

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 22, 2020

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, July 22, 2020 in the Sumter Opera House Theater located on the First Floor of the Sumter Opera House. Eight board members: Ms. Sandra McBride; Ms. Ronetta Moses; Mr. Jim Price; Mr. Todd Champion; Mr. Jason Ross, Mr. Jim Crawley, Ms. Bertha Willis and Ms. Kim Harvin – were present.</p> <p>Staff members present were Ms. Helen Roodman; Mr. Jeff Derwort; Mr. Kyle Kelly; Mr. Preston McClun and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Ms. Sandra McBride.</p>
MINUTES	<p>Ms. Ronetta Moses made a motion to approve the minutes of the June 24, 2020 meeting as written. The motion was seconded by Ms. Bertha Willis and carried a unanimous vote.</p> <p>Ms. Kim Harvin made a motion to approve the minutes of the July 13, 2020 Committee of the Whole meeting as written. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>SV-20-02, 2345 Walter Conyers Ln. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request for approval of 2nd Cousin to 2nd Cousin family relationship for a lifetime family conveyance to subdivide a tract from a larger +/- 11.88-acre tract.</p> <p>Mr. Derwort mentioned the proposed parent tract is a +/- 11.88 acre landlocked parcel, which is the remnants of a larger parcel of family owned land that over the years has been subdivided.</p> <p>Mr. Derwort added Walter Conyers Ln. is a privately owned and maintained dirt road. Property frontage on this road cannot be used to satisfy minimum public road frontage requirements for standard subdivision. The property can only be subdivided through a lifetime conveyance. Lifetime conveyances are an exempt subdivision meant to allow an individual to transfer property to an immediate family member that may not meet standard subdivision regulations for public access.</p> <p>Mr. Derwort stated, staff recommends approval of this request.</p> <p>Mr. Ruben Conyers was present to speak on behalf of the request.</p>

After some discussion, Mr. Jim Price made a motion to recommend approval of this request. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.

RZ-20-09, 99 Oswego Hwy. (City) was presented by Mr. Preston McClun. The Board reviewed the request to rezone a +/- 3.26 tract from Residential-9 (R-9) to General Commercial (GC).

Mr. McClun mentioned the property is located along a major roadway with a mix of zoning designations, General Commercial (GC) to the south; Light Industrial Warehouse (LI-W) to the north and east; and Residential-9 to the west.

Mr. McClun stated the property is currently developed with a religious institutional use. The property is currently on the market for sale. The applicant is requesting this rezoning as a condition of sale. If the rezoning is granted, the property will be converted from a religious use to an events facility/banquet hall use (SIC 7299).

Mr. McClun stated, staff recommends approval of this request.

Ms. Niki Lewis was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of this request. The motion was seconded by Ms. Ronetta Moses and carried a unanimous vote.

RZ-20-10, 1650 S. Guignard Pkwy. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone a parcel totaling +/- 2.2 acres of land from Agricultural Conservation (AC) to General Commercial (GC).

Mr. Derwort stated the property is currently undeveloped. The property is currently in the AC zoning district and is adjacent to AC zoning to the east, west, and south. The adjacent land to the north, on the opposite side of S. Guignard Pkwy., is zoned Heavy Industrial (HI). This section of S. Guignard Pkwy was widened to five (5) lanes in the late 2000s. Current land uses in close proximity to the property primarily consists of single-family residential uses, vacant land, and religious industrial uses. There are existing industrial uses to the northeast of the property that are setback several hundred feet and are zoned HI.

Mr. Derwort added the proposed use of the site falls under Standard Industrial Classification (SIC) Code 5731 – Radio, Television, and Consumer Electronic Stores. This classification is a by-right permitted use in the GC zoning district and is a Conditional-500 (C-500) use in the AC zoning district. As part of the Conditional-500 use review process, the applicant must obtain consent signatures from at least 67% of property owners and tenants within 500 ft. of the development. The applicant has concerns about obtaining consent signatures as required by the C-500 process.

Mr. Derwort mentioned the site can be served by public water provided

	<p>through the City of Sumter. Sewer is currently unavailable to the site.</p> <p>Mr. Derwort stated, staff recommends denial of this request.</p> <p>Mr. Raymond Smith 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 to rezone to Neighborhood Commercial (NC). The motion was seconded by Mr. Jason Ross and carried a vote of three (3) in favor (Price, Crawley, Ross) and four (4) in opposition (Harvin, Champion, Moses, Willis). The motion did not carry.</p> <p>Ms. Kim Harvin made a motion to defer this request. The motion was seconded by Ms. Bertha Willis and carried a vote of five (5) in favor (Harvin, Willis, Champion, Ross, Moses) and two (2) in opposition (Crawley, Price). The motion carried.</p> <p><u>RZ-20-11, 1855 Loring Mill Rd. (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a parcel totaling +/- 12.1 acres of land from Residential-15 (R-15) to Agricultural Conservation (AC).</p> <p>Mr. Kelly added rezoning has been requested to facilitate development of a single-family home and accessory structures on the site. The current development on the site consist of a shed on the easternmost portion of the property.</p> <p>Mr. Kelly mentioned rezoning from R-15 to AC is consistent with the 2040 Future Land Use Plan's conservation and military protection objectives. The land use and development pattern surrounding the site is consistent with the proposed intensity of development.</p> <p>Mr. Kelly stated, staff recommends approval of this request.</p> <p>Mr. Jeffrey Faw 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 Ms. Kim Harvin and carried a unanimous vote.</p>
<p>OLD BUSINESS</p>	<p><u>OA-20-01 Enforcement & Penalties (Prohibited Signs) (City)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to amend Article 1, Section D: Enforcement and Penalties of the City of Sumter Zoning & Development Standard Ordinance in order to provide for an additional offense and penalty for failure to remove a prohibited sign after request by the City.</p> <p>Mr. Derwort mentioned that at the Planning Commission Committee of the Whole meeting on July 13, 2020 this request was referred back to the regularly scheduled July 22, 2020 Planning Commission meeting.</p> <p>At the July 13 meeting, the Committee of the Whole discussed a wide range of sign regulation topics and potential areas for sign ordinance</p>

	<p>revision in addition this specific request.</p> <p>Mr. Derwort stated, staff recommends approval of this request. After some discussion, Ms. Kim Harvin made a motion to recommend approval of this request. The motion was seconded by Ms. Bertha Willis and carried a vote of seven (7) in favor (Crawley, Ross, Champion, Harvin, Willis, Moses) and one (1) in opposition (Price). The motion carried.</p> <p>A sub-committee was appointed (Harvin, Price, Ross and Crawley) to work with the Planning Department to review the entire City – Article 8 Section H – Sign Regulations.</p>
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:55 p.m. by acclamation.</p> <p>The next scheduled meeting is August 26, 2020.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>