

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

November 17, 2021

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, November 17, 2021, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price; Mr. Chris Sumpter; Mr. Gary Brown; Mr. Jason Ross; Ms. Kim Harvin; Mr. Michael Walker and Mr. Jim Crawley – were present. Mr. James Munford and Mr. Keith Ivey were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly, Mr. Derrick Phillips and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. Jim Crawley</p>
MINUTES	<p>Ms. Kim Harvin made a motion to approve the minutes of the October 27, 2021, meeting as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-21-47/HCPD-21-21, 5780 Broad St. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request for Major Site Plan approval for a Concrete Plant.</p> <p>Mr. Derwort stated the applicant is requesting Major Site Plan & Highway Corridor Protection District (HCPD) design approval in order to develop a concrete plant facility with associated office building, parking area, and stormwater management infrastructure.</p> <p>Mr. Derwort added the subject site will consist of +/- 15.51 acres with road frontage on Broad St. (US-378). With the exception of the access drive to Broad St., the development will be located behind the existing commercial trailer sales lot located at 5780 Broad St.</p> <p>Mr. Derwort mentioned this project represents a heavy industrial operation with fewer than 10 on-site employees. The project is consistent with policies and requirements in place for reducing concentrations of people near critical zones of Shaw AFB. The property is in close proximity to both the Accident Potential Zone-1 (APZ-1) and Accident Potential Zone-2 (APZ) overlays. These overlays zones are designated to provide further protection for areas within the critical runaway approach areas of Shaw AFB. The proposed stormwater pond location directly abuts this area.</p> <p>Mr. Derwort discussed the proposed site and landscaping plans for the project., as outlined in the staff report document.</p>

Mr. Johnny Weir were present to speak on behalf of the request.

Mr. Derwort stated, staff recommends approval subject to the stated Conditions of Approval outlined in Exhibit 1.

After some discussion, Mr. Chris Sumpter made a motion to approve subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the preliminary site plans submission titled, "Knight's Companies Concrete Plant, Sumter, SC", prepared by John F. Stephens, P.E., L.E. Wooten & Company date October 15, 2021 (with date of last revision being November 5, 2021)

The motion was seconded by Mr. Jim Price and a six (Sumpter, Price, Crawley, Ross, Walker, Brown) in favor and one (Harvin) in opposition. The motion carried.

MSP-21-48/(City) was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan approval for a +/- 5,200 sq. ft. Convenience Store and Gas Station with 22 fueling points.

Mr. Kelly stated the applicant is requesting Major Site Plan & Highway Corridor Protection District (HCPD) design approval in order to develop a +/- 5, 200 sq. ft. convenience store and gas station with 22 fueling points on property located at 3272 Broad St.

Mr. Kelly added the subject site will consist of +/- 3.29 acres with primary road frontage on Broad St. and secondary road frontage on Carter Rd. This site is part of a larger 24.33-acre property.

Master planning has occurred for the larger site, with internal site circulation, transportation impacts, and infrastructure being considered for full site build out. A conceptual master plan for the entire site has been submitted.

Mr. Kelly mentioned the plan showing significant/historic trees proposed for removal and preservation. Six (6) trees meeting the size threshold for historic tree designation (DbH greater than 30") and sixty-two (62) trees meeting the threshold for significant tree designation (DbH between 10-29') are proposed for removal from the site to accommodate the project. These trees are a mix of elm, sycamore, maple, sweetgum and oak trees. Seven (7) of the proposed significant trees and several associated smaller trees per the site's Tree Disposition Plan (TD-1), which are recommended for preservation.

Mr. Kelly discussed staff's concerns about the proposed right-in/right out access point proposed on Carter Rd.

Mr. Kelly stated, staff recommends approval subject to the stated Conditions of Approval outlined in Exhibit 1.

Mr. Paul Lawler was present to speak on behalf of this request.

Mr. Jim Price made a motion to approve subject to staff's recommendations and proposed conditions of approval outlined with the elimination of item 1a in Exhibit 1. Mr. Chris Sumpter seconded the motion. Following discussion by

the committee Mr. Price amended his motion to allow Planning Staff and applicant to work to shift the right-in, right-out access on Carter Road further south. Mr. Chris Sumpter seconded the revised motion and carried a unanimous vote. The motion carried.

RZ-21-21, 375 Pinewood Rd. (City) was presented by Mr. Derrick Phillips, Jr. The Board reviewed the request to rezone +/- 1.63-acre tract from Planned Development (PD) to General Commercial (GC).

Mr. Phillips added the property is currently subject to the requirements of a specific planned unit development approval (PUD-99-05) that mandates a specific design for the site in accordance with the plans incorporated in the approval. Approval of PUD-99-05 facilitated the development of the drug store use on the property in 1999. While in active operation of almost 20 years, the drug store use on the property has been discontinued at this time and the applicant desires to demolish the existing improvements and redevelop the property into a restaurant use. Doing so requires a rezoning action of some form, either a formal amendment to PUD-99-05 or a rezoning to a base commercial zoning district that permits the proposed use. Rezoning to a base commercial district is the most practical option because the approval method used for the PUD-99-05 approval (i.e., Type A PUD) is no longer authorized by the City of Sumter Zoning & Development Standards Ordinance. Further, the dominant development pattern and the dominant zoning pattern of land near the McCrays Mill Rd. and Pinewood Rd. intersection is commercial. With these factors present, the applicant has elected to request rezoning to the GC zoning district in order to enable the redevelopment of the property.

Mr. Michael White was present to speak on behalf of the request.

After some discussion, Mr. Jason Ross made a motion to recommend approval of rezoning the +/- 1.63-acre from Planned Development (PD) to General Commercial (GC). The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote. The motion carried.

RZ-21-22, 4185, 4189 Thomas Sumter Hwy. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone two parcels of land totaling +/- 1.35-acres from General Commercial/Agricultural Conservation (GC/AC) to General Commercial (GC).

Mr. Kelly added the applicant is planning to utilize the subject property, as well as an additional property located at 4179 Thomas Sumter Hwy. for an automotive dealer business (SIC 55).

Mr. Kelly mentioned these lots were created prior to 1999 zoning ordinance and prior to the establishment of the Highway Corridor Protection District (HCPD) overlay. The lot at 4185 Thomas Sumter Hwy. has been developed and contains two commercial warehouse buildings, one of which houses a plumbing service company. The lot at 4189 Thomas Sumter Hwy. has not been developed and is currently vacant.

Mr. Kelly stated the properties are currently split zoned, the front portion (+/- 240 ft.) zoned General Commercial (GC), and the remaining property to the rear zoned Agricultural Conservation (AC). The property is adjacent to AC

zoning to the north, and GC zoning to the east, west, and south.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of rezoning the +/- 1.35-acres from General Commercial/Agricultural Conservation (GC/AC) to General Commercial (GC). The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.

Rz-21-23, 796 & 798 Lang Jennings Dr. (City) was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone two parcels of land totaling +/- 1.62-acres from Residential-15 (R-15) to Neighborhood Commercial (NC).

Mr. Kelly stated the applicant is considering developing commercial uses on the subject property. The area north and east of the rezoning request is residential in nature. Despite the area's firmly established residential character over the past decade the outskirts of the residential neighborhood have been significant commercial development which has been supported by both city and county council.

The property is adjacent to a commercial shopping plaza anchored by a grocery store to the west, a medical provider's office and a bank to the south, and single-family residences to the east and north.

Mr. Talmadge Tobias was present to speak on behalf of the request.

After some discussion, Ms. Kim Harvin made a motion to recommend approval of rezoning two parcels of land totaling +/- 1.62-acres from Residential-15 (R-15) to Neighborhood Commercial (NC). The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote. The motion carried.

OA-21-07, Manufactured Home Development Standard (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to amend multiple sections of the City Zoning & Development Standards Ordinance to add additional development and age requirements for manufactured homes, to establish clear definitions for mobile homes and manufactured homes, to place supplemental manufactured home requirements in a more appropriate ordinance section, and to update text in multiple section to be consistent with the new definitions.

Mr. Derwort added this ordinance amendment process was initiated by City Council at their regular meeting on November 2, 2021, via a directive for Planning Staff to develop additional standards for manufactured homes to be formally considered by the Planning Commission and City Council. There are several underlying factors contributing to this proposal being brought forward at this time. These factors include:

- Overall concerns about the provision of safe and affordable housing.
- Overall concerns about the impacts that unsafe and aesthetically unpleasing housing stock have on neighborhood revitalization efforts, specifically the ability to draw private sector interest in providing affordable and safe infill housing in older city neighborhoods.
- Concerns about general age and condition of the city's existing manufactured home housing stock.
- Recent city financial incentives made available for mobile home roof

repair.

- Difficulty in obtaining government financial assistance for repairs to older manufactured homes.
- The rate of depreciation and useful life of manufactured homes.

Within the City of Sumter, manufactured homes on individual lots are permitted in the General Residential (GR) district, the Agricultural Conservation (AC) district, the Agricultural Conservation (AC-10) district, and the Conservation Preservation (CP) district.

One of the key components of this proposed amendment is the establishment of age requirements applicable to all new manufactured home installations within city jurisdiction.

There are separate factors concerning manufactured home age being considered. The first factor is the important date of June 15, 1976. All manufactured homes on and after this date are subject to the US Department of Housing & Urban Development (HUD) Manufactured Home Construction and Safety Standards. Manufactured homes constructed after this date receive a HUD label/tag certifying compliance. Units constructed prior to this date are not subject to these standards. This proposed amendment defines mobile homes as those units constructed prior to June 15, 1976 and not subject to HUD standards. Units qualifying as mobile homes under this definition would no longer be permitted within city jurisdiction if this proposal is approved.

The second key age requirement component of this proposal is to establish a 20-year or newer age requirement on all new manufactured homes coming into the jurisdiction. As proposed, this requirement is not applicable to manufactured homes (i.e., units constructed after June 15, 1976) being moved from one location to another within city. The 20-year or newer restriction would only apply to units coming in from outside of the jurisdiction. To clarify further, if a unit was constructed after June 15, 1976, but is older than 20 years it could be moved within the jurisdiction under this proposal, however; once a manufactured unit over 20 years old leaves the jurisdiction it would not be permitted to return. If a unit was constructed prior to June 15, 1976, it may remain on its existing site but would not be permitted to be relocated to any other property in city jurisdiction under this proposal.

Citywide data from the Sumter County Tax Assessor's Office shows that there are approximately 756 existing mobile homes within city jurisdiction. Of these units, approximately 90 of them were constructed prior to June 15, 1976. Further, 589 units were constructed between 1977 and 2002, and 77 units were constructed between 2003 and 2020. The vast majority of existing units within the city were constructed more than 20 years ago. Manufactured home deterioration, due in part to the age of the existing manufactured home stock, is contributing to unsafe living conditions for city residents. Manufactured home age criteria are being proposed to address this issue.

In addition to age requirements, this amendment seeks to improve the aesthetic value of new manufactured homes being placed within the city. To accomplish this, a minimum roof pitch of 3:12 or three feet of vertical run for every 12 feet of horizontal run and a minimum 6-inch eave projection on all

	<p>structure sides is being proposed. This requirement will mandate that new manufactured homes coming into the city will have a traditional roof form similar to a standard site-built house. Additional curtain wall requirements are also being proposed, mandating that solid curtain walls and excluding certain materials permitted to be used as a curtain wall. Finally, it is further reinforced that minimum off-street parking must be available on property prior to establishing a new manufactured home on it.</p> <p>After some discussion, Ms. Kim Harvin made a motion to recommend approval of staff's recommendation to amend multiple sections of the City Zoning & Development Standards Ordinance to add additional development and age requirements for manufactured homes, to establish clear definitions for mobiles homes and manufactured homes, to place supplemental manufactured home requirements in a more appropriate ordinance section, to update text in multiple section to be consistent with the new definitions and delay the effective date of these provisions be incorporated to provide time for adequate notice to the public, manufactured home industry, and any other interested parties concerning the changes to existing standards. The motion was seconded by Mr. Gary Brown and carried a unanimous vote. The motion carried.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 5:07 p.m. by acclamation.</p> <p>The next scheduled meeting is December 15, 2021.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>