

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

March 23, 2022

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, March 23, 2022, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Five board members: Mr. Jim Crawley, Mr. Keith Ivey, Mr. Jim Price, Mr. Michael Walker, and Mr. Gary Brown – were present. Mr. Chris Sumpter, Mr. James Munford, Mr. Jason Ross, and Ms. Kim Harvin were absent.</p> <p>Staff members present were Ms. Helen Roodman, 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. Gary Brown made a motion to approve the minutes of the February 23, 2022, meeting as written. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>RZ-22-02, 2675 Warehouse Blvd. (County)</u> was presented by Kyle Kelly. The Board reviewed the request to rezone +/- 17.25-acres from Heavy Industrial (HI) to Agricultural Conservation (AC).</p> <p>Mr. Kelly stated the applicant has indicated intent to construct a single-family residence on the subject property, however; the current industrial zoning designation does not permit residential uses.</p> <p>Mr. Kelly added the applicant had a subdivision plat prepared and recorded in 2021 to divide the original parcel TMS# 223-00-01-008 totaling 19.25-acres into two separate lots, one 2.0-acre parcel adjacent to existing parcels fronting onto Warehouse Blvd. and a 17.25-acre tract which represents the balance of the property, including a 50 ft. wide right-of-way for Warehouse Blvd., which remains part of the parent tract.</p> <p>Mr. Kelly mentioned the applicant’s request to rezone from HI to AC is generally inconsistent with the Sumter 2040 Comprehensive Plan, given the existing developments that also access Warehouse Blvd.</p> <p>A commercial zoning designation such as Limited Commercial (LC) would be more appropriate when evaluating the existing and future pattern of development in the area.</p>

LC zoning would allow flexibility for the property owner to construct a residence on the tract.

After some discussion, Mr. Jim Price made a motion to recommend approval to rezone the +/- 17.25-acres from Heavy Industrial (HI) to Limited Commercial (LI). The motion was seconded by Mr. Gary Brown and carried a unanimous vote. The motion carried.

OA-22-06 & OA-22-07, Updates to Article 8 (Sign Ordinance Standards) To Allow Transit-Related Signage (City & County) was presented by Mr. Kyle Kelly. The Board reviewed the request to amend Article 8, Section H to allow transit-related signage and marketing panels on private property and on public property or within public right-of-way in the City; and a request to amend Article 8, Section I to allow transit-related signage and marketing panels on private property and on public property or within public right-of-way in the County.

Mr. Kelly stated the Sumter City-County Planning Department has initiated an amendment on behalf of the Santee-Wateree Regional Transportation Authority (SWRTA) to both the City of Sumter and Sumter County Zoning & Development Standards Ordinance to permit signage related to public transit and marketing panels associated with bus stops.

Mr. Kelly mentioned the purpose of this amendment is to expressly permit private sector marketing panels associated with public transit stop signage and to clarify that public transit wayfinding signage is permitted.

Mr. Kelly added signage design and branding are the first elements of a transit system that users encounter.

The impressions a person has with any of these touchpoints can inspire one to continue using transit or prevent them from using it again.

SWRTA plans to install up to 178 pole-mounted bus stop location signs in the Sumter metro area starting in 2022.

Mr. Kelly mentioned because transit stops have street furniture (benches and shelters) that these marketing panels can be affixed to, it is relatively low-cost in terms of infrastructure and can provide the public transit agency with an important funding source to enhance services offered to the public.

Transit advertising can also be a source of revenue or a way to highlight local partnerships. Many systems sell advertisement space in the form of full or partial bus wraps, as well as bench and shelter space at bus stop locations. Advertising income and in-kind contributions can be used as local match for federal transit funding.

After some discussion, Mr. Gary Brown made a motion to recommend approval to amend Article 8, Section H to allow transit-related signage and marketing panels on private and on public property or within public right-of-

	<p>way for the City of Sumter and amend Article 8, Section I to allow transit-related signate and marketing panels on private and on public property or within public right-of-way for Sumter County. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Helen Roodman thanked the members that were able to attend the Continuing Education in Camden. She informed them that other opportunities will come available for the ones that were unable to attend.</p> <p>Ms. Roodman informed the Board that a new Zoning Enforcement Officer has been hired and will be introduced at the next meeting.</p> <p>Ms. Roodman reminded the Board that the Planning Department will be working on the Ordinances through out the year. She said to expect an Ordinance update each month.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:32 p.m. by acclamation.</p> <p>The next scheduled meeting is March 23, 2022.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>