

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

March 24, 2021

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, March 24, 2021 in the Sumter Opera House Theater located on the First Floor of the Sumter Opera House. Eight board members: Mr. Keith Ivey; Ms. Ronetta Moses; Mr. Jim Price; Mr. Jim Crawley; Mr. Jason Ross; Ms. Kim Harvin; and Mr. Michael Walker – were present. Mr. Chris Sumpter and Ms. Bertha Willis were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Jeff Derwort and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. Jim Crawley</p>
MINUTES	<p>Ms. Kim Harvin made a motion to approve the minutes of the February 24, 2021 meeting as written. The motion was seconded by Ms. Bertha Willis and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-21-08/HCPD-21-07, 11280 Broad St. (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan Approval for Demolition and Reconstruction of Zaxby’s Restaurant.</p> <p>Mr. Kelly added the applicant is proposing to redevelop the existing site with a new building and site configuration for the existing restaurant with drive-thru use. In the area of the site, Broad St. is an SCDOT-owned and maintained Major Arterial roadway with two travel lanes in each direction and a center two-way left turn lane.</p> <p>The applicant is proposing to retain the two (2) existing driveways on Broad St., as well as construct a connection to a shared-use access easement at the rear of the site which will allow one-way traffic from the site onto W. Wesmark Blvd.</p> <p>Mr. Kelly stated the primary exterior materials, excluding doors and windows, will be split-brick, fiber cement board (Hardie panel), and metal coping. The project does not meet the strict 80% brick, stucco, or stone masonry threshold and therefore requires specific Planning Commission approval of proposed exterior materials. Staff is in support of the exterior materials proposed for this project. The proposed roof pitch of the building is compatible with existing commercial development on the Broad St. corridor.</p> <p>Mr. Kelly stated, staff recommends approval subject to the stated Conditions of Approval outlined in Exhibit 1.</p>

After some discussion, Ms. Jim Price made a motion to approve subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the site plan submission titled "*Site Plans, Zaxby's Restaurant in the City of Sumter,*" prepared by Heritage Engineering, revised March 11, 2021. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.

MSP-21-09/ HCPD-21-08, 3180 Broad St. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request for Major Site Plan Approval for a +/- 38,000 sq. ft. Behavioral Health Hospital.

Mr. Derwort added the site is situated on Broad St. near the intersection of Broad St. and Carter Rd. The site consists of +/- 5.15-acre parcel that is part of a larger +/-24.33-acre property.

Mr. Derwort stated this project represents a new in-patient behavioral hospital use along a major arterial road. The use will be a part of an internally connected development consisting of a variety of commercial uses. However, this use will be setback at the rear of the site and will not be the prominent feature along Broad St. upon full build out of the larger tract. Staff finds that the project is in alignment with goals and policies of the Sumter 2040 Comprehensive Plan.

Mr. Derwort stated, staff recommends approval subject to the stated Conditions of Approval outlined in Exhibit 1.

After some discussion, Ms. Jason Ross made a motion to approve subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the set of plans titled "*Midlands Behavioral Health Facility Sumter, SC*", prepared by Michael E. Weatherly, PE, dated March 14, 2021, a landscaping plan titles "*Midlands Behavioral Health Hospital Sumter, SC*" prepared by Jones & VanPatten, LLC dated January 22, 2021 and elevation renderings titled "*Midlands Behavioral Health Hospital 3180 Broad St., Sumter, South Carolina 29150*" prepared by Mark E. Bixler, AIA dated January 16, 2021. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

SD-21-01, 1955 N. Saint Paul's Church Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for preliminary plat approval to develop a 16-lot single-family residential subdivision.

Mr. Kelly mentioned the applicant proposes to develop a 16-lot residential subdivision on an undeveloped +/- 9.68-acre tract with access on N. Saint Paul's Church Rd. The subdivision is currently unnamed.

Mr. Kelly added the proposed preliminary plan indicates lots ranging from 0.43 to 0.57 acres in size with 73 to 85 ft. of road frontage. The proposed housing units for the subdivision will be a single family residential dwelling product. The lots meet the size and dimensional requirements for residential development in the GR zoning district.

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

Mr. Michael Weatherly was present to speak on behalf of the request.

After some discussion, Mr. Jason Ross made a motion to approve preliminary plat submission titled "North Saint Paul Church Road Subdivision," prepared by Michael E. Weatherly, PE dated 12-11-2020; and the Conditions of Approval for SD-21-01. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

RZ-21-05, 1765 N. Main St. (County) was presented by Ms. Helen Roodman. The Board reviewed the request to rezone +/- 2.23-acres of land from Agricultural Conservation (AC) and Neighborhood Commercial (NC) to General Commercial (GC).

Ms. Roodman added the applicant is pursuing the rezoning to maximize resale and development options for the property. Historically the property was used residentially, however; the dwelling and all associated structures have been removed from the parcel.

Ms. Roodman mentioned the property is currently split zoned Agricultural Conservation (AC) and Neighborhood Commercial (NC). The purpose of the AC district is to protect and preserve areas of the county which are presently rural or agricultural in character and use and are uniquely suited to agricultural uses. The NC district is intended to meet the commercial and service needs generated by nearby residential development. Good and services that are normally available in this district are of a "convenience variety" and the size of the district should relate to the surrounding residential market area.

The purpose of the General Commercial (GC) zoning district is to accommodate the broadest possible range of commercial uses, while protecting the environment from potentially objectionable uses. It is common to find GC zoning on the main thoroughfares within the community such as N. Main St.

After some discussion, Mr. Michael Walker made a motion to recommend approval of rezoning the +/- 2.33-acres from Agricultural Conservation (AC) and Neighborhood Commercial (NC) to General Commercial (GC). The motion was seconded by Ms. Bertha Willis and carried a unanimous vote.

RZ-21-06, 6815 Claremont Ln. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 1.99-acres of land from Agricultural Conservation (AC) to Neighborhood Commercial (NC).

Mr. Derwort stated the intent of the applicant is to develop a general merchandise store use under 11,000 sq. ft. of gross floor area (GFA) in the size on the property.

Mr. Derwort mentioned the property is located on the northwest corner of the intersection of N. Kings Hwy. (SC-261) and Claremont Ln. The

property is adjacent to residential land uses to the north, east, and west. The property is adjacent to commercial land use to the south.

Mr. Derwort added the size of the property is 1.99-acres, 0.01 acres less than the minimum area required to establish a free-standing zoning area as defined Article 2, Section 2.a.2 of the Ordinance. The Planning Commission recommended approval of Ordinance Amendment (OA-21-02) at its February 24, 2021 meeting that would reduce the minimum size of free-standing zoning areas consisting entirely of NC zoning to 1.5-acres. The request is currently being considered by County Council and received first reading approval on March 9, 2021. The Ordinance Amendment must still go through a two more readings including the public hearing prior to final approval. Should OA-21-02 receive final approval from Sumter County Council, this rezoning request will be compliant with free-standing zoning area minimum size requirements outlined in OA-21-02.

Mr. Greg Googer was present to speak on behalf of the request.

After some discussion, Mr. Keith Ivey made a motion to recommend approval of rezoning the +/- 1.99-acres from Agricultural Conservation (AC) to Neighborhood Commercial (NC). The motion was seconded by Mr. Jason Ross and the motion carried, with five voting in favor (Walker, Willis, Ross, Price, and Ivey) and one voting in opposition (Harvin).

RZ-21-07, 15 Green St. (City) was presented by Ms. Helen Roodman. The Board reviewed the request to rezone +/- 1.99-acres of land from Heavy Industrial (HI) to General Commercial (GC).

Ms. Roodman stated it is the applicant's intent to construct a new office building for the City of Sumter Public Services Department. Although the HI zoning district would permit construction of the administrative office on this property, the HI district setback requirements will not permit the structure to be constructed without pursuing variance from the Board of Zoning Appeals. The applicant is pursuing a rezoning in order to take advantage of the GC district setback standards for new construction.

Ms. Roodman added the purpose of the General Commercial (GC) district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses. The proposed site for rezoning is on the eastern edge of the commercial district that abuts the City of Sumter's Central Business District and has direct access to the Lafayette Dr./E. Liberty St. commercial corridors.

Mr. Michael Geddings was present to speak on behalf of the request.

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

RZ-21-08, 1045 Cockerill Rd. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 5.54-acres of land from Heavy Industrial (HI) to General Residential (GR).

Mr. Derwort stated the applicant's intent is to place a single-family residence on the property. Residential uses of any type are not permitted in the HI zoning district. The property is located near the intersection of Lynette Dr. and is within the general limits of the Live Oak Industrial Park.

Mr. Derwort added currently, a majority of the land within the original land assemblage has been acquired by private interest. The industrial park has developed around a pocket of pre-existing residential land uses along Cockerill Rd. and Campbell Ct. The majority of existing residential uses with frontage on Cockerill Rd. are zoned HI and considered non-conforming uses. Property along Campbell Ct. has retained a residential designation.

Mr. Joseph Brown was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to defer this request until the next Planning Commission meeting on Wednesday, April 28, 2021. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

RZ-21-09, 950 & 980 Oswego Hwy. (County) was presented by Ms. Helen Roodman. The Board reviewed the request to rezone +/- 32.11-acres of land from Light Industrial-Warehouse (LI-W) to Agricultural Conservation (AC).

Ms. Roodman stated the tract gives the appearance of being two separate parcels (one +/- 2.1-acres the other +/-30.01 acres) however it has one tax parcel number. It is the applicant's intent to construct two houses on the property, however; residential uses are not permitted in the Light Industrial-Warehouse (LI-W) zoning district. In order to use the property for residential purposes, the property must be rezoned to a district that permits residential uses.

Ms. Roodman added the property is located on the west side of Oswego Hwy. north of the intersection of N. Pike East and Oswego Hwy. The property is located in an area with a mixed-use pattern of development. The west side of Oswego Hwy. is predominantly commercial/light industrial/agricultural while the east side of Oswego is predominantly residential. The property is adjacent to a farm field to the north with a property to the immediate south that is a combination of undeveloped and warehousing/office uses. To the immediate west is an extensive wetlands/floodplain area that is undeveloped. Residential uses exist on the east side of Oswego Hwy. An extensive portion of the property is influenced by the presence of wetlands.

Ms. Wendy Miller was present to speak on behalf of the request.

After some discussion, Ms. Kim Harvin made a motion to recommend

	approval of this request. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.
OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	With no further business, the meeting was adjourned at approximately 4:28 p.m. by acclamation. The next scheduled meeting is April 28, 2021.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary