

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

June 22, 2022

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, June 22, 2022, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Six board members: Mr. Jim Crawley, Mr. Jason Ross, Mr. Jim Price, Mr. Keith Ivey, Mr. Gary Brown and Ms. Kim Harvin – were present. Mr. Michael Walker, Mr. Chris Sumpter, and Mr. James Munford and were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Ms. Marsha Grinnell 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 May 25, 2022, meeting as written. The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>RZ-22-06, 1651 N. Kings Hwy. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone a +/- 6.0-acres from Residential-15 (R-15) to Agricultural Conservation (AC).</p> <p>Mr. Derwort added the applicant has indicated their intent to place a manufactured home on the property and conduct some farming operations of unspecified scale. Manufactured homes are permitted in the AC zoning district, but are not allowed within the R-15 zoning district.</p> <p>Mr. Derwort mentioned the property is currently zoned Residential-15, and is part of an area of eight (8) R-15 zoned tracts surrounded by the Agricultural Conservation (AC) zoning district in all directions. This property was rezoned in 2007 (RZ-06-14) from AC to R-15 with the intent of developing a 0.5 acre lot residential subdivision. Upon completion of the rezoning the property was never developed.</p> <p>After some discussion, Mr. Jim Price made a motion to recommend approval to rezone the +/- 6.0 acres from Residential-15 (R-15) to Agricultural Conservation (AC). The motion was seconded by Ms. Kim Harvin and carried a unanimous vote. The motion carried.</p> <p><u>OA-22-02, Automotive Repair Shops & Automotive Service Uses (City)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to amend</p>

	<p>Article 3, Section 3.i.2.; Article 3, Section 3.i.3; Article 3, Section 3.j.2.; Article 3, Section 3.l.2.; Article 3, Section 3.l.3.; Article 3, Exhibit 3-5; Article 5, Section 5.b.1., and Article 10, Section 10.b.1. in order to (1) establish that all automotive repair shop (SIC 753) and automotive service uses (SIC 7549) are conditional uses in zoning districts they can be established, (2) establish that automotive service uses (SIC 7549) cannot be established in the CBD, (3) establish specific conditional use criteria for both use types, and (4) define both use types.</p> <p>Mr. Derwort mentioned the goal of this amendment is to mitigate negative land use impacts associated with these SIC Code classifications by (1) requiring conditional use level review in all zoning districts where these land uses can be established, (2) establishing that automotive service uses (SIC 7549) cannot be established in the CBD, (3) establishing specific use criteria applicable to both use classifications, and (4) adequately defining these land uses.</p> <p>This proposed amendment would change the level of approval for both use classifications (SIC 753 & 7549) to conditional use in any zoning district where they are currently permitted as “by-right” permitted uses, with the exception of the CBD district. While automotive repair shop (SIC 753) uses are not currently permitted within the CBD district, automotive services uses (SIC 7549) are. This amendment would remove the automotive service (SIC 7549) classification from the CBD district all together. Full removal is being proposed due conflicts between the character of the CBD and the scale and typical site characteristics of automotive service uses (SIC 7549).</p> <p>After some discussion, Ms. Kim Harvin made a motion to recommend approval to amend Article 3, Section 3.i.2.; Article 3, Section 3.i.3; Article 3, Section 3.j.2.; Article 3, Section 3.l.2.; Article 3, Section 3.l.3.; Article 3, Exhibit 3-5; Article 5, Section 5.b.1., and Article 10, Section 10.b.1. in order to (1) establish that all automotive repair shop (SIC 753) and automotive service uses (SIC 7549) are conditional uses in zoning districts they can be established, (2) establish that automotive service uses (SIC 7549) cannot be established in the CBD, (3) establish specific conditional use criteria for both use types, and (4) define both use types. The motion was seconded by Mr. Gary Brown and carried five (Harvin, Brown, Ross, Keith, Crawley) in favor and one (Price) in opposition. The motion carried.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Helen Roodman mentioned that the Flood Damage Prevention Ordinance will be coming for recommendation.</p> <p>Ms. Roodman stated there is a Fall Conference in Hilton Head if anyone is interested in going for their required 3 hours of continuing education.</p>

ADJOURNMENT	With no further business, the meeting was adjourned at approximately 3:28 p.m. by acclamation. The next scheduled meeting is July 27, 2022
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary