

SUMTER CITY - COUNTY PLANNING COMMISSION

Minutes of the Special Meeting

February 1, 2023

ATTENDANCE	<p>A special meeting of the Sumter City – County Planning Commission was held on Wednesday, February 1, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price, Mr. Jason Ross, Mr. Keith Ivey, Mr. Chris Sumpster, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, and Ms. Kim Harvin– were present. Mr. Gary Brown was absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Jeff Derwort, Mr. Quint Klopfleisch, 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 December 14, 2022, meeting as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
ELECTION OF 2023 OFFICERS	<p>Mr. Jim Crawley opened the floor for nominations for Chairman.</p> <p>Mr. Michael Walker made a motion and nomination for Mr. James Munford. Mr. Jason Ross seconded the motion and carried a unanimous vote.</p> <p>Mr. Jim Crawley opened the floor for nominations for Vice Chair</p> <p>Mr. Jim Price made a motion and nomination for Mr. Chris Sumpster for Vice Chair. Mr. Jason Ross seconded the motion and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-23-53, 103 Plowden Mill Rd. (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request for alternate parking lot surface material.</p> <p>Mr. Derwort mentioned the applicant submitted a minor site plan application for the construction of a +/- 6,350 sq. ft. warehouse addition to the existing building on the site on December 9, 2022.</p> <p>Mr. Derwort added the proposed new gravel drive from Bubsville Rd. to the building addition area cannot be approved at the staff level per Ordinance parking design requirements.</p>

Mr. Player Mimms was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to approve the proposed alternate parking lot surface material as proposed under MSP-22-53 application for property located at 103 Plowden Mill Rd. The motion was seconded by Mr. Jim Price and carried a unanimous vote.

HCPD-22-21, 850 East Liberty St. (City) was presented by Mr. Quint Klopfleisch. The Board reviewed the request for alternative construction materials for building façade in the Highway Corridor.

Mr. Klopfleisch stated this request is associated with a minor site plan and HCPD review for a +/- 5,950 sq. ft. warehouse building proposed on property located at 850 E. Liberty St.

Mr. Klopfleisch added the applicant submitted an HCPD application with building elevation plans showing a proposed all metal warehouse building. Since the time of original plans submission, the applicant has proposed building modifications to achieve a greater degree of HCPD compliance. However, the proposal does not meet the 80% brick, stucco, stone, or masonry criteria required for staff level approval. in accordance with Article 3, Section 3.t.4.c of the City of Sumter Zoning & Development Standards Ordinance, the Sumter City-County Planning Commission must approve alternate exterior materials.

Mr. Tyler Fields was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to approve the use of metal siding an alternate exterior material as proposed, with the following conditions:

1. Submission of updated building elevation drawings prior to building permit approval.
2. All exterior building materials (minus windows, doors, vents, etc.) on the front façade shall be EFIS/Stucco or other HCPD accepted material.

The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.

RZ-22-14, 4605 Patriot Parkway (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 1.89 acres of land from General Residential (GR) to Agricultural Conservation (AC).

Mr. Derwort stated the applicant intends to construct a hair salon on the property if this rezoning request is successful.

Mr. Derwort added commercial hair salons are not permitted in the GR district but can be established via conditional use approval in the AC district.

	<p>Mr. Derwort mentioned the applicant has started demolition/removal of the permanent manufactured home on the property.</p> <p>Mr. Derwort added the primary goal of the Military Protection Planning area is intended to protect Shaw A.F.B. and Poinsett Electronic Combat Range from encroachment of incompatible land uses and reduce the accident and noise potential to citizens in areas adjacent to these two military installations. This request to rezone the property to the AC district is in alignment with the Sumter 2040 Comprehensive Plan.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval on the request to rezone the +/- 1.89 acres of land from General Residential (GR) to Agricultural Conservation (AC). The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.</p>
OLD BUSINESS	<p><u>OA-22-12, Convert SIC to NAICS (County)</u> to amend Article 3, 5, 6, 8, and 10 to convert previous references to Standard Industrial Classification (SIC) reference codes to the North America Industry Classification systems (NAICS).</p> <p>Ms. Helen Roodman requested to set a Committee of the Whole meeting to discuss the line items for the County conversion.</p> <p>Meeting scheduled for Friday, February 10, 2023, at 10:00 a.m. at the Liberty Center Conference Room.</p>
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:38 p.m. by acclamation.</p> <p>The next scheduled meeting is March 22, 2023</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>