

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Minutes of the Meeting

May 26, 2021

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| <b>ATTENDANCE</b>                       | <p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, May 26, 2021 in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Price; Mr. Jim Crawley; Mr. Jason Ross; Mr. Chris Sumpter; Mr. Gary Brown, Mr. Keith Ivey, Mr. James Munford and Ms. Kim Harvin – were present. Mr. Michael Walker was absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Kyle Kelly and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. Jim Crawley</p>   |
| <b>MINUTES</b>                          | <p>Mr. Keith Ivey made a motion to approve the corrected minutes of the April 28, 2021 meeting as written. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.</p>  |
| <b>RECONIGNITION OF SERVICE</b>         | <p>Ms. Roodman presented Ms. Bertha A. Willis and Ms. Ronetta I. Moses with a plaque for their years of service to the Planning Commission Board.</p>   |
| <b>INTRODUCTION OF NEW BOARD MEMBER</b> | <p>Ms. Roodman introduced Mr. James Munford, the newest member to the Board.</p>  |
| <b>NEW BUSINESS</b>                     | <p><b><u>PD-00-08 (REV 24), 3510 Patriot Parkway – Sumter West (City)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request to revise building elevation designs for a Dollar General Store.</p> <p>Mr. Derwort stated the applicant is requesting an amendment to the Sumter West Planned Development (PD) in order to revise a previously approved building elevation design for a Dollar General Store.</p> <p>Mr. Derwort added that the previously approved elevation renderings show a building primarily of wood construction with a pitched roof design. Due to the significant increase in wood costs, the applicant is requesting a revision to allow for a building of metal construction. This new design will have a pitched roof at the entrance, similar to the design already approved. However, the main portion of the building will have a flat roof. Additionally, the new design will have similar exterior colors and design features (Hardi Board siding, brick trim, exterior lighting, earth tone colors with white and grey accents) as the</p> |

previously approved design.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to revise building elevation designs for Dollar General Store. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

**HCPD-21-09, 2830 Broad St. (City)** was presented by Mr. Kyle Kelly. The Board reviewed the request for Highway Corridor Protection District (HCPD) approval for alternate materials for a 4,037 SF commercial building to be used as a credit union branch.

Mr. Kelly stated the applicant is proposing to utilize a combination of brick (62%), composite metal panel (20%) and storefront/glass (18%) for the building's exterior. Because the composite metal panel is not an approved material under the *City of Sumter – Zoning & Development Standards Ordinance*, approval of the proposed material use by the Planning Commission is required.

Mr. Kelly added the applicant is proposing to utilize a composite metal panel material on the north and west elevations of the building. The composite metal is known as ALUCOBOND PLUS. The material is used for its flatness, formability, durability and ease of fabrication.

Ms. Leeann Mustang was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to approve this request. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

**RZ-21-10, 915 N. Wise Dr. (County)** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 77.14-acres of land from Heavy Industrial (HI) to Limited Commercial (LC).

Mr. Derwort added the intent of the applicant is to develop a veterans nursing home and other associated veterans transitional housing on the property. Rezoning is required, as residential uses of any type are not permitted in industrial zoning districts.

Mr. Derwort mentioned the property is located within the Suburban Development Planning Area and the Conservation Planning Area. The primary goal of Suburban Development future land use designation is to scrutinize and manage existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner. The primary goal of the Conservation future land use designation is to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial and commercial encroachment. The property is located along a minor arterial road (N. Wise Dr.) and is primarily influenced by the Suburban Development Planning Area. Although the front portion of the property is within the Conservation Planning Area, this designation applies to all floodplain areas within County jurisdiction. The majority, and most developable

portion, of the property is outside of the Conservation area. Due to the adjacent uses and the overall size of the property, the LC zoning designation would not likely pose negative impacts to surrounding property.

Mr. Ken Roey and Kevin Eubanks were present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of rezoning the +/- 77.14-acres from Heavy Industrial (HI) to Limited Commercial (LC). The motion was seconded by Mr. Jim Price and carried a unanimous vote.

**RZ-21-11, 20 Pack Rd. (City)** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 25.08-acres of land from Agricultural Conservation (AC) to Residential-6 (R-6).

Mr. Derwort added the intent of the applicant is to develop a single-family residential subdivision on the property. The property is currently within the unincorporated area of Sumter County. The applicant has submitted an annexation petition in order to receive public sewer service. The site is contiguous to City of Sumter jurisdiction to the west and is eligible to be annexed via the 100% method. The annexation petition will run concurrent to the rezoning request, with both going before City Council for final approval.

Mr. Derwort mentioned the applicant is proposing to develop a single-family residential subdivision, with the exact amount of proposed residential lots not known at this time. However, the applicant is anticipating lot sizes of approximately 8,000 sq. ft. Based on the total land area involved, minus approximate areas anticipated for street right-of-way and stormwater facility provision, it is anticipated that the maximum range of individual single-family lots that could be feasibly created on the property would be in the low 100's.

Mr. Derwort stated the property is located along a local road and directly abuts developed and undeveloped commercially zoned property. While commercial uses are expected along major corridors, this request represents land located just off the primary corridor and to the rear of major commercial development. Applying R-6 designation to the property is generally consistent with Sumter 2040 Comprehensive Plan, as it would provide a residential component to nearby commercial uses. Design, layout, and architecture play a role in determining total alignment with comprehensive plan policies. As such, any residential development on the property should be integrated with adjacent existing or future commercial development along US Hwy 15 S., as much practicable.

Mr. William Johnson was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of rezoning the +/- 25.08-acres of land from Agricultural Conservation (AC) to Residential-6 (R-6). The motion was

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|                          | <p>seconded by Mr. Keith Ivey and carried a unanimous vote.</p> <p><b><u>RZ-21-12, 911 Oswego Hwy (County)</u></b> was presented by Ms. Helen Roodman. The Board reviewed the request to rezone +/- 0.29-acres of land from Light Industrial-Warehouse (LI-W) to Agricultural Conservation (AC).</p> <p>Ms. Roodman stated that this is a request to rezone two parcels with a combined area of +/- 0.29-acres of land where a single-family dwelling is located from Light Industrial-Warehouse (LI-W) to Agricultural Conservation (AC). The property is northeast of the intersection of N. Pike Rd. East and Oswego Hwy. It is the applicant's intent to rezone the property to a zoning designation that permits residential uses by right. Residential uses are not permitted in the Light Industrial-Warehouse (LI-W) zoning district. Currently the dwelling on the property is grandfathered non-conforming, and the applicant wishes to rectify this issue as the property has been the site of a dwelling since 1958.</p> <p>Ms. Roodman mentioned the purpose of the AC 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. Single-family residential development is a by-right use in the AC district.</p> <p>Mr. Michael Heriot was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval of rezoning the +/- 0.29-acres of land from Light Industrial-Warehouse (LI-W) to Agricultural Conservation (AC). The motion was seconded by Mr. Jim Price and carried a unanimous vote.</p> |
| <b>OLD BUSINESS</b>      | <b>NONE</b>  |
| <b>DIRECTOR'S REPORT</b> | <p>Ms. Roodman mentioned that the Planning Department has moved back to 12 West Liberty Street.</p> <p>Ms. Roodman added all meetings going forward will be held in Council Chambers.</p>  |
| <b>ADJOURNMENT</b>       | <p>With no further business, the meeting was adjourned at approximately 3:50 p.m. by acclamation.</p> <p>The next scheduled meeting is June 23, 2021.</p>  |

Respectfully submitted,

*Kellie K. Chapman*

Kellie K. Chapman, Board Secretary