

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes

March 27, 2024

<b>ATTENDANCE</b>	<p>Sumter City – County Planning Commission meeting was held on Wednesday, March 27, 2024, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Six board members: Mr. Jim Price, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, and Mr. Jason Ross– were present. Mr. Keith Ivey, Mr. Gary Brown, Ms. Kim Harvin were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Jeff Derwort, 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. Chris Sumpter made a motion to approve the meeting minutes of the February 28, 2024, meeting as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>MSP-24-12/HCPD-24-08, 1185 N. Guignard Dr. (City)</u></b> was presented by Mr. Quint Klopfleisch. The Board reviewed the request for Major Site Plan and Highway Corridor Protection District Approval for construction of a Mini-Warehouse Facility consisting of 3 storage buildings totaling +/- 12,000 sq. ft.</p> <p>Mr. Klopfleisch mentioned buildings proposed for construction would be +/- 4,950 sq. ft., +/- 4,500 sq. ft., and +/- 2,550 sq. ft.</p> <p>Mr. Klopfleisch stated the property is within a General Commercial (GC) zoning district. The intent of the GC District is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses. Mini warehouse uses are specifically enumerated as a by-right permitted use in the GC district, subject to general commercial development standards and the use specific supplemental standards outlined in Article 4.n.1. of the City of Sumter Zoning &amp; Development Standards Ordinance.</p> <p>Mr. Dwayne Hardee was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to approve with proposed material presented by applicant for the exterior side walls and subject to</p>

conditions of approval outlined in Exhibit 1, the site and landscaping plans titled, “Southeastern Investment Co., LLC, 2580 Tahoe Dr., Sumter County, SC”, prepared by Champion Designs, LLC and last revised December 8, 2023.

The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

*Mr. Michael Walker recused himself from the request SD-05-02 (Revision 2).*

**SD-05-02 (Revision 2), Williamsburg (City)** was presented by Mr. Kyle Kelly. The Board reviewed the request for preliminary plat revision for an existing single family residential subdivision.

Mr. Kelly mentioned the subdivision was originally approved in 1995, however, no development occurred until a new major subdivision application was approved in 2005. Revision 1 was approved in 2019.

Mr. Kelly added the total number of lots currently entitled is 221. To date, 176 of 221 lots have received final plat approval.

Mr. Kelly added in late 2019, the subdivision developer requested approval from the Planning Commission to revise the subdivision plan to: remove the Broad St. road connection, establish a secondary emergency access only driveway from Sabre Rd. to Stamey Livestock Rd., add one lot, and make minor changes in overall lot layout related to the removal of the Broad St. road connection. Approval was granted for these revisions by the Planning Commission in January 2020.

Mr. Kelly mentioned at full build out, the proposed subdivision will result in more than 100 peak hour trips. A Traffic Impact Study (TIS) was completed in July 2005 which assumed 165 residential lots with 2 street connections to the existing road network (1 on Broad Street and 1 on Stamey Livestock Road). Revision #1 in 2020 increased the total number of lots to 221 and removed the Broad St. access. A condition of that approval was that the applicant provide an updated TIS using the full-221-unit buildout and single street connection prior to final approval for lots in Phase 4. This proposed revision #2 adjusts the total lot count from 221 to 217 and proposes to establish a second street connection to Stamey Livestock Rd.

After some discussion, Mr. Chris Sumpter made a motion to approve the preliminary civil engineered plan titled “Williamsburg Subdivision Phase 4”, prepared by Michael E. Weatherly, P.E., Consulting Environmental & Civil Engineer, dated August 29, 2023, and the preliminary roadway diagram titled “Stamey Livestock Road Left Turn Lane, prepared by Dennis Corporation, and submitted to the Sumter City-County Planning Department on March 6, 2024, subject to the approval conditions outlined in Exhibit 1 and successful completion of the Outstanding Technical Review Items outlined in Exhibit 2.

The motion was seconded by Mr. Jim Price and carried a unanimous vote.

**SV-24-04, 3070 Sun Valley Drive (County)** was presented by Mr. Kyle Kelly. The Board reviewed the request for subdivision width-to-depth variance to subdivide a 0.92-acre portion of TMS# 182-00-04-004 and combine it with the existing 0.70-acre lot known as 3070 Sun Valley Dr.

Mr. Kelly stated this property combination will result in a lot width-to-depth ratio that exceeds standards, and thus the request requires Planning Commission approval.

Mr. Kelly mentioned the property is located in the Meadowcroft Subdivision of Sumter County.

After some discussion, Mr. Chris Sumpter made a motion to approve this request.

The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

**HCPD-24-09, 347 Broad St. (City)** was presented by Mr. Quint Klopfleisch. The Board reviewed the request for alternative construction materials for building façade in the highway Corridor.

Mr. Klopfleisch mentioned the request is associated with a minor site plan and HCPD review for a +/- 875 sq. ft. accessory building.

Mr. Klopfleisch stated the applicant submitted an HCPD application with building elevation plans showing a proposed all metal warehouse building. Since the time of original plans submission, the applicant has proposed building modifications to achieve a greater degree of HCPD compliance. However, the proposal does not meet the 80% brick, stucco, stone, or masonry criteria required for staff level approval, and in accordance with Article 3, Section 3.t.4.c. of the City of Sumter Zoning & Development Standards Ordinance, the Sumter City-County Planning Commission must approve alternate exterior material.

Mr. Paul Jones was present to speak on behalf of this request.

After some discussion, Mr. Chris Sumpter made a motion to approve this request. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

**RZ-24-05, 545 Oxford St. (City)** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone a +/- 0.38-acre parcel from Planned Development (PD-02-04 Revision 1) to Professional Office (PO).

Mr. Derwort added this request is being made to bring the property back into a standard base zoning district. Adjacent property along Oxford St., with development characteristics similar to the subject property, are with the PO district.

Mr. Derwort stated the existing Planned Development (PD-02-04 Revision 1) was adopted by City Council on June 1, 2004. The governing Planned Development Ordinance only allows a specific mixture of commercial, and office uses. A recent business license request to establish a spa use with massage therapy services could not be approved because it is not a listed permitted use in the Planned Development Ordinance. However, this specific use can be established in the PO district.

The Planned Development (PD-02-04 Revision 1) does not comply with 2010 South Carolina Supreme Court rulings requiring planned development zoning to include a mix of uses, with a residential component. The City of Sumter has numerous planned developments like this one, and current practice has been to rezone back to an appropriate base zoning district vs. amending an outdated Planned Development Ordinance.

Mr. Derwort mentioned the purpose of the PO district is to accommodate offices, institutional uses, and residential uses in areas whose character is neither commercial nor exclusively residential in nature. It is intended principally for areas along major streets.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to +/- 0.38-acre parcel from Planned Development (PD-02-04 Revision 1) to Professional Office (PO).

The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

**OA-24-01, Non-Conforming Lots of Record (City)** was presented by Mr. Jeff Derwort. The Board reviewed the request to amend Article 6.d.1 of the City of Sumter Zoning & Development Standards to clarify requirements pertaining to nonconforming lots of record.

Mr. Derwort stated City Council adopted significant changes to residential zoning development standards via Ordinance Amendment (OA-22-13) in an effort to remove barriers to the creation of “missing middle” housing types in the historic core of the city.

Mr. Derwort added certain modifications were made pertaining to non-conforming lots of record to allow more flexibility on the range of housing types that could be established on non-conforming lots of record and allow certain exceptions for combining non-conforming lots of record when adjoining property is owned by the same individual(s)/entity(s).

Mr. Derwort mentioned key wording was inadvertently omitted from the adopted changes made under (OA-22-13). This amendment corrects this issue and revises this section to clearly convey its intent.

After some discussion, Mr. Jim Price made a motion to recommend approval of the request.

	<p>The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote. The motion carried.</p> <p><b><u>OA-24-02, Update and Correct Industry Reference Codes For Animal Boarding Uses (City)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request to amend Article 3, Exhibit 3-5 and Article 5 to correct and update certain North American Industry Classification system (NAICS) references pertaining to animal boarding uses.</p> <p>Mr. Derwort stated under previously used SIC codes – animal shelters, breeding kennels, dog pounds, and overnight pet boarding uses were grouped together under the same code.</p> <p>Mr. Derwort added with the NAICS conversion, breeding kennels are now classified under a completely different code from animal shelters, dog pounds, and other overnight pet boarding uses.</p> <p>Mr. Derwort mentioned prior to the code conversion, all such uses required special exception approval by the Zoning Board of Appeals (BOA) in any zoning district where such uses could be established.</p> <p>Mr. Derwort added under the current code, only breeding kennels (NAICS 11299) require this level of approval.</p> <p>Mr. Derwort stated this change of approval process was inadvertent. This amendment revises the Use Table and other applicable Ordinance sections to require special exception approval for all commercial animal board uses.</p> <p>After some discussion, Mr. Sumpter made a motion to recommend approval of the request.</p> <p>The motion was seconded by Mr. Jim Crawley and carried a unanimous vote. The motion carried.</p>
<b>OLD BUSINESS</b>	<b>NONE</b>
<b>DIRECTOR'S REPORT</b>	<p>Ms. Roodman informed the Board that Kimley-Horn was selected as the consultants for the City rewrite of the Development Ordinance and Zoning Maps. The project is anticipated to take about 2 years to complete. More information will be shared with the Board as the process moves forward.</p>
<b>ADJOURNMENT</b>	<p>With no further business, the meeting was adjourned at approximately 3:54 p.m. by acclamation.</p> <p>The next scheduled meeting is May 23, 2024.</p>

Respectfully submitted,

*Kellie K. Chapman*

Kellie K. Chapman, Board Secretary