

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

June 28, 2023

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, June 28, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Six board members: Mr. Jim Price, Mr. Jason Ross, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, and Mr. James Munford – were present. Mr. Keith Ivey, Mr. Gary Brown, and Ms. Kim Harvin were absent.</p> <p>Staff members present were Mr. Jeff Derwort, Mr. Kyle Kelly, Ms. Helen Roodman, Mr. Quint Klopfleisch and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. James Munford.</p>
MINUTES	<p>Mr. Chris Sumpter made a motion to approve the meeting minutes of the May 24, 2023, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
NEW BUSINESS	<p><i>Mr. Jason Ross recused himself from SD-19-03 (REV 2)</i></p> <p><u>SD-19-03 (REV 2), Jackson Preserve (County)</u> was presented by Mr. Quint Klopfleisch. The Board reviewed the request for preliminary plat approval to modify the lot layout and expand total lot count to 66 single-family lots from the original 62-lot approval.</p> <p>Mr. Klopfleisch mentioned the original development plan was approved by the Planning Commission on September 25, 2019. 29 of the 32 lots in Phase 1 have been platted and are under development. An additional 34 lots are to be developed on the remaining +/- 31-acre tract. This request will modify the lot layout and expand total lot count from 62 units to 66 units.</p> <p>After some discussion, Mr. Jim Crawley made a motion to approve the above referenced request subject to the preliminary plat submission titled “Jackson Preserve Subdivision,” prepared by Michael Weatherly, PE, dated 5-18-2023, including site, storm water, landscaping, and road details and the Conditions of Approval for SD-19-03 (REV 2). The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote. The motion carried.</p> <p><u>RZ-23-10, 1350 S. Pike E. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone a +/- 26.60-acre portion of TMS# 249-00-06-007 from Residential-6 (R-6) to General Residential (GR).</p>

Mr. Derwort stated this acreage represents the R-6 portion of a 29-acre property that the applicant plans to convey, as +/- 2.4-acres of the 29-acre area is already within the GR district. The applicant is seeking to rezone the property to the GR district with the intent of establishing or expanding a mobile home park.

Mr. Derwort added the R-6 and GR districts are essentially the same, with the primary exception that mobile homes and mobile home parks can only be established in the GR district.

Mr. Derwort mentioned the property is within the Suburban Development Planning Area. The primary goal of the Suburban Development Planning Area is to scrutinize and manage existing development patterns, identify appropriate locations for new commercial and industrial developments, to focus on improvements to the form and design of new development, and ensure that land is developed in an orderly and efficient manner. The request to rezone the property to the GR district is in general alignment with applicable Sumter 2040 Comprehensive Plan policies.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone a +/- 26.60-acre portion of TMS# 249-00-06-007 from Residential-6 (R-6) to General Residential (GR). The motion was seconded by Mr. Jim Price and carried a four (Sumpter, Price, Ross, Walker) in favor and one (Crawley) in opposition. The motion carried.

RZ-23-12, 419 and 429 S. Guignard Dr. (US-521) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone 2 parcels of land totaling +/- 0.53-acres from General Residential (GR) to General Commercial (GC).

Mr. Kelly stated the property is adjacent to single-family residential zoning to the east (rear) and north (side). Property to the south is zoned General Commercial (GC). Lots on either side of the subject site are zoned GR and GC and are undeveloped. There is a single-family residence to the rear of the site.

Mr. Kelly added the property is within the Conservation Planning Area. Conservation Planning Areas are intended to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial, and commercial encroachment. Non-agricultural commercial uses are not supported in the Conservation Preservation Planning Area. As a general policy, development should be limited in these areas. The request to rezone the property to the GC district is inconsistent with the Sumter 2040 Comprehensive Plan.

Mr. Kelly mentioned approximately 0.43-acres of the property is located within a special flood hazard area (zone AE), and of that acreage, +/- 0.05-acres is located within a floodway (Sooks Branch). Only +/- 0.10-acres of the property is outside of the special flood hazard area. Development in the floodplain is regulated by the Sumter Flood Damage Prevention Ordinance #22-980.

After some discussion, Mr. Chris Sumpter made a motion to defer the request to rezone 2 parcels of land totaling +/- 0.53-acres from General Residential (GR) to General Commercial (GC). The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.

RZ-23-13, 16 Lynam Rd. (City) was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone a +/- 0.55-acre parcel from Residential-15 (R-15) to Residential-6 (R-6).

Mr. Klopfleisch stated the subject property is located south of Wedgefield Rd. and West of Lynam Rd, with frontage on Lynam Rd.

Mr. Klopfleisch added the intent of the applicant is to build four (4) Single Family Attached Dwellings and add the property to the Stillpointe subdivision (SD-19-01). The R-6 district would permit development at the proposed density.

Mr. Klopfleisch mentioned the property was recently annexed into the City of Sumter.

Also, upon successful completion of this rezoning request, a revision to the Subdivision approval for SD-19-02 will need to be reviewed and approved by the Planning Commission.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone a +/- 0.55-acre parcel from Residential-15 (R-15) to Residential-6 (R-6). The motion was seconded by Mr. Jim Crawley and carried a unanimous vote. The motion carried.

OA-22-13, Amendment to Residential Development Standards (City) was presented by Mr. Jeff Derwort. The Board reviewed the case to amend Articles 3, 4, 5, 6, and 10 to revise certain city residential development standards.

Mr. Derwort mentioned the purpose is to facilitate housing development on infill lots within the historic core of the city, make necessary changes for consistency, clarity, and ease of use, and add specific conditional standards and submission requirements for townhome, single family attached, duplex, patio home, and triplex/quadrplex housing types.

Mr. Derwort stated infill residential development offers opportunities to assist in providing needed affordable housing. Current standards limit the ability to fully utilize available land for affordable housing supply in the historic core areas of the city.

After some discussion, Mr. Chris Sumpter made a motion to proceed to Subcommittee (Ad-Hoc) (Sumpter, Munford, Crawley, Walker) for review. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote. The motion carried.

OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 4:11 p.m. by acclamation.</p> <p>The next scheduled meeting is July 26, 2023</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>