

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

November 15, 2023

ATTENDANCE	<p>Sumter City – County Planning Commission meeting was held on Wednesday, November 15, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Five board members: Mr. Jim Crawley, Mr. James Munford, Mr. Michael Walker, Mr. Chris Sumpter and Mr. Keith Ivey – were present. Mr. Jim Price, Mr. Jason Ross, Mr. Gary Brown, and Ms. Kim Harvin were absent.</p> <p>Staff members present were Mr. Jeff Derwort, Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Quint Klopfleisch and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:03 p.m. by Mr. James Munford.</p>
MINUTES	<p>Mr. Michael Walker made a motion to approve the meeting minutes of the October 25, 2023, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>MSP-23-38/HCPD-23-21, 2715 Broad St. (City)</u> was presented by Mr. Quint Klopfleisch. The Board reviewed the request for Major site plan and HCPD approval for a new +/- 122 room Woodspring Suites Hotel.</p> <p>Mr. Klopfleisch mentioned the property is located at 2715 Broad St. on the east side of Broad St., approximately 0.5 miles to east of Wilson Hall Rd. The property is +/- 13.9-acres in size. The proposed project development area is 2.77-acres in size.</p> <p>Mr. Paul Lawler was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve subject to conditions of approval outlined in Exhibit 1, the site plans titled, “<i>Woodspring Suites - Sumter</i>”, prepared by Bowman Consulting Group LTD dated August 11, 2023, and the exterior elevation drawing titled “Woodspring Suites” (Sheet A2.1 & A2.2), prepared by BRR Architecture, Inc. dated October 27, 2023, subject to the approval conditions outlined in Exhibit 1. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p> <p><u>SD-23-03, 1560 Alice Dr. – Dixon Heights Subdivision (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for preliminary subdivision approval to develop a 162-unit single-family residential subdivision consisting of 50 single-family detached units and 112 single-family attached</p>

	<p>units.</p> <p>Mr. Kelly mentioned the proposed development of a 162-unit residential subdivision on +/-37.13-acres of land, 50 single-family detached lots and 112 single-family attached lots.</p> <p>Mr. Kelly added the property is zoned Limited Commercial (LC) and is proposed to have full access onto Alice Drive.</p> <p>Mr. Kelly stated the single-family detached and single-family attached developments require conditional use approval in the LC zoning district.</p> <p>Mr. Paul Jones was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve the above referenced request subject to plat submission titled, “Dixon Heights Residential Subdivision Townhouse Lots 1-124, Detached Lots 501-550” (Sheets C1 – C2), prepared by Jones and VanPatten, LLC and dated September 15, 2023; subject to the approval conditions outlined in Exhibit 1 and successful completion of the Outstanding Technical Review Items outlined in Exhibit 2. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p> <p><u>RZ-23-25, 605 Boulevard Rd. (City)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone 2 parcels of land totaling +/- 0.68-acres in size from General Residential (GR) to Limited Commercial (LC).</p> <p>Mr. Derwort stated the applicant obtained both parcels in 2012.</p> <p>Mr. Derwort added in 2021, the applicant demolished an existing residential dwelling that was located on the larger parcel.</p> <p>Mr. Derwort mentioned the applicant is seeking rezoning in order to establish a used car sales lot on the property.</p> <p>Mr. Derwort added the smaller 0.16-acre parcel to the rear is currently outside of city limits. An annexation request (ANN-23-09) has been submitted for this parcel. The annexation received First Reading Approval from City Council and is scheduled for Second/Final Reading on November 21, 2023. The annexation request will be finalized by City Council prior to the December 19, 2023, City Council Public Hearing for the rezoning request.</p> <p>Mr. Romira Billie was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone 2 parcels of land totaling +/- 0.68-acres in size from General Residential (GR) to Limited Commercial (LC). The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>
OLD BUSINESS	NONE

OTHER BUSINESS	NONE
DIRECTOR'S REPORT	<p>Ms. Helen Roodman reminded the committee the meeting is a week earlier than usual.</p> <p>Training is being held for those who have not completed again on Thursday, November 30, 2023.</p> <p>Also, Ordinance-22-13, Residential Development Standards in the City was approved at the last City Council meeting.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:54 p.m. by acclamation.</p> <p>The next scheduled meeting is December 20, 2023</p>
	<p>Respectfully submitted,</p> <p><i>Kellie K. Chapman</i></p> <p>Kellie K. Chapman, Board Secretary</p>