

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

October 23, 2024

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, October 23, 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, Mr. Chris Sumpter and Mr. Jason Ross – were present. Mr. Keith Ivey was absent.</p> <p>Staff members present were 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 September 25, 2024, meeting as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-24-56/HCPD-24-35, 1475 Alice Dr. – Wholesale Membership Club and Gas Station (City)</u> 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. Derwort mentioned the wholesale membership club retail use of the site is permitted as a “by-right” use in the GC zoning district. The property is currently zoned AC, but a rezoning request to GC has received 1st reading approval by city council with 2nd reading final approval scheduled for November 5, 2024. Successful rezoning of the property to the GC zoning district is a required condition of approval.</p> <p>Mr. Derwort added the gas station use (NAICS 4571) classified as Conditional Uses in the Ordinance. Conditional Use application and approval is required prior to establishment of this use on the site.</p> <p>Mr. Derwort stated liquor retailer uses (NAICS 4453) are classified as special exception uses in the Ordinance, which requires use approval by the Sumter City-County Board of Zoning Appeals. There are no specific site development factors which impact the potential liquor store use, as use would take place within the wholesale membership club building.</p>

Mr. Derwort added that staff has evaluated the site plan based against GC zoning district development standards and finds the site plan is in general compliance. Further, a landscaping plan was submitted and reviewed and found to be in general compliance, with commitments being made from the developer to address required buffering along Harper St. Mr. Derwort noted that the existing vegetation along the Harper St. right-of-way is within SCDOT right-of-way and is planned for removal by SCDOT to address maintenance needs.

Mr. Derwort stated that the proposed building exterior materials are a combination of split-faced CMU, EIFS, and PAC-CLAD. Mr. Derwort stated that PAC-CLAD is a pre-finished sheet metal coating of 70% polyvinylidene fluoride (Kynar) that is applied to G-90 galvanized steel, galvalume steel or aluminum.

Mr. Derwort stated that staff recommends approval subject to the conditions of approval outlined in Exhibit 1 of the staff report.

Mr. Alan Goff was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to defer action on MSP-24-56/HCPD-24-35 until the next Planning Commission meeting on **Wednesday November 20, 2024** to allow for additional information and/or revisions to proposed building elevations to be presented. The motion was seconded by Mr. Jason Ross and carried five (Crawley, Sumpter, Ross, Brown, Harvin) in favor and two (Price, Walker) in opposition. The motion carried.

MSP-24-57/HCPD-24-38, 380 General Dr. – Patriot Park Miracle Field and Playground (City) was presented by Mr. Jeff Derwort. The Board reviewed the request for Major Site Plan and HCPD Approval for construction of new public recreation facilities at Sumter County’s Patriot Park, including a Miracle Field, splash pad, expansion of playground facilities, shelters, restroom facilities, and associated parking and stormwater management areas.

Mr. Derwort mentioned the applicant proposes to construct new public recreation facilities at Sumter County’s Patriot Park, to include new recreational fields, splash pad, extension of playground facilities, shelters, parking and stormwater management areas.

Mr. Derwort stated that the project area was reviewed against applicable Planned Development district standards and the proposal meets minimum standards

Mr. Derwort noted that the project area is subject to HCPD requirements, and that the structures proposed with this project meet applicable standards.

Mr. Derwort stated that staff recommends approval of the request subject to the conditions of approval outlined in Exhibit 1 of the staff report.

Mr. Phil Parnell was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to approve MSP-24-57/HCPD-24-38 in accordance with site plans titled “*Sumter County, South Carolina, Miracle League Park*” prepared by The LandPlan Group South, dated September 30, 2024 and building plans titled “*Restrooms and Shelters for Miracle Field at Patriot Park*” prepared by R.S. Bell Architects, LLC, dated July 26, 2024, subject to the approval conditions outlined in Exhibit 1. The motion was seconded by Mr. Jason Ross and carried six (Crawley, Sumpter, Ross, Brown, Price, Walker) in favor and one (Harvin) in opposition. The motion carried.

RZ-24-19, 2950 Ebenezer Rd. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone a 10.0-acre parcel from Residential-9 (R-9) to Agricultural Conservation (AC).

Mr. Derwort mentioned the applicant is requesting this rezoning in order to allow for the expansion of their existing licensed back-yard nursery. The applicants have submitted a description of their long-term plans for the property in support of the application. All future intended activities for the property are permitted within the AC zoning district in association with agricultural production.

Mr. Derwort stated the property is zoned R-9. The purpose of the R-9 district is to recognize the essential suburban living character of significant portions of Sumter County where low and medium density single-family residential development is the predominant living environment of the existing and future population. The minimum lot size in the R-9 district is 9,000 sq. ft. with a minimum lot width of 75 ft. at the minimum building line. Development at R-9 densities is only possible with the presence of public sewer and water infrastructure, otherwise development must be in compliance with minimum standards for on-site septic systems. While the original development plans for this tract were as part of a residential subdivision, following the housing market crash in 2007, development in the area ceased. Due to rising infrastructure costs, when the housing market revived, the demand for new housing has been in areas of the community where sewer service is available—thereby increasing density and lowering per-lot costs for infrastructure.

The intent of the AC zoning district is to protect and preserve areas of the county which are presently rural or agricultural in character and use and are uniquely suited to agricultural use. The applicant is pursuing this rezoning action so that true agricultural uses may be pursued on the property in support of their existing business.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone one 10.0-acre parcel from Residential-9 (R-9) to Agricultural Conservation (AC). The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.

RZ-24-20, 725 S. St. Paul’s Church Rd. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 33-acre portion of TMS# 159-00-02-001 from Residential-15 (R-15) to Residential-9 (R-9).

Mr. Derwort stated this property was previously rezoned to R-15 under RZ-24-13 with final reading approval on September 10, 2024.

Since the time of the rezoning approval, the applicants have obtained necessary alternative emergency fire access approvals from the Sumter Fire Department, thereby allowing the development to exceed 30 units. Approved fire access has allowed for a development plan utilizing a 75 ft. minimum lot width. In order to develop to that standard, the tract must be rezoned to a district that permits 75 ft. wide lots. The R-9 zoning district is the least intensive zoning district that permits such development.

Mr. Derwort mentioned the applicant is requesting the R-9 zoning designation to facilitate the development of a residential subdivision consisting of +/- 40 single-family detached lots. Based on conceptual level plans submitted by the applicant, lots sizes for this development will range from +/- 0.4-acres to 1.5-acres in size. R-9 is being sought to accommodate 75 ft. lot widths for a portion of the development. The northern boundary of the property is abutting a railroad right of way. The presence of this feature impacts lot setbacks – the proposed concept plan anticipates these impacts.

Available data indicates that public water is available to the subject property, but public sewer is not. The area required to accommodate a private septic system on each lot will be the primary determinant for lot size, with lots established above the minimum area threshold for the R-9 zoning district. The concept plan shows lots ranging from 0.5 to 1.38 acres in size, well above the R-9 minimum area standards.

Mr. Derwort added it is noted that the submitted plan has not been fully reviewed for strict conformance with R-9 district development requirements. If the requested rezoning is approved, then the applicant must submit complete major subdivision plans for full review and approval by the Sumter City-County Planning Commission

After some discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone a +/- 33-acre portion of TMS# 159-00-02-001 from Residential-15 (R-15) to Residential-9 (R-9). The motion was seconded by Mr. Jason Ross and six (Walker, Ross, Price, Crawley, Brown, Sumpter) in favor and one (Harvin) in opposition. The motion carried.

OA-24-06, Solar Projects (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to amend the Sumter County Zoning and Development Standards Ordinance, specifically, Article 5, Section 5.b.3.f. Primary Photovoltaic Solar Energy Systems (NAICS 221114) to revise setback standards and to make other minor clarifications in the established special exception review criteria.

Mr. Derwort stated the original special exception language for Primary Photovoltaic Solar Energy Systems was developed in 2023 (OA-23-01) with final adoption on December 12, 2023. Since adoption, County Council has

	<p>asked Planning Staff to revisit the Article 5 special design criteria to refine the established setback standards to account for situations not previously anticipated.</p> <p>After some discussion, Mr. Jason Ross made a motion to recommend approval of the request. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p> <p><u>OA-24-07, Residential Accessory Structure Standards (City)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to amend the City of Sumter Zoning and Development Standards Ordinance, specifically, Article 4.g.2. Residential Accessory Structures to add provisions for site plan review in lieu of maximum residential accessory structure limitations as established in by Article 4.g.2.b. and Exhibit 4-1. In addition to minor additions, deletions, corrections and clarifications in the accessory use list.</p> <p>Mr. Derwort stated planning staff was directed to review and make recommendations on changes to the residential accessory use standards to allow for more equitable use of residential lots for accessory and leisure structures in addition to the primary dwelling unit.</p> <p>The ordinance text amendment proposal does not eliminate the established accessory structure process that does not require site plan review. As proposed, the amendment adds an alternative option allowing a property owner to exceed the established standard by voluntarily following a site plan review process.</p> <p>Historically residential accessory structure standards have been tied to a finite number of structures and limitation on size based on a sliding scale associated with lot acreage. In all likelihood, the existing standard was established because the City of Sumter does not undertake residential plans review, and the standards allow for a balanced way to ensure total lot coverage does not exceed impervious surface limitations established for each zoning district, absent a site plan review process with supporting documentation.</p> <p>After some discussion, Mr. Michael Walker made a motion to recommend approval of the request. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
OLD BUSINESS	NONE
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 November 20, 2024.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary