

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 27, 2022

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, July 27, 2022, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Crawley, Mr. Jason Ross, Mr. Jim Price, Mr. Michael Walker, Mr. Gary Brown and Ms. Kim Harvin, Mr. James Munford – were present. Mr. Keith Ivey and Mr. Chris Sumpter were absent.</p> <p>Staff members present were Mr. Jeff Derwort, Mr. Derrick Phillips, Jr., and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. Jim Crawley.</p>
MINUTES	<p>Mr. Jim Price made a motion to approve the minutes of the June 22, 2022, meeting as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-22-17/HCPD-22-12, 3275 Carter Rd. (City)</u> was presented by Mr. Derrick Phillips Jr. The Board reviewed the request for Major Site Plan Approval for six (6) storage buildings totaling +/- 42,472 sq. ft. and +/- 576 sq. ft. office building.</p> <p>Mr. Phillips added the site is 4.00-acres in size, the maximum size permitted for mini-warehouse sites.</p> <p>The site is located on a corner lot at the intersection of Quandry Rd. and Carter Rd. in the Light Industrial Warehouse and General Commercial Zoning District.</p> <p>Mr. Phillips stated, staff recommends approval subject to the stated Conditions of Approval outlined in Exhibit 1.</p> <p>After some discussion, Mr. Jim Price made a motion to approve subject to staff's recommendations and proposed conditions of approval outlined in Exhibit 1, as well as the site and landscaping plans titled, "<i>Carter Road Storage Owner: C & M Enterprises 688 Bultman Drive Sumter, SC 29150 dated June 22, 2022</i>", and submitted elevation renderings. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.</p>

SV-22-01, Haywood Choice Rd. (County) was presented by Mr. Derrick Phillips, Jr. The Board reviewed the request for approval of a Godmother to God Child family relationship for a lifetime family conveyance to subdivide a +/- 1.0-acre lot from a larger +/- 8.91-acre tract.

Mr. Phillips stated the property currently lacks sufficient public street frontage to create a new conforming lot, as the tract is situated on a private road.

Mr. Phillips added the applicant seeks to use the lifetime family conveyance exemption, which exempts 1st generation family conveyances of property from meeting the public road frontage requirements.

Mr. Phillips mentioned the applicant is seeking subdivision variance approval (as outlined in the Zoning Ordinance) to use an alternate relationship for the lifetime family conveyance exemption. Specifically, the conveyance will be from Godmother to God Child.

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

RZ-22-07, 4510 US 15 Hwy. S. (County) was presented by Mr. Derrick Phillips, Jr. The Board reviewed the request to rezone a +/- 2.35 acres from a +/- 29.12 acre tract of land from Agriculture Conservation (AC) to Limited Commercial (LC).

Mr. Phillips added the applicant is considering placing a funeral home use on the subject property and currently the parcel is vacant.

After some discussion, Mr. Jim Price made a motion to recommend approval to rezone the +/- 2.35 acres from a +/- 29.12 acre tract of land from Agriculture Conservation (AC) to Limited Commercial (LC). The motion was seconded by Mr. Jason Ross and carried a unanimous vote. The motion carried.

RZ-22-08, 1991 Stamey Livestock Rd. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone a +/- 354.76 acre from Residential-9 (R-9) to Residential-6 (R-6).

Mr. Derwort added the applicant intends to develop up to 1,082 housing units, including detached single family, attached single family, and townhouses.

Mr. Derwort mentioned rezoning of the property to the R-6 district is being requested primarily to accommodate narrower lot sizes than R-9 district requirements permit.

After some discussion, Mr. Jason Ross made a motion to recommend approval to rezone the +/- 354.76 acre from Residential-9 (R-9) to Residential-6 (R-6). The motion was seconded by Mr. Michael Walker and carried a five (Ross, Walker, Munford, Price, Brown) in favor and one (Harvin) in opposition. The motion carried.

OA-22-09 & OA-22-10, Flood Damage Prevention Ordinance (County & City) was presented by Mr. Jeff Derwort. The Board reviewed the request to amend relevant portions of the Sumter County & Sumter City Flood Damage Prevention Ordinance to adopt the Black River Watershed Maps and Flood Insurance Study (FIS) revisions that become effective October 27, 2022; and, to update the Ordinance to make corrections and clarifications required for compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS) Program.

Mr. Derwort mentioned that the Flood Damage Prevention Ordinance is a separate ordinance that exists outside of City and County Zoning Development Standard Ordinances, and that it regulates development and disturbance in special flood hazard areas (SFHA), otherwise referred to as floodplains.

In conjunction with the provision of flood insurance, local governments must adopt local regulations to mitigate development related flood damage in the SFHA. These regulations must meet all National Flood Insurance Program (NFIP) minimum requirements, and all other applicable federal and state requirements.

Both the city and county had adopted Flood Damage Prevention Ordinances with standards higher than the minimum and participate in the Community Rating System (CSR) program. The CRS program enables lower flood insurance rates for jurisdictions that have higher regulatory standards and implement other activities to mitigate flood damage

Mr. Derwort added both ordinances require amendment due to the release of new FEMA flood maps for the Black River Watershed.

City Floodplain Damage Ordinance Motion & Vote - After some discussion, Mr. Gary Brown made a motion to recommend approval to amend relevant portions of the Sumter City Flood Damage Prevention Ordinance to adopt the Black River Watershed Maps and Flood Insurance Study (FIS) revisions that become effective October 27, 2022; and, to update the Ordinance to make corrections and clarifications required for compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS) Program. The motion was seconded by Mr. James Munford and carried a unanimous vote. The motion carried.

County Floodplain Damage Ordinance Motion & Vote - After some discussion, Mr. Jason Ross made a motion to recommend approval to amend relevant portions of the Sumter County Flood Damage Prevention Ordinance to adopt the Black River Watershed Maps and Flood Insurance Study (FIS) revisions that become effective October 27, 2022; and, to update the Ordinance to make corrections and clarifications required for compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS) Program. The motion was seconded by Ms. Kim Harvin and carried a

	unanimous vote. The motion carried.
OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:45 p.m. by acclamation.</p> <p>The next scheduled meeting is August 24, 2022</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>