

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Meeting

August 24, 2022

ATTENDANCE	<p>A regular meeting of the Sumter City – County Planning Commission was held on Wednesday, August 24, 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, Mr. Keith Ivey, and Ms. Kim Harvin– were present. Mr. James Munford and Mr. Chris Sumpter were 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>
MINUTES	<p>Mr. Michael Walker made a motion to approve the minutes of the July 27, 2022, meeting as written. The motion was seconded by Mr. Jason Ross and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-22-28, 2620 S. Kings Hwy. (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for Major Site Plan Approval for expansion of an existing Mini-Warehouse Facility with four (4) additional storage buildings totaling +/- 35,068 sq. ft.</p> <p>Mr. Kelly added the new buildings proposed are each +/- 9,000 sf. Currently the development includes +/- 2,400 sf office and two +/- 2,000 sf mini-warehouse buildings.</p> <p>Mr. Kelly mentioned the property is in the AC zoning district. The intent of this 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. Mini warehouse uses under SIC Code 4225 are a conditional use in this zoning district.</p> <p>Mr. Kelly 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, "Tri Star Storage II, Hwy 261 South, Sumter, SC", prepared by Jones & VanPatten, LLC Civil Engineers and dated July 28, 2022. The motion was seconded by Mr. Gary</p>

	<p>Brown and carried a vote of five (Ivey, Price, Ross, Walker, Brown) and one (Harvin) in opposition. The motion carried.</p> <p><u>OA-22-11 & OA-22-12, Convert SIC Codes to NAICS Codes (City & County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request to amend Article 3, 5, 6, 8, and 10 to convert portions references to Standard Industrial Classification (SIC) reference codes to the North American Industry Classification system (NAICS) of the Sumter City & Sumter County Ordinance.</p> <p>Mr. Kelly mentioned the City of Sumter and Sumter County have initiated amendments to respective Zoning & Development Standards Ordinances to replace the existing reference system used for business classification with current system used to classify and compare business entities and statistics across North America.</p> <p>Mr. Kelly added the NAICS is the standard used by the U.S. Government in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. NAICS replaced the SIC in 1997. The U.S., Mexico, and Canada all use NAICS for the collection, tabulation, presentation, and analysis of economic statistics. The SIC was last updated in 1987, and there will be no further revisions to the SIC. New forms of technology and business types are not part of the SIC system.</p> <p>Mr. Kelly stated NAICS is a 2 thru 6-digit hierarchical classification system, offering five levels of detail. Each digit is part of a series of progressively narrower categories. The first two digits identify a major Economic Sector, the 3rd digit designates an Economic Subsector, the 4th digit designates an Industry Group, the 5th digit designates the NAICS Industry, and the 6th digit is the National Industry. A complete and valid NAICS code contains 6 digits.</p> <p>Mr. Kelly mentioned Planning Staff has created a SIC to NAICS “crosswalk” by reviewing each of the 250+ permitted and conditional uses in the Ordinance and matching them to an appropriate NAICS code using a tool offered by the U.S. Census Bureau. Full review of the current use classifications based on SIC codes, effect of NAICS on those classifications, and opportunities to combine multiple uses into single subsectors or industry groups would streamline and improve Ordinance implementation.</p> <p>After some discussion, Mr. Jim Price made a motion to refer this request to a “Committee of the Whole”. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE

ADJOURNMENT	With no further business, the meeting was adjourned at approximately 3:47 p.m. by acclamation. The next scheduled meeting is September 28, 2022
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary