

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 27, 2016

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, June 22, 2016 in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Burke Watson; Ms. Ronetta Moses; Mr. John Acken; Mr. Doc Dunlap; Todd Champion; Mr. Harold Johnson and Ms. Bertha Willis were present. Mr. Dennis Bolen and Ms. Sandra McBride were absent.</p> <p>Staff members present were Mr. George McGregor; Ms. Helen Roodman; Mr. Joey Adams-Raczkowski; and Ms. Wanda Scott.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. Burke Watson.</p>
MINUTES	<p>Ms. Bertha Willis made a motion to approve the minutes of the June 22, 2016, meeting as written. The motion was seconded by Ms. Ronetta Moses and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-16-17, 2405 Airport Rd. Asphalt Plant (County)</u> was presented by Ms. Helen Roodman. The Board reviewed this request for Major Site Plan approval for the construction of a hot mix asphalt plant on property located 2405 Airport Rd. Ms. Roodman explained that the applicant is requesting major site plan approval in order to relocate the existing C.R. Jackson Asphalt Plant from Eagle Rd. to 2405 Airport Rd. adjacent to the Black River Industrial Park.</p> <p>Mr. Bubba Rabon and Mr. Mac Kolb were present to speak on behalf of this request.</p> <p>After some discussion, Mr. Doc Dunlap made a motion to approve this request subject to staff's recommendations and the submitted civil plans titled, "Asphalt Plant Site Located in Sumter, South Carolina Project for C. R. Jackson, Inc. Columbia, South Carolina," prepared by Davis & Floyd, dated May 2016, issued for permitting and bidding May 31, 2016. The motion was seconded by Mr. Harold Johnson and carried a unanimous vote.</p> <p><u>MSP-16-19/HCPD-16-12/2607 Broad St. – Tru by Hilton Hotel (City)</u> was presented by Mr. Joey Adams-Raczkowski. The Board reviewed this request for Major Site Plan and Highway Corridor Protection District design approval for the construction of a four-story 92 room 'Tru by Hilton Hotel' on property located at 2607 Broad St. Mr. Raczkowski</p>

	<p>explained that In June 2016, the Planning Commission approved a Major Site Plan for a Courtyard by Marriott Hotel on this same site. The property owner has instead decided to develop this site with a Tru by Hilton hotel product. Although this project has more hotel units, the hotel rooms of this Hilton product are smaller; therefore, the overall footprint of the building is smaller.</p> <p>Mr. Raj Patel and Mr. Paul Jones were present to speak on behalf of this request.</p> <p>After some discussion, Mr. Doc Dunlap made a motion to approve this request subject to staff's recommendations and the submitted civil and landscape plans titled "Tru by Hilton, 2607 Broad Street, Sumter, SC 29150" prepared by Jones and VanPatten, LLC, dated July 1, 2016 with revisions through July 13, 2016, as well as exterior architectural elevations and colors submitted for review. The motion was seconded by Mr. Harold Johnson and received a unanimous vote.</p> <p><u>OA-115-03/OA-16-04, Billboard Copy Extensions (City & County)</u> was presented by Ms. Helen Roodman. The Board reviewed this request to amend the relevant sections of the City and County Zoning Ordinances to permit copy display extensions, also known as embellishment, on billboards outside of the I-95 Corridor where billboards are permitted.</p> <p>Mr. Glynn Willis, Mr. Chris Starr and Jon Weiss were present to speak on behalf of this request.</p> <p>After a lengthy discussion, Mr. John Acken made a motion to recommend a 15% additional sign face for embellishments. The motion failed to receive a second, therefore the motion died.</p> <p>Mr. Doc Dunlap made a motion to recommend approval for an additional 20% of sign face for embellishments. The motion was seconded by Mr. Harold Johnson and carried a vote of four in favor (Dunlap, Johnson, Champion, Watson); one in opposition (Acken); and two abstentions (Willis and Moses). The motion carried.</p>
OTHER BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 4:17 p.m. by acclamation.</p> <p>The next scheduled meeting is August 24, 2016.</p>

Respectfully submitted,

Wanda F. Scott

Wanda F. Scott, Planning Secretary

Sumter City-County Planning Commission

Meeting Date: 7-27-14

NAME (Please Print)	Which request are you here for?
Jan Weiss	OA-16-03/04
S Lyndy Willis	"
CHRISTOPHER STARR	"
Dutch Holland	