

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

July 26, 2023

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, July 26, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Price, Mr. Jason Ross, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. James Munford, Mr. Keith Ivey, Mr. Gary Brown, and Ms. Kim Harvin – were present. Mr. Michael Walker was absent.</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 June 28, 2023, meeting as written. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>SN-23-01, Tyler Lane (County)</u> was presented by Mr. Quint Klopfleisch. The Board reviewed the request to change the name of a Private Road.</p> <p>Mr. Klopfleisch stated the applicant is requesting to change the name of a private road from Tyler Ln. to Beachdreamin Rd.</p> <p>Mr. Klopfleisch added the road is +/- 515 ft. private road. Tyler Lane begins at Plowden Rd., runs across the applicant’s land, and terminates at the applicant’s home. The applicant’s house is the only residential dwelling accessed from this road.</p> <p>Mr. Klopfleisch mentioned the proposed street name change will only impact the applicant as no other properties are addressed off this road.</p> <p>Mr. Gary Fisher was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to approve the street name change from Tyler Ln. to Beachdreamin Rd. The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.</p> <p><u>MSP-23-25, 2160 US Hwy 521 South (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan Approval for a +/- 533,000 sq. ft. Industrial Building with supporting outbuildings.</p>

Mr. Kelly mentioned the proposed site is a +/- 54.4-acre portion of Pocatigo Industrial Park. The site is owned by the City of Sumter and managed by the Sumter Economic Development Board.

Mr. Kelly added this project represents initial concept plans for the purpose of securing commitments from potential industrial user. Additional site development design details will be completed by the end user prior to occupancy and use of the site.

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, "*Preliminary Conceptual Layout at Pocatigo Industrial Park*", prepared by Carlisle Associates, Inc, dated July 12, 2023. The motion was seconded by Mr. Jim Price and carried a six (Crawley, Sumpter, Ross, Ivey, Price, Brown) in favor and one (Harvin) in opposition. The motion carried.

SD-19-01 (REV 1), Stillpointe (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to amend preliminary plat approval for phase 4 of Stillpointe Townhomes to add 4 additional lots for a total of 114 single-family attached units.

Mr. Derwort mentioned this project is more than 50% complete to date. Applicant is proposing to add 4 additional lots on property located at 16 Lynam Rd. Property has been recently annexed into city jurisdiction. A request to rezone the property to the R-6 district is scheduled for 2nd reading final approval on 8/1/23. Approval of this SD revision is contingent upon final rezoning approval.

Mr. Rocky Knowlton was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to approve the above referenced request subject to the preliminary plat submission titled "Stillpointe Residential Subdivision Phase 5 Lots (Lot Numbers 111-114)" prepared by Jones & VanPatten and dated 7-17-2023, and the Conditions of Approval for SD-19-01 (Revision 1). The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.

RZ-23-14, 1256 Hastings Dr. (City) was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone a +/- 0.40-acres from Residential-15 (R-15) to General Commercial (GC).

Mr. Klopfleisch stated the property is located on the north side of Hasting Dr., west of the intersection of Broad St. and Hasting Dr.

Mr. Klopfleisch added the property is adjacent on three sides to GC properties with R-15 zoning to the south. Land to the north and west of the property makes up the single consolidated site of a fast-food restaurant (Chic-Fil-A).

Mr. Klopfleisch mentioned the GC zoned property to the south, on the

opposite side of Hastings Dr., is the location of an existing commercial strip mall. Request is being made to facilitate a potential future expansion of the adjacent Chic-Fil-A property.

Ms. Donna Brown was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone a +/- 0.40-acres from Residential-15 (R-15) to General Commercial (GC). The motion was seconded by Mr. Jason Ross and carried a six (Price, Ross, Ivey, Brown, Harvin, Crawley) in favor and one (Sumpter) in opposition. The motion carried.

RZ-23-15, 315 E. Red Bay Rd. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone a +/- 15.59-acre parcel from General Residential (GR) to Light Industrial-Warehouse (LI-W).

Mr. Kelly stated the property has direct frontage on E. Red Bay Rd. and is immediately to the west of Turkey Creek.

Mr. Kelly added the applicant is seeking to re-zone the property to the LI-W district with the intent of replacing the existing non-conforming telecommunications tower with a new tower. The site has been used primarily as an electric utility substation since 1985.

Mr. Kelly mentioned existing site development pattern is more consistent with LI-W zoning than with GR zoning, though public utility infrastructure is permitted as a special exception use in the GR district.

Mr. Kelly added the site is in a general area of industrial development that utilizes an existing rail line that lies adjacent to the tract on the west. The closest industrial developments are Florence Concrete and Giant Resource Recovery (GRR), which are approximately 900 ft. to the north.

Ms. Sarah Spruill was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone a +/- 15.59-acre parcel from General Residential (GR) to Light Industrial-Warehouse (LI-W). The motion was seconded by Mr. Gary Brown and carried a unanimous vote. The motion carried.

Mr. James Munford recused himself for case RZ-23-16.

RZ-23-16, 1600 S. Pike E. (County) was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone a parcel of land totaling +/- 3.62-acre from Light Industrial-Warehouse (LI-W) to Neighborhood Commercial (NC).

Mr. Klopfleisch stated the property is currently the location of a religious organizations, The Revelation Sanctuary Church Ministries, Inc.

	<p>Mr. Klopfleisch added the property is adjacent to LI-W properties on three sides, with single-family residential zoning to the NW.</p> <p>Mr. Klopfleisch mentioned the applicant is proposing to rezone the property to the NC zoning district in order to accommodate the construction of a parsonage house.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone a +/- 15.59-acre parcel from General Residential (GR) to Light Industrial-Warehouse (LI-W). The motion was seconded by Mr. Gary Brown and carried a unanimous vote. The motion carried.</p>
<p>OLD BUSINESS</p>	<p><u>RZ-23-12, 419 and 429 S. Guignard Dr. (US-521)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone 2 parcels of land totaling +/- 0.53-acres from General Residential (GR) to General Commercial (GC).</p> <p>Mr. Kelly stated the property is adjacent to single-family residential zoning to the east (rear) and north (side). Property to the south is zoned General Commercial (GC). Lots on either side of the subject site are zoned GR and GC and are undeveloped. There is a single-family residence to the rear of the site.</p> <p>Mr. Kelly added the property is within the Conservation Planning Area. Conservation Planning Areas are intended to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial, and commercial encroachment. Non-agricultural commercial uses are not supported in the Conservation Preservation Planning Area. As a general policy, development should be limited in these areas. The request to rezone the property to the GC district is inconsistent with the Sumter 2040 Comprehensive Plan.</p> <p>Mr. Kelly mentioned approximately 0.43-acres of the property is located within a special flood hazard area (zone AE), and of that acreage, +/- 0.05-acres is located within a floodway (Sooks Branch). Only +/- 0.10-acres of the property is outside of the special flood hazard area. Development in the floodplain is regulated by the Sumter Flood Damage Prevention Ordinance #22-980.</p> <p>Mr. Alphonso Grayson and Ms. Mary Grayson were present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone 2 parcels of land totaling +/- 0.53-acres from General Residential (GR) to General Commercial (GC). The motion was seconded by Mr. Jim Price and carried four (Crawley, Sumpter, Price, Ivey) in favor and three in opposition (Ross, Harvin, Brown). The motion carried.</p>

DIRECTOR'S REPORT	NONE
ADJOURNMENT	With no further business, the meeting was adjourned at approximately 4:06 p.m. by acclamation. The next scheduled meeting is August 23, 2023
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary