

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

October 27, 2021

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, October 27, 2021, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price; Mr. James Munford; Mr. Gary Brown; Mr. Jason Ross; Ms. Kim Harvin; Mr. Keith Ivey and Mr. Jim Crawley – were present. Mr. Chris Sumpter and Mr. Michael Walker were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly, Mr. Derrick Phillips and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. Jim Crawley</p>
MINUTES	<p>Ms. Kim Harvin made a motion to approve the minutes of the August 25, 2021, meeting as written. The motion was seconded by Mr. James Munford and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-21-36/HCPD-21-17, 1710 US Hwy. 15 S. (City)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request for Major Site Plan approval for a +/- 15,000 sq. ft. Church Facility.</p> <p>Mr. Derwort stated the subject site will consist of +/- 7.71 acres with primary road frontage on US Hwy 15 S. and Masters Dr. The site is part of the designated commercial area of the Pocalla Springs Planned Development (PD), and build-out of this site represents the most significant non-residential development for this PD to date.</p> <p>Mr. Derwort added per the applicable PD Ordinance, uses within this area must be developed in accordance with General Commercial (GC) zoning district development standards, except where specifically stated in the PD Ordinance. A church use on this site was specifically approved under PD-06-10 (Revision 6).</p> <p>Mr. Hollman and Pastor Clay Smith were present to speak on behalf of the request.</p> <p>Mr. Derwort stated, staff recommends approval subject to the stated Conditions of Approval outlined in Exhibit 1.</p> <p>After some discussion, Mr. Jim Price made a motion to approve subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the preliminary site plans submission</p>

titled, "Alice Drive Baptist Church – Pocalla Campus, Sumter, South Carolina", prepared by Michael E. Weatherly, P.E., Consulting Environmental & Civil Engineer, dated June 16, 2021 (with date of last revision being September 13, 2021, a landscaping plan titled "Alice Drive Baptist Church – Pocalla Campus, Sumter, South Carolina" prepared by Smoak Irrigation, LLC dated September 21, 2021 and elevation renderings titled "Alice Drive Baptist Church" prepared by J. Spencer Dixon, Registered Architect and dated July 28, 2021.

The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

PD-04-15 (Rev. 9), Hunters Crossing Subdivision – Increase of Maximum Allowed Residential Development to 699 Units, and addition of new Commercial Development Parcel to PD (City)

was presented by Mr. Kyle Kelly. The Board reviewed the revision to increase maximum allowed residential development units to 699 total units for the Hunter's Crossing Development to allow additional residential development east of Mason Rd., as well as add a new commercial parcel to the Planned Development.

Mr. Kelly mentioned Hunter's Crossing is a mixed use planned development encompassing +/- 150 acres of land north of Broad St. between Stamey Livestock Rd. and Mason Rd. The PD was approved in 2004 (PD-04-15) and has been amended 8 times. The PD currently includes single-family residential development in the center, townhouse residential development to the west, 3 areas of designated green space, and a commercial area on the east side of Mason Rd. This proposal adds duplex/townhouse use on the eastside of Mason Rd. and a new commercial area at the intersection of Stamey Livestock and Broad St.

Mr. Kelly added the current revision request includes the addition of a new tract of land in the PD and conceptual plans for the portion of the development originally identified as "Phase 2", also defined as the portion of the development on the east side of Mason Rd.

Mr. Kelly stated as proposed, modifications would result in the addition of 22 new duplex units for a total of 44 dwellings and 35 new townhouse buildings for a total of 152 additional dwelling units.

When adding additional units to this development, impact to the original approvals must be evaluated. Hunter's Crossing was originally approved for no more than 540 residential units. With the inclusion of these units, at full build-out there would be 434 single-family units, 44 duplex units, and 221 townhouse units resulting in 699 total residential dwelling units.

Mr. Louis Tisdale was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of the request to increase the total number of permitted units in the Hunter's Crossing Planned Development and to add an

	<p>additional Commercial development area in substantial conformance with the attached conceptual site development plan.</p> <p>The motion was seconded by Mr. James Munford and carried a six (Price, Crawley, Munford, Brown, Ross, Ivey) in favor and one (Harvin) in opposition. The motion carried.</p> <p><u>RZ-21-20, 6830 Fish Rd. (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 2.71 acre tract from Agricultural Conservation (AC) to Residential-15 (R-15).</p> <p>Mr. Kelly added the applicant is requesting this rezoning in order to facilitate future subdivision of the lot into multiple single family residential units. The site is currently undeveloped.</p> <p>Mr. Kelly mentioned 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. The subject parcel, as well as the neighboring parcel to the west, consist of rural, undeveloped farmland. The parcels to the north, east, and south consist of single-family residences. AC zoning primarily permits agricultural uses and low-density residential development. Lower intensity commercial uses are allowed on a conditional basis. Single-family residential development is a by-right use in the AC district, with minimum lot sizes of 1.0 acres.</p> <p>If successfully rezoned, the applicant has referenced plans to subdivide the lot into small single family residential lots. Rezoning the property to Residential-15 (R-15) would allow the applicant to create smaller than 1-acre residential lots, as desired</p> <p>After some discussion, Mr. Jason Ross made a motion to recommend approval of rezoning the +/- 2.71-acre tract from Agricultural Conservation (AC) to Residential-15 (R-15).</p> <p>The motion was seconded by Mr. Gary Brown and carried a unanimous vote. The motion carried.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Helen Roodman informed the board of the upcoming training that will occur on Friday, October 29, 2021, at the Liberty Center conference room.</p> <p>Committee of the Whole to meet to discuss development standards/age restrictions for mobile homes.</p> <p>Ms. Roodman introduced Derrick Phillips, Jr. to the board.</p>

ADJOURNMENT	With no further business, the meeting was adjourned at approximately 3:58 p.m. by acclamation. The next scheduled meeting is November 17, 2021.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary