

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Minutes of the Meeting

August 27, 2014

<b>ATTENDANCE</b>	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, August 27, 2014 in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. David Durham, Mr. Burke Watson, Mr. Jim McCain, Mr. Doc Dunlap, Mr. Dennis Bolen, Ms. Bertha Willis, 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. Burke Watson
<b>MINUTES</b>	Mr. Jim McCain made a motion to approve the minutes of the July 23, 2014, meeting as written. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.
<b>NEW BUSINESS</b>	<p><b><u>MSP-14-34, 520 Physicians Lane –Swan Lake Dialysis Center (City)</u></b></p> <p>Ms. Helen Roodman presented this request for major site plan approval for the construction of a new 10,155 sq. ft. dialysis center with associated parking and landscaping on property located at 520 Physicians Lane. Ms. Roodman stated the property is part of an old planned unit development that has an underlying zoning designation of General Commercial (GC) with medical offices as approved uses. She stated the site plan submitted meets the parking requirements and travel flow requirements. The site has two access drives off of Physicians Lane, a private road owned by the development. Ms. Roodman stated the submitted site plan shows a shared off-site storm water facility with the adjacent funeral home. She the applicant has since decided to go with underground detention, which meets the requirements and will not affect the site plan. She added that because Physicians Lane is a private road, it does not impact the public network until it gets to Miller Rd. As part of the review, Staff is recommending the installation of turning rows, stop bar and installation of a stop sign on Physicians Lane at Miller Rd. because this is a safety issue. She stated the landscaping plan adequately addresses all the landscaping issues. Overall this meets the requirements of the Zoning Ordinance and Staff is recommending approval.</p> <p>Mr. David Ecker was present to speak on behalf of this request.</p> <p>With no further discussion, Mr. Burke Watson made a motion to accept Staff's recommendation and approve this request. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.</p> <p><b><u>RZ-14-05, Hwy. 261 North – Ellerbe Estates(County)</u></b></p> <p>Ms. Claudia Rainey presented this request to rezone +/- 27.9 acres located on the east side of Hwy. 261 North and on the south side of the intersection at Meeting House Rd. Ms. Rainey stated that this property is the former Ellerbe Estates mobile home park that has been vacant for about ten years. She</p>

	<p>explained that the applicant desires to repurpose the property and construct a new single-family residential subdivision. The current proposal plans for approximately 49 lots that meet R-15 dimensional requirements. She added an approximate one acre portion of the parcel to the south of the property is also included in this request. She stated this is a conceptual layout with roads already in place and graded but not paved. Staff does recommend approval of this request.</p> <p>Mr. Mack Kolb was present to speak on behalf of this request.</p> <p>With no further discussion, Mr. Doc Dunlap made a motion to recommend approval of this request presented by staff. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.</p> <p><b><u>SV-14-05, 3000 Claremont Rd. (County)</u></b></p> <p>Ms. Claudia Rainey presented this request for approval for family relationship for a family lifetime conveyance to subdivide a +/- 9.8 acre parcel located at 3410 Hwy. 15 South. Ms. Rainey stated the applicant wishes to subdivide a +/- 9.8 acre parcel in order to convey parcels to her niece and nephew. She added in order to subdivide the land, it will be necessary to do so as a lifetime family conveyance with relationship approval from the Planning Commission, because of the fact that the rear parcels will not have road frontage as required in the ordinance. She stated the request meets the intent of the zoning ordinance and Staff does recommend approval.</p> <p>Ms. Geneva Zeigler was present to speak on behalf of this request.</p> <p>With no further discussion, Mr. Jim McCain made a motion to approve this request as presented. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.</p>
<b>DIRECTOR'S REPORT</b>	<p>Mr. George McGregor stated staff has been working with Mr. Dunlap and his company regarding real estate signs in new residential subdivisions.</p>
<b>ADJOURNMENT</b>	<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 September 24, 2014.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>

