

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

January 27, 2021

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, January 27, 2021 in the Sumter Opera House Theater located on the First Floor of the Sumter Opera House. Eight board members: Mr. Chris Sumpter; Mr. Keith Ivey; Ms. Ronetta Moses; Mr. Jim Price; Mr. Jim Crawley; Ms. Bertha Willis; Ms. Kim Harvin; and Mr. Michael Walker – were present. Mr. Jason Ross was absent.</p> <p>Staff members present were Ms. Helen Roodman; Mr. Kyle Kelly; Mr. Jeff Derwort; Mr. Preston McClun and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Ms. Ronetta Moses.</p>
MINUTES	<p>Ms. Kim Harvin made a motion to approve the minutes of the December 16, 2020 meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
RECONIGNITION OF SERVICE	<p>Ms. Ronetta Moses presented plaques for service to Ms.Sandra McBride and Mr. J. Todd Champion.</p>
INTRODUCTION OF NEW BOARD MEMBERS	<p>Ms. Ronetta Moses introduced the new board members Mr. Michael Walker, Mr. Chris Sumpter, and Mr. Keith Ivey.</p>
ELECTION OF OFFICERS	<p>After several nominations with declinations, Mr. Chris Sumpter nominated Mr. Jim Crawley for Chair. The motion was seconded by Mr. Jim Price and carried a unanimous vote.</p> <p>Mr. Jim Price nominated Ms. Kim Harvin for Vice-Chair. The motion was seconded by Ms. Bertha Willis and carried a unanimous vote.</p> <p>Mr. Jim Price congratulated Ms. Helen Roodman on her new position of Planning Director.</p>
NEW BUSINESS	<p><u>MSP-21-01, 1200 Race Track Rd. (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan Approval for a 5,980 sq. ft. plant office and a 13,000 sq. ft. maintenance building, associated paving, utility installation, landscaping, and stormwater drainage improvements.</p>

Mr. Kelly stated upon completion of the proposed project, the facility will host 25 full time employees. Interior building plans detail office space, training rooms, employee breakrooms, laboratory space, and utility/storage space.

Mr. Kelly added per the Sumter 2040 Comprehensive Plan, this parcel is influenced by the policies of the Priority Economic Development Area future land use designation. The primary objective for this planning area is to encourage economic development projects throughout the City and County, in new or previously established areas. The designation offers protection to existing industrial parks and identifies additional locations based on input from the Sumter County Development Board. Industrial, manufacturing, research, campus-style office headquarters and other major job creators are included in this category.

Mr. Kelly mentioned the proposed primary use on the site will be chemical distillation and solvent recycling to produce certain high purity solvents from commerce, which is categorized under SIC Code 2869 Industrial Organic Chemicals, Not Elsewhere Classified. This use is permitted within the HI zoning district.

Mr. Kelly added based on the size and scope of the proposed project, a Traffic Impact Study (TIS) is not required per Article 7, Section 7.d.10 of the Sumter County Zoning & Development Standards Ordinance. Based on staff analysis of the proposed use, minimal transportation impacts are expected by the proposed project. Future phases of development may trigger requirement for TIS prior to site plan approval.

Mr. Kelly stated a landscaping plan for the property has been submitted that includes a street buffer that utilizes sixteen (16) Willow Oak canopy trees and 110 Dwarf Burford Holly shrubs in front of an unplanted berm to the east of the entrance driveway and an additional eleven (11) Willow Oak canopy trees and 73 Dwarf Burford Holly shrubs to the west of the entrance driveway.

For parking lot screening, the plan proposes to plant six (6) Willow Oak canopy trees, 30 Dwarf Yaupon Holly shrubs, and 29 'Ruby' Loropetalum shrubs.

In addition, the plan proposes to install a 0.11 acre wet stormwater detention pond, and an 0.66 acre dry stormwater detention basin. The wet stormwater pond will be an aesthetic feature of the property, with landscaping details to be determined. The dry detention basin will be situated on the southeast corner of the site, screened from the road by the berm and street buffer planting, and from the CSX rail line by existing woods.

Mr. Mark Martin was present to speak on behalf of the request.

Mr. Kelly stated, staff recommends approval subject to the stated Conditions of Approval outlined in Exhibit 1.

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 titled "Civil Site Plan for Nova Molecular Technologies, Inc.", prepared by Davis & Floyd, dated 1/15/2021, and building elevation renderings titled "Nova Molecular Technologies, Nova V", prepared by McMillan Pazdan Smith Architecture, dated 1/5/2021. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

MSP-21-02/HCPD-20-01, 245 N. Bultman Dr. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request for Major Site Plan Approval for a +/- 26,228 sq. ft. VA Outpatient Medical Clinic.

Mr. Derwort stated the clinic will include offices, exam rooms, consultation rooms, reception areas, lab rooms, etc. that will assist in providing a range of medical and mental health care to qualified VA patients.

Mr. Derwort added this project represents a new medical clinic along a major collector road. The use will serve as a transition between existing residential uses to the north and each and more intensive commercial development to the west and south. The project is in alignment with goals and policies of the Sumter 2040 Comprehensive Plan.

Mr. Ricky Waters was present to speak on behalf of the request.

Mr. Derwort stated, staff recommends approval subject to the stated Conditions of Approval outlined in Exhibit 1.

After some discussion, Mr. Chris Sumpter made a motion to approve the request subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the set of plans titled, "VA Outpatient Clinic Bultman Road & Rast St., City of Sumter, South Carolina", prepared by Bowman Consulting, Richard James Waters, PE dated January 15, 2021, and a set of elevation renderings titled "Community-Based Outpatient Clinic – Sumter, SC prepared by Lantz-Boggio Architects & Interior Designers. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

RZ-20-17, 1351 Pocalla Rd. (City) was presented by Mr. Preston McClun. The Board reviewed the request to rezone a +/- 1.57-acres of land from Agricultural Conservation (AC) to General Commercial (GC).

Mr. McClun added the property is currently under county jurisdiction, however; an annexation request for the property is being processed concurrently with this zoning request. First reading approval for annexation of the property was given by City Council on January 19, 2021. With annexation pending, this request is being processed as a City rezoning application.

Mr. McClun mentioned the adjacent properties are zoned Agricultural

	<p>Conservation (AC) with single-family residential development to the north, vacant land to the east, and a small commercial use that is zoned General Commercial (GC) to the south. The property is in close proximity to various commercial uses along Pocalla Rd. and S. Guignard Dr. to the northeast. Existing industrial uses exist to the northeast of the property along S. Guignard Pkwy.</p> <p>Mr. McClun stated GC zoning is designed to accommodate the broadest range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval of this request. The motion was seconded by Mr. Jim Price and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Roodman mentioned continuing education will be held in person for 2021, and to look for email with dates and times once the Planning Department returns to the Liberty Center.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:48 p.m. by acclamation.</p> <p>The next scheduled meeting is February 24, 2021.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>