

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

December 14, 2022

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, December 14, 2022, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price, Mr. Gary Brown, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, and Ms. Kim Harvin– were present. Mr. Jason Ross and Mr. Keith Ivey were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Quint Klopfleisch, 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>
MINUTES	<p>Mr. Chris Sumpter made a motion to approve the minutes of the November 16, 2022, meeting as written. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.</p>
APPROVAL OF 2023 MEETING DATES	<p>Mr. Chris Sumpter made a motion to approve the meeting dates for 2023. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>SD-22-03, 2210 Camden Hwy. – Crystal Downs Subdivision (City)</u> presented by Mr. Jeff Derwort. The Board reviewed the request for preliminary plat approval to develop a 75-lot single-family detached residential subdivision on property located at 2210 Camden Hwy., further identified as TMS# 202-00-01-003.</p> <p>Mr. Derwort mentioned the property was recently annexed into the city and subsequently rezoned to the Residential-6 (R-6) zoning district.</p> <p>Mr. Derwort added the development is proposed to have full access onto Camden Hwy. and a right-in right-out access onto Thomas Sumter Hwy. The development is proposed to be completed in two separate phases.</p> <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.</p> <p>Mr. Rocky Knowlton was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve the</p>

request subject to the preliminary plat submissions titled, “*Crystal Downs Residential Subdivision, Sumter, SC*” (Sheets C1 – C19), prepared by Jones and VanPatten, LLC and dated October 27, 2022; and subject to the conditions of approval outlined in Exhibit 1.

The motion was seconded by Mr. Jim Price and carried a unanimous vote.

PD-00-08 (REV 25), 530 & 560 Brushwood Dr. Additional Townhomes (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to increase the number of units allowed within the Townhouse Development on Brushwood and Constitution Drives from 44 to 52 in accordance with a site-specific development plan. This represents an additional 2.55-acres proposed for residential units within the commercial portion of Sumter West Planned Development.

Mr. Derwort stated the current areas of approved development are highlighted on the map to the right. The townhouse units on Brushwood and Constitution were approved initially under PD-00-08 (revision 21) in August 2019 and revised under PD-00-08 (Revision 23) in November 2020. The 2020 approval permitted the construction of a 44-unit duplex-townhouse development within the commercial portion of Sumter West on the north side of Patriot Parkway. This request is being made to add eight (8) additional units to the overall number.

Mr. Derwort added the areas designated for commercial development that front on Brushwood Dr., Constitution Dr., and Declaration Blvd. under the original concept plan account for 58.21 acres of developable land, excluding roadways. The approvals granted in 2019 and 2020 to develop 44 townhouse units within this area removed 11.52 acres, or 19% of the commercial enclave from commercial use to effectively converted those area to residential use. This latest request is to add an additional 2.55-acres to residential development, which increases the total land converted from small to medium scale limited commercial and professional office development to residential development to 24%.

Mr. Derwort mentioned 40% of the existing 44 units already approved for development have not been constructed to date. Because there are no infrastructure costs associated with this request, approval by Planning Commission and Council would allow approval of a subdivision plat to create the proposed lots.

Mr. Mack Kolb, Ms. Margaret Lawson, Ms. Cindi Watts and Mr. Mark Martin were present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request increase the number of units allowed within the Townhouse Development on Brushwood and Constitution Drives from 44 to 52 in accordance with a site-specific development plan.

The motion was seconded by Mr. Jim Price and carried a five (Sumpter, Price,

Walker, Munford, Brown) in favor and one (Harvin) in opposition. The motion carried

MSP-22-25, 1585 Lewis Rd. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request for an alternate parking lot surface material for new development at 1585 Lewis Rd., further identified as TMS# 225-00-02-008.

Mr. Derwort mentioned the site is currently under development for heavy construction equipment repair use. Building permits for the project were applied for on June 3, 2022. At that time, the applicant was informed that a minor site plan application must be approved by the Planning Department in conjunction with the project.

Mr. Derwort added on June 28, 2022, a staff member no longer employed with the Planning Department processed the building permit prior to site plan submission in error.

Mr. Derwort stated, staff recommends approval be conditioned on the meeting minimum Ordinance requirements for all outstanding non-compliant items.

Mr. Gregg Bradley was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve. The motion was seconded by Mr. Michael Walker and carried a unanimous vote. The motion carried.

MSP-22-49, 3110 Quandry Rd. (City) was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan Approval for construction of a Mini-Warehouse Facility with ten (10) additional storage buildings totaling +/- 41,400 sq. ft.

Mr. Kelly added the new buildings proposed for construction would range in size from +/- 2,700 to +/- 4,500 sq. ft. The subject parcel is +/- 4.41-acres (to be reduced via survey to 3.97-acres) with road frontage on Quandry Rd.

Mr. Kelly 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 subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the site and landscaping plans titled, *"Proposed Storage Units at 3110 Quandry Rd., Sumter, SC"*, prepared by Martin Engineering and Consulting, LLC and last revised December 12, 2022.

The motion was seconded by Mr. James Munford and carried a unanimous vote.

RZ-22-13, 1700 Peach Orchard Rd. (County) was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone +/- 0.22-acre portion

of larger a 0.96-acre tract located at 1700 Peach Orchard Rd. from Agricultural Conservation (AC) to General Commercial (GC).

Mr. Klopfleisch stated that the property is currently split zoned, with +/- 0.74-acres currently designated as General Commercial (GC) and +/- 0.22-acres currently designated as Agricultural Conservation (AC).

Mr. Klopfleisch added the purpose of this request is to bring the entire property into the GC designation. The applicant indicated their intent is to establish a Garden Center Nursery (SIC 526) on the property.

Mr. Klopfleisch mentioned the primary goal of the Military Protection Planning area is intended to protect Shaw AFB and Poinsett Electronic Combat Range from encroachment of incompatible land uses and reduce the accident and noise potential to citizens in areas adjacent to these two military installations.

The request to bring the property into one zoning district is reasonable and is in general alignment with the Sumter 2040 Comprehensive Plan.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval on the request to rezone the +/-0.22 ac portion of larger a 0.96-acre tract located at 1700 Peach Orchard Rd from Agricultural Conservation (AC) to General Commercial (GC).

The motion was seconded by Mr. Gary Brown and carried a unanimous vote. The motion carried.

OA-22-14, Artisan Food Manufacturing (City) was presented by Mr. Kyle Kelly. The Board reviewed the request to amend Article 3, Exhibit 3-5 to permit Artisan Food and Beverage Manufacturing uses classified under NAICS 3113, 3114, 3115, 3118, 3119, and 312 as conditional uses in LI-w and CBD districts, to amend Article 5 to adopt conditional use review criteria, and to amend Article 10 to include a definition for artisan food and beverage manufacturing.

Mr. Kelly mentioned the City of Sumter initiated an amendment to the City of Sumter Zoning & Development Standards Ordinance to adopt a definition for Artisan Food and Beverage Manufacturing for specific types of food and beverage manufacturing, and revise the permitted and conditional use table to allow these uses in additional districts subject to specific regulatory criteria.

After some discussion, Mr. Gary Brown made a motion to recommend approval of this request with the condition for opaque fencing to be used for screening.

The motion was seconded by Ms. James Munford and carried a unanimous vote.

OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 4:30 p.m. by acclamation.</p> <p>The next scheduled meeting is January 25, 2023</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>