

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

April 22, 2015

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, April 22, 2015, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Six board members: Mr. Burke Watson; Mr. Todd Champion; Mr. Doc Dunlap; Mr. Dennis Bolen; Mr. John Acken; Ms. Sandra McBride – were present. Ms. Bertha Willis and Mr. Harold Johnson were absent.</p> <p>Staff members present were Mr. George McGregor; Ms. Donna McCullum; Ms. Helen Roodman; Ms. Claudia Rainey; Daniel Ben-Yisreal and Ms. Wanda Scott.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. Burke Watson.</p>
MINUTES	<p>Mr. Dennis Bolen made a motion to approve the minutes of the March 25, 2015, meeting as written. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.</p>
NEW BUSINESS	<p>MSP-15-18/HCPD-15-09, City Water Treatment Plant #6 – Hwy. 521 South (County) was presented by Ms. Helen Roodman. The Board reviewed this request for Major Site Plan and Highway Corridor approval for the construction of a new water treatment facility for the City of Sumter on Justin Lane, just off Hwy. 521 South.</p> <p>Mr. Michael Geddings was present to speak on behalf of this request.</p> <p>After a brief discussion, Mr. Todd Champion made a motion to approve this request as presented. The motion was seconded by Mr. Doc Dunlap and carried a unanimous vote.</p> <p><i>Mr. Todd Champion recused himself from discussion on the following request.</i></p> <p>HCPD-15-11, 4272 Broad St. (County) was presented by Ms. Donna McCullum. The Board reviewed this request for Highway Corridor Protection District review approval for the relocation of a modular office building and sign for Real Estate Office on property located at 4272 Broad St.</p> <p>Ms. Charlene Avant was present to speak on behalf of this request.</p> <p>After a brief discussion, Ms. Sandra McBride made a motion to</p>

approve this request as presented. The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

SV-15-03, 2970 N. Main St. (County) was presented by Ms. Claudia Rainey. The Board reviewed 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 1.389 acre parcel from a larger +/- 8.0 acre tract located at 2970 N. Main St.

Mr. Dale Coker and Ms. Dawn Coker were present to speak on behalf of this request.

After some discussion, Mr. Dennis Bolen made a motion to approve this request as presented. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.

SV-15-04, Dinkins Mill Rd. (County) was presented by Ms. Claudia Rainey. The Board reviewed 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 1.389 acre parcel from a larger +/- 8.0 acre tract located at 6345 Dinkins Mill Rd.

Mr. Bill Lindler was present to speak on behalf of this request.

After a brief discussion, Mr. Todd Champion made a motion to approve this request as presented. The motion was seconded by Mr. John Acken and carried a unanimous vote.

SV-15-05, 12400 Truluck Rd. (County) was presented by Ms. Claudia Rainey. The Board reviewed this request for 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 a +/- 8.22 acre tract located at 6345 Dinkins Mill Rd.

Mr. Tyrone Lindsey was present to speak on behalf of this request.

After a brief 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.

Mr. Doc Dunlap recused himself from discussion on the following two requests.

PD-02-08 (Rev. 13), Beach Forest Planned Development (City) was presented by Ms. Helen Roodman. The Board reviewed this request to revise the Planned Development Ordinance to increase the number of approved single-family lots to 446, to delete the Waterfall Townhomes from the Planned Development, to include general townhouse development standards for designated areas of the development and redraft the ordinance language for the Beach Forest Planned Development located north of Thomas Sumter Highway and west of

	<p>Beckwood Rd.</p> <p>Mr. Louis Tisdale was present to speak on behalf of this request.</p> <p>After some discussion, Mr. John Acken made a motion to recommend approval of this request subject to revising the area for commercial development to indicate where townhouse development could be located. The motion was seconded by Mr. Todd Champion and carried a unanimous vote.</p> <p>PD-04-15 (Rev. 5), Hunter’s Crossing Subdivision – Townhouse Development (City) was presented by Ms. Helen Roodman. The Board reviewed this request to revise Hunter’s Crossing Planned Development Ordinance to permit Townhouse Development on the western side of the subdivision adjacent to Stamey Livestock Rd.</p> <p>Mr. Louis Tisdale was present to speak on behalf of this request.</p> <p>After some 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.</p>
OTHER BUSINESS	NONE
DIRECTOR’S REPORT	<p>Mr. George McGregor gave the following updates and information:</p> <ul style="list-style-type: none"> • RZ-14-09 would be holding its second public hearing on April 28, 2015 • Staff would be drafting an ordinance amendment to address Subdivision Variances for width to depth issues • Staff would also be drafting an ordinance amendment to delete the minimum 10 lot/10 acre final platting requirements in order to allow the approval and recording of individual lots on final plats in major subdivision.
ADJOURNMENT	<p>With no further business, Mr. Todd Champion made a motion to adjourn the meeting at approximately 4:40 p.m. The motion carried by acclamation.</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: April 22, 2015

NAME (Please Print)	Which request are you here for?
Charlene Avant / Avant & Associates Michael Goodings	Variance on building side WPLC
Dawn & Dale Coker Bill Lindler	Variance on N. Main SV-15-04
Tyronne Lindsey Matt Menky	VARIANCE 379-00-01-034 All