

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

January 22, 2020

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, January 22, 2020 in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Ms. Sandra McBride; Ms. Ronetta Moses; Ms. Kim Harvin; Mr. Jim Price; Mr. Todd Champion; Mr. Jason Ross and Ms. Bertha Willis – were present.</p> <p>Staff members present were: Mr. George McGregor; Ms. Helen Roodman; Mr. Jeff Derwort; Mr. Daniel Crum; and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Ms. Sandra McBride.</p>
MINUTES	<p>Ms. Kim Harvin made a motion to approve the minutes of the December 19, 2019 meeting as written. The motion was seconded by Mr. Todd Champion and carried a unanimous vote.</p>
SERVICE AWARDS	<p>Mr. George McGregor acknowledged the service and commitment of Mr. Dennis Bolen and Mr. Doc Dunlap. He presented Mr. Bolen with a plaque for his service. Mr. Bolen thanked the Planning Commission. Mr. Dunlap was not in attendance to receive his award.</p> <p>Mr. McGregor announced this would be his last Planning Commission. Mr. McGregor and his wife will be moving closer to family. He stated that it has been a pleasure working with each of the members of the board.</p>
ELECTION OF OFFICERS	<p>Mr. McGregor instructed the board on the nominating and voting process.</p> <p>Ms. Sandra McBride opened the floor for nomination for Chair for 2020. Mr. Jim Price nominated Ms. Sandra McBride as Chairwoman for 2020. Ms. Sandra McBride was voted unanimously as the 2020 Chairwoman.</p> <p>Ms. McBride opened the floor for nomination for Vice-Chair for 2020. Mr. Todd Champion nominated Ms. Ronetta Moses. Ms. Moses was voted unanimously as the Vice-Chair for 2020.</p>

NEW BUSINESS

Mr. Todd Champion recused himself from this request.

SD-05-02 (REV 1), Williamsburg (City) was presented by Mr. Jeff Derwort. The Board reviewed this request for revisions to the preliminary subdivision approval granted under SD-05-01. The current request is to remove one (1) access point location, increase the total lot count from 220 to 221, and make minor changes to the overall lot layout.

Mr. Derwort stated the applicant is requesting approval of a revised preliminary plat for removal of the Broad St. access point, insertion of Secondary emergency access point on Stamey Livestock Rd., minor changes in overall lot layout related to the removal of the Broad St. access point, and the addition of one lot.

Mr. Derwort added upon reviewing the final plat for phase 3 of the development, there were some discrepancies from the subdivision plan that was approved in 2005. Mr. Derwort said the removal of Broad St. access point would end in a cul-de-sac and on Stamey Livestock Rd. there and a secondary emergency access point was added.

Mr. Dean Gainey was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve this request subject to the preliminary plat submission titled, "*Williamsburg Subdivision Stamey Livestock Rd.*" prepared by Burns Engineers, Inc. dated 1-6-20 and Conditions of Approval for SD-05-02 (Revision 1). The motion was seconded by Mr. Ronetta Moses and carried a unanimous vote.

Mr. Jason Ross recused himself from this request.

SD-15-01 (REV 1), Equestrian Trail (County) was presented by Mr. Daniel Crum. The Board reviewed the request to revise the preliminary subdivision approval granted under SD-15-01 to increase the total lot count from 21 single-family lots to 31 single-family lots.

Mr. Crum stated the request seeks to revise the subdivision approved under SD-15-01 to develop a 31 lot residential subdivision on a 33.86 acre tract.

Mr. Crum added the developer's original plan for the area involved a parcel of land that was over 200 acres in size, on which the developer planned to construct a larger single-family residential subdivision. In 2015, a subdivision plan for an initial phase of 21 lots was approved, with further growth. In 2017, the developer sold a majority of the remaining property. The retained acreage is the subject of this application, a revised subdivision plan for a total of 31 residential lots, with no plans to expand in the future.

Mr. David Parr was present to speak on behalf of the request.

After some discussion Mr. Jim Price made a motion to approve of this

	<p>request. The motion was seconded by Mr. Todd Champion and carried a unanimous vote.</p> <p><u>PD-05-01 (REV 1), 3760 Peach Orchard Rd. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to amend PD-05-01 to revise the site development plan, to permit deer/meat processing as commercial activity and to revise/codify applicable development standards.</p> <p>Mr. Derwort stated the applicant currently operates Peach Orchard Deer Processing from the subject property. This use has been in operation on the site for 20 years and pre-dates current county zoning and development standards. In 2005, the applicant was granted Planned Development (PD) approval for the property for the primary purpose of establishing a commercial paint ball course.</p> <p>Mr. Derwort added the deer processing was approved as a Home Occupation use only, however; it appears that this facility has never functioned in a home occupation capacity as defined in the Zoning & Development Standard Ordinance.</p> <p>Mr. Derwort mentioned the applicant has plans to expand the existing meat processing facility on the site, with plans to construct an additional meat processing building of approximately 6,000 – 7,000 square feet in the future. Since the current approved PD only permits deer processing as a home occupation use, these expansions cannot be permitted without approval of a PD amendment.</p> <p>Mr. Roy Floyd was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend approval of this request. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>
OLD BUSINESS	NONE
OTHER BUSINESS	Ms. Sandra McBride thanked George for his commitment to the City and County of Sumter. Ms. McBride thanked Dennis Bolen for his service to the Planning Commission.
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:45 p.m. by acclamation.</p> <p>The next scheduled meeting is February 26, 2020.</p>

Respectfully submitted,

Kellie K. Chapman

Kellie K. Chapman, Board Secretary