

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

January 24, 2024

ATTENDANCE	<p>Sumter City – County Planning Commission was held on Wednesday, January 24, 2024 in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Seven board members: Mr. Jim Price, Mr. Gary Brown, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, and Ms. Kim Harvin– were present. Mr. Keith Ivey and Mr. Jason Ross were absent.</p> <p>Staff members present were Ms. Helen Roodman, Mr. Kyle Kelly, Mr. Jeff Derwort, and 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. Jim Crawley made a motion to approve the meeting minutes of the December 20, 2023, meeting as written. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.</p>
ELECTION OF OFFICER FOR 2024	<p>Mr. Jim Crawley nominated Mr. James Munford for the position of Chair. The nomination was seconded by Mr. Gary Brown and carried a unanimous vote.</p> <p>Mr. Michael Walker nominated Mr. Chris Sumpter for the position of Vice-Chair. The nomination was seconded by Mr. Gary Brown and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>SV-23-03, 1025 S. Saint Paul’s Church Rd. (County)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for subdivision lot width-to-depth variance to subdivide a 5.55-acre tract into 6 lots. 5 of the 6 lots would have depths exceeding the maximum depth allowed based on the lot to width-to-depth ratio contained in Article 8.e.13. of the Sumter County Zoning and Development Standards Ordinance.</p> <p>Mr. Kelly stated a 0.70-acre portion of the tract addressed as 4065 Country Lane is part of the Country Lane Estates subdivision, and does not require subdivision variance.</p> <p>After some discussion, Mr. Chris Sumpter made a motion to approve this request. The motion was seconded by Mr. Michael Walker and carried a unanimous vote.</p>

	<p><u>RZ-24-01, 160 Hoyt St.(City)</u> was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone one +/-0.17-acre parcels from Residential-6 (R-6) to General Residential (GR).</p> <p>Mr. Klopfleisch stated the subject property is located within the R-6 zoning district. The property is adjacent to the R-6 zoning to the east and south. The property is adjacent to GR to the west and north. The two GR zoned properties to the west represent the only area of GR zoning along the south side of Hoyt St. from Hoyt Heights to Nelson St. Both lots with the GR designation are improved with manufactured homes. Other development in the general vicinity primarily consists of site-built homes and manufactured homes, regardless of zoning designation.</p> <p>Mr. Klopfleisch added if the property is successfully rezoned, the applicant intends to place a manufactured home on the vacant property at 160 Hoyt St. Manufactured homes are not permitted in the R-6 zoning district but are permitted in the GR zoning district. This is the primary difference between these two zoning districts as it pertains to permitted uses. Minor differences in development standards exist between the districts, with Gr zoning allowing for slightly smaller minimum lot size as 5,000 sq. ft. as compared to the 6,000 sq. ft. minimum lot size for R-6 zoning.</p> <p>Mr. Klopfleisch mentioned there is well-documented history of similar requests (R-6 to GR) in the South Sumter area. Properties having the GR zoning designation are primarily located in this area of the city. It is not uncommon for areas of GR zoning and R-6 zoning to be in close proximity to one another. A review of the case history shows there was significant pressure in the late 1990's to rezone several areas from R-6 to GR. A majority of the requests in this timeframe were approved. However, there was a clear change in approval decisions regarding R-6 to GR rezoning request after the year 2000. Since that time such requests have primarily been denied at the council level, with only a few exceptions.</p> <p>Mr. John McKnight 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 one +/-0.17-acre parcels from Residential-6 (R-6) to General Residential (GR). The motion was seconded by Mr. Jim Price and carried a four (Munford, Price, Sumpter, Walker) in favor and three (Harvin, Brown, Crawley) in oppositions. The motion carried.</p>
<p>OLD BUSINESS</p>	<p><u>OA-23-05, Used Motor Vehicle Parts Merchant Wholesalers (County)</u> was presented by Mr. Jeff Derwort. The Board reviewed the request to amend to amend Article 3, Exhibit 5; Article 5.b.2; and Article 5.b.3 of the Sumter County Zoning & Development Standards in order to permit Used Motor Vehicle Parts Merchants (NAICS 42314) with on-site vehicle dismantling and/or storage in the Light Industrial-Warehouse (LI-W) District as special exception use with specific special design criteria.</p>

	<p>Mr. Derwort stated the request for the Ordinance Amendment was initiated by Sumter County Council.</p> <p>Mr. Derwort added prior to October 2018, similar uses (former SIC Code 5015) permitted by-right in the LI-W. The adoption of OA-18-07 by Sumter County Council disallowed these use types from establishing in LI-W.</p> <p>Mr. Derwort mentioned after discussion at the Committee of the Whole meeting a few more additions were added to include:</p> <ul style="list-style-type: none"> • Requirement for the installation of an opaque wall or fence at least 7 ft. in height around all materials and activities associated with this use not located within a fully enclosed building. The exterior facing color of such a fence or wall shall be a muted “earth tone” hue of gray, khaki, brown, beige, olive, or other similar color. Such fences or walls must be reviewed and approved by the Zoning Board of Appeals. • Use of permanently installed automobile crushing and/or shredding machinery is not permitted. • Stacking automobiles on top of one another for any purpose is not permitted. • Time of operation will be Monday – Saturday 8:00 am to 6:00 pm. <p>After some discussion, Mr. Jim Crawley made a motion to recommend approval of the request. The motion was seconded by Mr. Gary Brown and carried a unanimous vote. The motion carried.</p>
DIRECTOR’S REPORT	<p>Ms. Roodman informed the Board that Kimley-Horn was selected as the consultants for the City rewrite of the Development Ordinance and Zoning Maps.</p>
ADJOURNMENT	<p>With no further business, the meeting was adjourned at approximately 3:42 p.m. by acclamation.</p> <p>The next scheduled meeting is February 28, 2024.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>