

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

February 26, 2020

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, February 26, 2020 in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Six board members: Ms. Sandra McBride; Ms. Ronetta Moses; Mr. Jim Price; Mr. Todd Champion; Mr. Jason Ross and Ms. Bertha Willis – were present. Ms. Kim Harvin was absent.</p> <p>Staff members present were: Ms. Helen Roodman; Mr. Jeff Derwort; Mr. Daniel Crum; Mr. Preston McClun and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Ms. Sandra McBride.</p>
MINUTES	<p>Ms. Bertha Willis made a motion to approve the minutes of the January 22, 2019 with correction noted. The motion was seconded by Mr. Todd Champion and carried a unanimous vote.</p>
NEW BUSINESS	<p><i>Mr. Todd Champion recused himself from this request.</i></p> <p><u>MSP-20-03, 755 Electric Drive (City)</u> was presented by Mr. Daniel Crum. The Board reviewed this request Major Site Plan approval for a 17,500 sq. ft. medical office and clinic.</p> <p>Mr. Crum stated the applicant is requesting Major Site Plan approval for the construction of a new medical office and clinic for Sumter Behavioral Health at 755 Electric Dr.</p> <p>Mr. Crum added interior building plans detail office spaces, conference and training rooms, waiting areas, and utility/storage space. In addition to the mail facility, the applicant is also proposing a 500 sq. ft. detached maintenance structure on the northwestern portion of the property.</p> <p>Mr. Crum mentioned the applicant has submitted a landscaping plan for the property that includes a street buffer, parking island plantings, building landscaping, preservation of the existing rear vegetation, and buffers between the adjacent property lines.</p> <p>Mr. Scott Bell was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to approve this request subject to staff’s recommendations and proposed conditions of approval, as well as the set of plans titled, “Sumter Behavioral Health</p>

Services” prepared by RS Bell Architects, LLC, dated February 4, 2020. The motion was seconded by Mr. Bertha Willis and carried a unanimous vote.

Mr. Todd Champion recused himself from this request.

MSP-20-05/HCPD-20-03, 3180 Broad St. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request for Minor Site approval for the relocation of an 1,850 sq. ft office structure.

Mr. Derwort stated the applicant is requesting minor site plan and Highway Corridor Protection (HCPD) approval in order to relocate their commercial office structure approximately 80 ft. to the west. This request is coming to Planning Commission for approval of an alternate parking material as part of the site plan approval request. Site plan review requirements for the project are triggered since the applicant is proposing to move an existing building onto a different area of the site. The site is non-conforming to current development standards. However, the act of moving the building triggers discontinuance of non-conforming protections and requires conformance with current standards.

Mr. Derwort added the larger +/- 24.34 acre site is in the process of being annexed into City jurisdiction, with formal 2nd reading adoption of the annexation petition anticipated at the February 18, 2020 City Council Meeting.

Mr. Derwort mentioned per conversations with the applicant, it is staff’s understanding that this business relocation will be temporary in nature. Once future development agreements for the larger site are formalized, it is anticipated that the applicant will have to completely vacate the site.

After some discussion Mr. Jim Price made a motion to approve this request. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.

SV-20-01, Orangehill Rd. (County) was presented by Mr. Preston McClun. The Board reviewed the request for approval of 3rd Cousin to 3rd Cousin family relationship for a lifetime family conveyance to subdivide +/- 5.0 acre from a larger +/- 9.57 acre tract.

Mr. McClun stated Orangehill Rd. is a privately owned and maintained dirt road. Property frontage on this road cannot be used to satisfy minimum public road frontage requirements for standard subdivision. The property can only be subdivided through a lifetime conveyance. Per the Sumter County Zoning & Development Standards Ordinance, lifetime conveyances are a form of exempt subdivision meant to allow an individual to transfer property to an immediate family member that may not meet standard subdivision regulations for public access.

Ms. Lillian Chapman was present to speak on behalf of the request.

	<p>After some discussion, Mr. Jim Price made a motion to approve of this request. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.</p> <p><u>RZ-20-01, Black River Rd. & Edens Rd. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone 6 parcels separate tax parcels totaling +/- 313.6 acres of land from R-15 to Agricultural Conservation (AC).</p> <p>Mr. Derwort stated this request is to rezone six (6) separate tax parcels from Residential-15 (R-15) to Agricultural Conservation (AC). This request was initiated by County Council, who at their January 14, 2020 meeting unanimously voted to forward rezoning action to the Planning Commission for formal recommendation as required under state law. Discussion of these R-15 zoned parcels originated from County Council adoption proceedings for the Sumter 2040 Comprehensive Plan.</p> <p>Mr. Derwort added the general character of the area subject to this request is rural. The properties are being used for agricultural purposes, and more than half of the combined acreage subject to this request is protected via conservation easement.</p> <p>Mr. Derwort mentioned the Military Protection planning area is intended to protect Shaw A.F.B. and Poinsett Electronic Combat Range from encroachment of incompatible land uses and to reduce the accident and noise potential to citizens in areas adjacent to these two critical military installations. Only very low-density residential uses of one acre or more on private well and septic tank are supported in this planning area.</p> <p>Mr. Brandon Durant was present to speak on behalf of the request.</p> <p>After some discussion, Ms. Bertha Willis made a motion to recommend approval of this request. The motion was seconded by Ms. Ronetta Moses and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Helen Roodman mentioned to the Board a training opportunity on March 27, 2020. Ms. Kellie Chapman will email each of you with the information. Please let her know if you would like to attend, so she can get you registered for the training.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:30 p.m. by acclamation.</p> <p>The next scheduled meeting is March 25, 2020.</p>

Respectfully submitted,

Kellie K. Chapman

Kellie K. Chapman, Board Secretary