



SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

March 28, 2012

<p>ATTENDANCE</p>	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, March 28, 2012, in the Planning Department Conference Room (12 West Liberty St.). Seven board members: Mr. Jay Davis; Mr. Burke Watson; Mr. James Davis; Ms. Sandra McBride; Mr. David Durham; Mr. Charles Segars; Mr. Dennis Bolen – and the secretary were present. Ms. Constance Lane and Mr. David Merchant were absent. The meeting was called to order at 3:00 p.m. by Mr. Jay Davis.</p>
<p>MINUTES</p>	<p>Mr. Burke Watson made a motion to approve the February 22, 2012 minutes as presented. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.</p>
<p>PRESENTATION OF SERVICE PLAQUE</p>	<p>Mr. George McGregor presented Rev. Ellie Palmer with a service plaque for his years of service on the Planning Commission.</p>
<p>NEW BUSINESS</p>	<p>MSP-12-08 / HCPD-12-06, N. Pike West & Farmer’s Telephone Rd. / SCE&G (City) was presented by Ms. Donna McCullum. The Board reviewed this request for Major Site Plan and Highway Corridor Protection District Design review approval for the construction of a 15,831 sq. ft. SCE&G gas operations facility with parking, stormwater management, and associated landscaping to be located at the corner of N. Pike West and Farmer’s Telephone Rd. Mr. Keith Clarke and Mr. Mike Quinlan were present to speak on behalf of this request. After some discussion, Mr. David Durham made a motion to approve this request based on the submitted civil, landscape and architectural plans titled, “SCE&G Gas Operations Facility (SGO) Sumter, South Carolina,” prepared by MCA Architecture and Heritage Engineering, dated 2/14/12, sheets C-1 through C-4 and AS-101, AS-102, AS-501, AL-101, AL-102, A-101, A-201, and A-202. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.</p> <p>MSP-12-09 / HCPD-12-07, 2542 Broad St. / Scott Will Toyota (City) was presented by Ms. Donna McCullum. The Board reviewed this request for Major Site Plan and Highway Corridor Protection District design review approval for the renovations and additions to the existing Toyota Dealership building that will result in a 27,000 sq. ft. structure. Plans include additional paved parking, retrofitting street front buffer</p>

landscaping, and closing an existing drive on Wilson Hall Rd. Mr. Meredith Drakeford was present to speak on behalf of this request. After a brief discussion, Mr. Burke Watson made a motion to approve this request subject to staff's recommendation and the submitted civil and landscape plans titled, "Scott Will Toyota of Sumter 2542 Broad Street," Sheet 1 of 3 through 3 of 3, dated March 6, 2012, prepared by BurnsRobinson Civil Engineering.; and building elevations titled, "Scott Will Toyota of Sumter," Sheet A05.00, dated March 2, 2012; prepared by Gensler Toyota Image USA II. It was clarified at the meeting that the applicant will use all 5 existing driveways. The motion was seconded by Mr. David Durham and carried a unanimous vote.

MSP-11-51 / HCPD-11-58, 650 Jefferson Rd. / Caterpillar Plant expansion (County) was presented by Ms. Donna McCullum. The Board reviewed this request for Major Site Plan and Highway Corridor Protection District design review approval for an expansion to the existing Caterpillar Manufacturing Plant located on the southwest corner of Jefferson Road at Wise drive. Plans consist of 171,000 sq. ft. additional manufacturing space with parking, enhanced distribution capabilities, stormwater management and associated landscaping. After some discussion, Mr. David Durham made a motion to approve this request subject to the submitted civil and landscape plans titled, , "Project Encore of Sumter, South Carolina, 650 Jefferson Rd.," Sheet C1 through C6.1, dated March 15, 2012; prepared by MJM Civil Engineering; Building elevations titled, "Encore Project Plant Expansion, Sumter, SC" Sheet A104, dated March 15, 2012; prepared by TiGroup Architects and contingent upon the following staff recommendations:

- Approved encroachment permits from SCDOT for the three proposed driveways;
- Amending the landscaping plan to include dumpster location and screening details that comply with Section 8.d.7.c.2;
- Final approval of the stormwater management plan for the entire development;
- Recommendations as noted under Traffic Section of report for modification to median to allow for left turn lane for north bound traffic on N. Wise Dr.

The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

RZ-12-01, 21 Pinewood Rd. (City) was presented by Ms. Claudia Rainey. The Board reviewed this request to rezone +/- 0.44 acres of a 0.97 acre tract located at 21 Pinewood Rd. from Professional Office (PO) to Limited Commercial (LC) in order to construct an addition to the existing veterinary office on the property. Mr. Scott Bell was present to speak on behalf of this request. After some discussion, Mr. Charles Segars made a motion to recommend approval for this request as presented. The motion was seconded by Mr. Burke Watson and carried a unanimous vote.

Mr. David Durham recused himself from deliberation on the following request.

SV-12-01, 1005 Riverswamp Rd. (County) was presented by Ms. Donna McCullum. 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* for property located at 1005 Riverswamp Rd. After some discussion, Mr. Jimmy Davis made a motion to approve this request with the following conditions:

1. Subdivision is for purpose of mortgage financing requirements only.
2. Property will not be cut out to be conveyed to any other person.
3. Private paved driveway will be accessible for emergency vehicles.

The motion was seconded by Mr. Dennis Bolen and carried a unanimous vote.

Mr. Durham rejoined the meeting.

SV-12-02, McQuiller St. (County) was presented by Ms. Claudia Rainey. The Board reviewed this request for approval of the relationship for lifetime family transfer to subdivide property located on McQuiller St. Ms. Rainey explained to the Board that this was a request to convey five (5) acres to a cousin's son's brother-in-law. Mr. Lucius Buckman was present to speak on behalf of the request. After some discussion, Mr. Burke Watson made a motion to deny this request. The motion was seconded by Mr. Charles Segars and carried a vote of five (5) in favor of denial and one (1) opposition. The motion carried.

SV-12-03, 23-25 Vining 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* for property located at 23-25 Vining Rd. After a brief discussion, Mr. David Durham made a motion to approve this request as presented. The motion was seconded by Ms. Sandra McBride and carried a unanimous vote.

HCPD-12-05, 1025 Oswego Hwy. (County) was presented by Ms. Donna McCullum. The Board reviewed this request for Highway Corridor Protection Design review approval for construction of a new 4,298 sq. ft community center with associated parking and landscaping on property located at 1025 Oswego Hwy. After some discussion, Ms. Sandra McBride made a motion to approve this request. The motion was seconded by Mr. Jimmy Davis and carried a vote of five (5) in favor and one (1) abstention. The motion carried.

OTHER BUSINESS	Ms. Mary Caflisch gave a short presentation on Low-Impact Development.
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, Mr. David Durham made a motion to adjourn the meeting at approximately 4:25 p.m. The motion was seconded by Mr. David Merchant.</p> <p>The next regularly scheduled meeting is April 25, 2012.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p>