

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

December 15, 2021

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, December 15, 2021, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, Mr. Jason Ross, Mr. Jim Price, and Mr. Gary Brown – were present. Mr. Chris Sumpter, Mr. Keith Ivey, and Ms. Kim Harvin were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly, Mr. Derrick Phillips 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 minutes of the November 17, 2021, meeting as written. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.</p>
2022 MEETING DATES	<p>Mr. Michael Walker made a motion to approve the 2022 meeting dates. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-21-49, 5620 Patriot Parkway (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request for Major Site Plan approval for a Sand Mine Operation.</p> <p>Mr. Derwort stated the applicant is requesting Major Site Plan approval in order to develop a sand mining operation on the subject property. The use will consist of 3 open mine pits to be activated at various times throughout the life cycle of this use on the site.</p> <p>Mr. Derwort added the subject site is a 162.1-acre parcel with frontage on Broad St. and on Patriot Parkway. The proposed development area for the sand mine operation is situated within the western portion of the property and is +/-55 acres in size. An asphalt plant was recently developed within the eastern portion of the overall site. This development received major site plan approval by Sumter City-County Planning Commission on July 24, 2019 (MSP-19-19)</p> <p>Mr. Derwort mentioned per the Sumter 2040 Comprehensive Plan, the property is subject to the policies of the Military Protection Planning Area.</p>

The intent of this planning area is to protect Shaw AFB and Poinsett Electronic Combat Range from encroachment of incompatible land uses and to reduce the accident and noise potential to citizens in areas adjacent to these two critical military installations.

This project represents a heavy industrial operation with fewer than 5 on-site employees. The project is consistent with the policies and requirements in place for reducing concentrations of people near critical zones of Shaw AFB. The property is partially within the Accident Potential Zone-2 (APZ) overlay. These overlay zones are designated to provide further protection for areas within the critical runway approach areas of Shaw AFB.

Mr. Derwort added the property is located within the Heavy Industrial (HI) zoning district and the General Commercial (GC) zoning district. This area of GC zoning extends +/-320 ft. from the front property line and no portion of the proposed mine development area is within the district.

Mr. Derwort discussed the proposed development contains +/-20 acres of wetland area, per the wetland delineation sketch submitted with his proposal. Per submitted plans, no disturbance or tree removal is proposed within the identified wetland area except for two internal circulation roads. The roads will result in clearing and fill within 0.46-acres of wetland area. This activity is exempt from regulation under the Clean Water Act per the letter from the US Army Corps of Engineers (USACE) dated June 25, 2019.

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

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

After some discussion, Mr. 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 plans titled "Patriot Mine Map prepared for Independence Properties, LLC", prepared by Kennedy Consulting Services, LLC, dated November 3, 2021 (with date of last revision being December 2, 2021). The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

MSP-21-52 / HCPD-21-23, 1135 Broad St. – Proposed Restaurant (City)
was presented by Mr. Derrick Phillips. The Board reviewed the request for Major Site Plan approval for Proposed Restaurant.

Mr. Phillips stated the applicant is requesting Major Site Plan & Highway Corridor Protection District (HCPD) design review approval to construct a +/- 3,033 sq. ft. drive-thru restaurant. The property is currently improved with a commercial restaurant building, formerly occupied by Ruby Tuesday's. Demolition of the existing building and portions of the parking area are proposed for this site redevelopment project.

The subject property is 1.18 acres in size. The site is located on a corner lot at

the intersection of Broad St. and Market St.

Mr. Phillips added based on the Sumter 2040 Comprehensive Plan, the subject property is primarily influenced by the policies of the Priority Commercial Corridor Planning Area.

The Priority Commercial Corridor Planning Area focuses on existing corridors throughout the City and County. These corridors host diverse uses ranging from large, destination retail uses to more base industrial outdoor storage uses. Many formerly prosperous commercial corridors have struggled in recent years, such as Broad St. (from Wesmark Blvd. to Church St.) and Manning Avenue. Many corridors are trending toward higher levels of vacancy, or marginalization of retail uses. They can be visually uninviting and face outright abandonment.

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

After some discussion, Mr. 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 plans titled "Site Plans, Proposed Restaurant in the City of Sumter," prepared by David S, Abbey, P.E., revised November 19, 2021, and elevation renderings/floor plans titled "Habit Burger Sumter, SC", prepared by MJM Architects and revised November 18, 2021. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

MSP-21-53, 1855 Beckwood Rd. (City) was presented by Mr. Derrick Phillips, Jr. The Board reviewed the request for Major Site Plan approval for a +/-80,579 sq. ft. Church Facility.

Mr. Phillips stated the subject site consists of +/-192.93 acres with primary road frontage on Beckwood Rd. and secondary frontage on Camden Highway (US-521). This proposed project represents only a portion of that total site area. It is anticipated that future expansion of church related uses will occur on the site in the vicinity of the project and that other portions of the larger site will be sold for future development.

Mr. Robert Montgomery was present to speak on behalf of the request.

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

After some discussion, Mr. 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 plans titled "*St. Anne and St. Jude Catholic Church-Beckwood Road Sumter, South Carolina*", prepared by Steven Andrews, P.E., Andrews Engineering and Surveying, dated January 16, 2020 (with date of last revision being November December 3, 2021), a landscaping plan titled "*St. Anne and St. Jude Catholic Church, Sumter, South Carolina*" prepared by Montgomery Architecture & Planning, Inc. dated November 19, 2021 (with

date of revision December 3, 2021) and elevation renderings titled “*St. Anne and St. Jude Catholic Church, Sumter, South Carolina*” prepared by Montgomery Architecture & Planning, Inc and dated November 17, 2021. The motion was seconded by Mr. James Munford and carried a unanimous vote.

MSP-21-54, 915 N. Wise Dr. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan approval for a +/-126,196 sq. ft. South Carolina State Veterans’ Nursing Home.

Mr. Kelly stated the facility will include offices, exam rooms, consultation rooms, reception areas, residential rooms and common areas that will assist in providing a range of long-term medical and mental health care to qualified residents.

Mr. Kelly explained that the site is located on the east side of N. Wise Dr., south of the intersection of N. Wise Dr. and Jefferson Rd. The site is adjacent to the Sumter County-owned Crystal Lakes Golf Course to the south and east, and to undeveloped property zoned Heavy Industrial (HI) to the west and north.

Mr. Kelly stated plans show six (6) ‘*Historic*’ and eighty-two (82) ‘*Significant*’ trees proposed for removal in two areas of the site. The applicant has proposed 334 canopy tree plantings on the site, including Red Oak, Overcup Oak, Sweet Bay, Loblolly Pine, Sweetgum, Maple and Chinese Fringe Trees. The overall site landscaping plan well exceeds the mitigation stand for the proposed removal of the 6 ‘*Historic*’ and 82 ‘*Significant*’ trees as part of site development.

Mr. Kevin Eubanks was present to speak on behalf of the request.

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

After some discussion, Mr. Michael Walker made a motion to approve subject to staff’s recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the site plans titled “*Planning Commission Submittal Drawings for South Carolina State Veterans’ Nursing Home Central Region*”, prepared by SSOE / Stevens & Wilkinson, dated September 14, 2021, a set of landscaping plans titled “*South Carolina State Veterans’ Nursing Home Central Region*” prepared by ColeJenest & Stone, dated September 14, 2021, and a set of architectural drawings titled “*South Carolina State Veterans’ Nursing Home Central Region*” prepared by EBA Ernest Bland Associates, P.C. Architecture and Planning, dated September 14, 2021. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

PD-02-08 (Revision 14), Beach Forest Planned Development – Revision to Land Use Areas for Commercial and Zero-Lot-Line/Townhouse Units and Establish Use Approval and Location for RV/Boat/ Trailer Storage. (City) was presented by Mr. Kyle Kelly. The Board reviewed the revision to adjust land use areas for commercial and zero-lot-line and

townhouse development, and to establish an area for RV/Boat/Trailer storage.

Mr. Kelly stated the applicant has requested that the Ordinance be revised to accomplish three (3) objectives:

1. Entitle townhouse and zero-lot-line development in areas formerly identified as commercial development parcels.
2. Establish zero-lot-line housing development standards.
3. Add RV/Boat/Trailer Storage use as a permitted use in the commercial areas of the Planned Development.

The applicant has also requested that major site plan and residential subdivision development review be delegated to the Planning Commission Board as long as the proposed development complies with the standards established in the PD Ordinance.

Mr. Louis Tisdale was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of the request to adjust land use areas for commercial and zero-lot-line townhouse development, and to establish an area for RV/Boat/Trailer storage. The motion was seconded by Mr. James Munford and carried a unanimous vote.

RZ-21-24, 601 Pitts Rd.. (County) was presented by Mr. Derrick Phillips, Jr. The Board reviewed the request to rezone a +/- 5.8 acre tract from Residential-15 (R-15) to Agricultural Conservation (AC).

Mr. Phillips added the applicant has indicated that the purpose of this request is to rezone the property to the AC district in order to facilitate the establishment of a Special Events Facility use on the property. This use requires a Conditional-300 approval in the AC zoning district. However, if the rezoning request is approved, the applicant could establish all uses permitted “by-right”, via conditional use approval, or via special exception approval in the AC zoning district, as outlined in *Article 3, Exhibit 5* of the Sumter County Zoning & Development Standards Ordinance.

Mr. Phillips mentioned the request represents a rezoning to the least intensive zoning district that will accommodate the applicant’s intended future use of the property. While the Pitts Rd. area is primarily residential in nature, the subject property has been improved and has historically been used for non-residential purposes. Further, approximately half of the property is within a special flood hazard area (SFHA). Rezoning the property to AC is in alignment with Sumter 2040 Conservation Planning Area policies, as there will be less opportunity for intensive development within the SFHA area under this zoning designation.

Ms. Brooke Braswell was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of rezoning the +/- 5.8-acre from Residential-15 (R-15) to Agricultural

	Conservation (AC). The motion was seconded by Mr. Jason Ross and carried a unanimous vote. The motion carried.
OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	With no further business, the meeting was adjourned at approximately 4:00 p.m. by acclamation. The next scheduled meeting is January 26, 2022.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary