

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

January 27, 2025

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Monday, January 27, 2025, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Six board members: Mr. Jim Price, Mr. Gary Brown, Mr. James Munford, Mr. Michael Walker, Ms. Kim Harvin and Mr. Keith Ivey – were present. Mr. Jason Ross and Mr. Jim Crawley were absent.</p> <p>Staff members present were Mr. Kyle Kelly, Mr. Jeff Derwort and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:03 p.m. by Mr. James Munford.</p>
MINUTES	<p>Mr. Michael Walker made a motion to approve the meeting minutes of December 18, 2024, meeting as written. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
APPROVAL OF MEETING DATES FOR 2025	<p>Mr. Gary Brown made a motion to approve the meeting dates for 2025. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
ELECTION OF 2025 OFFICERS	<p>Mr. Gary Brown made a motion to nominate Mr. James Munford for Chair. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p> <p>Mr. Michael Walker made a motion to nominate Mr. Keith Ivey for Vice-Chair. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>SD-24-04, Mara Hills Subdivision (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for preliminary subdivision approval to develop a 30-lot single-family residential subdivision.</p> <p>Mr. Kelly mentioned the property has physical frontage on Charles Jackson St. The proposed name for the subdivision is Mara Hills, and the proposed street name for subdivision’s street is Oryx Lane.</p> <p>Mr. Kelly stated the property is zoned GC, and is proposed to have one full access connection to Charles Jackson St.</p> <p>Mr. Kelly added the subdivision plan includes an access easement on the</p>

	<p>eastern boundary of the property to enable a future roadway connection to Camden Hwy. at Tucker St.</p> <p>Mr. Kelly mentioned the Military Protection Planning Area (MPA) is intended to protect Shaw AFB and Poinsett Electronic Combat Range from encroachment by incompatible land uses and to reduce accident and noise potential in areas adjacent to the military installations.</p> <p>While both the Comprehensive Plan and Shaw-Sumer Joint Land Use Study (JLUS) recommend restricting residential density to 1.0 unit per gross acre, 4 factors mitigate the proposed Subdivision’s impact on the MPA.</p> <ul style="list-style-type: none"> • The current pattern of development around the proposed tract is single family residential at density of roughly 2 units per gross acre. • The site is at the northern boundary of the Noise Attenuation Zone, with property immediately across Camden Hwy not being subject to the noise regulations. The proposed site is not in existing DNL noise contours. • The site is currently zoned GC, which allows consideration of residential uses at density up to 7.2 units per gross acre via the conditional use approval process. • The site is not located in the APZ or DDZ zones <p>After some discussion, Mr. Jim Price made a motion to approve SD-24-04 as proposed via the preliminary plat submission titled, “Mara Hills Residential Subdivision” (Sheets C1 – C5), prepared by Jones and VanPatten, LLC and dated January 8, 2025. and subject to the Conditions of Approval in Exhibit 1 and successful completion of the “Outstanding Technical Review Items” attached to the staff report as Exhibit 2. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p> <p><u>PD-06-05 (Revision 2), 1551 Hwy. 521 S. & 13981 Mooneyhan Rd. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to revise existing Planned Development to add commercial, industrial, institutional and retail uses to 1391 Mooneyhan Rd.</p> <p>Mr. Derwort stated that the PD was originally established in 2006 to allow for 8 R-9 district sized lots, a cabinet making workshop, and other uses permitted by-right in AC zoning district that were in place at the time of original approval.</p> <p>Mr. Derwort stated the primary purpose of this request to amend the PD is to add additional uses for the property at 1391 Mooneyhan Rd., which contains a commercial structure with 2 garage bays.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend approval to revise existing Planned Development to add commercial, industrial, institutional and retail uses to 1391 Mooneyhan Rd. The motion was seconded by Ms. Gary Brown and carried a unanimous vote.</p>
OLD BUSINESS	NONE

DIRECTOR'S REPORT	NONE
ADJOURNMENT	With no further business, the meeting was adjourned at approximately 3:31 p.m. by acclamation. The next meeting scheduled is February 26, 2025.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary