

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

April 24, 2024

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, April 24, 2024, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, and Mr. Gary Brown, and Ms. Kim Harvin– were present. Mr. Keith Ivey and Mr. Jason Ross were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Jeff Derwort, Mr. Quint Klopfleisch and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. James Munford.</p>
MINUTES	<p>Mr. Chris Sumpter made a motion to approve the meeting minutes of the March 27, 2024, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-24-26, 1990 Corporate Way (County)</u> was presented by Mr. Quint Klopfleisch. The Board reviewed the request for Major Site Plan Approval for a new +/- 34,000 sq. ft. structure, a new shed in the rear of the property, and the renovation of the present site to include 113 paved parking spots and new paved truck access areas.</p> <p>Mr. Klopfleisch mentioned the property is zoned Heavy Industrial (HI). The intent of the HI zoning designation is to concentrate heavy industrial uses in areas where they will flourish without adversely affecting adjacent less intensive uses, and to preserve prime industrial lands for future industrial development.</p> <p>Mr. Klopfleisch stated the applicant is currently requesting to remove 18 Significant trees, including 10 Live Oak, 7 Hickory, and 1 River Burch, as well as 6 Live Oaks designated as Historic Trees. The development plan proposes to replace the removed trees with 37 Live Oak trees, each with a 2.5-inch caliper size.</p> <p>Mr. Klopfleisch added there are two entrances to the property. The proposed entrances to the site is off of Corporate Way, a two-lane roadway owned and maintained by SCDOT. No data is available for annual average daily traffic (AADT) volume count on Corporate Way.</p>

Mr. Paul Jones was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve MSP-24-26 in accordance with site plan titled, "Enersys, Additions and Renovations to H&R Acquisitions, Inc.", prepared by Jones and Van Patten, LLC dated 12 April 2024, with the provision that the parking area be redesigned in an attempt to preserve the two historic Live Oak trees on the southeastern side of the property that fronts on Corporate Way and subject to the approval conditions outlined in Exhibit 1. Should the parking lot redesign for tree preservation be unsuccessful the site development may proceed using the tree removal and site development plan shown in the above referenced site plan submission documents. The motion was seconded by Mr. Gary Brown and carried a five (Crawley, Brown, Sumpter, Price, Walker) in favor and one (Harvin) in opposition.

Mr. Chris Sumpter recused himself from the request RZ-24-06.

RZ-24-06, 3520 & 3580 Thomas Sumter Hwy. (County) was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone a portion of two split-zoned parcels from Agricultural Conservation (AC) to General Commercial (GC). The total acreage of the two properties is +/- 8.4-acres, the area to be rezoned to General Commercial (GC) is 1.98-acres.

Mr. Klopfleisch added the properties are currently split zoned, with the front +/- 235 ft. currently designated as General Commercial (GC), and the rear of the properties currently designated as Agricultural Conservation (AC). The purpose of this request is to bring the entire property into the GC designation.

Mr. Klopfleisch stated the general area around the property is lightly developed with a mix of residential, agricultural, and commercial development. The applicant plans to establish a Special Events Facility (classified under NAICS 81299) pending successful rezoning of the property. Rezoning to GC would expedite the process, as special events centers are a conditional use in the GC district, but do not require signatures of approval from adjacent property owners. In the AC zoning district signatures from adjacent property owners would be required.

Mr. Klopfleisch mentioned the property is mostly in the Military Protection Planning Area and influenced by the Conservation Planning Area. The Military Protection Planning Area's intent is to protect Shaw A.F.B. and Poinsett Electronic Combat Range from encroachment of incompatible land uses and reduce the accident and noise potential to citizens.

The Conservation Planning Area is to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial, and commercial encroachment. Protection of these natural and agricultural resources contributes to the community's overall health and sustainability. The CP designation was established on the property in 2019 and based upon floodplain maps that are no longer in effect. The CP designation will be

removed from this property when the 5-year Comprehensive Plan update is complete as the property is no longer influenced by regulatory floodplain.

After some discussion, Mr. Michael Walker made a motion to recommend approval of the request to rezone a portion of two split-zoned parcels from Agricultural Conservation (AC) to General Commercial (GC). The total acreage of the two properties is +/- 8.4-acres, the area to be rezoned to General Commercial is +/- 1.98-acres. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

RZ-24-07, 1033 Boulevard Rd., 408/410 E. Red Bay Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone 2 parcels of land totaling +/- 0.88-acres in size from Agricultural Conservation (AC) to General Commercial (GC).

Mr. Kelly added the applicant is seeking rezoning to a commercial zoning designation and contemplating establishing a used car sales business on the property.

Mr. Kelly stated the property is adjacent to vacant commercial land to the south, vacant residential land to the east, institutional (church) land use to the north on the opposite side of E. Red Bay Rd., and commercial land use to the west on the opposite side of Boulevard Rd.

Mr. Kelly mentioned if rezoning is approved, the applicant could establish any use allowed in the GC zoning district, as indicated by the use table found at Article 3, Exhibit 5 of the Ordinance with the use review process indicated and all applicable Ordinance requirements.

Mr. Kelly added rezoning the property to a commercial district is generally compatible with the future land use designations.

After some discussion, Mr. Jim Crawley made a motion to recommend approval of a rezoning of the two parcels of land from Agricultural Conservation (AC) to Neighborhood Commercial (NC) zoning. The original request is to rezone the two parcels from Agricultural Conservation (AC) to General Commercial (GC). The total acreage of the two properties is +/- 0.88 acres. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

OA-24-03, Variance to Article 5.B.3 Special Design Criteria (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to amend Article 1.h.4.b. of the Sumter County Zoning & Development Standards Ordinance (the "Ordinance") to add provisions stating the Zoning Board of Appeals may not grant variances to the special design criteria outlined in Article 5.b.3 of the Ordinance for hazardous and/or potentially disruptive land uses. And to amend Article 1.h.4.c in order to clarify that the City-County Board of Zoning Appeals may modify a Special Exception use approval in order to impose additional conditions upon the proposed use, not to relax established special exception use criteria.

	<p>Mr. Derwort stated Article 5: Performance Criteria for Certain Buildings, Uses and Projects, lists certain uses that are hazardous and/or potentially disruptive and outlines special design criteria for these uses.</p> <p>Mr. Derwort added these identified uses also require special exception approval by the Zoning of Board Appeals (BOA), an appointed board that has the authority to approve such uses.</p> <p>Mr. Derwort mentioned the BOA reviews such requests against the general special exception criteria outlined in Article 1.h.4.c.2 and against any of the special design criteria outlined in Article 5.b.3. (as applicable)</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request. The motion was seconded by Ms. Kim Harvin and carried a five (Sumpter, Harvin, Walker, Brown, Crawley) in favor and one (Price) in opposition. The motion carried.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Roodman updated the Board regarding the status of the Unified Development Ordinance update for the City. The kick-off meeting was held with the consultants followed by the first bi-weekly internal staff meeting. The Consultant is planning an in-person trip to Sumter to hold public meetings sometime later in July. Once a date is settled on that information will be relayed to the Planning Commission.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:56 p.m. by acclamation.</p> <p>The next scheduled meeting is May 23, 2024.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>