

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

September 22, 2021

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, September 22, 2021, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price; Mr. Michael Walker; Mr. Gary Brown; Mr. Chris Sumpter; Ms. Kim Harvin; Mr. Keith Ivey and Mr. Jim Crawley – were present. Mr. Jason Ross and Mr. James Munford 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>Ms. Kim Harvin made a motion to approve the minutes of the August 25, 2021, meeting as written. The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>RZ-21-18, 29 Third Ave. (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 0.27-acre tract (TMS# 227-05-03-057) from Residential-6 (R-6) to General Residential (GR).</p> <p>Mr. Kelly added the applicant is considering placing a manufactured home on the currently undeveloped parcel proposed for rezoning. The property lies immediately to the south of the CSX rail yard in the center of the City of Sumter and is adjacent to R-6 zoned lots to the east and west, and GR zoned lots to the south.</p> <p>Mr. Kelly mentioned there is documented history of similar zoning request (R-6 to GR) in the South Sumter area that are in close proximity to the location of this request. Properties that have the GR zoning designation are primarily located in this area of the city, and it is not uncommon for areas of GR zoning and R-6 zoning to be in close proximity to one another. A review of the case history shows that that there was significant pressure in the late 1990's to rezone several areas from R-6 to GR. A majority of these requests were approved in this timeframe. However, there is a clear change that occurred after the adoption of the 2020 Comprehensive Plan in late 1999 and no similar rezoning requests have been approved since. The trend has continued through subsequent Comprehensive Plan updates in 2009 and 2019.</p> <p>Mr. Kelly stated manufactured housing uses are permitted by-right in</p>

the GR zoning district, subject to the criteria outlined in Article 3, Section 3.d.6. of the City of Sumter Zoning & Development Standards Ordinance and all other applicable development standards.

Mr. Kelly stated if the Planning Commission recommends and City Council grants rezoning approval in this case, the Planning Commission and Council should also consider adjusting the zoning for all of Third Ave. to GR so that there is a consistent zoning classification being applied to adjacent properties in this area. However, caution should be exercised with any decision to expand the GR zoning district as the City does not have aesthetic design or age controls in place for manufacturing housing. Without these controls, aging mobile homes placed on smaller lots can contribute to neighborhood blight. Out of this specific request, staff recommends that consideration be given to amending the City of Sumter Zoning & Development Standards Ordinance to include appropriate manufactured home design and age requirements.

Mr. James Robinson was present to speak on behalf of the request.

The Planning Commission had extensive conversation on this request related to the Planning Staff recommendation to 1) Rezone the +/-0.27- acre parcel, (2) Consider including rezoning the property along the north side of Third Ave. adjacent to the railroad right of way, and (3) creation of mobile home development standards and possible age restrictions.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of rezoning the +/- 0.27-acres from Residential-6 (R-6) to General Residential (GR). The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.

In response to Planning Staffs' larger recommendation to consider rezoning the remaining parcels on the north side of Third Ave. to General Residential (GR), Mr. Jim Price made a motion to recommend rezoning all of Third Ave. to GR so that there is a consistent zoning classification being applied to adjacent properties in the area. The motion was seconded by Mr. Chris Sumpter and carried a six (Crawley, Price, Sumpter, Brown, Walker, Ivey) in favor and one (Harvin) in opposition. The motion carried.

In response to Planning Staffs' recommendation to implement development standards/age restrictions for mobile homes, Ms. Kim Harvin made a motion to recommend amending the City of Sumter Zoning & Development Standards Ordinance to include appropriate manufactured home design standards and age requirements. The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.

RZ-21-19, 301 E. Hunter St. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 3.76-acre tract (portion of TMS#248-00-01-002) from Residential-9 (R-9) to Agricultural Conservation (AC).

Mr. Kelly stated the applicant is considering placing a manufactured home on the subject property, which is currently undeveloped.

Mr. Kelly added manufactured housing uses are permitted by-right in the AC zoning District, per the Sumter County Zoning & Development Standards Ordinance. However, if approved, the applicant would be permitted to develop all uses indicated for the AC zoning districts.

Mr. Kelly mentioned while rezoning the property from a R-15, R-9, or R-6 residential district to an AC classification is generally rare, the primary motive for this request is to change the zoning designation to a district that allows for manufactured house to be placed on this property.

The existing development pattern and zoning in the vicinity of the property indicates that there was a plan to extend the Lafayette Heights single-family residential subdivision on the subject parcel and the parcels adjacent to it.

However, the subdivision was never extended east of Fairfax St. Additionally, there is no sewer service in the area to support R-9 zoning densities and the primary soil classification of the property (Lynchburg Soil) does not accommodate on-site septic systems well.

Rezoning of the property to Agricultural Conservation (AC) which has a one-acre minimum lot size requirement, is appropriate in this location.

Mr. Jay Davis was present to speak on behalf of the request.

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

OA-21-05, Drinking Places & Special Event Facilities (County)

OA-21-06, Drinking Places & Special Event Facilities (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to amend multiple sections of the City & County Zoning & Development Standards Ordinance to provide a definition and specific requirements for special event facility uses, as well as definitions for drinking places, night club, and bottle club uses.

Mr. Derwort mentioned this amendment is being proposed to address the increasing frequency of requests to establish special event facility uses throughout the community, the lack of clarity in Ordinance text on what constitutes a special event facility, and the increasing frequency of establishments licensed as special event facilities that are, for all intents and purposes, operating as drinking place/night club establishments without alcohol sales for on-premises consumption. Rather than selling alcohol for on-premises consumption bring your own beverage/bottle (BYOB) is permitted.

Mr. Derwort presented the proposed definitions, proposed changes, and proposed additions to both the City and County Zoning &

	<p>Development Standards Ordinance.</p> <p>Mr. Derwort stated that staff recommends approval of this request and that this amendment will help promote public health and safety by ensuring that a full review and proper process is in place to address true special event facility uses, as well facilities describing themselves as special event facilities but essentially operating as bars and night clubs via BYOB on-site consumption to avoid state licensing requirements and Board of Zoning Appeals special exception review</p> <p>After some discussion, Ms. Kim Harvin made a motion to recommend approval of this request. The motion was seconded by Mr. Gary Brown with five (Harvin, Brown, Crawley, Walker, Ivey) in favor, one (Sumpter) in opposition, and one (Price) abstained. The motion carried.</p>
<p>OLD BUSINESS</p>	<p>NONE</p>
<p>DIRECTOR'S REPORT</p>	<p>Ms. Helen Roodman informed the board of the upcoming training that will occur on Friday, October 29, 2021, at the Liberty Center conference room.</p>
<p>ADJOURNMENT</p>	<p>With no further business, the meeting was adjourned at approximately 3:50 p.m. by acclamation.</p> <p>The next scheduled meeting is October 27, 2021.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>