

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

August 26, 2020

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, August 26, 2020 in the Sumter Opera House Theater located on the First Floor of the Sumter Opera House. Six board members: Ms. Sandra McBride; Mr. Jim Price; Mr. Jason Ross, Mr. Jim Crawley, Ms. Bertha Willis and Ms. Kim Harvin – were present. Mr. Todd Champion and Ms. Ronetta Moses were absent</p> <p>Staff members present were Ms. Helen Roodman; Mr. Jeff Derwort; Mr. Kyle Kelly; 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 July 22, 2020 meeting as written. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>SD-20-01, 1455 Camden Hwy. – Bradford Meadows (City)</u> was presented by Mr. Preston McClun. The Board reviewed the request for preliminary plat approval to develop a 55-lot single-family detached dwelling subdivision.</p> <p>Mr. McClun mentioned the applicant proposes to develop a 55-lot residential subdivision on a +/- 33.88 tract with access on Camden Hwy. near Alice Dr. The subdivision will be developed in 2 Phases. Phase 1 will consist of 30 lots, while Phase 2 will consist of 25 lots.</p> <p>Mr. McClun added in 2020 the applicant annexed the property into the City to receive city utility services and rezoned the property from Residential-15 (R-15) to Residential-6 (R-6).</p> <p>Mr. McClun stated, staff recommends approval of this request.</p> <p>Mr. Rocky Knowlton was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to approve preliminary plat submission titled “Bradford Meadows Subdivision,” prepared by Jones & VanPatten, LLC, sheet C1 dated 08-13-2020; and the Conditions of Approval for SD-20-01. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.</p>

PD-00-08 (Revision 23), 3510 Patriot Parkway (City) was presented by Mr. Kyle Kelly. The Board reviewed the request to increase the number of units and structures allowed within the Townhouse Development on Brushwood and Constitution Drives from 40 to 44 in accordance with a site-specific development plan.

Mr. Kelly stated the townhouse units on Brushwood and Constitution were approved under PD-00-08 (Revision 21) in August 2019. The 2019 approval permitted the construction of a 40-unit duplex-townhouse development within the commercial portion of Sumter West. This request is being made to add four (4) additional units.

Mr. Kelly stated, staff recommends approval of this request.

Mr. Mack Kolb was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of this request. The motion was seconded by Ms. Bertha Willis and carried a unanimous vote.

RZ-20-12, Corner of Patriot Parkway & Deschamps Rd. (County) was presented by Mr. Kyle Kelly. The Board review the request to rezone a parcel totaling +/- 2.00-acre portion of a tract from Agricultural Conservation (AC) to Limited Commercial (LC).

Mr. Kelly stated this request is to rezone a 2.00-acre portion of an overall 7.2-acre tract. The applicant is requesting this rezoning in order to develop a gas station and convenience store on the site. The site is currently undeveloped.

Mr. Kelly added that if the rezoning is successful, the remaining 5.2 acres will continue to be zoned Agricultural Conservation (AC).

Mr. Kelly stated, staff recommends approval of this request.

Mr. Louis Tisdale was present to speak on behalf of the request.

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

OA-20-03, General Merchandise Stores (SIC Code 53) in the Limited Commercial (LC) & Neighborhood Commercial (NC) Districts (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to amend Article 3, Section 3.g.3: Conditional Uses (NC) , Article 3, Section 3.h.3: Conditional Uses (LC), Article 3, Exhibit 5: Permitted & Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts, and Article 5, Section 5.b.1: Criteria for Review in order to provide different size classifications for general merchandise stores uses (SIC Code 53) and to allow general merchandise (SIC Code 53) store uses with a gross floor area (GFA) of 11,000 sf. or less in the NC and LC districts as conditional uses with specific conditional criteria.

	<p>Mr. Derwort added the request is result of multiple conversations with small general merchandise store chains concerning potential locations within Sumter County. Currently general merchandise stores are permitted by right in the General Commercial (GC) district and Central Business District (CBD) districts and are allowed as standard conditional uses in the Light Industrial-Warehouse (LI-W) and Multi Use Industrial (MUI) districts. Conditional-500 (C-500) approval is required in the Agricultural Conservation (AC) district.</p> <p>Mr. Derwort mentioned under the parameters of the current Ordinance, uses under SIC Code 53 are only permitted in zoning districts that allow the most intensive commercial uses or districts where they are subject to conditional use review, including C-500 review requiring adjacent property owner and tenant consent signatures in the AC district. They are not permitted by-right, conditionally, or by special exception approval in the NC or LC districts. The current Ordinance makes no distinction concerning the overall size of the use.</p> <p>Mr. Derwort stated staff is proposing that general merchandise stores with 11,000 sf of GFA or less be included as conditional uses, not by right permitted uses, in order to mitigate potential conflicts with less intensive land uses.</p> <p>Mr. Derwort stated, staff recommends approval of this request.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend approval of this request. The motion was seconded by Ms. Bertha Willis and carried a unanimous vote.</p>
<p>OLD BUSINESS</p>	<p><u>RZ-20-10, 1650 S. Guignard Pkwy. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone two parcels totaling +/- 2.2 acres of land from Agricultural Conservation (AC) to General Commercial (GC).</p> <p>Mr. Derwort mentioned this request is to rezone two (2) separate parcels totaling +/- 2.2 acres from AC to GC. The applicant intends to develop a car stereo retail sales and installation use on the site. The applicant intends to partner with Morris College to provide training and internship opportunities as a significant portion of their business staffing plan. The applicant is proposing a +/- 4,800 sf metal building with brick veneer on the front.</p> <p>Mr. Derwort added establishing a zoning district that allows for the broadest range of commercial uses has the potential to disrupt adjacent less intensive land uses. Under the current AC zoning the proposed use could be developed on the property if all criteria of the C-500 process can be met.</p> <p>Mr. Derwort stated, staff recommends denial of this request.</p> <p>Mr. Raymond Smith was present to speak on behalf of the request.</p>

	<p>After some discussion, Ms. Kim Harvin made a motion to recommend denial of this request, receiving no second, the motion failed. Mr. Jim Price made a motion to recommend approval to rezone to Limited Commercial (LC). The motion was seconded by Mr. Jason Ross and carried a vote of four (4) in favor (Crawley, Ross, Price, Willis) and one (1) in opposition (Harvin). The motion carried.</p>
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:55 p.m. by acclamation.</p> <p>The next scheduled meeting is August 26, 2020.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>