

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

October 26, 2022

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, October 26, 2022, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Crawley, Mr. Jason Ross, Mr. Jim Price, Mr. Michael Walker, Mr. Gary Brown, Mr. Keith Ivey, Mr. James Munford, and Ms. Kim Harvin– were present. Mr. Chris Sumpter was absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly, Ms. Marsha Grinnell, 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. Jason Ross made a motion to approve the minutes of the August 24, 2022, meeting as written. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>SD-06-05 (Revision 2), Southbridge Subdivision Phase 3 – Phase 7 (City)</u> presented by Mr. Jeff Derwort. The Board reviewed the request to revise an approved preliminary plat for Ashbrook Phase 2-6 (former name of development) in order to allow for the creation of 332 lots on proposed Phase 3-7 with single family detached, single attached, and patio home lot typologies. The request represents an increase of 52 lots for the development, with a new total lot count of 393 lots for the overall Southbridge (new name of development) Subdivision.</p> <p>Mr. Derwort mentioned a new developer purchased property and renamed development as Southbridge and includes Phase 2 currently being developed as approved in 2018.</p> <p>Mr. Derwort added the applicant is proposing revision in order to allow for patio home and single family attached housing options, which can be established in the R-9 zoning district via conditional use approval meeting the R-6 standards for these housing unit types.</p> <p>Mr. Derwort stated patio homes and single family attached lots are smaller in size, thus the overall development lot count is increasing by 52 units.</p> <p>Mr. Derwort mentioned the revision also includes changes to the street network, open space and community amenities.</p>

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

Mr. Allen Hutto and Mr. Tyler Fields were present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve the request subject to the preliminary plat submissions titled “Southbridge Subdivision, Sumter, SC” prepared by 4D Engineering (Sheets C13 – C18), dated with April 14, 2022, with the date of last revision being 10/14/2022, and the Conditions of Approval for SD-06-05 (Revision 2). The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

RZ-22-09, 1990 Hideaway Dr. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 2.65-acres from Agricultural Conservation (AC) to Residential-15 (R-15).

Mr. Derwort stated the applicant is requesting rezoning to R-15 to establish additional attached or detached single family units on the subject property. Single family attached houses can be established via conditional use approval in the R-15 zoning district. The property currently contains a duplex and is adjacent to other properties with duplexes located on the eastern side of Hideaway Dr.

Mr. Derwort added the area is not served by public sewer, thus minimum lot size and the maximum amount of housing units will be primarily dictated by the size of the septic tank drain field and repair area required by SCDHEC pursuant to soil conditions and type.

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

After some discussion, Mr. Jim Price made a motion to recommend approval to rezone the +/- 2.65-acres from Agricultural Conservation (AC) to Residential-15 (R-15). The motion was seconded by Mr. Michael Walker and carried a unanimous vote. The motion carried.

RZ-22-10, 2590 Peach Orchard Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 51.90-acre tract from Agricultural Conservation (AC) to Residential-15 (R-15).

Mr. Kelly stated the applicant’s intent is to develop a +/- 53 lot residential subdivision on the property. The R-15 district would permit development at the proposed density.

Mr. Kelly mentioned according to the Sumter 2040 Comprehensive Plan, the property is located in the Rural Development Planning Area and is influenced by the adjacent Military Protection Planning Area Future Land Use Designations.

Inasmuch as the County wants to preserve its rural and agricultural heritage,

the Rural Development Planning Area is intended to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate. Specific policies for this planning area indicate that residential densities that exceed one unit per acre are not supported.

The Military Protection Planning Area is intended to protect Shaw AFB and Poinsett Electronic Combat Range from encroachment of incompatible land uses and to reduce accident and noise potential.

Mr. Kelly added the request to rezone from AC to R-15 is generally inconsistent with the 2040 Comprehensive Plan.

Mr. Kelly mentioned the property is currently zoned AC and is adjacent to AC zoning in all directions. There is an existing R-15 subdivision located +/- 450 ft. south of the site.

AC district is meant to protect areas of the county that are presently rural or agricultural in character and use and/or are uniquely suited to agricultural use. The property is not within the boundaries of any of the Shaw AFB Compatibility Districts. Peach Orchard Rd. is the boundary of the Noise Attenuation Overlay District.

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

After some discussion, Ms. Kim Harvin made a motion to recommend denial to rezone the +/- 51.90-acre tract from Agricultural Conservation (AC) to Residential-15 (R-15). The motion was seconded by Mr. Gary Brown and carried a three (Harvin, Brown, Crawley) in favor and five (Price, Ross, Munford, Ivey, Walker) in opposition. The motion did not carry.

Mr. Jim Price made a motion to recommend approval. The motion was seconded by Mr. Jason Ross and carried a five (Price, Ross, Munford, Ivey, Walker) in favor and three (Harvin, Crawley, Brown) in opposition. The motion carried

RZ-22-11, 1980 McCray's Mill Rd. (City) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 1.84-acres of land from Planned Development (PD) to General Commercial (GC).

Mr. Kelly stated the applicant's plans for the property include demolition of the bank building on the adjacent parcel to the east that is under common ownership followed by construction of a new bank building, parking lot, and drive-thru lanes across both parcels.

Mr. Kelly added the property is within the Commercial and Mixed-Use Development Planning Area. Commercial and Mixed-Use areas or nodes are identified to direct future, high quality commercial and residential mixed-use development.

The applicant's request to rezone from PD to GC is generally consistent with

	<p>the 2040 Comprehensive Plan.</p> <p>Mr. Kelly mentioned the purpose of the 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.</p> <p>A bank use is permitted “by-right” in the GC zoning district.</p> <p>Mr. Jay Montgomery was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Gary Brown made a motion to recommend approval to rezone the +/- 1.84-acres of land from Planned Development (PD) to General Commercial (GC). The motion was seconded by Ms. Kim Harvin and carried a unanimous vote. The motion carried.</p>
<p>OLD BUSINESS</p>	<p><u>OA-22-11, Convert SIC Codes to NAICS Codes (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to amend Article 3, 5, 6, 8, and 10 to convert portions references to Standard Industrial Classification (SIC) reference codes to the North American Industry Classification system (NAICS) of the City of Sumter Zoning Ordinance.</p> <p>Mr. Kelly mentioned the City of Sumter initiated amendments to respective Zoning & Development Standards Ordinances to replace the existing reference system used for business classification with current system used to classify and compare business entities and statistics across North America.</p> <p>Mr. Kelly added the NAICS is the standard used by the U.S. Government in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. NAICS replaced the SIC in 1997. The U.S., Mexico, and Canada all use NAICS for the collection, tabulation, presentation, and analysis of economic statistics. The SIC was last updated in 1987, and there will be no further revisions to the SIC. New forms of technology and business types are not part of the SIC system.</p> <p>Mr. Kelly stated NAICS is a 2 thru 6-digit hierarchical classification system, offering five levels of detail. Each digit is part of a series of progressively narrower categories. The first two digits identify a major Economic Sector, the 3rd digit designates an Economic Subsector, the 4th digit designates an Industry Group, the 5th digit designates the NAICS Industry, and the 6th digit is the National Industry. A complete and valid NAICS code contains 6 digits.</p> <p>Mr. Kelly mentioned the City currently uses SIC to classify uses by zoning district. Sumter previously kept the SIC system in place to maintain compatibility between the zoning function and business licensing function, which must work together to regulate and enforce land use laws according to the Ordinance.</p> <p>In 2020, the SC General Assembly passed the South Carolina Business License Tax Standardization Act (Act 176). Act 176 streamlines the business license</p>

	<p>process, creating the same process for taxing jurisdictions across the state. All jurisdictions in South Carolina with a local business license tax must comply with the law, with all businesses categorized by NAICS.</p> <p>After some discussion, Mr. Gary Brown made a motion to recommend approval of this request. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>
<p>DIRECTOR'S REPORT</p>	<p>Ms. Helen Roodman stated there will be a couple of training opportunities coming, an email with the dates and time will come shortly.</p> <p>Ms. Roodman added a Walk/Bike Master Plan Open House will be on Wednesday, November 16, 2022, at 6:30 at CCTC.</p> <p>Ms. Roodman mentioned the final draft of the Turkey Creek project will be available to the public soon.</p>
<p>ADJOURNMENT</p>	<p>With no further business, the meeting was adjourned at approximately 3:52 p.m. by acclamation.</p> <p>The next scheduled meeting is November 16, 2022</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>