

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

November 18, 2020

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| ATTENDANCE | <p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, November 18, 2020 in the Sumter Opera House Theater located on the First Floor of the Sumter Opera House. Five board members: Ms. Sandra McBride; Mr. Jim Price; Mr. Jim Crawley; Ms. Bertha Willis; and Ms. Kim Harvin – were present. Mr. Todd Champion, Mr. Jason Ross, and Ms. Ronetta Moses were 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> |
| MINUTES | <p>Ms. Bertha Willis made a motion to approve the minutes of the November 18, 2020 meeting as written. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p> |
| NEW BUSINESS | <p><u>RZ-20-15, 526 N. Main St. / 111 Brown St. (City)</u> was presented by Mr. Preston McClun. The Board reviewed the request to rezone +/- 1.31-acre area of a +/- 2.07-acre tract from Residential-6 (R-6) to General Commercial (GC).</p> <p>Mr. McClun stated the subject property has frontage on four streets; Pear St. to the north, Brown St. to the west, Crescent Ave. to the south, and N. Main St. to the east. The property is adjacent to residential uses to the north and west, with residential and institutional uses to the south and east. If the rezoning is successful, the applicant has indicated their intent to reuse the existing building and site to establish an automotive repair and towing business use (SIC 753).</p> <p>Mr. McClun added the site is currently split zoned between Residential-6 and General Commercial (GC) zoning districts. The site is the location of the former Coburg Dairy. The Dairy was the last entity with an active business license. There have been no licensed businesses on the property since 1994. The site is considered non-conforming, subject to discontinuance.</p> <p>Mr. McClun mentioned that the request was modified by the applicant after review of the staff report to rezone +/- 0.88-acre acre of the +/- 2.07-acre tract from R-6 to GC.</p> <p>Mr. McClun stated, staff recommends approval of the modified request.</p> |

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| | <p>After some discussion, Mr. Jim Price made a motion to recommend approval for +/- 0.88-acres of the +/- 2.07-acre tract to rezone from R-6 to GC. The motion was seconded by Ms. Bertha Willis and carried a three (Price, Willis, McBride) in favor and two (Harvin and Crawley) in opposition. The motion carried.</p> <p><u>HCPD-20-31, 4560 Broad St. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request for Highway Corridor Protection District Design review approval for alternate exterior building materials for a proposed +/- 1652 sq. ft. building.</p> <p>Mr. Derwort added the applicant has submitted site development plans and building elevation plans for review. Overall, this project is considered minor scope, requiring staff level review only. However, the applicant is proposing a combination of brick and fiber cement board (Hardie Board) exterior materials. Proposed brick exterior materials comprise less than 80% of the building surface area (excluding doors & windows) visible the public. Building exterior materials shall consist of a minimum of eighty (80%) brick, stucco, stone masonry, or materials approve by the Sumter City-County Planning Commission. Planning Commission approval is specifically required concerning the proposed building exterior materials.</p> <p>Mr. Derwort mentioned that the rear of the building does not have an important visual relationship with, nor can it be seen from Broad St. right-of-way therefore, it is exempt from HCPD exterior material design standards.</p> <p>Mr. Derwort stated a modular mobile home sales office building is being proposed for the site. The structure will include brick and Hardie Board exterior materials. Only 2/3rds of the buildings visible exterior façade is comprised of brick, the remainder of the structure’s façade is constructed from Hardie Board, which is not considered approved material.</p> <p>Mr. Derwort stated, staff recommends approval of this request.</p> <p>After some discussion, Mr. Jim Price made a motion to approve this request. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p> |
| OLD BUSINESS | NONE |
| DIRECTOR’S REPORT | <p>Mr. Kelly presented an update on Sumter’s Greenways.</p> <p>Mr. Derwort gave a report on Minor Site Plans approved by Staff from January 1, 2020 – October 31, 2020.</p> <p>Ms. Roodman reminded all board members to complete their training before 12/31/20.</p> |

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| ADJOURNMENT | With no further business, the meeting was adjourned at approximately 3:41 p.m. by acclamation. The next scheduled meeting is December 16, 2020. |
| | Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary |