

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

December 18, 2024

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, November 20, 2024, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Crawley, Mr. Jim Price, Mr. Gary Brown, Mr. James Munford, Mr. Michael Walker, Ms. Kim Harvin and Mr. Jason Ross – were present. Mr. Keith Ivey and Mr. Chris Sumpter were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Jeff Derwort 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. Gary Brown made a motion to approve the meeting minutes of the November 20, 2024, meeting as written. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.</p>
NEW BUSINESS	<p>MSP-24-54, 1485 Diebold Dr. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request for Major Site Plan approval for a new +/- 18,265 sq. ft. structure, upfits to existing manufacturing facility, and associated site improvements.</p> <p>Mr. Derwort mentioned the subject property is 16.9-acres in size, and located at the northeast corner of the intersection of Diebold Dr. and Electric Dr.</p> <p>Mr. Derwort stated site plans also included improvements on TMS# 230-00-01-037 & 230-00-01-043. The proposed work on these parcels is primarily stormwater and stabilization (retaining wall) improvements. These areas are under control of the applicant. However, they cannot be formally combined into the larger tract (TMS# 230-00-01-042), as they are located within City jurisdiction.</p> <p>Mr. Mark Martin was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Gary Brown made a motion to approve MSP-24-54 subject to conditions of approval outlined in Exhibit 1, site plans titled, <i>“Thompson Turner Fabrication Building Upfit”</i>, prepared by Carlisle Associates, and dated September 5, 2024 (with date of last revision being November 13, 2024) subject to the approval conditions outlined in <u>Exhibit 1</u> and outstanding Technical Review items outlined in <u>Exhibit 2</u>. The motion was seconded by</p>

Mr. Jim Price and carried a unanimous vote.

MSP-24-67/HCPD-24-43 – 3760 Patriot Pkwy. – Patriot Palms Apartment Homes, Phase 2 (City) was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan and Highway Corridor Protection District Design Review approval for 108-unit multi-family apartment complex expansion at Patriot Palms Apartments for a total of 180 units at build-out.

Mr. Kelly mentioned proposed expansion of Patriot Palms Apartment Homes development to add 108 two-bedroom apartment units across 3 buildings.

Mr. Kelly stated the property is located on the south side of Patriot Parkway approximately 560 ft. east of the intersection of Patriot Parkway and Deschamps Rd.

Mr. Kelly added the first phase of this multi-family development is to the east, a single-family residential use to the south, and a vacant tract zoned Agricultural Conservation (AC) to the west.

After some discussion, Mr. Michael Walker made a motion to approve MSP-24-67/HCPD-24-43, subject to conditions of approval outlined in Exhibit 1, and site plan titled, “Patriot Palms Apartments Phase 2 - Buildings 3, 4, & 5” prepared by Michael Weatherly, PE, as revised December 6, 2024, building and architectural plans titled, “Patriot Palms Apartments #2”, prepared by Building Design Associates Architects, dated July 23, 2024, and landscaping plans prepared by Smoak Irrigation, dated December 9, 2024. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

SD-13-01 (Rev. 2), Heritage Bay Subdivision (City) was presented by Mr. Jeff Derwort. The Board reviewed the request for preliminary plat approval to revise the previously approved Single-Family Residential Subdivision to increase the total number of lots from 190 to 199.

Mr. Derwort mentioned Heritage Bay was originally granted preliminary plat approval for 156 single-family residential lots on August 28, 2013. A revision to this original approval, increasing the amount of lots from 156 to 190, was granted by the Sumter City-County Planning Commission on August 26, 2015.

Mr. Paul Jones was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve the preliminary plat approval to revise the previously approved Single-Family Residential Subdivision to increase the total number of lots from 190 to 199. The motion was seconded by Mr. Michael Walker and carried a five (Crawley, Walker, Ross, Price, Brown) in favor and one (Harvin) in opposition. The motion carried.

SD-24-03, 2760 Carter Rd. – Carter Rd. Subdivision (City) was presented by Mr. Kyle Kelly. The Board reviewed the request for preliminary subdivision

approval to develop at 45-lot single-family residential subdivision.

Mr. Kelly added the property has physical frontage on Wilson Hall Rd. and two proposed roadway access points on Carter Rd.

Mr. Kelly stated the name of the proposed subdivision has not yet been finalized, and no street names have yet been identified.

Mr. Kelly mentioned the property is zoned Residential-15 (R-15), and is proposed to have two full accesses on carter Rd. and a gated ingress-egress onto Wilson Hall Rd. for Emergency Services use.

After some discussion, Mr. Jim Crawley made a motion to approve the preliminary plat approval to develop a 45-lot single-family residential subdivision. The motion was seconded by Mr. Gary Brown and carried an unanimous vote.

SV-24-09, 2920 Kaempher Circle (County) was presented by Mr. Jeff Derwort. The Board reviewed the request for subdivision lot width-to-depth variance to subdivide a 2.00-acre portion of TMS #189-00-03-012 (part) and combine it with the existing 0.46-acre lot (TMS #1859-13-01-004), known as 2920 Kaempher Circle.

Mr. Derwort added the current Residential-9 (R-9) zoning development standards found in the Sumter County Zoning and Development Standards Ordinance can be found in Article 3.b.5. of the Ordinance. The R-9 standards allow for a minimum lot size of 9,000 sq. ft. (0.20 acres), and minimum lot width of 75 ft. for detached single family dwellings.

While the proposed combination does not conflict with Article 3.b.5. minimum development standards for the R-9 district, the proposed average depth of the tract (+/- 470 linear feet) prevents the proposed boundary change because the combination would result in the expanded lot exceeding the maximum depth allowed by the Ordinance as prescribed in Article 8.e.13.f.

After some discussion, Mr. Jim Price made a motion to approve this request. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.

RZ-24-23, 314 Lesesne Court (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 0.34-acre portion of a larger property (TMS# 228-01-01-039) from Residential-9 (R-9) to Limited Commercial (LC).

Mr. Derwort added the applicant is requesting to rezone the rear (eastern) half of the subject property to the LC zoning district in order to provide additional parking space for the adjacent office building to the south.

Mr. Derwort stated the purposed of the LC zoning district is to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development.

	<p>Using the rezoned area for additional parking for the adjacent LC zoned property to the south is permitted, provided the rezoning area is formally combined with the adjacent property.</p> <p>If rezoned to the LC district, new commercial development is subject to a 30 ft. building setback requirement where adjacent to residential zoning districts, as well as a requirement to install a Type C Buffer (15 ft. – 3 Canopy Trees, 8 Evergreen Trees, & 15 Tall Shrubs, or equivalent) where adjacent to a residential uses.</p> <p>After some discussion, Mr. Gary Brown made a motion to recommend approval of the request to rezone a +/- 0.34-acre portion of a larger property (TMS# 228-01-01-039) from Residential-9 (R-9) to Limited Commercial (LC). The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 4:01 p.m. by acclamation.</p> <p>The next meeting scheduled is January 22, 2025.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>