

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes

August 23, 2023

<b>ATTENDANCE</b>	<p>Sumter City – County Planning Commission meeting was held on Wednesday, August 23, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price, Mr. Jason Ross, Mr. Jim Crawley, Mr. James Munford, Mr. Keith Ivey, Mr. Gary Brown, and Ms. Kim Harvin – were present. Mr. Michael Walker and Mr. Chris Sumpter 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>
<b>MINUTES</b>	<p>Mr. Jim Price made a motion to approve the meeting minutes of the July 26, 2023, 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-21-47 (REV 1), 5760 Broad St. – Knight’s Companies Concrete Plant (County)</u></b> was presented by Mr. Quint Klopfleisch. The Board reviewed the request for alternate parking area surface materials.</p> <p>Mr. Klopfleisch mentioned the applicant is requesting a revision to a previously approved major site plan (MSP) in order to permit the allowance of an alternate surface material for a portion of the parking area. The original MSP was approved by the Planning Commission on November 17, 2021.</p> <p>Mr. Klopfleisch added the applicant is requesting final certificate of occupancy approval for the structures on the property. Zoning Final Inspection Approval cannot be provided since the site was not constructed in substantial conformance with the approved site plan.</p> <p>Mr. Russ Touchberry was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to approve subject to applicant’s request. The motion was not seconded. The motion failed.</p> <p>Ms. Kim Harvin made a motion to approve subject to the site plan submission titled, <i>“Knight’s Companies Concrete Plant, Sumter, SC”</i>, prepared by John F. Stephens, P.E., L.E. Wooten &amp; Company (With April 11, 2023, revision) subject to all other original project approval conditions and that the applicant</p>

is required to extend the existing concrete/cement drive to the fenced access gate coinciding with the approximate edge of the Highway Corridor Protection District (HCPD) overlay boundary with five (Harvin, Brown, Ross, Ivey, Crawley) in favor and one (Price) in opposition. The motion carried.

**RZ-23-17, 1250 N. Kings Hwy. (County)** was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a parcel of land totaling +/- 25.29-acres from Agricultural Conservation (AC) to Residential-15 (R-15).

Mr. Kelly stated the property is located at intersection of N. Kings Hwy. (SC-261) and Claremont Ln. (S-233), with frontage on both roads. The property is adjacent to Agricultural Conservation (AC) zoning in all directions. While all surrounding property is zoned AC, uses vary, with some commercial development at the intersection of Claremont Rd. and N. Kings Hwy.

Mr. Kelly added while all property abutting the tract is AC, uses vary, with some commercial development (Gas Station/Convenience Store & Dollar General) at the intersection of Claremont Rd. and N. Kings Hwy.

Mr. Kelly mentioned the Rural Development Planning Area is intended to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate. In areas near the County's small towns and enclaves, higher density clusters may be supported, especially if development is a clear extension of the rural village pattern and if public water and sewer is available.

Mr. Kelly added the R-15 district allows, by right, a significant density of residential development, as much as 3 units per acre. However, the effective density for a subdivision on this property would be less than 2 units per acre, given the minimum lot size required to sustain on-site septic systems.

Mr. Steve Dinkins was present to speak on behalf of the request.

After some discussion, Ms. Kim Harvin made a motion to recommend denial of the request to rezone a parcel of land totaling +/- 25.29-acres from Agricultural Conservation (AC) to Residential-15 (R-15). The motion was not seconded, so the motion failed.

Mr. Jim Price made a motion to recommend approval of the request to rezone a parcel of land totaling +/- 25.29-acres from Agricultural Conservation (AC) to Residential-15 (R-15). The motion was seconded by Mr. Keith Ivey and carried a four (Price, Ivey, Crawley, Brown) in favor and two (Harvin, Ross) in opposition. The motion carried.

**RZ-23-18, 9 Phillips St. (City)** was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone two (2) parcels of land totaling +/- 1.04-acres from Residential-6 (R-6) to General Commercial (GC).

Mr. Klopfleisch stated the request is to rezone two connected parcels of land located on Phillip St. and Barton St. from Residential-6 (R-6) to General

Commercial (GC). The property is located on the north side of Phillips St. and the west side of Barton St.

Mr. Klopfleisch added the property is adjacent to R-6 properties on the north and east sides, GC zoning to the west, and a Planned Development (PD) and the R-6 zoning to the south.

Mr. Klopfleisch mentioned the applicant is proposing to rezone the property to the GC zoning district for expansions to the William Funeral Home commercial site. Funeral Homes and Funeral Services (NAICS 81221) are not allowed in residential zoning districts. The GC district allows for the accommodation of the broadest possible range of commercial uses, including Funeral Homes and Funeral Services.

Mr. Kelly added the property is influenced by the Priority Commercial Corridor Area and the Downtown Planning Area. The purpose of the Priority Commercial Corridor future land use designation is to focus on existing corridors that have been host to a diversity of uses from large, destination retail uses to more base industrial outdoor storage uses. The primary goal of the Downtown Planning Area is to achieve a city center which promotes and encourages a design focused, flexible urban core dominated by retail, office/institutional, and residential uses. It supports an intentional mix of residential, commercial, healthcare, and civic land uses at relatively high densities.

Mr. James Williams was present to speak on behalf of the request.

After some discussion, Mr. Gary Brown made a motion to recommend denial of the request to rezone two (2) parcels of land totaling +/- 1.04-acres from Residential-6 (R-6) to General Commercial (GC). The motion was seconded by Ms. Kim Harvin and carried a two (Brown, Harvin) in favor and four (Ross, Price, Crawley, Ivey) in opposition. The motion failed.

After some more discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone two (2) parcels of land totaling +/- 1.04-acres from Residential-6 (R-6) to General Commercial (GC). The motion was seconded by Mr. Keith Ivey and carried with four (Ross, Price, Crawley, Ivey) in favor and two (Brown, Harvin) in opposition. The motion carried.

**RZ-23-19, 1030 Loring Mill Rd. (City)** was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a parcel of land totaling +/- 10.84-acres from Residential-15 (R-15) to Residential-6.

Mr. Kelly stated +/- 2.86-acres on north side of Loring Mill Rd and +/-7.83-acres on south side of Loring Mill Rd.

Mr. Kelly added the property is approximately 1,600 feet south of the intersection of Loring Mill Rd. and Wise Drive. Property is currently an unincorporated enclave of Sumter County, surrounded on 3 sides by property that is within the City of Sumter municipal limits. This rezoning request is

being considered in conjunction with a municipal annexation request.

Mr. Kelly mentioned the property is adjacent to R-9 zoning to the northeast and east, to PD zoned developments to the north, west, and south, and to R-15 zoning to the southeast.

Mr. Kelly added the property is currently zoned R-15, and surrounded by PD, R-9 and R-15 zoning. The purpose of the R-15 district is to recognize the essential suburban living character of significant portions of the City of Sumter where low density single-family residential development is the predominant living environment of the existing and future population.

The intent of the requested R-6 district is to provide for a variety of single-family housing on small lots to meet market demands for smaller lot development. It is also the intent of this district to balance higher densities with common open space.

Mr. Kelly mentioned while there are no special flood hazard areas on or near the property, +/- 6.75 acres of the +/- 7.82-acre portion of the property located south of Loring Mill Rd. is considered an isolated non-jurisdictional wetland, based on a delineation completed by Greenpond Consulting. The wetland is a part of Carolina Bay known as "Cypress Bay" on USGS topographic maps.

Much of Cypress Bay is owned by Sumter County as part of Patriot Park, with several smaller tracts contributing to the total area.

The Timberline Meadows subdivision located to the south of the subject site includes a significant area of wetland which has been conserved as part of that subdivision's original Planned Development approval in 1998.

Mr. Kelly stated the Sumter 2040 Comprehensive Plan shows the property within the Suburban Development Area.

The Suburban Development Planning Area is intended to scrutinize and manage existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner.

The westerly leap-frog approach is discouraged; infill and redevelopment in areas already suited with roads and infrastructure are more strongly encouraged.

Ms. Rhonda Mullis was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval to rezone the property to R-6 to the wetlands line, with the remaining portion to remain R-15. After some more discussion, Mr. Price withdrew this motion. Mr. Jim Crawley made a motion to recommend approval of the request to rezone from R-15 to R-6 of the +/- 2.8-acre portion of the parcel located

	<p>north of Loring Mill Rd., and to recommend denial of the request to rezone from R-15 to R-6 for the +/- 7.8-acre portion of the parcel located south of Loring Mill Rd. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote. The motion carried.</p> <p><b><u>OA-23-03, Amendment to Sign Requirements (City)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the case to amend Articles 8.h., Exhibit 8-5, and Exhibit 8-6 pertaining to sign requirements.</p> <p>Mr. Derwort mentioned the purpose is to remove overly complex/confusing ordinance provisions pertaining to total maximum area requirements for signage on private property, to clarify sign requirements pertaining to non-residential uses in residential zoning district, and to remove other confusing of atypical sign provisions and to make other necessary changes for consistency, clarity and ease of use throughout the entire sign section.</p> <p>Mr. Derwort mentioned other revisions would include:</p> <ul style="list-style-type: none"> <li>• Removal of all references to Sumter County.</li> <li>• Reorganization of temporary sign section.</li> <li>• Removal of redundant definitions and requirements that only pertain to areas outside of city jurisdiction.</li> <li>• Standardization for number usage.</li> <li>• Removal of other redundant text.</li> </ul> <p>After some discussion, Mr. Jim Price made a motion to recommend approval to amend Articles 8.h., Exhibit 8-5, and Exhibit 8-6 pertaining to sign requirements. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote. The motion carried.</p>
<p><b>OLD BUSINESS</b></p>	<p><b><u>OA-22-13, Amendment to Residential Development Standards (City)</u></b> 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.</p> <p>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 to add specific conditional standards and submission requirements for townhome, single family attached, duplex, patio home, and triplex/quadrplex housing types.</p> <p>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.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend approval to amend Articles 3, 4, 5, 6, and 10 to revise certain city residential development standards. The motion was seconded by Mr. Jason Ross and</p>

	carried with a unanimous vote. The motion carried.
<b>DIRECTOR'S REPORT</b>	<p>Ms. Roodman informed the Board a rewrite will be begin of the City of Sumter Zoning and Development Standards Ordinance. This process could take up to three years to complete.</p> <p>Ms. Roodman also informed the Board that dates for training for 2023 will soon be sent out for the required three (3) hours.</p>
<b>ADJOURNMENT</b>	<p>With no further business, the meeting was adjourned at approximately 5:09 p.m. by acclamation.</p> <p>The next scheduled meeting is September 27, 2023</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>