

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

April 24, 2013

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| ATTENDANCE | <p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, April 24, 2013 in the Planning Department Conference Room located in the Liberty Center at 12 W. Liberty St. Six board members: Mr. David Durham; Ms. Constance Lane; Mr. Burke Watson; Mr. Dennis Bolen; Mr. Charles Segars; Ms. Sandra McBride – and the secretary were present. Mr. Jim McCain and Mr. James Davis were absent. The meeting was called to order at 3:00 p.m. by Mr. David Durham.</p> |
| MINUTES | <p>Mr. Burke Watson made a motion to approve the minutes of the March 27, 2013 meeting as presented. The motion was seconded by Ms. Constance Lane and carried a unanimous vote.</p> |
| NEW BUSINESS | <p><u>MSP-12-50, Theatre Dr. (City)</u></p> <p>Ms. Helen Roodman presented this request for major site plan approval to relocate a portion of Theater Drive to align with the intersection of Hamilton Street & Wise Drive. She stated the plan is to relocate approximately 1,280 linear feet of Theatre Drive to the east of its current location to align with the intersection of Wise Dr. & Hamilton St. The proposed realignment is part of a multi-year master plan for the expansion of Palmetto Park and will provide direct access to the Tennis Center from Wise Dr. without traversing the park. Realignment of Theatre Dr. will allow for the expansion of Palmetto Park to encompass the tennis courts currently located on the east side of Theatre Dr. and will prevent cut-through traffic from Wise Dr. to University Dr.</p> <p>With there being no discussion, a motion to approve this request as presented was made by Mr. Charles Segars, seconded by Ms. Sandra McBride and carried unanimously.</p> <p><u>SV-13- 04, 7365 Scales Rd.(County)</u></p> <p>Ms. Claudia Rainey presented this request for approval of Sibling to Sibling family relationship for a lifetime family conveyance to subdivide +/- 1.00 acre from a larger +/- 4.43 acre tract located at 7365 Scales Rd. and represented by Tax Map # 074-00-02-009. Ms. Rainey explained that the applicant is requesting approval of the relationship between herself and her brother, Samuel Wright, for the purpose of a lifetime conveyance. Lifetime conveyances are</p> |

considered to be an exempt subdivision meant to allow an individual to transfer property to an immediate family member that may not meet subdivision regulations for public access. She stated as a condition of any lifetime conveyance, the grantor must ensure that the grantee has sufficient access to the property either through direct access, through frontage on a road or through an access easement. This property is considered landlocked and has no direct access to public road frontage. The grantor is providing a 15 foot wide easement through her property for access to the new parcel. Staff recommends approval of the request, but recommends signage be placed on the private roads leading to the new parcels so that they can easily be located by emergency services.

There being no discussion, a motion to approve this request as presented was made by Ms. Constance Lane, seconded by Mr. Dennis Bolen and carried unanimously.

SV-13- 05, 2427 Pipkin Rd. (County)

Ms. Claudia Rainey presented this request for a variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width* to subdivide +/- 2.86 acre parcel located at 2427 Pipkin Rd. and represented by Tax Map # 208-07-01-003. She explained that the property owner wishes to divide the property roughly in half lengthwise and the new proposed parcels will each require a variance from the residential lot width to depth ratio requirements. She stated a significant portion of the rear of the parcel is floodplain and roughly half the parcel is wetlands and doesn't support development. The proposed division is the best way to divide the property while still maintaining adequate road frontage. Only the front portion of the parcel is suitable for development. Soils for the rear of the parcel are not supportive of any future development. Staff is recommending approval of this request.

There being no discussion, a motion to approve this request as presented was made by Mr. Charles Segars, seconded by Ms. Sandra McBride and carried unanimously.

OA-12-13/OA-13-03, Landscaping (City/County)

Ms. Helen Roodman and Ms. Claudia Rainey presented this request to amend the various sections of Article 8 of the City and County Zoning and Development Standards Ordinances pertaining to landscaping in order to create clear, consistent, and fair landscaping and bufferyard standards where they do not exist today. Ms. Roodman stated the purpose of the ordinance was to ensure a quality design; protect incompatible uses; protect neighbors and make our corridors look better. Current regulations are not clear or predictable, are difficult to apply fairly or consistently and have no minimum community standards. She stated the new landscaping standards would apply to urban or suburban zoned areas of the City and

County. They will not apply to rural areas (AC, CP) unless the area is in the Highway Corridor District. Clear standards are being established for the following:

- street landscaping – the standards will be different for commercial and residential developments;
- parking lot requirements;
- buffering requirements;
- stormwater management;
- to specify clear sizes not only for canopy trees but understory trees and different classifications of shrubbery for time of planting.

Ms. Claudia Rainey presented various picture examples of landscaping around the Sumter area, both good and not so good. She explained the four different types of landscaping and where/when each type would be required. Ms. Rainey talked about landscaping for parking lots, plant sizes and the addition of additional type of trees and plants. She explained how stormwater ponds or facilities should be discouraged in the front of the property when possible and that the trees and plantings should be wet-friendly species. She stated stormwater facilities should be an amenity and an added value to the project.

Mr. Roodman stated several members of the community attended the Ordinance Committee meeting the previous week. Staff has tried to address the following issues community members brought up at the meeting:

- 1) Trees/Plantings adjacent to the ROW and vision triangles;
- 2) Removal of historic trees;
- 3) Clarification regarding the number of shrubbery per tree;
- 4) Clarification regarding pedestrian access aisles in parking lots; and
- 5) Parking lot graphic for interior parking lot landscaping will be revised to reflect required tree island spacing.

Ms. Constance Lane asked if there had been any conversations about crime and trees in parking lots. She stated in some areas, it is safer in the larger parking lots if there are no trees.

Ms. Roodman stated that was part of the site plan review process but is not in the ordinance. Members of the Public Safety Community review the site plans for placement of landscaping and lighting. She stated staff is recommending very low shrubs and very tall trees in parking lots.

Mr. Dennis Bolen asked if a facility like the old Walmart, which is in the process of being used again, was completely grandfathered from having to do all the landscaping in the parking lot.

Ms. Roodman stated they are not. She explained that Article 6 of the City and County Ordinance states that non-conforming sites that have

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| | <p>been vacant for more than 18 months in the City and 36 months in the County, the requirements to bring that site into code are based on your investment in the structure. Staff looks at the assessed value of the structure, from either a recent appraisal done by a professional appraiser or the Assessor's Office assessed value of the structure, and the permit cost of the work to be done to become operational. If the cost is 25% or less of the assessed value to become operational, nothing has to be done to bring the site up to code. Between 25% and 75% investment in the structure, a corresponding percentage of the site upgrades must be done to bring the site into code. For 75% investment or more, the site must be brought up to code. For instances where bringing the site up to code is not possible, the site must go before the Zoning Board of Appeals for the variances needed.</p> <p>Mr. Carl Croft expressed concern about the public not having sufficient time to review the proposed changes.</p> <p>After more discussion on how much time should be given for public review, Staff was asked to post the draft ordinance on the City website.</p> <p>With no further discussion, a motion to table this request, schedule another meeting of the Ordinance Committee within a week and invite the public and bring back to the Planning Commission at its May meeting was made by Mr. Burke Watson, seconded by Mr. Charles Segars and carried unanimously.</p> |
| <p>DIRECTOR'S REPORT</p> | <p>None</p> |
| <p>ADJOURNMENT</p> | <p>With no further business,</p> <p>The next scheduled meeting is May 22, 2013.</p> |
| | <p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Planning Secretary</p> |

Sumter City-County Planning Commission

Meeting Date: April 24, 2013

| NAME (Please Print) | Which request are you here for? |
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| GARY HALLMAN | SPACE AFB |
| Jason Chan | Land variance |
| Carol Craft | Landscape Ord. |
| Shane Gayman | LANDSCAPE ORDINANCE |
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