

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

April 26, 2023

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, April 26, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Nine board members: Mr. Jim Price, Mr. Keith Ivey, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, Mr. Gary Brown, Mr. Jason Ross, and Ms. Kim Harvin– were present.</p> <p>Staff members present were Mr. Jeff Derwort, Mr. Kyle Kelly, Ms. Helen Roodman, 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>
MINUTES	<p>Mr. Chris Sumpter made a motion to approve the meeting minutes of the March 22, 2023, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
NEW BUSINESS	<p><i>Gary Brown recused himself from MSP-23-14.</i></p> <p><u>MSP-23-14, 55 Shaw St. (County)</u> was presented by Mr. Quint Klopfleisch. The Board reviewed the request for alternate parking lot surface material approval for a new +/- 3-acre commercial truck and trailer parking (SIC 752) area.</p> <p>Mr. Klopfleisch mentioned the property is +/- 12.6 acres total with +/- 3-acres used for this project.</p> <p>Mr. Klopfleisch added the property is within the Light Industrial-Warehouse zoning district.</p> <p>Mr. Klopfleisch stated, staff recommends approval of the proposed alternate parking lot surface material approval for the new +/- 3-acre commercial truck and trailer parking (SIC 752) area. Staff note this request if for alternate parking area surface material only. Any other outstanding technical review issues are to be resolved at staff level.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve. The motion was seconded by Mr. Michael Walker and carried a unanimous vote. The motion carried.</p>

RZ-23-04, 2020, 2026, & 2030 Thomas Sumter Hwy. (US521) (City) was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone three (3) separate parcels of land totaling +/- 5.39-acres from Planned Development (PD) to General Commercial (GC).

Mr. Klopfleisch stated the property is located on South side of Thomas Sumter Hwy west of intersection with Camden Hwy. The property was rezoned from Agriculture Conservation to PD in June 2003 in order to facilitate planned commercial use.

Mr. Klopfleisch added one parcel is owned by Mr. Baker, and the remaining two parcels owned by the City of Sumter.

Mr. Klopfleisch mentioned the current PD does not meet current standards as set by a key 2010 South Carolina Supreme court ruling.

After some discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone three (3) separate parcels of land totaling +/- 5.39-acres from Planned Development (PD) to General Commercial (GC). The motion was seconded by Mr. Michael Walker and carried a unanimous vote. The motion carried.

RZ-23-05, 187 S. Lafayette Dr. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 3.67-acre portion of a larger +/- 22.13-acre tract from Heavy Industrial (HI) to General Commercial (GC).

Mr. Derwort stated the property is part of the former V.B. Williams Furniture Plant site.

Mr. Derwort added the land area subject to this request contains an office building structure and is used for outdoor trailer storage.

Mr. Derwort mentioned the applicant is requesting to rezone the property to the GC zoning district in order to allow more flexibility concerning the type of uses that can occupy the office building on the property.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone +/- 3.67-acre portion of a larger +/- 22.13-acre tract from Heavy Industrial (HI) to General Commercial (GC). The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.

RZ-23-06, 1100 W. Liberty St. (City) was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone +/- 1.83-acres from Residential-9 (R-9) to General Commercial (GC).

Mr. Klopfleisch added a Conditional Use for the property to be used as a religious facility was granted to the Family Worship Center of Florence.

Mr. Klopfleisch mentioned the applicant desires to rezone to the GC district to have more flexibility concerning exterior sign requirements.

Mr. Klopfleisch stated the majority of the property, including the building, is in the special flood hazard area (AE zone).

Mr. JT Clark was present to speak on behalf of this request.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone +/- 1.83-acre from Residential-9 (R-9) to General Commercial (GC). The motion was seconded by Mr. Jim Price and carried a seven (Crawley, Sumpter, Walker, Ross, Ivey, Price, and Brown) in favor and one (Harvin) in opposition. The motion carried.

RZ-23-07, 33 Third Ave. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 0.86-acres of land from Residential-6 (R-6) to General Residential (GR).

Mr. Derwort mentioned the applicant is considering placing manufactured housing on the subject property. The subject property consists of eight (8) separately platted lots.

Mr. Derwort added these lots have been combined into a single tax parcel by the Sumter County Tax Assessor, but all eight (8) lots remain individually platted.

Mr. Derwort stated these individually platted lots are non-conforming to R-6 & GR development standards, and subject to Article 6 requirements.

After some discussion, Mr. Ivey made a motion to defer action on the request to rezone +/- 0.86-acres of land from Residential-6 (R-6) to General Residential (GR). The motion was seconded by Ms. Harvin and carried a six (Ivey, Harvin, Brown, Ross, Sumpter, Walker) in favor and two (Crawley and Price) in opposition. The motion carried. The request is to be placed on the May 24, 2023 Planning Commission Agenda.

RZ-23-08, 608, 611, 613, and 615 W. Oakland Ave. & 108, 110, and 114 S. Purdy St. (City) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/-3.99-acres from Residential-6 (R-6) to Residential Multi-Family (RMF).

Mr. Kelly mentioned the request is to rezone eight (8) lots totaling +/- 3.99-acres from R-6 to RMF. The property occupies 60% of the city block bounded by S. Purdy St., W. Oakland Ave., Walker Ave., and W. Bartlette St.

Mr. Kelly stated the property has been the site of St. Jude Catholic Church since 1948.

Mr. Kelly added the intent is to develop a 52-unit multi-family apartment complex containing 3 two-story buildings and a central parking and circulation

plan.

Mr. Kelly stated the primary goal of the Downtown Planning area is intended to achieve a city center that promotes and encourages a design focused, flexible urban core dominated by retail, office/institutional, and residential uses. This designation supports an intentional true mix of residential, commercial, healthcare, and civic land uses at relatively high densities. The request is in general alignment with the Sumter 2040 Comprehensive Plan

Mr. Joey Duggan and Mr. Christopher Whitener were present to speak on behalf of the request.

After some discussion, Mr. Keith Ivey made a motion to recommend approval of the request to rezone +/- +/-3.99-acres from Residential-6 (R-6) to Residential Multi-Family (RMF). The motion was seconded by Mr. Michael Walker and carried a unanimous vote. The motion carried.

OA-23-02, Use Table NAICS Additions/Modifications (City) was presented by Mr. Kyle Kelly. The Board reviewed the case to amend Article 3, Exhibit 3-5 and Article 5 to correct and update use references using the North American Industry Classification Systems (NAICS).

Mr. Kelly mentioned the City of Sumter has initiated an amendment to the City of Sumter Zoning & Development Standards Ordinance to make corrections and updates to the use table found in Article 3, Exhibit 3-5 and corresponding adjustments to special exception use references in Article 5 in order to complete the City's transition from SIC reference codes to NAICS reference codes.

Mr. Kelly stated the proposed Article 3, Exhibit 3-5 and Article 5 changes can be categorized in 5 categories, including:

1. NAICS Subsectors and Industry Groups omitted during transition that should be added to the Ordinance;
2. Situations where an unnecessarily detailed NAICS code was used that can be simplified;
3. Situations where discontinued 2017 NACIS codes were inadvertently included instead of current 2022 NAICS codes,
4. Corrections to formal NAICS category names, and
5. Situations where individual uses permission can be expanded or retracted according to zoning district.

After some discussion, Mr. Jim Crawley made a motion to recommend approval to amend Article 3, Exhibit 3-5 and Article 5 to correct and update use references using the North American Industry Classification Systems (NAICS). The motion was seconded by Mr. Gary Brown and carried a

	unanimous vote. The motion carried.
OLD BUSINESS	NONE
DIRECTOR'S REPORT	Helen Roodman shared with the Commission that the US Department of Transportation selected Sumter as a recipient of technical assistance, planning, and capacity building support through the Thriving Communities Program Complete Neighborhoods Project Acceleration Cohort. Sumter was one of 64 communities nationwide that was selected. Ms. Roodman stated that this program will help position the SUATS MPO, City and County to pursue Federal Grant Funding in the coming years by assisting in developing the data necessary to pursue grant funding.
ADJOURNMENT	With no further business, the meeting was adjourned at approximately 4:22 p.m. by acclamation. The next scheduled meeting is May 24, 2023
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary