

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes

November 20, 2024

<b>ATTENDANCE</b>	<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, Keith Ivey, Mr. Chris Sumpter 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 and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. James Munford.</p>
<b>MINUTES</b>	<p>Mr. Chris Sumpter made a motion to approve the meeting minutes of the October 23, 2024, meeting as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>MSP-24-65/HCPD-24-42, 22-24 S. Washington St. – Hidden Wounds Village -Alpha (City)</u></b> was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan and HCPD Approval for 12-unit multi-family apartment development.</p> <p>Mr. Kelly mentioned the subject property is 0.91-acres in size, undeveloped, an zoned Professional Office (PO).</p> <p>Mr. Kelly stated there is a multi-family residential use to the north, a single-family residential use to the south, and an institutional parking lot use to the east.</p> <p>Mr. Lance Newman was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve MSP-24-57/HCPD-24-38 subject to conditions of approval outlined in Exhibit 1, site plans titled, “<i>Valanthropy Veteran Housing Project, 22-24 South Washington Street, Sumter, SC</i>” prepared by Champion Designs, LLC, dated October 15, 2024, Landscaping plans titled, “<i>Quadruplex Units for Valanthropy</i>”, prepared by Heyward &amp; Woodrum, dated Jue 24, 2024, and building plans/architectural renderings prepared by Heyward &amp; Woodrum and submitted with the site plan application. The motion was seconded by Mr. Michael walker and carried a unanimous vote.</p>

*Mr. Jim Price recused himself from MSP-24-69.*

**MSP-24-69, 1850 US Hwy. 15 S. (City)** was presented by Mr. Jeff Derwort. The Board reviewed the request for alternate parking lot surface material approval for restaurant use.

Mr. Derwort mentioned the property has been developed since circa 1970 and does not conform to current zoning and development requirements.

Mr. Derwort stated the property contains an existing asphalt parking lot that is not sufficient to accommodate the amount of off-street parking for a restaurant use within the building on the property.

Mr. Derwort added if approved, the closest area receiving non-impervious surface treatment will be located +/- 30-35 ft. from the edge of the closest road travel lane.

After some discussion, Mr. Chris Sumpter made a motion to approve MSP-24-69, for alternate parking lot surface material for restaurant use. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.

**RZ-24-21, 3840 Patriot Parkway (City)** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 5.21-acre tract (TMS# 184-00-01-009) from Agriculture Conservation (AC) to Residential Multi-Family (RMF).

Mr. Derwort mentioned the applicant is requesting the RMF zoning district to facilitate future expansion of the Patriot Palms Apartments.

Mr. Derwort stated adjacent properties to the west, consisting of TMS# 184-00-01-015 & 184-00-01-016, were rezoned to RMF by City Council in 2017 to facilitate multi-family apartment development. To date, two (2) apartment buildings have been finalized and a major site plan submission for 3 additional buildings has been submitted and is under review. The applicant has indicated that plans are for the multi-family development to include eight (8) total buildings. The rezoning, if approved, will facilitate the establishment of three (3) of the overall eight (8) buildings.

Mr. Derwort added approval of this request does not bind the applicant to establishing an identified future use of the property. Rather, the applicant could establish any use allowed in the RMF zoning district, as indicated by the use table found at Article 3, Exhibit 3-5 of the City of Sumter – Zoning & Development Standards Ordinance (the “Ordinance”), in accordance with the use review process indicated and all applicable Ordinance requirements. After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone 5.21-acre tract (TMS# 184-00-01-009) from Agriculture Conservation (AC) to Residential Multi-Family (RMF). The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

**RZ-24-22, 425 Myrtle Beach Hwy. (County)** was presented by Ms. Helen

	<p>Roodman. The Board reviewed the request to rezone +/- 37.39-acres from Light Industrial-Warehouse (LI-W) to Residential-6 (R-6).</p> <p>Ms. Roodman added the property is located on the north side of Myrtle Beach Hwy., +/- 1,400 ft. west of the intersection of the US Hwy. 378 Bypass and Myrtle Beach Hwy. The applicant has submitted a preliminary sketch of the proposed subdivision plan.</p> <p>Upon successful rezoning of the property any future subdivision plan must go through a formal review and approval.</p> <p>Ms. Roodman mentioned the purpose of the R-6 zoning district is to provide for a variety of single-family housing on small lots to meet market demand for small lot development. It is also the intent of this district to balance higher densities with common open space.</p> <p>Ms. Roodman added given the existing subdivision development to the immediate north and zoning designations to the south and west of the property, rezoning to R-6 is both supported by the 2040 Comprehensive Plan and the adjacent pattern of development.</p> <p>After some discussion, Mr. Gary Brown made a motion to recommend approval of the request to rezone a +/- 37.39-acres represented by TMS#268-00-02-010 from Light Industrial-Warehouse (LI-W) to Residential-6 (R-6). The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.</p>
<p><b>OLD BUSINESS</b></p>	<p><b><u>MSP-24-56/HCPD-24-35, 1475 Alice Dr. – Wholesale Membership Club and Gas Station (City)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request for Major Site Plan and HCPD Approval for construction of a new +/- 106,370 sq. ft. wholesale membership club, 8 pump (16 position) gas station and associated site improvements.</p> <p>Mr. Jeff Derwort mentioned the proposed exterior materials are a combination of EFIS, Concrete Wall Panels, and split-faced CMU. PAC-CLAD, a material not previously evaluated for Sumter, is only being used on accent areas. The exterior materials proposed are compliant with 80% standard referenced above.</p> <p>While a number similarly shaded colors are proposed for the exterior, the majority of the exterior of the building will be “Benjamin Moore Gray Owl” and “Benjamin Moore Red Rock” for the concrete panels that are dominate on the right and rear elevations, and a brown brick with a color referred to by the brick supplier (Summitville) as New Amsterdam that is dominate on the front and left elevations. Color details and elevations are provided on pg. 8 &amp; 9. The proposed colors are new exterior design scheme being brought forward by the applicant. Thus, there are no complete examples of other completed buildings. It is the intent of the applicant to have physical material samples for the brick and concrete paneling at the Planning Commission meeting.</p>

	<p>Ms. Brittany Bowers was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve MSP-24-56/HCPD-24-35, subject to conditions of approval outlined in Exhibit 1, the site plan titled, “Civil Construction Drawings for Wholesale Membership Club, 1745 Alice Drive, Sumter, SC 29153” prepared by Kimley-Horn and Associates, Inc., dated September 30, 2024 and the exterior building elevations and details titled “Colored Rendering” Sheet F2 &amp; F3,” prepared by Core States Group, with 10/24/24 date of last revision. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
<p><b>DIRECTOR'S REPORT</b></p>	<p>Ms. Helen Roodman informed the board that the 2040 Comprehensive Plan is set to be adopted by the end of the year.</p> <p>Two more opportunities to complete the required 3-hour Continuing Education on December 6 and December 15, if you have not completed let Kellie know what day works for you.</p>
<p><b>ADJOURNMENT</b></p>	<p>With no further business, the meeting was adjourned at approximately 3:36 p.m. by acclamation.</p> <p>The next meeting scheduled is December 18, 2024.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>