

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 28, 2021

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, July 28, 2021, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Six board members: Mr. Jim Price; Mr. Jim Crawley; Mr. Michael Walker; Mr. Gary Brown; Mr. James Munford and Mr. Jason Ross – were present. Ms. Kim Harvin, Mr. Keith Ivey, and Mr. Chris Sumpter were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. Jim Crawley</p>
MINUTES	<p>Mr. Michael Walker made a motion to approve the corrected minutes of the June 23, 2021, meeting as written. The motion was seconded by Mr. James Munford and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>SD-21-02, 365 Rast St. (City)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request for approval to develop an 18 unit/lot townhouse subdivision.</p> <p>Mr. Derwort stated the applicant is proposing to develop an 18 unit/lot, residential townhouse subdivision on +/- 3.79 acres of land. Per the applicant, the name of the subdivision will be Rast St. Townhomes.</p> <p>Mr. Derwort added the property is influenced by the Suburban Development Planning Area. The primary goal of this future land use designation is to scrutinize and manage existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial location where form and design are a focus, all in a more efficient manner.</p> <p>Mr. Derwort mentioned the purpose of the General Commercial (GC) zoning district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses. While the district's intent is to accommodate a wide degree of commercial uses, residential uses such as single-family developments and townhome developments are permitted "by right" uses to promote mixed use development.</p> <p>Mr. Paul Jones and David Reeser were present to speak on behalf of the request.</p>

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

PD-00-06 (REV 2), “West Sumter” 2015 Wedgefield Rd. (City) was present by Mr. Kyle Kelly. The Board reviewed the request to permit full-service car wash uses (SIC Code 7542) on specified parcels in accordance with a site specific development plan.

Mr. Kelly stated the applicant is requesting an amendment to the West Sumter (Wedgefield Rd.) Planned Development (PD) in order to permit full-service car wash uses under Standard Industrial Classification (SIC Code 7542 on a specific parcel (TMS #206-03-01-011) within the larger PD.

Mr. Kelly added this request is being made to facilitate the construction of a Modwash tunnel-style full-service car wash in accordance with a site-specific development concept plan that is an integral component of this PD Amendment request.

Mr. Kelly mentioned the West Sumter Planned Development is a mixed use planned development encompassing +/- 25-acres of land on the north side of Wedgefield Road between Loring Mill Road and Pinewood Road that was approved in 2000 via PD-00-06, and later amended in 2002 via PD-00-06 (Rev 1). The planned development includes a commercial shopping center use on Wedgefield Rd., commercial outparcels on the remainder of the site’s road frontage on Pinewood Rd./W. Liberty St. and Wedgefield Rd., and a residential subdivision (Mill Run) on the north side of the site.

Since the creation of the West Sumter PD, the residential component has been developed, the commercial shopping center has been developed, and the one (1) commercial outparcel has been developed for a bank use. One (1) commercial outparcel has not yet been developed and is currently proposed for a tunnel-style full-service car wash use.

Mr. Kelly added the West Sumter (Wedgefield Road) PD is influenced by the Suburban Development (SD) 2040 Plan designation and the Priority Commercial/Mixed Use Priority Investment Area.

The primary goal of the Suburban Development Planning Area is to scrutinize and manage existing development patterns, identify appropriate locations for new commercial and industrial development, focus on improvements to the form and design of new development, and ensure that land is developed in an orderly and efficient manner.

The Priority Commercial/Mixed Use designation focuses on areas or nodes identified as future locations for high quality commercial and residential mixed-use development. Areas with this designation should be protected against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. Destination retail uses and neighborhood commercial uses are encouraged within this

designation, as appropriate. Design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.

Mr. Jake Sipico was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of to permit full-service car wash uses (SIC Code 7542) on specified parcels in accordance with a site specific development plan. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

RZ-21-14, 614 Floride St. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 0.62-acres of land from Residential-9 (R-9) to Light Industrial-Warehouse (LI-W) zoning.

Mr. Kelly added the property is located on Floride St. immediately south of the intersection with Jefferson Rd. Although part of a residential zoning enclave, the subject property is vacant, and is located immediately adjacent to three LI-W zoned parcels currently owned and used by Sumter Utilities, a special trade contractor focusing on overhead utility projects. It is the applicant's intent to rezone the property to the LI-W zoning district in order to combine it with the adjacent parcel.

Mr. Kelly mentioned the subject property is adjacent to LI-W zoning to the east and south. The purpose of the LI-W district is to accommodate wholesaling, distribution, storage, processing, and light manufacturing in an environment suited to such uses and operations while promoting land use compatibility both withing and beyond the boundaries of such districts.

After some discussion, Mr. Jim Price made a motion to recommend approval of rezoning the +/- 0.62-acres from Residential-9 (R-9) to Light Industrial-Warehouse (LI-W). The motion was seconded by Mr. James Munford and carried a unanimous vote.

OA-21-04, Minimum Setback requirements for Communications Towers and Antennae in Residential Zoning Districts (County) was presented by Mr. Kyle Kelly. The Board reviewed the request to amend Article 5, Section 5.b.e.10.a & Article 5, Section 5.b.f to allow engineered zoning districts and to correct conflicting and duplicative provisions.

Mr. Kelly stated Sumter County has initiated an amendment to the Sumter County Zoning & Development Standards Ordinance in order to permit use of engineered fall zones less than the full height of the tower as certified by a South Carolina licensed engineer in residential zoning districts of the County.

Currently, Section 5.b.e.10.a of the Sumter County Zoning and Development Ordinance requires communications towers and antennae placed on residentially zoned properties to be set back from

	<p>all lot lines by distances equal to the zoning district's setback requirement or 100% of the tower height, whichever is greater. While the Ordinance does allow towers built in non-residential zoning districts to utilize an engineered fall zone to reduce the minimum setback requirement, this allowance does not extend to residentially zoned districts.</p> <p>Cell phone towers are structures built on specific parcels of land that are designed to accommodate wireless tenants. Wireless tenants utilize cell towers to deploy various technologies to a subscriber base, such as telephony, mobile data, television and radio. Cell towers are typically built by tower companies or wireless carriers.</p> <p>After some discussion, Mr. Gary Brown made a motion to recommend approval of this request. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:45 p.m. by acclamation.</p> <p>The next scheduled meeting is August 25, 2021.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>