

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Minutes of the Meeting

November 16, 2022

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| <b>ATTENDANCE</b>   | <p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, November 16, 2022, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Five board members: Mr. Jim Price, Mr. Gary Brown, Mr. Chris Sumpter, Mr. Keith Ivey, and Ms. Kim Harvin– were present. Mr. Jim Crawley, Mr. Jason Ross, Mr. Michael Walker, and Mr. James Munford were absent.</p> <p>Staff members present were Ms. Helen Roodman, 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. Gary Brown.</p>  |
| <b>MINUTES</b>      | <p>Ms. Kim Harvin made a motion to approve the minutes of the October 26, 2022, meeting as written. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>   |
| <b>NEW BUSINESS</b> | <p><b><u>SD-22-02, 901 S. Guignard Dr. (City)</u></b> presented by Mr. Jeff Derwort. The Board reviewed the request to approve a preliminary plat to develop a 17 Lot light industrial subdivision on a +/- 25.24-acre tract of land located on the east side of S. Guignard Dr.</p> <p>Mr. Derwort mentioned the property has primary frontage on S. Guignard Dr. Per the applicant the development name and street name have not been determined at this time.</p> <p>Mr. Derwort added an annexation petition has been brought forward by the applicant and is pending city council approval at this time. Annexation into the incorporated area of the City of Sumter is required in order for city sewer service provision. With annexation pending, the property has been reviewed using city development standards and is considered a city project.</p> <p>Mr. Derwort stated per information provided, the applicant intends to develop the lots in order to market them to a mix of various light industrial end users. Once the lot is purchased, the new owner will be responsible for developing the lot in accordance with applicable development standards. This will include submission, review, and approval of a complete site application for development on each lot.</p> |

Mr. Derwort stated, staff recommends approval of this request subject to the drafted conditions of approval outlined in Exhibit 1 of the staff report.

Mr. Stephen Deschamps was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve the request subject to the preliminary plat submissions titled, “*DDH Development South Guignard Dr., Sumter, SC*” (Sheets 1 -4) prepared by Burns Engineers, Inc., dated October 6, 2022; subject to the approval conditions outlined in Exhibit 1. The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.

**RZ-22-12, 2132 & 2138 N. Main St. (County)** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 2.88-acres from Limited Commercial (LC) to General Commercial (GC).

Mr. Derwort stated that the property was initially developed in the 1970s with additions in the intervening years. Based upon the Sumter County Assessor’s Record Property cards for both parcels, the buildings on-site are being taxed as commercial retail spaces and general-purpose warehousing.

Mr. Derwort added that the applicant has indicated that their intent is to establish automotive repair, recreation vehicle (RV) storage, and sign shop uses on the property. Rezoning is required to establish any of these uses. Automotive repair and storage uses require conditional use approval in the requested GC zoning district.

Mr. Derwort mentioned the intent of the requested GC zoning designation is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.

The property is in the Suburban Development Planning Area and influenced by the Priority Commercial Mixed Use area in the 2040 Comprehensive Plan. Mr. Derwort stated that the primary goal of the Suburban Development Planning Area is to scrutinize and manage development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design area focus.

Identified Priority Commercial Mixed-Use Areas or nodes are identified to direct future, high quality commercial and residential mixed-use development. These areas include undeveloped green field sites, as well as established locations expected to redevelop with higher and better uses over time. New priority locations are designated for protection against undesirable uses such as industrial, automotive repair or uses primarily engaged in outdoor storage.

The request does not align with the primary goals of either Planning Area.

Mr. Todd Newman was present to speak on behalf of the request.

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|                          | After some discussion, Mr. Chris Sumpter made a motion to defer action on the request to rezone the +/- 2.88-acres from Limited Commercial (LC) to General Commercial (GC). The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried. |
| <b>OLD BUSINESS</b>      | <b>NONE</b>  |
| <b>DIRECTOR'S REPORT</b> | Ms. Helen Roodman stated there will be a couple of training opportunities coming, an email with the dates and time will come shortly.<br><br>Ms. Roodman added a Walk/Bike Master Plan Open House will be tonight Wednesday, November 16, 2022, at 6:30 at CCTC.       |
| <b>ADJOURNMENT</b>       | With no further business, the meeting was adjourned at approximately 3:44 p.m. by acclamation.<br><br>The next scheduled meeting is December 14, 2022  |
|                          | Respectfully submitted,<br><i>Kellie K. Chapman</i><br>Kellie K. Chapman, Board Secretary  |