

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Minutes of the Meeting

December 16, 2020

<b>ATTENDANCE</b>	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, December 16, 2020 in the Sumter Opera House Theater located on the First Floor of the Sumter Opera House. Five board members: Ms. Sandra McBride; Mr. Todd Champion; Ms. Ronetta Moses; Mr. Jim Price; Mr. Jim Crawley; Ms. Bertha Willis; and Ms. Kim Harvin – were present. Mr. Jason Ross was absent.</p> <p>Staff members present were Ms. Helen Roodman; Mr. Kyle Kelly; Mr. Jeff Derwort and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Ms. Sandra McBride.</p>
<b>MINUTES</b>	<p>Ms. Bertha Willis made a motion to approve the minutes of the November 18, 2020 meeting as written. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>MSP-20-51, 190 University Dr. Palmetto Tennis Center Phase 2 (City)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request for Major Site Plan Approval for Palmetto Tennis Center Expansion (8 light clay tennis courts, plaza, and associated facilities).</p> <p>Mr. Derwort stated the expansion will consist of 8 clay tennis courts, walkway areas, landscaping, entranceways, and related facilities. The project is Phase 2 of a planned expansion.</p> <p>Mr. Derwort added the site is located at the intersection of University Dr. and Theater Dr. and consists of two separate tax parcels. A recombination plat joining the two parcels has been approved by the Planning Department and recorded at the Sumter County Register of Deeds in August 2020. However, this information is not yet reflected in the most updated Sumter County tax parcel data.</p> <p>Mr. Derwort mentioned no new parking is being proposed under this site plan submission. Davis &amp; Floyd, in conjunction with the City of Sumter Parks and Recreation Department, prepared a parking analysis (dated 9/19/2017) in support of the previous site plan review for the Pro Shop portion of the overall Palmetto Tennis Center expansion. This analysis considered the scope of the project that is subject of this request. Per this analysis, the overall Palmetto Tennis Center site has a total of 113 paved parking spaces, of which two are handicapped accessible.</p>

Mr. Derwort added the proposal will include the demolition and grading of an existing wooded site. Per tree survey information supplied as a part of the plan submissions, 61 significant trees and 12 historic trees will be removed from the site to accommodate tennis center expansion.

Mr. Derwort stated tree protection provisions are not intended to render a site or parcel undevelopable. In instances where protected trees must be removed, replacement planting at a 2 to 1 ratio are required somewhere on the site for the loss of protected trees. Where 2 for 1 replacement is not feasible, mitigation that includes increased height and caliper (significantly above minimum requirements) at time of planting has historically been acceptable upon review.

Mr. Yancey Robertson was present to speak on behalf of the request.

Mr. Derwort stated, staff recommends approval subject to the stated Conditions of Approval outlined in Exhibit 1.

After some discussion, Ms. Kim Harvin made a motion to recommend approval subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the set of plans titled, "Palmetto Tennis Center Improvements Phase 2", prepared by Davis & Floyd, John Edwards Reynolds, and dated December 4, 2020. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

**RZ-20-16, 475 Myrtle Beach Hwy. (County)** was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a +/- 7.00-acre tract from Light Industrial-Warehouse (LI-W) to Heavy Industrial (HI).

Mr. Kelly added the applicant is requesting this rezoning in an effort to resolve an active zoning enforcement case initiated by the Sumter City-County Zoning Enforcement Officer. Some site work, including clear cutting of trees, was conducted prior to the submission of a rezoning application.

Mr. Kelly mentioned the applicant has indicated that this property will be developed as a used automotive parts salvage yard on the site. The use is classified as SIC 5015, Motor Vehicle Parts, Used.

Mr. Kelly stated the primary purpose of the HI zoning district is to concentrate heavy industrial uses in areas where they will flourish without adversely affecting adjacent less intensive uses, and to preserve prime industrial lands for future industrial development. Toward these ends, residential development is not permitted in this zoning district, nor is the establishment of this district on other than a major road or highway.

Mr. Kelly added the issue of rezoning to Heavy Industrial (HI) at this location is not a straightforward matter. Rezoning the property to Heavy Industrial zoning is not consistent with the 2040 Comprehensive Plan commercial/mixed-use designation. However, the existing pattern of development in close proximity to the site is similar to the proposed end use. Additionally, adjacent property is zoned light industrial and

	<p>heavy industrial.</p> <p>After some discussion, Ms. Kim Harvin made a motion to recommend denial of this request. The motion was seconded by Mr. Jim Crawley and carried a four (Harvin, Crawley, Willis, McBride) in favor and three (Price, Moses, Champion) in opposition. The motion carried.</p>
<b>OLD BUSINESS</b>	<b>NONE</b>
<b>DIRECTOR'S REPORT</b>	<p>Ms. Kim Harvin made a motion to approve the 2021 Meeting dates. The motion was seconded by Mr. Bertha Willis and carried a unanimous vote.</p> <p>Ms. Roodman reminded all board members to complete their training before 12/31/20.</p>
<b>ADJOURNMENT</b>	<p>With no further business, the meeting was adjourned at approximately 3:51 p.m. by acclamation.</p> <p>The next scheduled meeting is January 27, 2021.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>