

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

August 28, 2024

| | |
|---------------------|---|
| ATTENDANCE | <p>Sumter City – County Planning Commission meeting was held on Wednesday, August 28, 2024, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Michael Walker, Mr. Jim Crawley, Mr. Jim Price, Ms. Kim Harvin, Mr. Gary Brown, Mr. James Munford, Mr. Keith Ivey and Mr. Jason Ross – were present. Mr. Chris Sumpter was absent.</p> <p>Staff members present were Mr. Kyle Kelly, Mr. Jeff Derwort, Ms. Helen Roodman, 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. Gary Brown made a motion to approve the meeting minutes of the July 24, 2024, meeting as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p> |
| NEW BUSINESS | <p><u>SN-24-01, Champion Ln. (County)</u> was presented by Mr. Quint Klopfleisch. The Board reviewed the request to change the name of a Private Road.</p> <p>Mr. Klopfleisch stated the applicant is requesting to change the name of a private road from Champion Lane to Matriarch Lane.</p> <p>Mr. Klopfleisch added the road is unimproved starting at 5075 Champion Ln. with the northern +/- 300 feet not in use. The applicant’s parcel does not have a dwelling on the parcel, however; there are two residential dwellings currently using Champion Ln. for addressing purposes.</p> <p>Mr. Klopfleisch mentioned the Auditor’s office has approved the name according to its name convention procedures. In addition, both the E-911 operations and County Mapping services approved the proposed street name, “Matriarch”.</p> <p>Ms. Helen Olden and Mr. Thomas Olden were present to speak in favor of the request.</p> <p>Ms. Carol Douglas and Mr. Thomas Robinson were present to speak in opposition of the request.</p> <p>After some discussion, Mr. Gray Brown made a motion to deny the street</p> |

name change from Champion Ln. to Matriarch Ln. The motion was seconded by Mr. Kim Harvin and carried a seven (Brown, Harvin, Ivey, Ross, Crawley, Munford, Walker) and one in opposition (Price). The motion carried.

MSP-24-36/HCPD-24-30, 2518/2587 Broad St. (City) was presented by Mr. Quint Klopfleisch. The Board reviewed the request for Major Site Plan and HCPD Approval for construction of a multi-building hotel development.

Mr. Klopfleisch mentioned the property is +/- 4.86-acres in size. As proposed, the overall site (totaling 3.37-acres) will be developed to provide for two (2) individual hotel buildings with a total combined maximum of 159 rooms.

Mr. Klopfleisch added the property is zoned General Commercial (GC). The intent of the GC zoning designation is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.

After some discussion, Mr. Jim Price made a motion to approve MSP-24-36/HCPD-24-30 in accordance with site plans titled “*Livsmart Studios by Hilton, 2581 and 2587 Broad Street, Sumter*”, prepared by Jones and VanPatten, LLC dated June 4, 2024 and the exterior elevation drawings titled “*Livsmart Studios by Hilton*”, prepared by Boykin & Munnerlyn - Architecture & Associates, Inc. dated July 2, 2024, subject to the approval conditions outlined in Exhibit 1. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

MSP-24-38, 50 & 80 Commerce St. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request for alternate parking lot surface material for existing warehouse development.

Mr. Derwort mentioned the property is an older industrial area of the City, where most parking and drive areas do not meet current city standards.

Mr. Derwort added the property is at a higher risk for flooding. Additional impervious surface would not improve this situation.

Mr. Derwort stated based on the intended use of the property, heavy duty trucks will regularly enter and exit the site.

After some discussion, Mr. Jim Price made a motion to approve MSP-24-38 for alternate parking lot surface material for existing warehouse development located at 50 & 80 Commerce St. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.

MSP-24-43/HCPD-24-31, 265 N. Bultman Dr. – The Iris Apartments (City) was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan and HCPD Approval for a 37-unit Apartment Building.

Mr. Kelly mentioned the property is +/- 5.66-acres in size, undeveloped, and is zoned General Commercial (GC). There are multi-family residential uses to

the north and east of the site, a small residential subdivision and vacant parcel to the west of the site, and a medical clinic use to the south.

Mr. Kelly added the proposed 37-unit development will have one 3-story building. Based on the applicant's proposal, there will be 37 one-bedroom units in the development. Exterior amenities include grass open space areas as well as a gazebo and playground area.

After some discussion, Mr. Jason Ross made a motion to approve MSP-24-43/HCPD-24-31 subject to conditions of approval outlined in Exhibit 1, and the site and landscaping plans titled, "*The Iris Apartments, Sumter County, S.C.*" prepared by Venture Engineering, dated August 19, 2024. The motion was seconded by Mr. Jim Price and carried seven (Ross, Price, Crawley, Munford, Brown, Ivey, Walker) in favor and one (Harvin) in opposition.

HCPD-24-29, 1230 S. Pike E. (County) was presented by Mr. Quint Klopfleisch. The Board reviewed the request for alternative construction materials for building façade in the highway Corridor.

Mr. Klopfleisch added this request is associated with a minor site plan and HCPD review for a +/- 2,040 sq. ft. new office building proposed on property located at 1230 S. Pike E. The applicant desires to place in the same location as the current office.

Mr. Klopfleisch mentioned the applicant submitted and HCPD application with building elevation plans showing a proposed 36 ft. X 68 ft. office building with a fiber cement board type of exterior material. The HCPD proposal does not meet the 80% brick, stucco, stone, or masonry criteria required for staff level approval, and in accordance with Article 3.v.4.b. of the Sumter County Zoning & Development Standards Ordinance (the Ordinance), the Sumter City-County Planning Commission (PC) must approve alternate exterior materials.

After some discussion, Mr. Michael Walker made a motion to approve the request for alternative construction materials for building façade in the Highway Corridor, subject to the staff recommended conditions. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

HCPD-24-32, 756/758 Bultman Dr. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request for alternative construction materials for building façade in the highway Corridor.

Mr. Derwort added this request is associated with a minor site plan and HCPD review for a +/- 900 sq. ft. pole building. The applicant desires to place a pole building on the property to market construction services offered for this building type. The property is located on the westside of Bultman Dr., just south of the intersection of Broad St. and Bultman Dr.

Mr. Derwort stated visibility to the proposed buildings northside will be limited due to the structure's proposed placement in close proximity to the

existing building on the property.

Mr. Derwort added the proposed building south facing side will be visible from Bultman Dr. right-of way, particularly when viewing the property from the south looking north. However, this view will be partially mitigated by the existing building on the adjacent property to the south. The rear of the proposed building will not be visible from public right-of-way.

Mr. Derwort mentioned the applicant submitted and HCPD application with building elevation plans showing a proposed pole building with a brick front façade and metal siding exterior materials on all other facades of the structure. The HCPD proposed does not meet the 80 % brick, stucco, stone, or masonry criteria required for staff level approval, and in accordance with Article 3.t.4.c of the City of Sumter Zoning & Development Standards Ordinance (the Ordinance), the Sumter City-County Planning Commission (PC) must approve alternate exterior materials.

Mr. Ron Wilkes was present to speak on behalf of the request.

After some discussion, Mr. Michael Walker made a motion to approve the request for alternative construction materials for building façade in the Highway Corridor, subject to the staff recommended conditions. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

SV-24-07, 3170 McCray's Mill Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for subdivision width-to-depth variance for the Meadowcroft Subdivision to allow depths of lots on Ashlynn Way, Tamarah Way, Malone Drive, Fallingwater Lane, and Sun Valley Drive adjacent to TMS #182-00-04-004 to exceed the current Ordinance maximum depth requirement (2.5 times lot width).

Mr. Kelly stated the property represents the balance of the Meadowcroft Subdivision tract Property contains assumed wetlands as well as floodplain and floodway (portion of Can Savannah Creek) at southern property line.

The presence of wetland and floodplain, along with existing topography and street configuration, precludes additional development on the tract adjacent to the lots on Ashlynn Way, Tamarah Way, Malone Drive, Fallingwater Lane, and Sun Valley Drive.

Mr. Kelly mentioned between 2000-2022, there was 1 instance in which the owner of a residential lot in subdivision purchased additional property from Meadowcroft, Inc. and combined it with their existing lot.

In 2023-2034, there have been 3 requests made to the Planning Commission for Subdivision Variance (SV-23-02, SV-24-03, and SV-24-05). All three requests have been granted.

After some discussion, Mr. Keith Ivey made a motion to approve this request. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.

| | |
|--------------------------|--|
| | <p><u>SV-24-08, 3325 Tamarah Way (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for subdivision width-to-depth variance to subdivide a 0.88-acre portion of TMS #182-00-04-004 and combine it with the existing 0.46-acre lot known as 3325 Tamarah Way.</p> <p>Mr. Kelly stated with the approval of SV-24-07, that this case specific request was essentially. Mr. Kelly stated that the Planning Commission, however; could take action at their discretion.</p> <p>After some discussion, Mr. Jason Ross made a motion to approve this request. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p> |
| OLD BUSINESS | NONE |
| DIRECTOR'S REPORT | <p>Mr. Jeff Derwort updated the Planning Commission on the status of the 5 year review of the Sumter 2040 Comprehensive Plan. Mr. Derwort stated that updates to data and minor changes to the Conservation Planning Area are being proposed to reflect changes in FEMA floodplain maps.</p> <p>Mr. Roodman stated that mid-year minor site plan report was included in the agenda packet, and that continuing education items and dates are being looked at and will be shared soon.</p> |
| ADJOURNMENT | <p>With no further business, the meeting was adjourned at approximately 4:31 p.m. by acclamation.</p> <p>The next scheduled meeting is September 25, 2024.</p> |
| | <p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p> |