



**SUMTER CITY-COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 22, 2015 @ 3:00 P.M.
FOURTH FLOOR CITY COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

- I. INVOCATION – CHAIRMAN’S CHOICE
- II. APPROVAL OF MINUTES – MARCH 25, 2015
- III. NEW BUSINESS:

1. **MAJOR SITE PLAN**

MSP-15-18/HCPD-15-09, City Water Treatment Plant #6 – Hwy. 521 South (County)

Request for Major Site Plan and Highway Corridor approval for the construction of a new water treatment plant for the City of Sumter on property located on Justin Lane off Hwy. 521 South and represented by Tax Map # 253-00-02-016.

2. **HIGHWAY CORRIDOR**

HCPD-15-11, 4272 Broad St. (County)

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. and represented by Tax Map # 155-03-01-011.

3. **SUBDIVISION VARIANCES**

SV-15-03, 2970 N. Main St. (County)

A 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* in order to subdivide a 1.389 acre parcel from a larger +/- 8.0 acre tract located at 2970 N. Main St. and represented by Tax Map # 244-00-01-021.

SV-15-04, Dinkins Mill Rd. (County)

A 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. and represented by Tax Map # 089-00-01-059.

SV-15-05, 12400 Truluck Rd. (County)

A 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 +/- 11.08 acre tract located at 12400 Truluck Rd. and represented by Tax Map # 379-00-01-034.

4. **PLANNED DEVELOPMENTS**

PD-02-08 (Rev. 13), Beach Forest Planned Development (City)

Request to revise 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 Beckwood Rd. Parent Parcel Tax Map #s 202-00-02-012, 202-00-02-013, 202-00-02-014, 202-00-02-015, 202-00-02-015, 202-00-2-017, and 201-00-03-030.

PD-04-15 (Rev. 5), Hunter's Crossing Subdivision – Townhouse Development (City)

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. The property is represented by Tax Map #s 187-00-02-022 and 202-00-01-039(p).

V. OTHER BUSINESS

- NONE

VI. DIRECTOR'S REPORT

VII. ADJOURNMENT