

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes

June 26, 2024

<b>ATTENDANCE</b>	<p>Sumter City – County Planning Commission meeting was held on Wednesday, June 26, 2024, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Six board members: Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Ms. Kim Harvin, Mr. Gary Brown and Mr. Jason Ross – were present. Mr. James Munford, Mr. Keith Ivey and Mr. Jim Price were absent.</p> <p>Staff members present were 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. Chris Sumpter.</p>
<b>MINUTES</b>	<p>Mr. Michael Walker made a motion to approve the meeting minutes of the May 22, 2024, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>MSP-24-35, 3555 Camden Hwy. (County)</u></b> was presented by Mr. Quint Klopfleisch. The Board reviewed the request for Major Site Plan Approval for a new +/- 12,480 sq. ft. retail store to include 50 paved parking spaces.</p> <p>Mr. Klopfleisch mentioned the property is zoned General Commercial (GC). 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>Mr. Kelly Sellers was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Gary Brown made a motion to approve MSP-24-35 in accordance with site plans titled, “Dalzell Dollar General 30207, prepared by KB Sellars Engineering dated June 14, 2024, subject to the approval conditions outlined in Exhibit 1. The motion was seconded by Mr. Michael Walker and carried a five (Crawley, Walker, Ross, Sumpter, Brown) in favor and one (Harvin) in opposition. The motion carried.</p> <p><b><u>MSP-24-37/HCPD-24-26, 1605 N. Pike East (County)</u></b> was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan and Highway Corridor Protection District Review Approval for the conversion and</p>

expansion of an existing warehouse facility, including 14 additional storage buildings, for a total of +/- 73,944 sq. ft. of storage.

Mr. Kelly added the applicant is converting and expanding an existing warehouse building for mini-warehouse use and to adding 14 additional storage buildings to the site located at 1605 N. Pike East in Sumter, SC. The current development on the property consists of a +/- 21,583 sq. ft. warehouse building, and the proposed total square footage of the existing and new building is +/-73,944 sq. ft.

Mr. Kelly stated the property is within the Light Industrial – Warehouse (LI-W) zoning district. The intent of this district is to accommodate wholesaling, distribution, storage, processing and light manufacturing in an environment suited to such uses and operations while promoting land use compatibility both within and beyond the boundaries of such districts. Mini warehouse uses under NAICS Code 53113 are a by-right use in this zoning district.

Mr. Richard Hendy was present to speak on behalf of the request.

After some discussion, Mr. Gary Brown made a motion to approve MSP-24-37/HCPD-24-26 in accordance with site plans titled, “Construction Plans for 803 Storage Sumter in Sumter County”, prepared by Chao & Associates, Inc. last revised June 14, 2024, and the landscaping plan titled “1605 N Pike E Storage Facility”, prepared by Grimball Cotterill Landscape Architects and Land Planners, last revised June 13, 2024, subject to the approval conditions outlined in Exhibit 1. The motion was seconded by Mr. Michael Walker and carried a five (Crawley, Sumpter, Walker, Ross, Brown) in favor and one (Harvin). The motion carried.

**PD-00-08 (Revision 26), Constitution Dr. – Additional Townhouses Units (City)** was presented by Mr. Kyle Kelly. The Board reviewed the request to increase the number of units allowed within the townhouse development area on Brushwood and Constitution Drives from 52 to 56 in accordance with a site-specific development plan. This represents an additional 0.93-acre proposed for residential units within the commercial portion of Sumter West Planned Development.

Mr. Kelly mentioned the townhouse units on Brushwood and Constitution were approved initially under PD-00-08 (Revision 21) in August 2019, revised under PD-00-08 (Revision 23) in November 2020 and revised under PD-00-08 (Revision 25) in April 2023. The current approval permits construction of 52 units of single-family attached (previously referenced as “duplex-townhouse”) development within the commercial portion of Sumter West on the north side of Patriot Parkway. The request is being made to add 4 additional units to the overall number of units.

Mr. Kelly added Sumter West is a mixed use planned development that encompasses over 700 acres of land on the west side of Loring Mill Rd. The PD was approved in the early 2000s.

The areas designated for commercial development that front on Brushwood Dr., Constitution Dr., and Declaration Blvd. under the original concept plan account for 58.21-acres of developable land, excluding roadways. The approvals granted in 2019, 2020, and 2023 to develop 52 townhouse units within this area removed 14.07-acres, or 24%, of that commercial enclave from commercial use and effectively converted those areas to residential use. The latest request is to add an additional 0.93-acres of residential development, which increases the total land converted from neighborhood commercial development to residential development to 25%.

Mr. Kelly stated 30% of the existing 52 units already approved for development have not been constructed to date. Because there are no infrastructure costs associated with this request, approval of this request by Planning Commission and Council would allow approval of a subdivision plat to create the proposed lots without a preliminary plat going back to the Planning Commission.

Mr. Allen Bailey was present to speak on behalf of the request.

After some discussion, Mr. Jason Ross made a motion to recommend approval of the request to increase the number of units allowed within the Townhouse Development on Brushwood and Constitution Drives from 52 to 56 in accordance with a site-specific development plan. This represents an additional 0.93-acre proposed for residential units within the commercial portion of Sumter West Planned Development. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

**RZ-24-09, 1290 Peach Orchard Rd. (County)** was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone a +/- 0.98-acre portion of the property (TMS# 132-00-01-011) from Agricultural Conservation (AC) to General Commercial (GC).

Mr. Klopfleisch mentioned the property is currently situated within two (2) separate zoning districts, with GC zoning comprising the rear half of the property. The purpose of this request is to bring the entire property into the GC designation to allow for cohesive commercial development that would be subject to uniform development requirements applicable to a single zoning district.

The property has direct frontage on Peach Orchard Rd. Existing development along this section of Peach Orchard Rd., in close proximity to the subject property, is commercial in nature. The property abuts an existing single family residential neighborhood to the rear.

Mr. Klopfleisch stated the applicant plans to create retail space pending successful rezoning of the property. Rezoning to GC would expedite the process, as each of these 2 zoning districts have unique development and use requirements.

Mr. Chad Meldrum and Tom Farmer were present to speak on behalf of the

request.

After some discussion, Mr. Jason Ross made a motion to recommend approval of the request to rezone one +/-0.98-acre portion of the property (TMS# 132-00-01-011) from Agricultural Conservation (AC) To General Commercial (GC). The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

**RZ-24-10, 585 N. Kings Hwy. (County)** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone 1 parcel of land totaling +/- 1.05 acres in size from Residential-15 (R-15) to Agricultural Conservation (AC).

Mr. Derwort mentioned the applicant obtained the property in March, 2024 per the deed recorded at DB: 1324 PG: 2256 at the Sumter County Register of Deeds. Per the latest available aerial imagery, the property contains a vacant mobile home. The applicant desires to remove the old mobile home and establish a new mobile on the property.

The R-15 zoning district does not permit the placement of manufactured or mobile homes within the district. A manufactured home may be placed on an R-15 zoned lot if there is currently a grandfathered non-conforming mobile home on the property that has not been subject to discontinuance. In the instance, the mobile home on the property has been discontinued. It has not been lived in nor has it been connected to power for more than 6 months; therefore, a new mobile home cannot be placed on the property in accordance with R-15 zoning district use requirements. As such, rezoning to a district that allows for the establishment of mobile homes is required for the applicant to use the property as desired.

After some discussion, Mr. Michael Walker made a motion to recommend approval of the request to rezone 1 parcel of land totaling +/- 1.05-acres in size from Residential-15 (R-15) to Agricultural Conservation (AC). The motion was seconded by Mr. Jason Ross and carried a unanimous vote.

**RZ-24-12, 3200 Byrd St. (County)** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone a +/- 31.76-acre parcel from Residential-9 (R-9) to Agricultural Conservation (AC).

Mr. Derwort mentioned the applicant is requesting this rezoning in order to allow for the placement of a new manufactured home on the acreage tract. The R-9 district does not permit the placement of manufactured homes as residential dwellings. The only two zoning districts within Sumter County that permit stand-alone manufactured homes on a single property, outside of manufactured home park, are the AC zoning district and the General Residential (GR) zoning district.

Mr. Derwort stated the property is zoned R-9. The purpose of the R-9 district is to recognize the essential suburban living character of significant portions of Sumter County where low and medium density single-family residential development is the predominant living environment of the existing and future

	<p>population. The minimum lot size in the R-9 district is 9,000 sq. ft. with a minimum lot width of 75 ft. at the minimum building line. Development at R-9 densities is only possible with the presence of public sewer and water infrastructure, otherwise development must be in compliance with minimum standards for on-site septic systems.</p> <p>The intent of the AC zoning district is to protect and preserve areas of the county which are presently rural or agricultural in character and use, and are uniquely suited to agricultural use. The minimum lot size in the AC district is 1 acre, a significant decrease in density from the R-9 district. The AC district is one of two zoning districts in the County that permit the use of manufactured homes as dwellings.</p> <p>After some discussion, Ms. Kim Harvin made a motion to recommend approval of the request to rezone one +/-31.76-acre parcel from Residential-9 (R-9) to Agricultural Conservation (AC). The motion was seconded by Mr. Jason Ross and carried a unanimous vote.</p>
<b>OLD BUSINESS</b>	<b>NONE</b>
<b>DIRECTOR'S REPORT</b>	<p>Mr. Derwort updated the Board regarding the status of the Unified Development Ordinance update for the city. The Consultant is planning an in-person trip to Sumter to hold public meetings sometime on July 24th. There will be a series of stakeholder meetings, a presentation to Planning Commission and an evening Open House for the public.</p>
<b>ADJOURNMENT</b>	<p>With no further business, the meeting was adjourned at approximately 4:01 p.m. by acclamation.</p> <p>The next scheduled meeting is July 24, 2024.</p>
	<p>Respectfully submitted,  <i>Kellie K. Chapman</i>  Kellie K. Chapman, Board Secretary</p>