

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

December 20, 2023

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, December 20, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Crawley, Mr. James Munford, Mr. Michael Walker, Mr. Jim Price, Mr. Jason Ross, Mr. Gary Brown, Mr. Chris Sumpter and Ms. Kim Harvin – were present. Mr. Keith Ivey was absent.</p> <p>Staff members present were Mr. Jeff Derwort, Mr. Kyle Kelly, Mr. Quint Klopfleisch, Ms. Rebecca Tilley, 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. Jim Crawley made a motion to approve the meeting minutes of the November 15, 2023, meeting as written. The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.</p>
2024 MEETING DATES	<p>Mr. Chris Sumpter made a motion to approve the meeting dates for 2024. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-23-42/HCPD-23-24, 2580 Tahoe Dr. (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan and Highway Corridor Protection District Approval for construction of a Mini-Warehouse Facility consisting of 2 storage buildings totaling +/- 17,500 sq. ft.</p> <p>Mr. Kelly mentioned buildings proposed for construction are +/- 7,500 sq. ft. and +/- 10,000 sq. ft.</p> <p>Mr. Kelly stated the property is zoned “Planned Development”, with an underlying requirement to develop according to General Commercial standards.</p> <p>Mr. Kelly added mini-warehouse uses are by-right permitted use for this property.</p> <p>Mr. Dwayne Hardee was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to approve with proposed material presented by applicant for the exterior side walls and subject to</p>

conditions of approval outlined in Exhibit 1, the site and landscaping plans titled, “Southeastern Investment Co., LLC, 2580 Tahoe Dr., Sumter County, SC”, prepared by Champion Designs, LLC and last revised December 8, 2023, subject to the approval conditions outlined in Exhibit 1. The motion was seconded by Mr. Chris Sumpter and carried a six (Crawley, Sumpter, Walker, Ross, Price, Brown) and one (Harvin) in opposition. The motion carried.

MSP-23-43/HCPD-23-25, 1585 N. Wise Dr. (County) was presented by Mr. Quint Klopfleisch. The Board reviewed the request for Major site plan and HCPD approval for a new 137 ft. X 315 ft. (43,155 sq. ft.) warehouse expansion.

Mr. Klopfleisch mentioned the property is located in the Black River Industrial Park on the east side of N. Wise Dr. The property is +/- 27.9-acres in size.

Mr. Klopfleisch stated the property is zoned Heavy Industrial (HI). The intent of the HI zoning designation is to concentrate heavy industrial uses in areas where they will flourish without adversely affecting adjacent less intensive uses, and to preserve prime industrial lands for future industrial development.

Mr. Eric Opsahl was present to speak on behalf of the request.

After some discussion, Mr. Jim Crawley made a motion to approve in accordance with site plans titled, “Expansion of Sumter Easy Homes”, prepared by Joseph H Privette & Jordan Allison dated November 2023 subject to the approval conditions outlined in Exhibit 1. The motion was seconded by Mr. Michael Walker and carried a unanimous vote. The motion carried.

SV-23-02, 3335 Tamarah Way (County) was presented by Mr. Jeff Derwort. The Board reviewed the request for subdivision for subdivision width-to-depth variance approval to subdivide a 0.88-acre portion of TMS# 182-00-04-004 and combine it with the existing 0.46-acre parcel at 3335 Tamarah Way.

Mr. Derwort stated the boundary change which would result in a lot width-to-depth ratio that exceeds the maximum depth allowed as a ratio of the proposed lot width.

After some discussion, Mr. Jim Crawley made a motion to approve this request. The motion was seconded by Ms. Kim Harvin and carried a unanimous vote.

OA-23-05, Used Motor Vehicle Parts Merchant Wholesalers (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to amend to amend Article 3, Exhibit 5; Article 5.b.2; and Article 5.b.3 of the Sumter County Zoning & Development Standards in order to permit Used Motor Vehicle Parts Merchants (NAICS 42314) with on-site vehicle dismantling and/or storage in the Light Industrial-Warehouse (LI-W) District as special exception use with specific special design criteria.

	<p>Mr. Derwort stated the request for the Ordinance Amendment was initiated by Sumter County Council.</p> <p>Mr. Derwort added prior to October 2018, similar uses (former SIC Code 5015) permitted by-right in the LI-W. The adoption of OA-18-07 by Sumter County Council disallowed these use types from establishing in LI-W.</p> <p>Mr. Derwort mentioned a recent rezoning request for property on Myrtle Beach Hwy. to change the zoning designation from LI-W to HI to establish a use under NAICS Code 42314 was deferred to the County Council Land Use Committee and that the County Council Land use Committee directed staff to prepare an Ordinance Amendment for full consideration that would allow NAICS Code 42314 use be established in the LI-W zoning district via Special Exception approval, with certain special design criteria.</p> <p>After some discussion, Mr. Jim Crawley made a motion to recommend the Committee of the Whole. The motion was seconded by Ms. Kim Harvin and carried a five (Ross, Brown, Price, Harvin, Walker) in favor and two (Price, Sumpter) in opposition. The motion carried.</p>
OLD BUSINESS	NONE
OTHER BUSINESS	Mr. Jeff Derwort introduced Ms. Rebecca Tilley to the Board. She is the new Planning Technician.
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 4:03 p.m. by acclamation.</p> <p>The next scheduled meeting is January 24, 2024.</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>