

# Sumter City-County Planning Commission

November 20, 2024

## MSP-24-69, 1850 US Hwy 15 S. (City)

### I. THE REQUEST

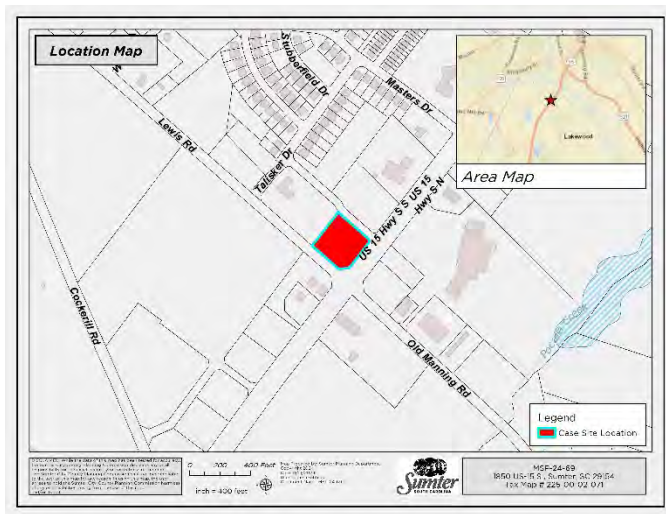
<b>Applicant:</b>	Jim Price
<b>Status of the Applicant:</b>	Authorized Agent for Property Owner
<b>Request:</b>	Alternate parking lot surface material approval for restaurant use
<b>City Council Ward:</b>	Ward 2
<b>Location:</b>	1850 US Hwy 15 S.
<b>Size of Development:</b>	+/- 1.79 acres
<b>Present Use/Zoning:</b>	Commercial Building / Planned Development (PD)
<b>Proposed Use of Property:</b>	Restaurant
<b>Tax Map Reference:</b>	225-00-02-071

### II. BACKGROUND

The applicant is requesting approval for an alternate parking lot surface material, as allowed under *Article 8, Section 8.i.3.b.* of the *City of Sumter Zoning & Development Standards Ordinance* (the “Ordinance”).

The property is located at the northwest corner of the intersection of US Hwy 15 S. and Lewis Rd.

The property contains a +/- 2,557 sq. ft. commercial building, constructed in 1970 per county property card records, that has been used for various purposes throughout the years.



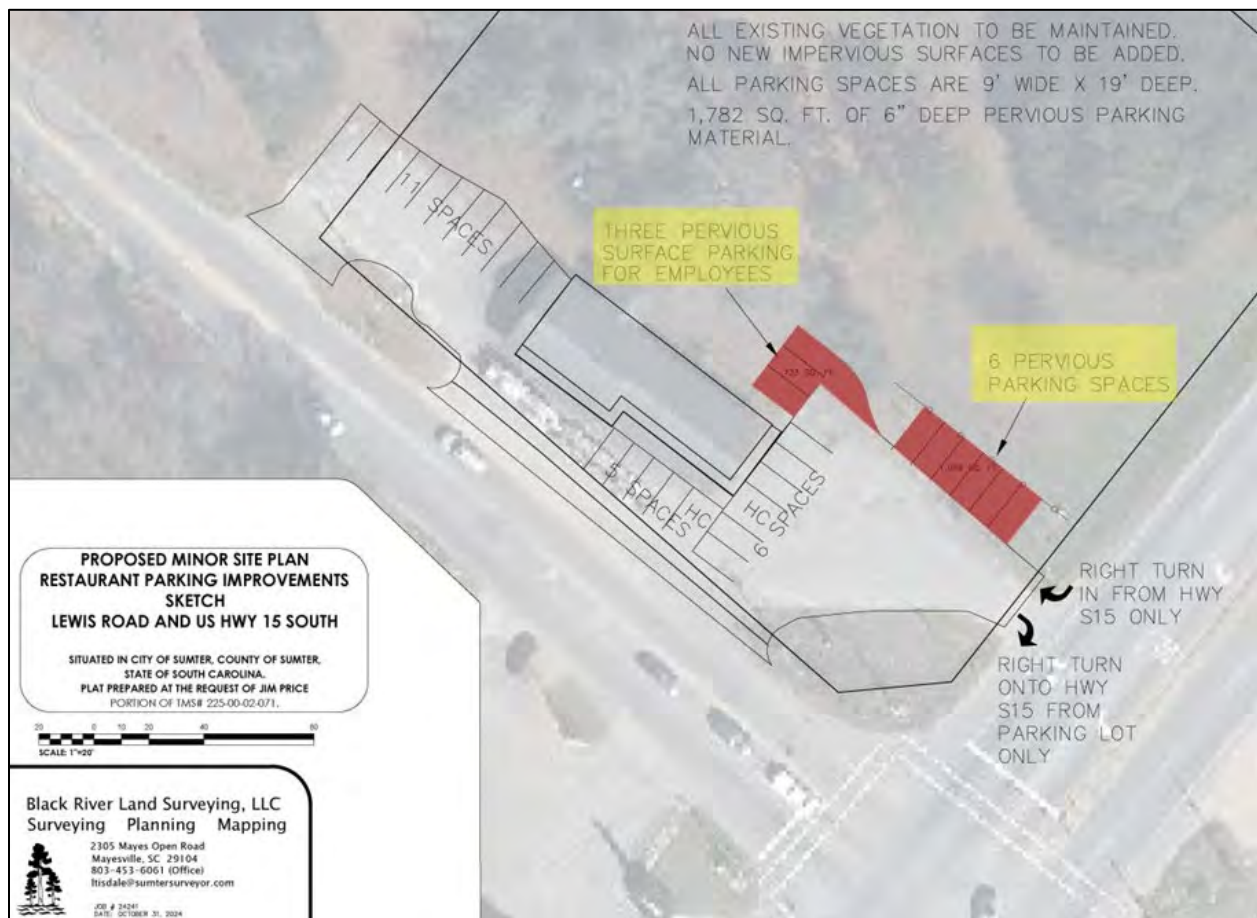
The site in general is non-conforming to applicable zoning and development requirements but is not subject to a discontinuance in accordance with *Article 6: Nonconforming Uses & Sites* of the Ordinance. However, the establishment of a restaurant on the property triggers the application of

Article 8.i.2.b. of the Ordinance as this use creates a need for additional parking that is over 10% of the existing spaces on the site.

**Article 8.i.2.b:** *Require parking provisions whenever buildings or uses increase in size or Capacity, enlarge in floor area, number of employees, number of dwelling units, seating capacity, or otherwise create a need for additional parking when the need increases by 10% over the number of existing spaces.*

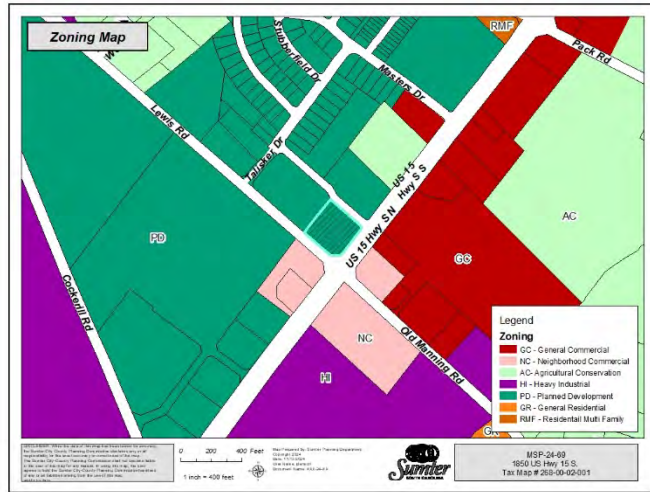
As such, current parking requirements are applicable to the change in use of the building. Restaurants require 1.2 parking spaces per 100 sq. ft. of gross building floor area. Based on the size of the building 31 off-street parking spaces area required.

The site has an existing paved area that can accommodate approximately 22 spaces. The establishment of 9 new spaces is required. The applicant has submitted for minor site plan approval for the establishment of these new spaces using crusher run surface material with appropriate edging and for the restirping of the existing parking lot. Applicable development requirements require that all parking areas have a asphalt or concrete surface material unless the Planning Commission approves and alternate surface material.



Above: Site Layout Graphic

**Zoning Compatibility:** The property, highlighted on the zoning map to the right, is in the Pocalla Springs Planned Development (PD-06-10 Revision 6). The property is identified as commercial component of the Pocalla Springs Development and is generally subject to standard General Commercial (GC) zoning district requirements. The site is also subject to the Highway Corridor Protection District Requirements. The use of the property for a restaurant is permitted by the applicable Planned Development Ordinance.



**Environmental:** The property is within a Zone X area as shown on FEMA FIRM Panel: 45085C0476E; Effective Date: October 27, 2022. National wetland inventory (NWI) data suggests that there are no wetlands on the property.

### III. ALTERNATE PARKING LOT SURFACE MATERIAL REQUEST

In accordance with *Article 8, Section 8.i.3.b.* of the Ordinance, the applicant is requesting the Planning Commission (PC) approve a crusher run or similar non-impervious surface material as proposed. Plan sheets submitted by the applicant are attached to this request as Exhibit 1.

- b. Surfacing, Drainage and Maintenance:** *Parking lots shall be surfaced with asphalt, concrete, or other surfaces approved by the Sumter City-County Planning Commission [emphasis added]. Off-street parking lots shall include concrete curbs and gutters, maintained in a clean, orderly and dust-free condition.*

**Staff Note:** The above is interpreted by the Zoning Administrator to mean all parking and drive areas associated with a development.

### IV. STAFF ANALYSIS

Staff makes the following determinations concerning this request:

- The property has been developed since circa 1970 and does not conform to current zoning and development requirements.
- The property contains an existing asphalt parking lot that is not sufficient to accommodate the amount of off-street parking required for a restaurant use within building on the property.
- The property is within the Highway Corridor Protection District (HCPD).
- If approved, the closest area receiving non-impervious surface material treatment will be location +/- 30 – 35 ft. from the edge of the closest road travel lane.

No additional approval conditions are recommended by staff if the Planning Commission elects to approve this alternate parking area surface material request. Staff notes this request is for alternate parking area surface materials only. Any other outstanding technical review issues for this project are to be resolved at the staff level.

**V. DRAFT MOTION**

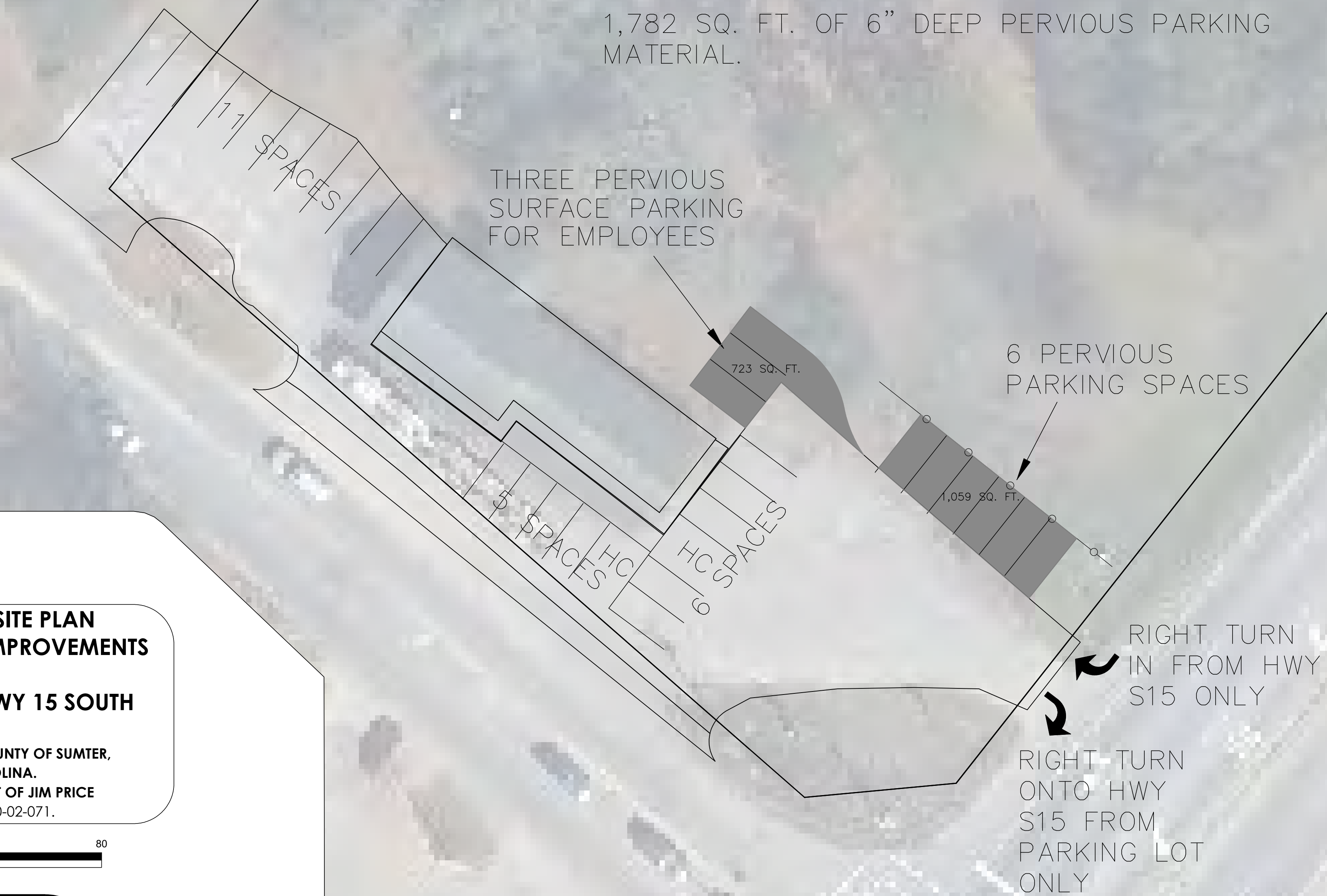
- 1) I move the Sumter City-County Planning Commission **approve** the proposed alternate parking lot surface material as proposed under MSP-24-69 application for property located at 1850 US Hwy 15 S.
- 2) I move the Sumter City-County Planning Commission **deny** the proposed alternate parking lot surface material as proposed under MSP-24-69 application for property located at 1850 US Hwy 15 S.
- 3) I move an alternate motion.

**VI. PLANNING COMMISSION – November 20, 2024**



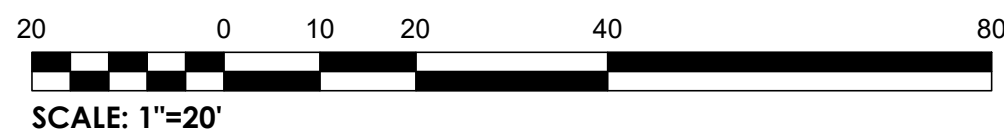
# Exhibit 1

ALL EXISTING VEGETATION TO BE MAINTAINED.  
NO NEW IMPERVIOUS SURFACES TO BE ADDED.  
ALL PARKING SPACES ARE 9' WIDE X 19' DEEP.  
1,782 SQ. FT. OF 6" DEEP PERVIOUS PARKING MATERIAL.



**PROPOSED MINOR SITE PLAN  
RESTAURANT PARKING IMPROVEMENTS  
SKETCH  
LEWIS ROAD AND US HWY 15 SOUTH**

SITUATED IN CITY OF SUMTER, COUNTY OF SUMTER,  
STATE OF SOUTH CAROLINA.  
PLAT PREPARED AT THE REQUEST OF JIM PRICE  
PORTION OF TMS# 225-00-02-071.



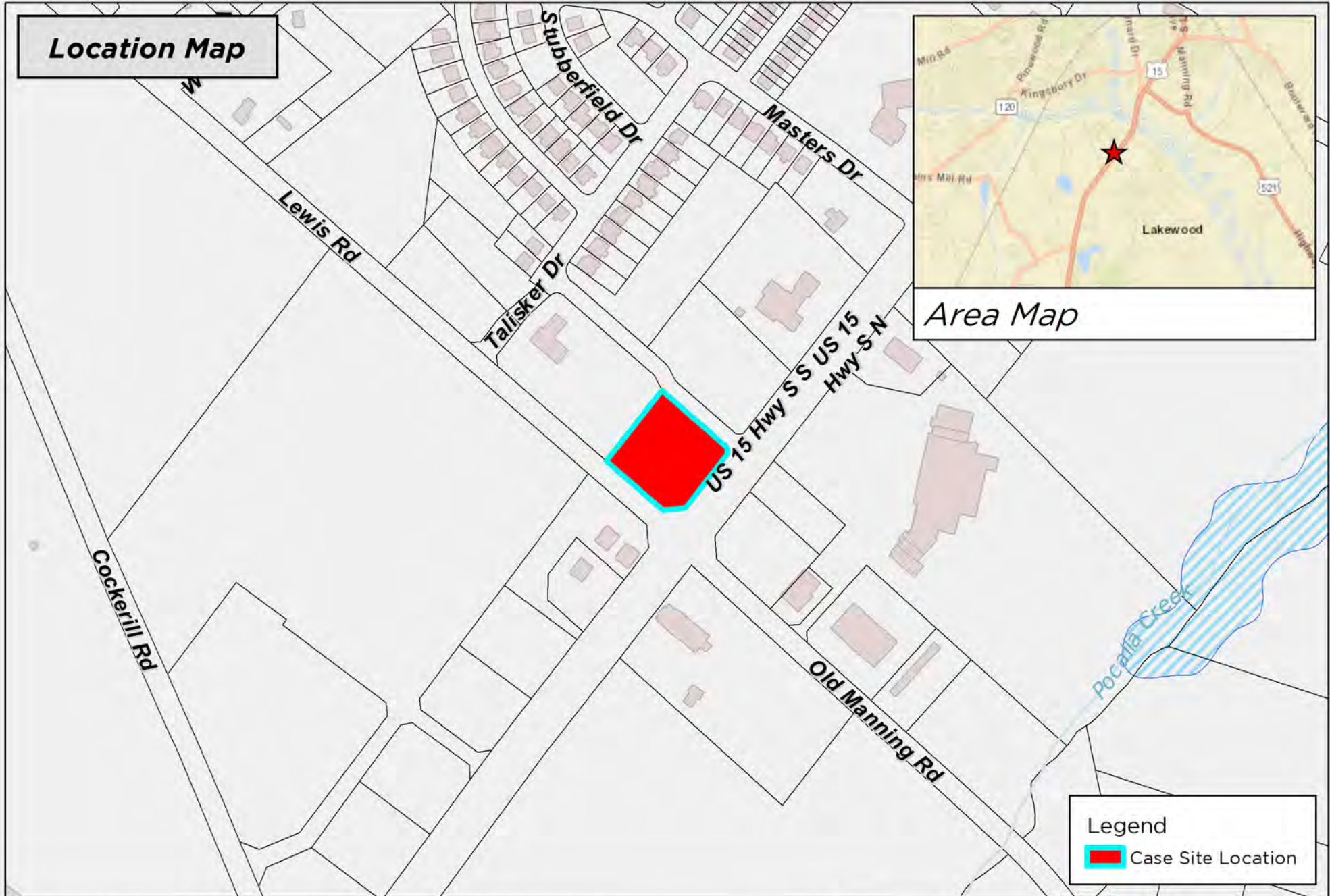
**Black River Land Surveying, LLC**  
Surveying Planning Mapping




2305 Mayes Open Road  
Mayesville, SC 29104  
803-453-6061 (Office)  
ltisdale@sumtersurveyor.com

JOB # 24241  
DATE: OCTOBER 31, 2024

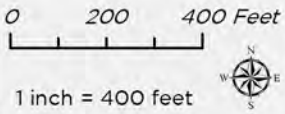
# Location Map



# Area Map

**Legend**  
 Case Site Location

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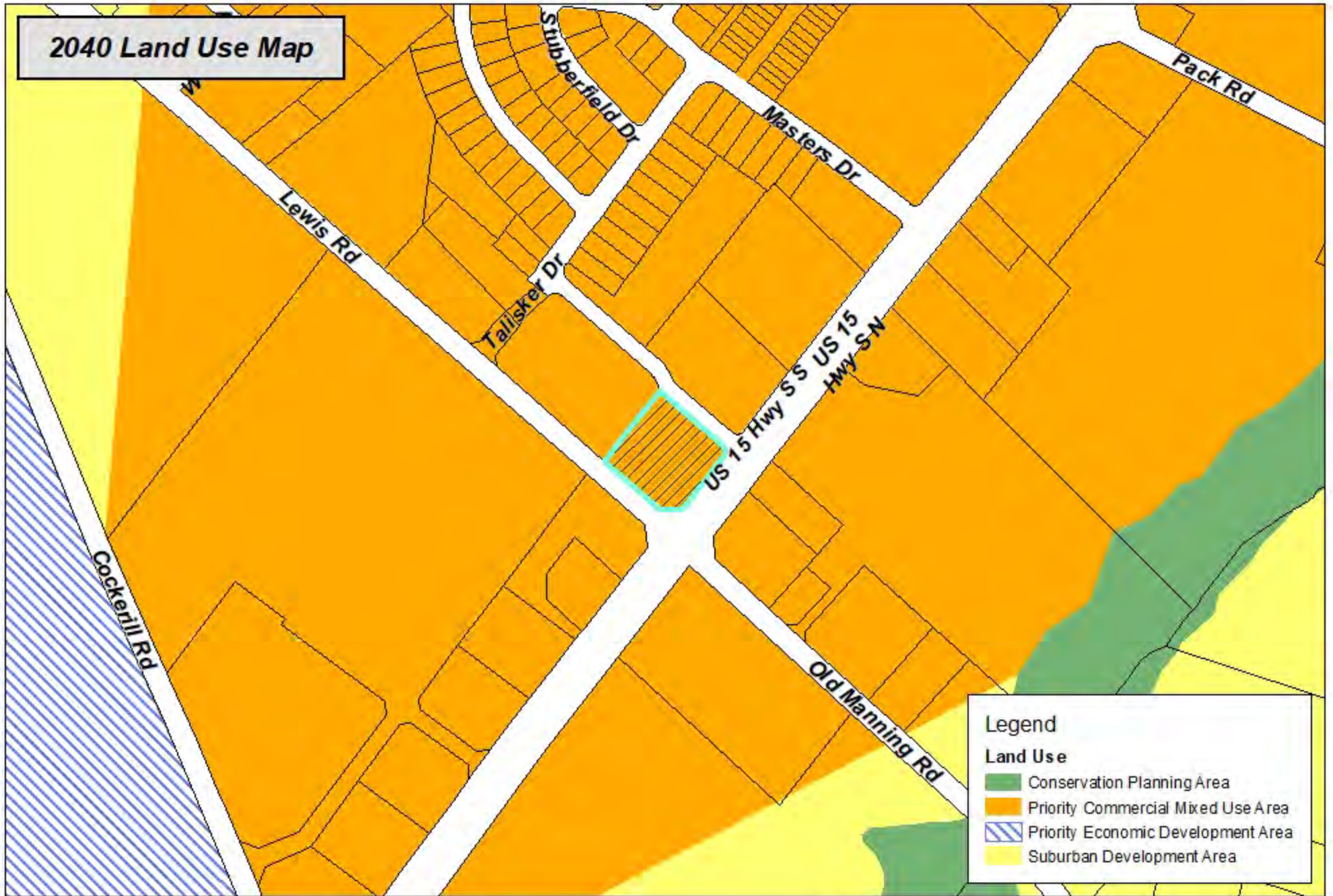


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User Name: crobbins  
Document Name: MSP-24-69



MSP-24-69  
1850 US-15 S , Sumter, SC 29154  
Tax Map # 225-00-02-071

# 2040 Land Use Map

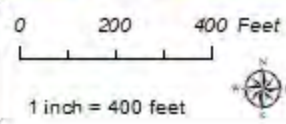


**Legend**

**Land Use**

- Conservation Planning Area
- Priority Commercial Mixed Use Area
- Priority Economic Development Area
- Suburban Development Area

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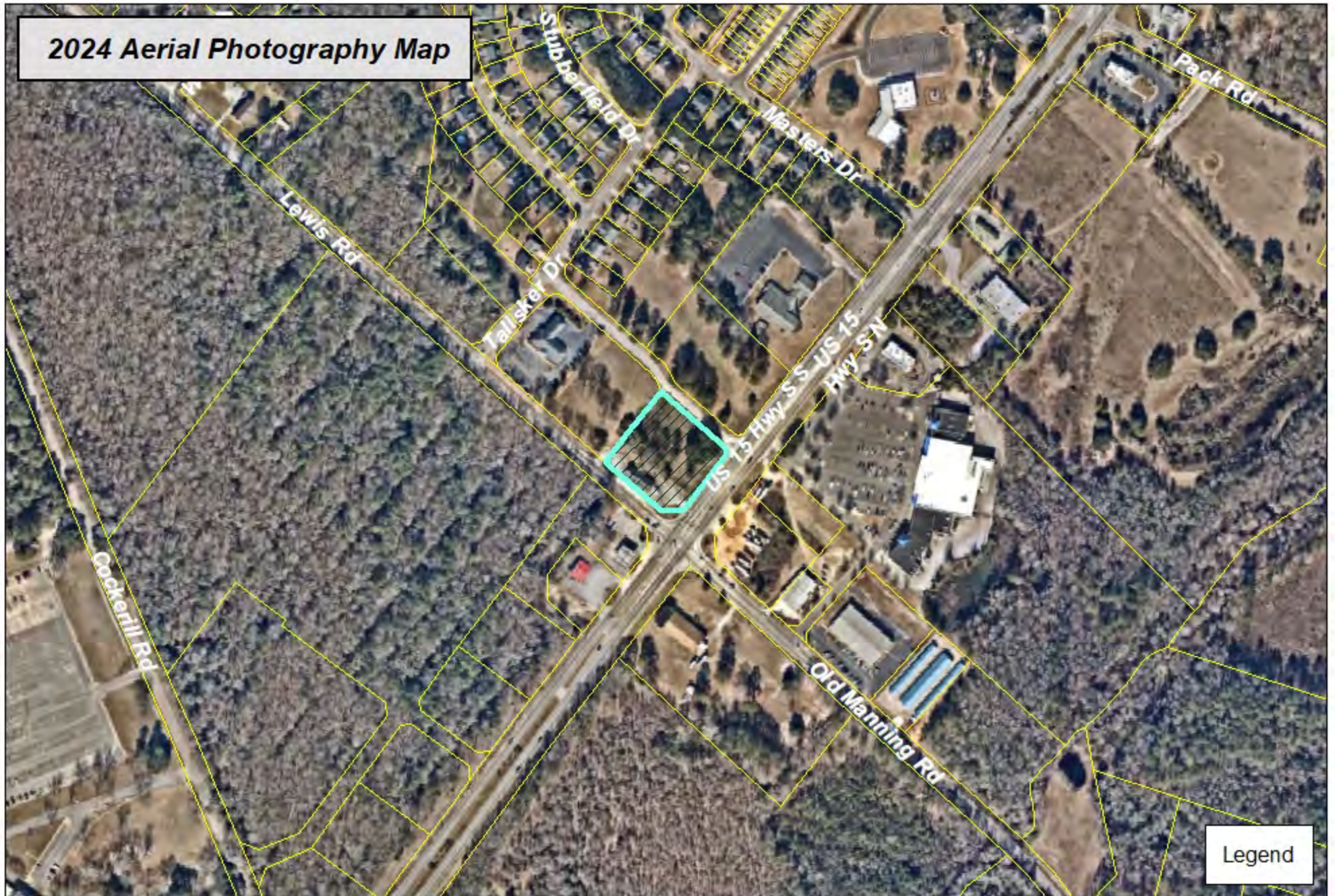


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MSP-24-69  
 1850 US Hwy 15 S.  
 Tax Map # 268-00-02-001

# 2024 Aerial Photography Map



Legend

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0 200 400 Feet



1 inch = 400 feet



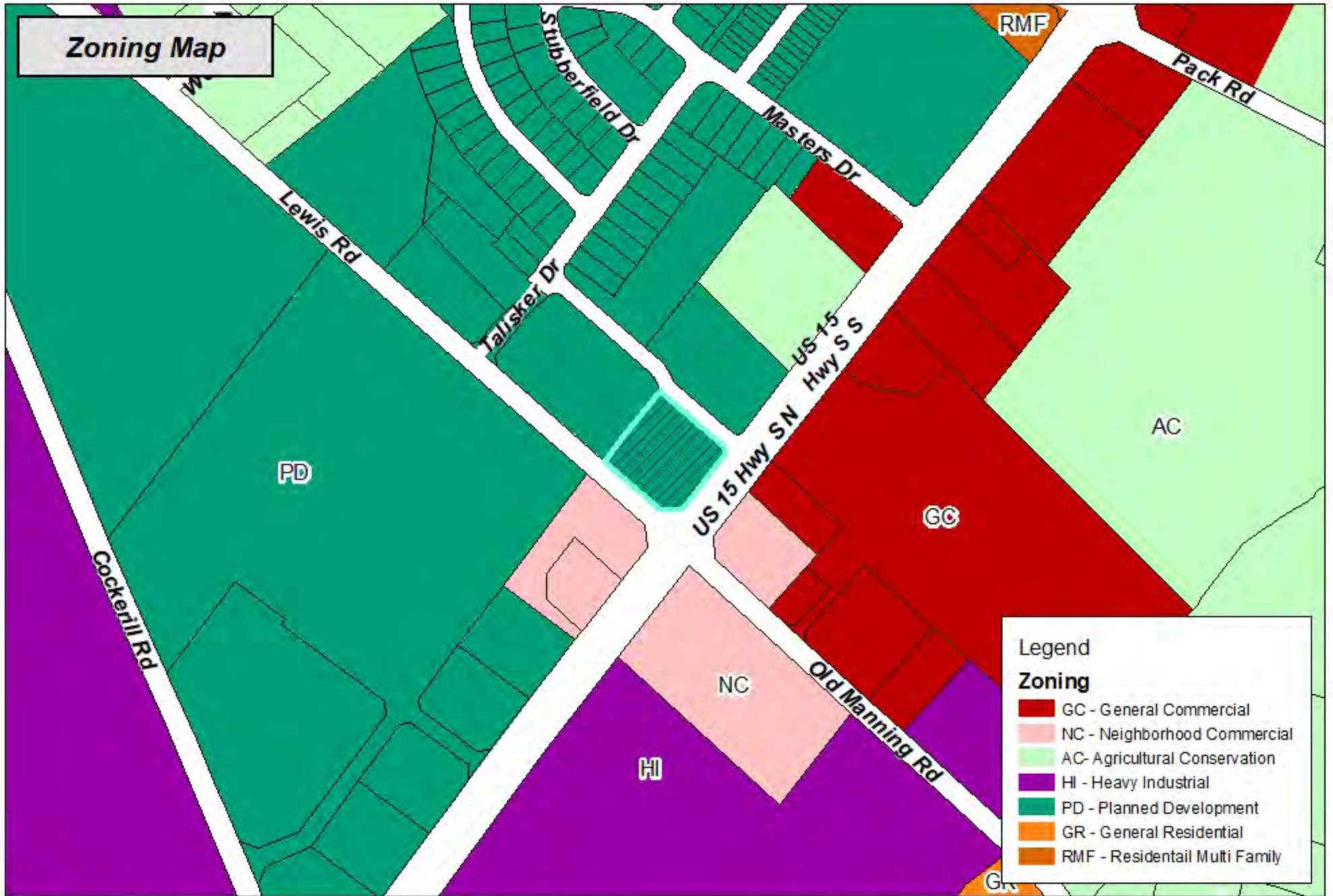
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MSP-24-69  
1850 US Hwy 15 S.  
Tax Map # 268-00-02-001



# Zoning Map

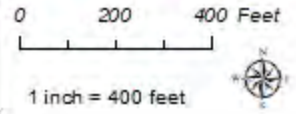


**Legend**

**Zoning**

- GC - General Commercial
- NC - Neighborhood Commercial
- AC - Agricultural Conservation
- HI - Heavy Industrial
- PD - Planned Development
- GR - General Residential
- RMF - Residential Multi Family

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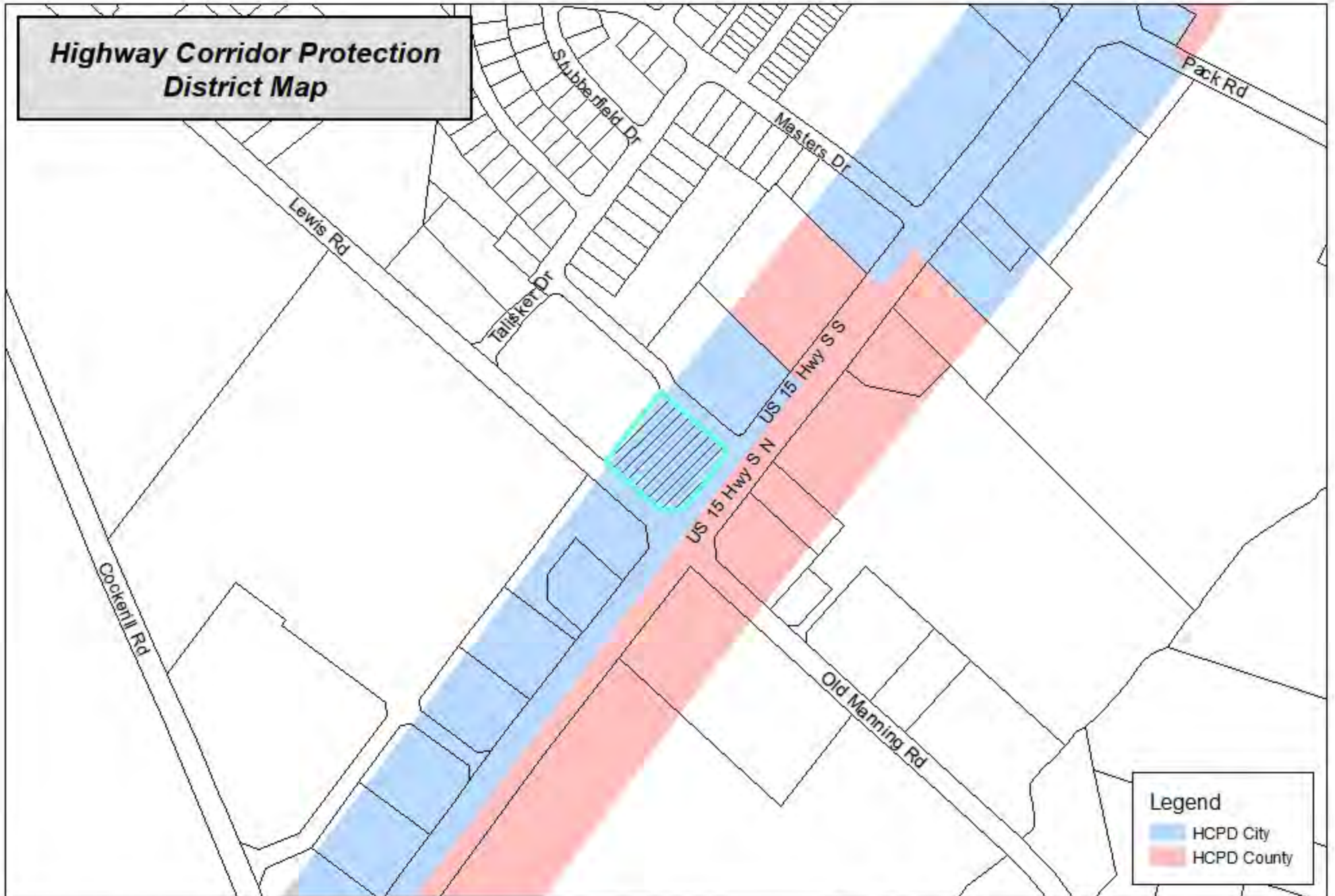


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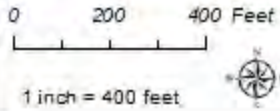
# Highway Corridor Protection District Map



**Legend**

- HCPD City
- HCPD County

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