reaching from Claremont Rd. (60 ft. ROW) with 60 feet of frontage on Claremont Rd. to the proposed 7.36 acre parcel. The proposed subdivision meets the minimum lot frontage at the public right of way with the 60 feet. The actual parcel surrounding the house meets the

width to depth but the private drive with its extensive length causes this proposal not to meet the width to depth standard in the Sumter County Zoning Ordinance. The new proposed parcel will require a variance from the residential lot width to depth ratio requirements found in section 8.e.13.f of the Sumter County Zoning & Development Standards Ordinance. Ms. McCullum stated that there is floodplain on the site. The proposed parcel is located in a 100 year floodplain boundary noted as Zone A. The property owner will be required to fully comply with all regulations per the Sumter County Flood Damage Prevention Ordinance before obtaining a building permit for his house. Staff has already made applicant and property owner aware of the requirements for compliance.

Mr. Bill Lindler, the land surveyor, and Mr. Edward Fort, property owner, were present to speak on behalf of this request. Mr. Fort stated the reason the parcel is so far from the road is because that is where his farming equipment is and that is where he would like to build his house.

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

PD-04-10 (Rev.1), 1075 -1077 Alice Dr. (City)

Ms. Helen Roodman presented this request to amend the existing Planned Development (PD-04-10) uses to add massage parlor/spa. The property is located at 1075 and 1077 Alice Dr. She stated the Planned Development was originally adopted by City Council on August 3, 2004, rezoning the property from Residential-9 (R-9) to Planned Development. After the PD was created, the tract was subdivided into a 1.36 acre piece at 1075 Alice Dr. and a 0.93 acre piece at 1077 Alice Dr.— the parcel between the former Rascals site and John Brabham Realty. When the PD was adopted, the approved use list expressly prohibited massage parlors and spas. The applicant is under contract to purchase 1075 Alice Dr. in order to relocate and expand their existing salon business. Proposed future business plans include opening a day spa with massage therapy services in addition to their current business offerings. Unless the PD is amended, the property cannot be used for the proposed purpose. Any amendments to the proposed uses within this PD will apply to both 1075 and 1077 Alice Dr. Ms. Roodman stated staff recommends approval. The addition of the massage parlor/spa use will allow expansion of an existing business and reuse of a currently vacant structure.

Mr. David Quick was present to speak on behalf of this request. He stated his wife currently owns a business and wishes to move to this location. The massage portion will only be a small portion as they wish to have a full service salon and keep with the systemic flow of the area, have it blend in. Plans include reactivating the batting cages.

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

RZ-14-01, 1345 Wilson Hall Rd. (City)

Ms. Helen Roodman presented this request to rezone a +/-7.40 acre portion of the Sumter School District Administration property located at 1345 Wilson Hall Rd. from Residential-15 (R-15) to Light Industrial – Warehouse (LI-W). She stated the applicant is requesting to rezone a +/-7.4 acre portion of the 24 acre Sumter School District property. If successfully rezoned, Farmers Telephone Cooperative (FTC) proposes to place a 250 ft. tall cellular communications tower on the rear portion of the property. Ms. Roodman stated under the zoning regulations, the maximum height for a communications tower in the R-15 district is 100 ft. with no ability to request a height variance from the Zoning Board of Appeals. Under current zoning and development standards, in order to place a 250 ft. tower on this tract of land it must be rezoned to a non-residential district. In the 2030 Comprehensive Plan, the proposed area for rezoning is influenced by the Suburban Development (SD) Planning Area and the Conversation Planning (CP) area. The Conservation Planning area is meant to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial, and commercial encroachment. The primary objective of the Suburban Development designation is to scrutinize and manage the existing development patterns, foster intentional mixed use development and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner. The current westerly leapfrog approach to development is discouraged; infill and redevelopment in areas suited with roads and infrastructure are more strongly encouraged. Suburban Development Policy #7 states, *“Industrial, light-industrial, warehouse, automotive repair, and uses with a dominant outdoor storage component should be directed to established areas with like uses.”* Ms. Roodman further stated this portion of the School District property is being used as a maintenance headquarters and a storage site for buses and other equipment, not unlike those uses permitted in the LI-W district. A light-industrial designation on this portion of the School District tract should have minimal impact on the Wilson Hall/Broad Street Corridors due to the location of the proposed rezoning. The existing maintenance building is approximately 630 ft. from the road, and obscures a bulk of the area proposed to be rezoned from the Wilson Hall frontage. Additionally, the rear of the parcel is obscured by adjacent development..

Mr. Burke Watson asked if the existing 100 ft. tower would remain in its current location.

Ms. Roodman stated she did not believe there was any intention of removing the existing tower.

Mr. Watson asked if there were a minimum distance between towers.

Ms. Roodman stated when staff reviews tower locations staff looks at a variety of issues in locating towers in certain areas. One is having the ability to co-locate in a place that will give you the desired result. When looking at setbacks for towers, staff is not necessarily looking at the separation from other towers, but the fall zone. They have a full 100% setback from existing property lines, not necessarily from structures on a property.

Mr. Jonathan Teseniar was present to speak on behalf of this request.

Mr. Todd Champion asked if the proposed tower would be a stand-alone tower.

Mr. Teseniar stated it would be a stand-alone or lattice tower. He added that Farmer's Telephone had a long-term lease with the School District.

Mr. Champion asked if there had been any discussion on combining the new tower with the existing tower.

Mr. Teseniar stated there had not been any discussions because the existing 100 ft. tower would not serve their needs because of the frequency band Farmer's Telephone uses.

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

RZ-14-03, Alpenglow Dr. (County)

Ms. Donna McCullum presented this request to rezone a +/- 0.97 acre parcel located on Alpenglow Dr., off Camden Hwy., from Agricultural Conservation (AC) to Residential-15 (R-15). She stated the property is a portion of the Rolling Hills subdivision. The 60 acre subdivision property was rezoned from Agricultural to Residential (R-15) in 2005. In 2006, a preliminary layout for the subdivision, including this parcel, was approved but this parcel remained in the agricultural zoning district. The applicant was not aware that this parcel was not part of the original rezoning request. Ms. McCullum stated Staff recommends approval of this request as this will bring the entire subdivision and this future phase of development into one zoning district of R-15.

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. Dennis Bolen and carried a unanimous vote.

MA-14-01 / MA-14-02, 2030 Comp Plan 5 Year Update (City/County)

Mr. George McGregor stated the Planning Commission had before them the specific changes/updates to the Sumter City-County Comprehensive Plan to reflect minor changing conditions. He stated the Comp Plan is rewritten every ten years, but has to be reviewed

	<p>every five years to see if there are changes or updates that need to be addressed. He stated Sumter has not grown very much over the last five years and because of that staff is not recommending any major policy changes. After discussions with both the City and County, there are several minor changes staff is recommending. He stated City Council has asked staff to add a policy that will give better guidance to multi-family tax credit projects in locating them closer to schools, health care facilities and other services. He further stated that the Development Board has adopted a new Strategic Plan and staff is recommending those goals be included in the Comprehensive Plan Update. He stated the old planned development policy has been deleted because of the Supreme Court change stating you cannot use planned developments as a way to get around the zoning ordinance. The single biggest land use impact on Sumter between 2009 and 2014 is the Continental Tire project on Highway 521 S. We recommend amending the land use map by expanding the area between Continental Tire and Race Track Rd. to reflect Priority Economic Development land use.</p> <p>With no further discussion, Mr. Todd Champion made a motion to recommend approval of these requests as presented by staff. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.</p>
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, Mr. Jim McCain made a motion to adjourn the meeting at approximately 3:47 p.m. The motion carried by acclamation.</p> <p>The next scheduled meeting is August 27, 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: 7-23-14

NAME (Please Print)	Which request are you here for?
JAY STUTZ - SHAW AFB	GENERAL INFORMATION
DAVID QUICK	1075 ALICE DR