

# SUMTER CITY - COUNTY PLANNING COMMISSION

## Meeting Minutes

May 24, 2023

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| <b>ATTENDANCE</b>   | <p>Sumter City – County Planning Commission meeting was held on Wednesday, May 24, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Price, Mr. Keith Ivey, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, Mr. Gary Brown, and Ms. Kim Harvin– were present. Mr. Jason Ross was absent.</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>  |
| <b>MINUTES</b>      | <p>Mr. Chris Sumpter made a motion to approve the meeting minutes of the April 26, 2023, meeting as written. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>   |
| <b>NEW BUSINESS</b> | <p><b><u>SD-11-02 (REV 3), 1170 Thomas Sumter Hwy. – Moonlite Village Phase 2 (County)</u></b> was presented by Mr. Quint Klopfleisch. The Board reviewed the request for preliminary plat approval to construct a +/- 202 lot residential subdivision consisting of townhomes and single family attached homes.</p> <p>Mr. Klopfleisch mentioned the property is +/- 41.69 acres total located on Thomas Sumter Hwy. and Camden Hwy. and is presently vacant.</p> <p>Mr. Klopfleisch added the property is situated within two (2) separate zoning district designations, Residential-6 (R-6) and Limited Commercial (LC). Conditional use approval is required in both zoning districts for the type of development proposed under this plan. A conditional use application has been submitted and is anticipated to be approved contingent upon development of the project in accordance with the Ordinance.</p> <p>Mr. Klopfleisch stated the subdivision will consist of 87 single family attached units and 115 townhome units. The single family attached units will be located on the R-6 zoned portion of the property and the townhomes will be located on both the LC zoned and R-6 zoned portions of the property. The development standards for both housing types are the same in both of these zoning districts.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve the</p> |

above referenced request subject to the general development plan submission titled, "Moonlite Village Subdivision Phase 2", prepared by Michael E. Weatherly, P.E. and dated April 10, 2023; subject to the approval conditions outlined in Exhibit 1. The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.

**RZ-23-09, 494-500 Pinewood Rd. (City)** was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone four (4) separate parcels of land totaling +/- 3.81-acres from Planned Development (PD) to General Commercial (GC).

Mr. Klopfleisch stated the property is located on the west side of Pinewood Rd. south of the intersection with McCrays Mill Rd.

Mr. Klopfleisch added property at 494, 496, and 498 was rezoned to a PD in June 1996 with 500 Pinewood Rd. rezoned in 2004 in order to facilitate planned commercial use.

Mr. Klopfleisch mentioned the current PD does not meet current standards as set by a key 2010 South Carolina Supreme court ruling.

Mr. Klopfleisch added the request to rezone the property to the GC district is in general alignment with applicable Sumter 2040 Comprehensive Plan policies.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone four (4) separate parcels of land totaling +/- 3.81-acres from Planned Development (PD) to General Commercial (GC). The motion was seconded by Mr. Jim Price and carried a unanimous vote. The motion carried.

*Mr. James Munford recused himself from the following case.*

**RZ-23-11, 1449 & 1485 Oswego Hwy. (County)** was presented by Mr. Kyle Kelly. The Board reviewed the request to rezone +/- 9.97-acres of property spanning two tracts from Agricultural Conservation (AC) to General Commercial (GC).

Mr. Kelly stated the property is undeveloped land located on the east side of Oswego Hwy. (US-401) just south of the intersection of Oswego Hwy and E. Brewington Rd.

Mr. Kelly added the property is in the Oswego Rural Water District service area. Public water service is available, public sewer service is not available. Availability of utilities is a major consideration affecting future site development.

Mr. Kelly mentioned the property is currently zoned Agricultural Conservation (AC). The intent of the AC zoning 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. Where urban development is permitted

within the district, strict quality standards should be required.

The intent of the GC zoning district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.

Mr. Kelly added the property is in the Suburban Planning Area, and the northernmost tract is influenced by the Priority Commercial Mixed-Use Area.

The goal of the Suburban Development Planning Area is to scrutinize and manage development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are a focus.

Priority Commercial Mixed-Use areas are intended to direct future, high quality commercial and residential mixed-use development. These locations encourage destination retail commercial uses and neighborhood commercial uses as appropriate.

This request is in general alignment with the Comprehensive Plan.

After some discussion, Mr. Jim Price made a motion to recommend approval of the request to rezone +/- 9.97-acres of property spanning two tracts from Agricultural Conservation (AC) to General Commercial (GC). The motion was seconded by Mr. Keith Ivey and carried a vote of six (Crawley, Sumpter, Walker, Ivey, Price, Brown) in favor and one (Harvin) in opposition. The motion carried.

**OA-22-12, Convert Industry Reference Codes From Standard Industrial Classification (SIC) to North American Industry Classification System (NAICS) (County)** was presented by Mr. Kyle Kelly. The Board reviewed the case to amend Articles 1, 2, 3, 4, 5, 6, 7, 8 and 10 to convert previous references to the Standard Industrial Classification (SIC) reference codes to the North American Industry Classification System (NAICS) and to make clarifications and organizational updates.

Mr. Kelly mentioned Sumter County has initiated an amendment to replace the existing reference system used for business classification with the current system used to classify and compare business entities and statistics across North America.

While this conversion is made, staff has identified area of Article 1 and 7 which must be updated to reflect City and County Ordinance respective roles.

Mr. Kelly stated the North American Industry Classification System (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 Standard Industrial Classification (SIC) in 1997. The U.S.,

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|                            | <p>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 added NAICS is a 2 through 6-digit hierarchical classification system, offering five levels of detail. A complete and valid NAICS code contains 6 digits. Each digit is part of a series of progressively narrower categories. The first 2 digits identify a major Economic Sector, the 3<sup>rd</sup> digit designates an Economic Subsector, the 4<sup>th</sup> digit designates an Industry Group, the 5<sup>th</sup> digit designates the NAICS Industry, and the 6<sup>th</sup> digit is the National Industry.</p> <p>Mr. Kelly stated the proposed amendment would:</p> <ul style="list-style-type: none"> <li>• Remove all text references to uses in each zoning district found in Article 3.b. - 3.o.</li> <li>• Replace and merge Exhibits 4 and 5 as the single reference point for use requirements across all zoning districts.</li> <li>• Update all existing SIC references in <i>Articles 4, 5, 6, 8, and 10</i> to corresponding NAICS code for that use type based on the adopted master table.</li> <li>• Make other changes throughout the entire Ordinance for consistency, clarity, and ease of use.</li> </ul> <p>While transition from SIC to NAICS is the primary purpose of this Ordinance amendment, other items are included:</p> <ul style="list-style-type: none"> <li>• Remove zoning designations not used in the unincorporated areas of Sumter County, including AC-10, MUI, and CBD.</li> <li>• Removal of ordinance provisions related to the Design Review Board, Design Review Overlay Districts, and related authorizations/procedures/processes.</li> <li>• Non-substantive revisions to naming and code references.</li> <li>• Other changes to improve clarity and ease of use.</li> </ul> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval to amend Articles 1, 2, 3, 4, 5, 6, 7, 8 and 10 to convert previous references to the Standard Industrial Classification (SIC) reference codes to the North American Industry Classification System (NAICS) and to make clarifications and organizational updates. The motion was seconded by Mr. Gary Brown and carried a unanimous vote. The motion carried.</p> |
| <p><b>OLD BUSINESS</b></p> | <p><b><u>RZ-23-07, 33 Third Ave. (City)</u></b> was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone +/- 0.86-acres of land from Residential-6 (R-6) to General Residential (GR).</p> <p>Mr. Derwort mentioned the applicant is considering placing manufactured housing on the subject property. The subject property consists of eight (8) separately plated lots.</p>  |

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|                          | <p>Mr. Derwort added these lots have been combined into a single tax parcel by the Sumter County Tax Assessor, but all eight (8) lots remain individually platted.</p> <p>Mr. Derwort stated these individually plated lots are non-conforming to R-6 &amp; GR development standards, and subject to Article 6 requirements.</p> <p>Mr. Derwort added the property does not have sufficient depth to accommodate the perpendicular placement of manufactured homes, as applicable front and rear building setbacks could not be achieved. No more than three (3) manufactured homes could be placed on the property with horizontal placement.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval to rezone +/- 0.86-acres of land from Residential-6 (R-6) to General Residential (GR). The motion was seconded by Ms. Jim Price and carried a unanimous vote. The motion carried.</p> |
| <b>DIRECTOR'S REPORT</b> | <p>Helen Roodman gave information concerning the Sumter 2050 Long Range Transportation Plan survey.</p>  |
| <b>ADJOURNMENT</b>       | <p>With no further business, the meeting was adjourned at approximately 4:01 p.m. by acclamation.</p> <p>The next scheduled meeting is June 28, 2023</p>   |
|                          | <p>Respectfully submitted,<br/> <i>Kellie K. Chapman</i><br/> Kellie K. Chapman, Board Secretary</p>   |