

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

November 19, 2014

ATTENDANCE	A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, November 19, 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. Todd Champion; Mr. Doc Dunlap; Mr. Dennis Bolen; Ms. Sandra McBride – and the secretary were present. Mr. John Acken and Ms. Bertha Willis were 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 October 22, 2014, meeting as written. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.
NEW BUSINESS	<p><u>SV-14-08, 4013 & 4015 N. Kings Hwy. (County)</u></p> <p>Ms. Claudia Rainey presented this request for a variance from Article 8.e.13. Section f, <i>depth of residential lots shall not be more than 2 ½ times their width</i> to subdivide +/- 0.38 acre tract from a larger tract located at 4013 and 4015 N. Kings Hwy. Ms. Rainey explained there are two residences on the parcel. She stated the parcel that will be created by the proposed subdivision at the front of the property went before the Board of Zoning Appeals and was granted a variance from the minimum lot size requirement of one acre for family lifetime transfer in the AC zoning district (BOA-14-14). The new parcel will encompass one of the dwellings. The 1.01 acre parcel remaining when this proposed subdivision takes place will require a variance for the width to depth ratio. Ms. Rainey stated the intent of the lifetime family conveyance is to keep family land tied together while still allowing family members to live on the land together. There are two houses on the parcel, and these existing conditions reinforce support of the variance.</p> <p>Ms. Margaret Edwards was present to speak on behalf of this request.</p> <p>With no discussion, Mr. Dennis Bolen made a motion to approve this request as presented by staff. The motion was seconded by Mr. Jim McCain and carried a unanimous vote.</p> <p><u>SV-14-10, 4120 Hwy. 15 North (County)</u></p> <p>Ms. Donna McCullum presented this request for a variance from Article 8.e.13. Section f, <i>depth of residential lots shall not be more than 2 ½ times their width</i> to subdivide +/- 1.69 acres from a larger 5.41 acre parcel located at 4120 Hwy. 15 North. Ms. McCullum stated the purpose of the subdivision is to acquire reverse mortgage financing on the house. The property in question is located on a private dirt drive that is approximately 360 feet long. The drive has 60 feet of road frontage on Hwy. 15 North, meeting the minimum lot frontage at the right of way. The extensive length of the drive, which is part of the parcel in</p>

question, is the cause of the width to depth issue. The remainder of the surrounding property is farm land. As stated previously, the subdivision is for reverse mortgage financing for the house. The applicant does not wish to tie up all of his 5.41 acres into the financing of his home. Ms. McCullum stated staff is recommending approval based on the following conditions:

- The sole purpose of the variance approval is for reverse mortgage financing;
- Property shall not be conveyed to any other person;
- Shall be no further subdivision of the property.

Ms. McCullum stated staff has received a letter from the Fire Department stating that there was adequate access for emergency vehicles to get to the house.

Mr. Burke Watson asked for clarification on the condition the property shall not be conveyed to any other person.

Ms. McCullum stated this means the variance is for the current property owner and the sole purpose of his refinancing – the property cannot be deeded to any other person or be further subdivided.

Mr. Watson asked if the applicant was aware of that condition.

Ms. McCullum stated the applicant was aware of the condition.

Mr. Durham asked how that would be enforced.

Mr. George McGregor stated if the applicant wanted to convey the parcel in the future, he would be asked to redo the plat. He added a statement would have to be on the plat that states “in the event of future conveyance, a new plat would have to be recorded removing the subdivision of the parcel.

Mr. Joe Graham and Ms. Jean Parnell Graham were present to speak on behalf of this request. Ms. Parnell stated the land would always be in the family; that upon her death, the land she and her husband own will go to her niece and two nephews. She and Mr. Graham have no plans for any type of agricultural building on the land.

With no further discussion, Mr. Burke Watson made a motion to approve this request as presented. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.

MSP-14-46/HCPD-14-31, 2625 Broad St. – Buffalo Wild Wings (City)

Ms. Donna McCullum presented this request for major site plan and highway corridor approval for the construction of an 8,245 sq. ft. two tenant structure to house a restaurant and an undesignated commercial space on property located at 2625 Broad St. Ms. McCullum stated the property is zoned General Commercial (GC), is within the City limits, and the proposed area for development is located within the Suburban Development Planning Area (SD) and within a Priority Commercial Corridor (PC). The overall tract is influenced by the Conservation Planning Area (CP). The purpose for the designated Conservation Areas is to protect and preserve environmentally sensitive areas such as wetlands. Ms. McCullum stated this site will share a driveway with the hotel. The landscape plan has buffering on the left and rear of property. A large area in the north east portion of the parcel is currently heavily wooded

and will remain undeveloped. The landscaping plan meets the requirements of the zoning ordinance. Ms. McCullum stated the right-in/right-out raised median had not been installed at the time the staff visited the site, but the applicant is working on getting that installed. The signage will be a free-standing monument with room at the bottom for the other tenant space. The exterior will be a blend of EIFS and metal panels with a three color combination. She stated staff is recommending approval of this request contingent upon the following:

- Completion of the installation/SCDOT inspection and approval of the Right-in/Right-out access drive on the east side of the site to include installation of the raised median, required lane makings and signage prior to zoning certificate of occupancy.
- Submission of revised utility plans that meet the Utility Department's requirements.
- Provision of a fire hydrant within 100 ft. of the Fire Department Connection (FDC) for the building.

Mr. Dale Waldrop was present to speak on behalf of this request.

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

MSP-25-47/HCPD-14-32, 4166 & 4176 Broad St. (County)

Ms. Donna McCullum presented this request for major site plan and highway corridor review approval for 4166 & 4176 Broad St. The property is located across from Shaw AFB at Broad and Lutton. Ms. McCullum stated there are currently an auto sales office and a mobile home sales office on the property. The applicant had already placed a modular building on the property without the proper permits and approval. He stopped work on the structure when notified of the violation. She stated the applicant operated his truck rental business out of the same building as his auto sales business, but with changing state laws and regulations he is being required to move the truck rental office out of the office with the auto sales. There are two existing gravel driveways to the site off of Broad St. She stated the applicant proposes to have a rock area at the back of the property for parking the trucks. Landscaping plans include planting two trees. She added this is an existing nonconforming lot as far as parking and landscaping. Since this site is still active with two businesses, the applicant is not required to bring the entire site up to current development standards. He only has to meet the requirements for the new structure and use he is adding to this property. Staff is recommending approval of this request as submitted.

Mr. Gene Durant was present to speak on behalf of this request.

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

RZ-14-08, 2577/2581 & 2587 Broad St. (County)

Ms. Claudia Rainey presented this request to rezone three parcels (a +/-2.58

	<p>acre parcel, a +/-2.182 acre parcel and a +/- 2.29 acre parcel) from split zoned General Residential (GR) and General Commercial (GC) to General Commercial (GC). Ms. Rainey stated the applicants wish to rezone the property in order to market the land for commercial development. The tract of land in the center (2581) has been used as a residence. The property at 2577 is an established commercial site with an insurance office currently active there. The property on the left (west) is vacant. Based on the existing pattern of development along Broad Street, this area is consistently commercial in character and the rezoning to commercial is suitable with the corridor and planning area. She added staff is recommending 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 as presented. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.</p>
<p>DIRECTOR'S REPORT</p>	<p>NONE</p>
<p>ADJOURNMENT</p>	<p>With no further business, the meeting was adjourned at approximately 3:45 p.m. by acclamation.</p> <p>The next scheduled meeting is December 19 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: Nov. 19, 2014

NAME (Please Print)	Which request are you here for?
MARGARET S. Edwards	#2
JAY STUTZ - SHAW AFB	
MACK Kolb	
DAVE WATSON	