

SUMTER CITY - COUNTY PLANNING COMMISSION

Meeting Minutes

February 28, 2024

ATTENDANCE	<p>Sumter City – County Planning Commission was held on Wednesday, February 28, 2024, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Eight board members: Mr. Jim Price, Mr. Gary Brown, Mr. Chris Sumpter, Mr. Jim Crawley, Mr. Michael Walker, Mr. James Munford, Mr. Keith Ivey, and Mr. Jason Ross– were present. Ms. Kim Harvin was 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. Chris Sumpter made a motion to approve the meeting minutes of the Committee of the Whole on January 11, 2024, meeting as written. The motion was seconded by Mr. Jim Crawley and carried a unanimous vote.</p> <p>Mr. Michael Walker made a motion to approve the meeting minutes of the January 24, 2024, meeting as written. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.</p>
NEW BUSINESS	<p><u>SD-22-01, Beckwood Estates Subdivision (City)</u> was presented by Mr. Kyle Kelly. The Board reviewed the request for major subdivision approval to develop a 262-unit single-family residential subdivision consisting of 166 single-family detached units and 96 single-family attached units.</p> <p>Mr. Kelly mentioned the proposed development of a 262-unit residential subdivision on a +/-140.56 acres.</p> <p>Mr. Kelly added the property is zoned Limited Commercial (LC) with full access to both Beckwood Rd. and Thomas Sumter Hwy.</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. Bradham Wilder was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Jim Price made a motion to approve the preliminary plan submission titled, “Paving, Grading, Drainage, Sanitary Sewer</p>

and Water System for the Construction of Beckwood Estates, Phases 1-5” (Sheets 1 – 58), prepared by Civil Engineering of Columbia (CEC) as revised February 26, 2024; 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. Chris Sumpter and carried a unanimous vote.

SV-24-01, 4865 Solstice Dr. (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for godfather to godchild Family relationship for a lifetime family conveyance to subdivide a +/- 15.95-acre tract.

Mr. Kelly stated the applicant is requesting subdivision variance approval for a godfather to godchild family relationship to subdivide a 1.0-acre lot from a larger 15.95-acre tract using the lifetime family conveyance subdivision exemption.

Mr. Kelly mentioned the property lacks sufficient public street frontage to divide the tract in a manner that meets public access requirements. Because the proposed division does not have sufficient frontage on a public road it may only be subdivided through a Lifetime Family Conveyance.

Mr. Kelly added lifetime conveyances allow an individual to transfer property to an immediate family member absent standard subdivision requirements related to public access.

After some discussion, Mr. Chris Sumpter made a motion to approve this request. The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

SV-24-02, 1740 US 521 South (County) was presented by Mr. Kyle Kelly. The Board reviewed the request for subdivision width-to-depth variance to subdivide a 6.25-acre tract into 3 lots. Of these lots, 2 would have depths exceeding the maximum depth allowed based on the lot width-to-depth ratio contained in Article 8.e.13. of the Sumter County Zoning and Development Standards Ordinance.

Mr. Kelly stated the applicant is requesting subdivision variance to divide a 6.25-acre parcel. As a result of the proposed subdivision, proposed parcel ‘B’ would have a width-to-depth ratio that exceeds the maximum allowed.

Mr. Kelly mentioned the property is currently used for a church, which is an allowed conditional use in the R-9 zoning district.

Mr. Kelly added R-9 zoning allows for a minimum lot size of 9,000 sq. ft. (0.20-acres), and minimum lot width of 75 ft.

After some discussion, Mr. Chris Sumpter made a motion to approve this request. The motion was seconded by Mr. Jim Price and carried a unanimous

vote.

RZ-24-02, 718 N. Main St. (City) was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone a +/-0.73-acre split zoned parcel from Residential-6 (R-6) and Limited Commercial (LC) to Light Industrial Warehouse (LI-W).

Mr. Klopfleisch stated if the property is successfully rezoned, the applicant intends to establish a coffee roasting facility within the existing building on the property.

Mr. Klopfleisch added rezoning to LI-W is required since the proposed use of food manufacturing is not permitted in the R-6 or LC zoning districts.

Mr. Klopfleisch mentioned the front portion of the property is currently zoned LC, and the rear portion of the property is currently zoned R-6. The property is adjacent to LI-W zoning to the north, and R-6 zoning to the south, west, and east. The intent of the requested LI-W designation is to accommodate wholesaling, distribution, storage, processing, and light manufacturing in an environment suited to such uses and operations while promoting land use compatible both within and beyond the boundaries of the district.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone one +/-0.73-acre split zoned parcel from Residential-6 (R-6) and Limited Commercial (LC) to Light Industrial Warehouse (LI-W). The motion was seconded by Mr. Gary Brown and carried a unanimous vote.

RZ-24-03, 9 – 11 Blanding St. (City) was presented by Mr. Quint Klopfleisch. The Board reviewed the request to rezone one +/-0.37-acre portion of TMS# 228-14-05-001 from Residential-6 (R-6) and General Commercial (GC) to General Commercial (GC).

Mr. Klopfleisch stated 9 S. Blanding St., 11 S. Blanding St., and 408 W. Liberty St. were combined with 410 West Liberty St. in November 2023. Prior to the combination, the four lots were separate with 9 & 11 S. Blanding St. zoned R-6 and 408 & 410 W. Liberty St. zoned GC.

Mr. Klopfleisch added 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. The purpose of the R-6 district is to provide a variety of housing on small lots to meet market demands for smaller lot development.

Mr. Klopfleisch mentioned the Sumter 2040 Comprehensive Plan shows the property being influenced by the Priority Commercial Corridor Area and the Downtown Planning Area.

The purpose of the Priority Commercial Corridor future land use designation is to focus on existing corridors throughout the city that have been host to a

diversity of uses from large, destination retail uses to more bass industrial outdoor storage uses.

The primary goal of the Downtown Planning Area is to achieve a city center which promotes and encourages a design focused, flexible urban core dominated by retail, office/institutional, and residential uses. The designation supports an intentional true mix of residential, commercial, healthcare, and civic land uses at relatively high densities. It includes both the city center area dominated by Main Street, as well as surrounding commercial, industrial, and residential areas.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone one +/-0.37-acre portion of TMS# 228-14-05-001 from Residential-6 (R-6) and General Commercial (GC) to General Commercial (GC). The motion was seconded by Mr. Jason Ross and carried a unanimous vote.

RZ-24-04, 365 Barney Ln. (City) was presented by Mr. Jeff Derwort. The Board reviewed the request to rezone 2 parcels of land totaling +/- 10.95-acres in size from General Residential (GR) to Residential Multi-Family (RMF).

Mr. Derwort stated if the request is approved, the applicant intends to seek the incentives required to develop a low-density residential multi-family development consisting of +/- 72 dwelling units. The development is intended to consist of 11 townhouse style buildings that consist of either 4, 6, or 8 separate dwelling units. The density and style of the development proposed (townhomes) could be established under the existing GR zoning. However, the layout of the property prevents subdivision in accordance with required development standards and the intent is to provide a cohesive multi-family rental project. As such, rezoning to the RMF district is required.

Mr. Derwort added the Sumter 2040 Comprehensive Plan shows the property being influenced by the Suburban Development Planning Area. The primary purpose of the Suburban Development future land use designation is to scrutinize and manage existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner.

Specific Suburban Development Planning Area policies state multi-family development should accommodate 12-24 units per acre.

The property has direct frontage along Boulevard Rd., which is functionally classified as a major collector road. It is anticipated that any significant development on the property would have primary access to Boulevard Rd., as opposed to Plowden Mill Rd. The property is located +/- 1.2 miles from downtown Sumter and is relatively close to schools, medical services, potential employers, and other essential goods and services.

After some discussion, Mr. Chris Sumpter made a motion to recommend approval of the request to rezone 2 parcels of land totaling +/- 10.95-acres in

size from General Residential (GR) to Residential Multi-Family (RMF). The motion was seconded by Mr. Michael Walker and carried a unanimous vote.

OA-23-04, Update and Correct Industry Reference Codes Found in Article 3, Exhibit 5 and Corresponding References in Article 5 (County)

was presented by Mr. Jeff Derwort. The Board reviewed the request to amend Article 3, Exhibit 5 and Article 5 to correct and update certain North American Industry Classification system (NAICS) references.

Mr. Derwort stated the request was initiated to make corrections and updates to referenced NAICS codes in the Article 3, Exhibit 5 Use Table and corresponding Article 5 special exception use references.

Mr. Derwort added these updates are required to address Pet Boarding and Residential Care uses. These uses were broken out into different NAICS codes. All of which did not correctly classify on the use table with the wholesale zoning ordinance SIC to NAICS code transition adopted by County Council on August 8, 2023 (OA-22-12).

Mr. Derwort mentioned the amendment will bring both of these back into alignment with how they were treated prior to the NAICS code transition, which was the general intent of the SIC to NAICS code transition.

After some discussion, Mr. Michael Walker made a motion to recommend approval of the request. The motion was seconded by Mr. Chris Sumpter and carried a unanimous vote. The motion carried.

OA-22-04, Updates to Street Development Standards (City) was presented by Mr. Kyle Kelly. The Board reviewed the request to amend Article 8.d. to update street design standards and associated transportation network standards.

Mr. Kelly stated Article 8.d. includes standards for transportation infrastructure and design. Standards apply to streets developed or improved for conveyance to the City of Sumter's public street network.

Mr. Kelly added some elements of Article 8.d., including sidewalks and lighting, apply to all public streets in the City.

Mr. Kelly mentioned this Ordinance Amendment would revise Article 8.d. to better reflect current best practices and design standards the City would apply to future development.

After some discussion, Mr. Michael Walker made a motion to recommend approval of the request. The motion was seconded by Mr. Keith Ivey and carried a five (Crawley, Walker, Ivey, Ross, Brown) in favor and one (Price) in opposition. The motion carried.

OLD BUSINESS

NONE

<p>DIRECTOR'S REPORT</p>	<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. The project is anticipated to take about 2 years to complete. More information will be shared with the Board as the process moves forward.</p>
<p>ADJOURNMENT</p>	<p>With no further business, the meeting was adjourned at approximately 3:58 p.m. by acclamation.</p> <p>The next scheduled meeting is March 27, 2024.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>