

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

September 25, 2024

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, September 25, 2024, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Six board members: Mr. Jim Crawley, Mr. Jim Price, Mr. Gary Brown, Mr. James Munford, Mr. Keith Ivey and Mr. Jason Ross – were present. Mr. Michael Walker, Ms. Kim Harvin, and Mr. Chris Sumpter were absent.</p> <p>Staff members present were Mr. Kyle Kelly, Mr. Jeff Derwort, Ms. Helen Roodman, 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 August 28, 2024, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-24-48/HCPD-24-33, 201 W. Hampton Ave. – Sumter Museum Military & Local History Galleries & Curation Center (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan and HCPD Approval for 36,937 sq. ft. Museum Building.</p> <p>Mr. Kelly mentioned the Sumter Museum, proposes to expand its museum complex focusing on Military & Local History and Curation.</p> <p>Mr. Kelly added the property is located at the NW corner of the intersection of N. Washington St. and W. Hampton Ave. The subject property is 2.14-acres in size, undeveloped, and zoned CBD.</p> <p>After some discussion, Mr. Jim Price made a motion to approve MSP-24-48/HCPD-24-33 subject to conditions of approval outlined in <i>Exhibit 1</i>, and the site plan and architectural elevation renderings titled, “Sumter Museum Military & Local History Galleries & Curation Center” prepared by Creech & Associates and The LandPlan Group South, dated July 18, 2024. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p> <p><u>RZ-24-15, 2735 Byrd St. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone a +/- 4.79-acre parcel from Residential-9 9R-9) and General Commercial (GC) to Agricultural Conservation (AC).</p>

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 a manufactured home park, are the AC zoning district and the General Residential (GR) zoning district.

After some discussion, Mr. Jason Ross made a motion to recommend approval of the request to rezone one +/- 4.79-acre parcel from Residential-9 (R-9) and General Commercial (GC) to Agricultural Conservation (AC). The motion was seconded by Mr. Jim Price and carried a unanimous vote.

RZ-24-16, 1080 W. Brewington Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone 3 adjoining parcels from Agricultural Conservation (AC) to Heavy Industrial (HI). The total acreage of the 3 properties is +/- 41.7-acres.

Mr. Kelly stated the purpose of this request is to facilitate future development of the site for an unspecified industrial end user.

Mr. Kelly mentioned the property is directly across W. Brewington Rd. from Sumter Municipal Airport.

Mr. Kelly added the applicant intends to develop the site for a metals manufacturing facility (NAICS 332312). Rezoning is required in order to develop the intended use, as metals manufacturing is an allowable use in the HI and Light Industry-Warehouse (LI-W) zoning districts.

Mr. Kelly stated the site is influenced by Sumter Airport Overlay District (AP). AP District includes multiple overlapping and intersecting zones rendered in 3 dimensions. Future development at the subject site will have potential airport compatibility impacts evaluated at time of site plan approval.

After some discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone 3 adjoining parcels from Agricultural Conservation (AC) to Heavy Industrial (HI). The total acreage of the 3 properties is +/- 41.7-acres. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

RZ-24-17, 1475 (1365) Alice Dr. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone a +/- 31.85-acre tract (TMS# 203-00-03-001) from Agricultural Conservation (AC) to General Commercial (GC).

Mr. Derwort mentioned the property is located on the east side of Alice Dr. +/- 900 ft. north of Broad St. The property was annexed into the city on August 20, 2024, under Case# ANN-24-03. The applicant is requesting the rezoning in order to facilitate future commercial development on the property.

Mr. Derwort added 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.

After some discussion, Mr. Gary Brown made a motion to recommend approval of the request to rezone one +/- 31.85-acre tract (TMS# 203-00-03-001) from Agricultural Conservation (AC) to General Commercial (GC). The motion was seconded by Mr. Jason Ross and carried a unanimous vote.

RZ-24-18, 4520 Pinewood Rd. & 4035 Golden Bay Rd. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone 2 parcels of land totaling +/- 9.11 acres in size from Conservation Preservation to Agricultural Conservation (AC).

Mr. Derwort mentioned the applicant is requesting rezoning to allow for potential future family subdivision of the property. Under current CP zoning, even a lifetime family conveyance exemption subdivision with the allowances of Article 3.n.5. of the Sumter County Zoning & Development Standards Ordinance is prohibited due to lack of available land area.

Mr. Derwort added the purpose of the AC 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.

After some discussion, Mr. Jim Crawley made a motion to recommend approval of the request to request to 2 parcels of land totaling +/- 9.11 acres in size from Conservation Preservation to Agricultural Conservation (AC). The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

MA-24-01, Comprehensive Plan 5-Year Update (City)

MA-24-02, Comprehensive Plan 5-Year Update (County) was jointly presented by Mr. Derwort. The Board reviewed proposed revisions to the Sumter 2040 Comprehensive Plan which effects both jurisdictions. Mr. Derwort stated the local governments are required to review their comprehensive plans every 5 years, with a major update every 10 years. Mr. Derwort noted that this is the 5-year intermediate review.

Mr. Derwort stated that a full description of proposed changes to the documents are outlined in the memo included with the board packet, and that proposed revisions are primarily updates to underlying demographic data. Mr. Derwort noted that the only change proposed to a future land use designation is for the Conservation Planning Area. This area is being adjusted to reflect the latest floodplain boundaries adopted in 2022. Mr. Derwort stated that it is the opinion of staff that the existing policies contained in the 2040 Comprehensive Plan are sound and will serve as a solid framework for the next 5 years until the next major plan update.

After some discussion, Mr. Jim Crawley made a motion to recommend approval via resolution to City and County Council for the proposed Sumter 2040 Comprehensive Plan revisions under MA-24-01 and MA-24-02. The

	motion was seconded by Mr. Gary Brown and carried a unanimous vote.
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Roodman gave an update on the City UDO.</p> <p>Ms. Roodman stated 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 3:40 p.m. by acclamation.</p> <p>The next scheduled meeting is October 23, 2024.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>