

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Minutes of the Meeting

June 23, 2021

<b>ATTENDANCE</b>	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, June 23, 2021, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Price; Mr. Jim Crawley; Mr. Michael Walker; Mr. Chris Sumpter; Mr. Gary Brown, Mr. Keith Ivey, Mr. James Munford and Ms. Kim Harvin – were present. Mr. Jason Ross was absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. Jim Crawley</p>
<b>MINUTES</b>	<p>Mr. Chris Sumpter made a motion to approve the corrected minutes of the May 26, 2021, meeting as written. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>SV-21-01, Elder Lane (County)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request for approval of 2<sup>nd</sup> Cousin to 2<sup>nd</sup> Cousin family relationship for a lifetime family conveyance to subdivide a +/- 2.0-acre lot from a larger +/- 32.57-acre tract.</p> <p>Mr. Derwort stated the parent tract is located on Elder Ln. in Sumter County. Elder Ln. is privately maintained per GIS data. Thus, the property lacks sufficient public street frontage to divide the tract in a manner that meets public access requirements.</p> <p>Mr. Derwort added because the proposed division does not have sufficient frontage on a public road it may only be subdivided through a Lifetime Conveyance. Lifetime Conveyances allow an individual to transfer property to an immediate family member without having to meet standard subdivision requirements related to public access.</p> <p>Ms. Kim Cooley was present to speak on behalf of the request.</p> <p>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.</p> <p><b><u>RZ-21-13, 933 S. Main St. (City)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 3.01-acres of land from General Residential (GR) to Professional Office (PO).</p>

Mr. Derwort added the applicant has stated that long term plans include the development of a commercial scale residential care facility on the property. The GR zoning designation does not permit the establishment of residential care uses that do not meet specific, narrowly defined, exceptions outlined in the City of Sumter Zoning & Development Standards Ordinance.

Mr. Derwort mentioned the purpose of the PO zoning 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.

Mr. Derwort stated the primary goal of the Downtown Planning Area is to achieve a city center which promotes and encourages a design focused flexible urban core that is dominated by retail, office/institutional, and residential uses.

Mr. Michael Walters was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of rezoning the +/- 3.01-acres of land from General Residential (GR) to Professional Office (PO). The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

**OA-21-03, Country Clubs as Conditional Uses in R-15, R-9, R-6, and GR Residential Zoning Districts (City)** was presented by Mr. Kyle Kelly. The Board reviewed the request to amend Article 3, Section B, C, and D to allow Country Clubs classified under SIC Code 7997 as a Conditional Use in the Residential-15 (R-15), Residential-9 (R-9), Residential-6 (R-6), and General Residential (GR) zoning districts, and to amend Article 10 to include a definition for Country Clubs.

Mr. Kelly stated the City of Sumter has initiated an amendment to the City of Sumter Zoning & Development Standards Ordinance in order to allow uses under Membership Sports and Recreation Clubs classified under SIC Code 7997 that meet the definition of 'Country Clubs' as Conditional Uses in the R-15, R-9, R-6, and GR Zoning Districts.

Currently, Section 3.b.3 of the *City of Sumter Zoning and Development Ordinance* includes specific types of Membership Sports and Recreation Clubs as conditional uses, specifically private golf courses and swimming and tennis clubs.

SIC Code 7997 – 'Membership Sports and Recreation Clubs' is a final level code of the "Services" Division of the Standard Industrial Classification (SIC) system. This category includes sports and recreation clubs which are restricted to use by members and their guests. Country, golf, tennis, yacht, and amateur sports and recreation clubs are included in this industry.

A country club is a privately owned club, often with a membership quota and admittance by application, invitation or sponsorship, that

	<p>generally offers both a variety of recreational sports and facilities for dining, lodging, and entertaining. Typical athletic offerings are golf, tennis, and swimming. Where golf is the principal or sole sporting activity, and especially outside of the United States, it is common for a country club to be referred to simply as a golf club.</p> <p>Country clubs have very similar land use impacts as golf, tennis, and swimming clubs, which are permitted as conditional uses in the Residential-15 (R-15), Residential-9 (R-9), Residential-6 (R-6), and General Residential (GR) zoning districts. This ordinance amendment, if approved, will allow for country clubs to be conditional use in all standard non-multifamily residential zoning districts. This will allow for process consistency with other like uses.</p> <p>After some discussion, Mr. Gary Brown made a motion to recommend approval of this request. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
<b>OLD BUSINESS</b>	<b>NONE</b>
<b>DIRECTOR'S REPORT</b>	<b>NONE</b>
<b>ADJOURNMENT</b>	<p>With no further business, the meeting was adjourned at approximately 3:30 p.m. by acclamation.</p> <p>The next scheduled meeting is July 28, 2021.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>