

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

March 22, 2023

ATTENDANCE	<p>Sumter City – County Planning Commission was held on Wednesday, March 22, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Nine board members: Mr. Jim Price, Mr. Keith Ivey, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, Mr. Gary Brown, Mr. Jason Ross, and Ms. Kim Harvin– were present.</p> <p>Staff members present were Mr. Jeff Derwort, Mr. Kyle Kelly, Ms. Helen Roodman, Mr. Quint Klopfleisch and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:00 p.m. by Mr. James Munford.</p>
MINUTES	<p>Mr. Chris Sumpter made a motion to approve the meeting minutes of the February 23, 2023, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>GDP-23-01/SD-23-01, 1991 Stamey Livestock Rd. – Booth East Subdivision General Development Plan – (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for general development plan approval to develop a 996-unit residential subdivision containing multiple housing styles and neighborhood configurations.</p> <p>Mr. Kelly mentioned the General Development Plan is seeking approval to develop 996 units (804 lots) of residential subdivision with multiple individual subdivision phases on +/- 369.36 acres of land.</p> <p>Mr. Kelly added per Article 7.f.3.f., of the City’s Zoning and Development Standards Ordinance, a General Development Plan allows the developer of a large-scale project to go before the Planning Commission with a description, but not full engineering details, of a project in order to secure formal approval of basic development parameters such as the total number of units. After securing approval, the developer proceeds with submission of full engineering plans to be approved as major subdivisions. Once General Development Plan approval is granted, the developer is vested for 5 years. The developer and any successor or future partner are held to the approved General Development Plan unless amended by the Planning Commission.</p> <p>Mr. Louis Tisdale was present to speak on behalf of the request.</p>

After some discussion, Mr. Chris Sumpter made a motion to approve the request for general development plan approval to develop a 996-unit residential subdivision containing multiple housing styles and neighborhood configurations with the following conditions:

1. The proposed conditions of approval contained in Exhibit 1.
2. Resolution of the outstanding Technical Review Items contained in Exhibit 2.

The motion was seconded by Mr. Keith Ivey and carried a unanimous vote.

MSP-23-07/HCPD-23-08, 1970 McCrays Mill Rd. (City) was presented by Mr. Quint Klopfleisch. The Board reviewed the request for Major Site Plan Approval +/- 4,900 sq. ft. building and demolition of the McCrays Mill Branch of the Safe Federal Credit Union.

Mr. Klopfleisch mentioned that the additional lot will combined with current lot with the existing building to construct a new +/- 4,900 sq. ft. building and four new drive-thru lanes.

Mr. Klopfleisch added the intent of the owner is to construct this project in two phases. Construct the new building while the existing building remains operational until the end of Phase 1. The existing building will then be demolished and the drive-thru canopy will be completed. No interruption of service to customers is anticipated during construction.

Mr. Klopfleisch stated, staff recommends approval be conditioned on the meeting minimum Ordinance requirements for all outstanding non-compliant items.

After some discussion, Mr. Keith Ivey made a motion to approve. The motion was seconded by Mr. Gary Brown and carried a unanimous vote. The motion carried.

RZ-23-02, 960, 964, & 968 Boulevard Rd. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone three (3) separate parcels of land totaling +/- 1.38 acres from Residential-9 (R-9) to General Residential (GR).

Mr. Derwort stated the applicant intends to install manufactured homes on the property, if successfully rezoned. Rezoning approval does not bind the applicant to any intended use. Rather, the property could be developed for any use allowed to be established in the GR zoning district (in accordance with required process and development standards).

Mr. Derwort added the property is part of the Green Acres Subdivision (Block A), originally platted in the 1950's with Restrictive Covenants (Deed Book: 588 Page: 1762-1765) Recorded in 1993. S.C. Code of Law Section 6-29-1145 does

not appear to be applicable in this scenario.

Mr. Derwort mentioned the GR district permits the establishment of the following housing development types that are not permitted in the R-9 district:

1. Manufactured Homes – Subject to supplementary standards, including 20-year age limit.
2. Duplexes (2 dwelling units on the same lot)
3. Triplexes (3 dwelling units on the same lot) – Subject to 2-acre minimum site size
4. Quadraplexes (4 dwelling units on the same lot) – Subject to 2-acre minimum site size
5. Manufactured Home Parks – Subject to 5-acre minimum site size and supplementary standards.

Mr. Derwort added the primary goals within the Suburban Development areas are to efficiently scrutinize and manage existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are focus.

Mr. Derwort stated Priority Commercial/Mixed-Use areas or nodes are identified on the future land use map to direct future, high quality commercial and residential mixed-use development. These areas include select green field sites, as well as established locations expected to re-develop with higher and better uses over time.

Mr. Rusty Brown was present to speak on behalf of the request.

After some discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone three (3) separate parcels of land totaling +/- 1.38 acres from Residential-9 (R-9) to General Residential (GR). The motion was seconded by Mr. Chris Sumpter and carried an eight (Crawley, Sumpter, Walker, Munford, Ross, Ivey, Price, Brown) in favor and one (Harvin) in opposition. The motion carried.

RZ-23-03, 3720 Broad St. (County) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 0.81-acre portion of a larger +/- 1.59-acre property from General Residential (GR) to General Commercial (GC).

Mr. Derwort stated the applicant has not stated the intent of the proposed rezoning. It is the staff's assumption that the applicant wishes to bring the entire property into the GC zoning district to accommodate future development.

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. The request to bring the property into one zoning district is reasonable and is in

	<p>general alignment with the Sumter 2040 Comprehensive Plan.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone +/- 0.81-acre portion of a larger +/- 1.59-acre property from General Residential (GR) to General Commercial (GC). The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.</p>
OLD BUSINESS	NONE
DIRECTOR'S REPORT	NONE
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 4:17 p.m. by acclamation.</p> <p>The next scheduled meeting is April 26, 2023</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>