

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes

February 22, 2023

<b>ATTENDANCE</b>	<p>Sumter City – County Planning Commission was held on Wednesday, February 22, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price, Mr. Keith Ivey, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, and Ms. Kim Harvin– were present. Mr. Gary Brown and Mr. Jason Ross were absent.</p> <p>Staff members present were Mr. Jeff Derwort and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. James Munford.</p>
<b>MINUTES</b>	<p>Mr. Keith Ivey made a motion to approve the special meeting minutes of the February 1, 202, meeting as written. The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.</p> <p>Mr. Michael Walker made a motion to approve the minutes of the February 10, 2023, Committee of the Whole meeting as written. The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote.</p>
<b>NEW BUSINESS</b>	<p><b><u>PD-00-08 (Revision 25), Brushwood Dr. &amp; Constitution Dr. – Additional Townhouses Units (City)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request to increase the number of units allowed within the townhouse development area along Brushwood and Constitution Drives from 44 to 52 in accordance with a proposed site-specific development plan. The requests represent an additional 2.55 acres proposed for residential units within the commercial portion of the Sumter West Planned Development.</p> <p>Mr. Derwort mentioned the townhouse units on Brushwood and Constitution were approved initially under PD-00-08 (Revision 21) in August 2019 and revised under PD-00-08 (Revision 23) in November 2020. The 2020 approval permitted the construction of a 44-unit duplex-townhouse development within the neighborhood commercial portion of Sumter West on the north side of Patriot Parkway. This request is being made to add eight (8) additional units to the overall number of units.</p> <p>Mr. Derwort added this request originally went before the Sumter City-County Planning Commission on December 14, 2022. The applicant has submitted an amended site-specific development plan that shows the inclusion of TMS# 185-00-01-095 (685 Constitution Dr.) located at the southwest corner of</p>

Constitution Dr. and Brushwood Dr. to the proposal and the removal of TMS # 185-00-01-174 (530 Constitution Dr.) located at the northwest corner of Constitution Drive and Brushwood Dr. from the proposal.

Mr. Derwort stated since the initial approval for the residential development in 2019, only 15 of the approved units have been granted a Certificate of Occupancy (C.O.). Of the remaining approved 44 units, 11 are permitted and under construction, and 18 units have yet to be permitted or constructed.

Mr. Derwort mentioned this request calls for converting additional commercially designated lots into an additional 8 units (4 structures) of townhouse development. Each structure is proposed to have two attached townhouse units.

Mr. Derwort stated the proposed PD Ordinance limits new townhomes in the neighborhood commercial area of the PD to a specific +/- 23-acre tract around the anchor retail parcel located at the northwest corner of Patriot Parkway and Loring Mill Rd.

Mr. Mack Kolb was present to speak on behalf of the request.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to increase the number of units allowed within the townhouse development area along Brushwood and Constitution Drives from 44 to 52 in accordance with a proposed site-specific development plan and the proposed PD Ordinance. The requests represent an additional 2.55 acres proposed for residential units within the commercial portion of the Sumter West Planned Development. The motion was seconded by Mr. Michael Walker and carried a vote of five (Walker, Sumpter, Ivey, Price, Crawley) in favor and one (Harvin) in opposition. The motion carried.

**RZ-23-01, 3221 Camden Hwy. (County)** was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone three (3) separate parcels of land totaling +/- 20.12 acres from Residential-9 (R-9) to Agricultural Conservation (AC).

Mr. Derwort stated the owner is requesting rezoning to allow for the placement of mobile home(s) in accordance with applicable county zoning and development requirements. The current zoning designation does not permit mobile homes.

Mr. Derwort added the property is part of a larger area of R-9 zoning generally bounded by W. Brewington Rd. and Camden Hwy. to the south, Queen Chapel Rd. to the north, Ebenezer Rd. to the east and Thomas Sumter Hwy. to the west. The property is situated almost directly in the center of this area.

Mr. Derwort mentioned the property is in close proximity to public water but is not near existing public sewer infrastructure. Lot size is limited by the capacity of the land to carry a private septic system.

	<p>Mr. Derwort added NWI wetland and topographic data strongly suggests that a Carolina Bay is located over a significant portion of the property. Carolina Bays are shallow elliptical depressions found in unconsolidated sediments throughout the Atlantic Coastal Plain.</p> <p>Mr. Derwort stated the property falls within the Military Protection future land use designation. Mr. Derwort stated 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.</p> <p>The request to change the zoning designation of the property to Agricultural Conservation (AC) is reasonable and is in general alignment with the Sumter 2040 Comprehensive Plan.</p> <p>Mr. Chris Raffield was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval on the request to rezone the +/- 20.12 acres of land from Residential-9 (R-9) to Agricultural Conservation (AC). The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.</p>
<b>OLD BUSINESS</b>	<b>NONE</b>
<b>DIRECTOR'S REPORT</b>	<b>NONE</b>
<b>ADJOURNMENT</b>	<p>With no further business, the meeting was adjourned at approximately 3:22 p.m. by acclamation.</p> <p>The next scheduled meeting is March 22, 2023</p>
	<p>Respectfully submitted,  <i>Kellie K. Chapman</i>  Kellie K. Chapman, Board Secretary</p>