

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

August 25, 2021

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, August 25, 2021, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price; Mr. Michael Walker; Mr. Gary Brown; Mr. James Munford; Ms. Kim Harvin; Mr. Keith Ivey and Mr. Jason Ross – were present. Mr. Jim Crawley and Mr. Chris Sumpter were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Ms. Kim Harvin</p>
MINUTES	<p>Mr. Michael Walker made a motion to approve the corrected minutes of the July 28, 2021, meeting as written. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-21-34/HCPD-21-16, 15 Green St. (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan Approval for a +/- 17,800 sq. ft. City Public Services Department Headquarters Building.</p> <p>Mr. Kelly stated the site is situated on E. Liberty St. at the intersection of E. Liberty St. and Green St. The site consists of a 1.99-acre parcel and a 1.0-acre area of a larger 15.0-acre tract.</p> <p>Mr. Kelly added this project represents a new public building along a major arterial road, and the configuration of the building and parking is compatible with the desired form and design of the corridor.</p> <p>Mr. Kelly mentioned there are two (2) significant and one (1) historic Live Oak trees proposed for removal within the development area. The applicant proposes a 2 for 1 replacement using Lacebark Elm species, as the site already has a large number of mature live oak trees as well as several proposed live oak plantings as part of buffer requirements.</p> <p>Mr. Michael Geddings was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Michael Walker made a motion to approve subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as site plan submission titled "Sumter Public Services Administration Building", prepared by Davis &</p>

Floyd Inc., dated August 13, 2021, landscaping plan titled "Public Works Administration, Sumter, South Carolina" prepared by Stewart Cooper Newel Architects dated August 13, 2021, and elevation renderings titled "Public Works Administration, Sumter, South Carolina" prepared by Stewart Cooper Newel Architects dated July 28, 2021. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

RZ-21-15, 1250 Landscape Ln. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 1.1-acre portion of TMS # 203-13-01-001 acres of land from Residential-15 (R-15) to General Commercial (GC).

Mr. Derwort added the area subject to this request is a +/- 1.1-acre portion of a larger 3.65-acre tract. The property is located at the terminus of Landscape Ln., which is a private internal circulation drive serving commercial uses off of W. Wesmark Blvd. The applicant intends to construct commercial warehouse space on the +/- 1.1-acre subject to this request.

Mr. Derwort mentioned the property is adjacent to platted residential lots to the east, commercial uses to the south, undeveloped land to the west, and undeveloped land to the north.

Mr. Derwort stated the property is currently within the R-15 zoning district and is adjacent to R-15 zoning to the north and west, R-15 and GC zoning to the east, and GC zoning to the south.

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.

Mr. Derwort added the property is located within Zone AE Special Flood Hazard Area (SFHA). New development within an SFHA must be carried out in accordance with the City of Sumter Flood Damage Prevention Ordinance.

Mr. Louis Tisdale and Don Herlong were present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of rezoning the +/- 1.1-acre portion of TMS# 203-13-01-001 acres of land from Residential-15 (R-15) to General Commercial (GC). The motion was seconded by Mr. Keith Ivey and carried a six (Walker, Munford, Ross, Ivey, Price and Brown) in favor and one (Harvin) in opposition. The motion carried.

RZ-21-16, 685 Deschamps Rd. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 31.34-acres of land from Agricultural Conservation (AC) to Residential-6 (R-6).

Mr. Derwort stated the property is adjacent to a single-family residential subdivision to the north, Patriot Park to the north and east, and rural

	<p>residential and agricultural uses to the east, west, and south.</p> <p>The applicant has stated that the intent of the request is to enable the development of townhouse residential units on the property. An annexation request has been submitted and is in process.</p> <p>Mr. Rocky Knowlton 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 Mr. Keith Ivey and carried a unanimous vote.</p> <p><u>RZ-21-17, 1250 Alice Dr. (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a +/- 9.11-acre tract (TMS# 203-00-05-004) acres of land from Planned Development (PD) to General Commercial (GC).</p> <p>Mr. Kelly mentioned this request to rezone +/-9.11-acres of land located off of Alice Drive between Broad St. and W. Wesmark Blvd. from a Planned Development (PD) to General Commercial (GC). The property is landlocked and is located immediately behind the Gateway Shopping Center and Broad Trace Apartment Complex.</p> <p>The applicant is considering developing multifamily residential units on the subject property.</p> <p>The property is adjacent to a multifamily apartment complex and commercial shopping plaza to the north, floodplain and wetland to the west, and electric utility substation to the south, and a single-family residence to the east.</p> <p>Mr. Kelly added the property is currently zoned Planned Development (PD) via PD-00-07, and is adjacent to GC zoning to the north and east, LC to the north, PD to the west, and R-15 and LC to the south.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend approval of this request. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:37 p.m. by acclamation.</p> <p>The next scheduled meeting is September 22, 2021.</p>

Respectfully submitted,

Kellie K. Chapman

Kellie K. Chapman, Board Secretary