

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

May 22, 2024

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, May 22, 2024, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Price, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, and Mr. Gary Brown, Mr. Keith Ivey, and Mr. Jason Ross – were present. Ms. Kim Harvin was absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, 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. James Munford.</p>
MINUTES	<p>Mr. Michael Walker made a motion to approve the meeting minutes of the April 24, 2024, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-24-25/HCPD-24-20, 70 S. Guignard Dr. – Davis Pointe Apartments (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan and Highway Corridor Protection District Review Approval for a new 58-unit Multi-Family Residential Development.</p> <p>Mr. Kelly mentioned the project is planned as a tax credit family housing development project pursuant to SC State Housing Authority guidelines, as part of the LIHTC tax credit program.</p> <p>Mr. Kelly stated based on the applicant’s proposal, there will be 24 one-bedroom units, 20 two-bedroom units, and 14 three-bedroom units in the development.</p> <p>Mr. Kelly added amenities include a media center and fitness center (both in Building A), resident lounges, and laundry areas. Exterior to the buildings are grass open space areas as well as a picnic shelter and playground area.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve MSP-24-25/HCPD-24-20 subject to conditions of approval outlined in Exhibit 1 and Exhibit 2, and the site and landscaping plans titled, “<i>Davis Pointe, Sumter, SC</i>” prepared by D.E. Weatherby & Associates, Inc., dated May 10, 2024. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.</p>

MSP-24-31/HCPD-24-23, 5590 Broad St. (County) was presented by Mr. Quint Klopfleisch. The Board reviewed the request for Major Site Plan and Highway Corridor Protection District Review Approval for a new +/- 140 unit plus office space mini storage facility.

Mr. Klopfleisch added the property is split zoned with the front zoned General Commercial (GC) and the rear of the property zoned Heavy Industrial (HI). The property is also within the Accident Prevention Zone 1 (APZ-1) and Day/Night Noise Level 2 (DNL-2) military zoning overlay districts.

Mr. Klopfleisch stated mini-warehouse uses require conditional use approval in the GC district. The use is subject to the general development standards and to the use specific supplemental standards outlined in Article 4.n.1. and Article 5.b.1.h. of the Sumter County Zoning & Development Standards Ordinance (the "Ordinance"). Further, warehouse and storage uses are allowed to be established in the APZ-1 and DNL-2 military zoning overlay districts. The applicant has submitted a conditional use application for staff review. All buildings will be located in the GC zoned section of the property.

After some discussion, Mr. Chris Sumpter made a motion to approve MSP-24-31/HCPD-24-23 in accordance with site plans titled, "Mini-Storage Facility for: Dunlap Properties", prepared by JZ Drafting & Design, LLC dated April 15, 2024, subject to the approval conditions outlined in Exhibit 1. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

RZ-24-08, 1181 N. Pike W. (County) was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone one +/- 0.32-acre portion to TMS# 203-05-03-018 from Residential-9 (R-9) to General Commercial (GC).

Mr. Klopfleisch mentioned the property is currently split zoned with +/-0.32-acres zoned R-9 and +/- 0.58-acres zoned GC. The purpose of the request is to bring the entire property into the GC designation. No proposed uses or plans for the property have been identified by the applicant at this time.

Mr. Klopfleisch stated the intent of the GC zoning district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.

Mr. Klopfleisch added if successfully rezoned, it is anticipated the property will be used for commercial purposes. No proposed uses or plans for the property have been identified by the applicant at this time. Approval of this request does not bind the applicant to any particular use of the property. Rather, the applicant could establish any use allowed in the GC zoning district, as indicated by the use table found at Article 3, Exhibit 5 of the Sumter County – Zoning & Development Standards Ordinance (the Ordinance), in accordance with the use review process indicated and all applicable Ordinance requirements.

After some discussion, Mr. Jim Price made a motion to recommend approval

	<p>of the request to rezone one +/- 0.32-acre portion to TMS# 203-05-03-018 from Residential-9 (R-9) to General Commercial (GC). The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.</p> <p><u>OA-24-04, Conditional Use & AC District Corrections/Updates (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to amend <i>Articles 3.b.3; 3.c.3; 3.d.3; 3.e.3; 3.f.3; 3.g.3; 3.h.3; 3.i.3; 3.k.3; 3.l.3; 3.n.3; 3.o.3; 3.b.4; 3.c.4; 3.d.4; 3.e.4; 3.f.4; 3.g.4; 3.h.4; 3.i.4; 3.k.4; 3.l.4; 3.n.4; 3.o.4; 3.n.2; Article 3, Exhibit 5; Article 5.a.1; and Add Article 5.a.5</i> of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) to make needed corrections and updates pertaining Conditional Use, Special Exception, and Agricultural Conservation (AC) zoning district requirements.</p> <p>Mr. Derwort stated the proposed text amendment addresses needed corrections and updates pertaining to Conditional Use, Special Exception, and Agricultural Conservation zoning district requirements.</p> <p>Mr. Derwort added no substantive changes are proposed. Rather, this text amendment is primarily addressing “housekeeping” items related to cross references and other corrections or modifications that need to be made to carry out the intent of the Ordinance.</p> <p>After some discussion, Mr. Gary Brown made a motion to recommend approval of the request. The motion was seconded by Ms. Chris Sumpter and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR’S REPORT	<p>Ms. Roodman updated the Board regarding the status of the Unified Development Ordinance update for the city. The consultants met with public services staff to discuss the development of engineering standards. Additionally, they have started the process of reviewing the zoning and land use maps for an eventual update of the zoning map. The Consultant is planning an in-person trip to Sumter to hold public meetings sometime on July 24th. There will be a series of stakeholder meetings, a presentation to Planning Commission and an evening Open House for the public.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:34 p.m. by acclamation.</p> <p>The next scheduled meeting is June 26, 2024.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>