

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Minutes of the Meeting

October 28, 2020

<b>ATTENDANCE</b>	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, October 28, 2020 in the Sumter Opera House Theater located on the First Floor of the Sumter Opera House. Seven board members: Ms. Sandra McBride; Mr. Jim Price; Mr. Jason Ross; Mr. Jim Crawley; Ms. Bertha Willis; Ms. Ronetta Moses and Ms. Kim Harvin – were present. Mr. Todd Champion was absent.</p> <p>Staff members present were Ms. Helen Roodman; Mr. Kyle Kelly; Mr. Preston McClun; Mr. Jeff Derwort and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Ms. Sandra McBride.</p>
<b>MINUTES</b>	<p>Ms. Kim Harvin made a motion to approve the minutes of the September 23, 2020 meeting as written. The motion was seconded by Ms. Bertha Willis and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>MSP-20-39/HCPD-20-26, 1302 Broad St. (City)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request for Major Site Plan approval for a +/- 2,304 sq. ft. Chipotle Restaurant. The property is located at 1302 Broad St. and is represented by Tax Map # 203-11-02-009.</p> <p>Mr. Derwort mentioned the applicant is requesting a Major Site Plan and Highway Corridor Protection District review approval to develop a 2, 304 sq. ft. Chipotle Restaurant on a proposed outparcel site at the Gateway Plaza Shopping Center. The proposed development area was shown as a “future outparcel” on previous site plans approved by the Planning Commission in 2019 (MSP-19-08) for expansion of the shopping center.</p> <p>Mr. Derwort added the proposed plan shows an open space area directly adjacent to the west of the building. This area will be sodded, and shrubs will be planted around the open area.</p> <p>Mr. Derwort stated the applicant is proposing to fully remove one (1) of the shopping center’s two (2) Broad St. driveways and to convert one (1) of the shopping center’s two (2) Alice Dr. (SC-120) driveways to a right-in, right-out only configuration.</p> <p>Mr. Derwort stated, staff recommends approval of this request.</p> <p>Mr. Graham Stewart was present to speak on behalf of the request.</p>

After some discussion, Ms. Kim Harvin made a motion to approve the request subjects to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the set of plans titled, "Chipotle at Gateway Plaza Shopping Center – 1324 Broad St., Sumter, SC 29150", prepared by Blue Water Civil Design, LLC, Jason Henderson, PE, dated October 16, 2020 and associated exterior building elevations prepared by MJM Architects. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.

**MSP-20-40/HCPD-20-27, 3040 Broad St. (City)** was presented by Mr. Jeff Derwort. The Board reviewed the request to approve Major Site Plan for a +/- 97,592 sq. ft. Climate Controlled Mini-Storage Facility.

Mr. Derwort added plans submitted show a two story 96,692 sq. ft. mini warehouse building and a 900 sq. ft. office. Additionally, plans show a 24,100 sq. ft. "future" mini warehouse area to reviewed at a later date.

Mr. Derwort mentioned the proposed development area is a 4.00-acres in size. Currently, the site is composed of two separate tax parcels totaling +/- 4.31-acres in size. Prior to development, the two tax parcels will be combined, and 0.31-acres will be conveyed to the adjacent property to the rear in order to comply with the 4-acre maximum site requirement for mini-warehouse sites.

Mr. Derwort added the site is adjacent to City of Sumter jurisdiction and connection to sewer service is being proposed. Therefore, in accordance with City Utility Department polices, annexation of the site is required. The applicant submitted a 100% method annexation petition that is anticipated to receive 2<sup>nd</sup> reading/final approval by City Council on November 17, 2020. Due to the pending annexation petition, the request is being reviewed using City development standards.

Mr. Derwort stated the applicant is proposing to install a new driveway on the private portion of Stamey Livestock Rd. south of Broad St. Stamey Livestock intersects Broad St. via a signalized intersection.

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

Mr. Tom Britt and Mr. Guy Lampe were present to speak on behalf of the request.

After some discussion, Ms. Ronetta Moses made a motion to approve the request subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the set of plans titled, "Ample Storage, 3040 Broad St., City of Sumter, SC", prepared by HB Engineering, Thomas Britt, PE, dated October 15, 2020 and a set of elevation renderings prepared by Express Building Systems. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.

**MSP-20-41, 2720 Southgate Dr. (County)** was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site approval for a +/- 117,105 sq. ft. warehouse facility expansion, associated paving, utility improvements, and stormwater drainage improvements.

Mr. Kelly stated Santa Cruz Nutritionals operates a manufacturing facility at the site and is constructing a larger facility to better serve their needs.

Mr. Kelly added upon completion of the proposed expansion, the facility will host 608 full time employees, and will generate approximately 21 freight truck trips per day. Interior building plans detail warehouse space, training rooms, employee breakrooms, production space and utility/storage space.

Mr. Kelly mentioned the Traffic Impact Study (TIS) has identified one recommended transportation improvement. The improvement is construction of a new exit-only access driveway on the site's Corporate Circle frontage, replacing an existing access. Freight traffic would enter the site at the southernmost entrance on Southgate Dr. and would exit either at that same entrance or onto Corporate Circle. Employees would enter and exit from the existing Southgate Dr. driveways.

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

Mr. Brad Sanderson and Mr. Kris Simmons were present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve the request subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the set of plans titled, "site Development Plans for Santa Cruz Nutritionals Sumter", prepared by Thomas & Hutton, dated 10/15/20. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.

**HCPD-20-30, 325 Broad St. (City)** was presented by Mr. Jeff Derwort. The Board reviewed the request for Highway Corridor Protection District Design review approval for placement of an aluminum carport structure in front of the Colonial Healthcare building.

Mr. Derwort added the structure will consist of metal poles and aluminum roof. It will be used as a shelter for medical staff as they administer COVID-19 testing. The current practice is to administer COVID-19 tests to patients in a drive-through fashion while the patient remains within their vehicle.

Mr. Derwort stated Colonial Healthcare has stated that the structure will be removed from the site once there is no longer a need for large scale COVID-19 testing.

Mr. Derwort mentioned the placement of the structure in this location also requires Board of Zoning Appeals (BZA) variance approval from

front setback requirements.

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

After some discussion, Mr. Jim Price made a motion to approve the material for an aluminum carport structure in front of the Colonial Healthcare building. The motion was seconded by Ms. Ronetta Moses and carried a unanimous vote.

**RZ-20-13, 1170 Broad St. (City)** was presented by Mr. Preston McClun. The Board reviewed the request to rezone +/- 0.30-acre portion of larger 1.19-acre tract from Residential-15 (R-15) to General Commercial (GC).

Mr. McClun stated the applicant is requesting the GC zoning designation on the +/- 0.30-acre portion in order to permit the expansion of the existing parking lot. As this area is currently zoned R-15, the expansion of the parking lot is not permitted as it would represent the expansion of a commercial use that is not permitted in the underlying zoning district.

Mr. McClun added adjacent parcels to the South and West are within the R-15 zoning districts and all parcels to the North, East, and West are zoned GC. The primary purpose of the R-15 zoning district is for single-family residential dwellings. The neighboring parcels to the north, east, and west consist of fully developed commercial sites. GC zoning permits the broadest possible range of commercial uses.

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

Mr. Stuart Anderson was present to speak on behalf of the request.

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

**RZ-20-14, 1810 Pinewood Rd. (County)** was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 4.13-acre tract from Agricultural Conservation (AC) to Neighborhood Commercial (NC).

Mr. Kelly added the applicant has indicated that this property will be developed with a 9,100 sq. ft. general merchandise store, specifically a Dollar General.

Mr. Kelly stated the general merchandise store use is currently in the Agricultural Conservation (AC) zoning district as a Conditional Use-500 (C-500), requiring signatures from 2/3 (or 67%) of the affected property owners within 500 feet of the property. Based on the proposed use, rezoning of this property is not necessary. The applicant has chosen not to pursue the C-500 conditional use process. The applicant prefers to pursue rezoning the property to Neighborhood Commercial (NC) classification.

	<p>Mr. Kelly stated, staff recommends approval of this request.</p> <p>Mr. Greg Googer was present to speak on behalf of the request.</p> <p>After some discussion Ms. Kim Harvin made a motion to deny the request and it was seconded by Ms. Ronetta Moses and carried a vote of four (4) in opposition of denial (Ross, Price, Crawley, McBride) and three (3) in favor of denial (Harvin, Moses, Willis)—the motion failed. Mr. Jim Price made a motion to approve the request and it was seconded by Mr. Jason Ross and carried a vote of five (5) in favor (Price, Ross, Crawley, Moses, Willis) and one (1) in opposition (Harvin). The motion carried.</p>
<b>OLD BUSINESS</b>	<b>NONE</b>
<b>DIRECTOR'S REPORT</b>	<p>Ms. Roodman reminded all board members to complete their training before 12/31/20.</p> <p>Ms. Roodman announced the next Sub-Committee meeting will on Monday, November 9, 2020 at 3:00 p.m.</p> <p>At the next meeting Mr. Jeff Derwort will present to the Board approved Minor Site Plans from January 1, 2020 to October 31, 2020. And Mr. Kelly will brief the board on Greenway updates.</p>
<b>ADJOURNMENT</b>	<p>With no further business, the meeting was adjourned at approximately 4:05 p.m. by acclamation.</p> <p>The next scheduled meeting is November 19, 2020.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>