

Sumter City-County Planning Commission

July 23, 2025

HCPD-24-20 (Revision 1), 70 S. Guignard Dr. (City)

I. THE REQUEST

Applicant:	Davis Pointe LP (represented by Allyson Amstutz)
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Request for alternative exterior materials and roof form for new multifamily apartment buildings.
County Council District	District 6
Location:	70 S. Guignard Dr.
Property Size:	+/- 4.64 acres
Present Use/Zoning:	Vacant / General Commercial (GC) with Highway Corridor Protection District (HCPD) Overlay.
Tax Map Reference:	228-15-03-005

II. BACKGROUND

The applicant is requesting Planning Commission approval for alterations to the previously approved exterior materials and roof form for the multifamily apartment complex proposed for 70 S. Guignard Dr. known as “Davis Pointe”. The property is shown in red on the location map to the right.

The applicant has submitted an HCPD revision application with building elevation plans to incorporate fiber cement lap siding and fiber cement panels into the elevations in lieu of using brick only. In accordance with *Article 3.1.4.b* of the Sumter County Zoning & Development Standards Ordinance (the Ordinance), the Sumter City-County Planning Commission (PC) must approve alternate exterior materials.



Table 1 – Building Exterior Finish Plans

	Building #1 (North)	Building #2 (South)
Fiber Cement Siding (Lap) <ul style="list-style-type: none"> James Hardie Plank Smooth (The Statement Collection) 	47%	47%
Fiber Cement Siding (Panel) <ul style="list-style-type: none"> James Hardie Panel Smooth (The Statement Collection) 	21%	21%
Masonry (Brick) <ul style="list-style-type: none"> Red Range Wirecut – Manufacturer TBD 	32%	32%

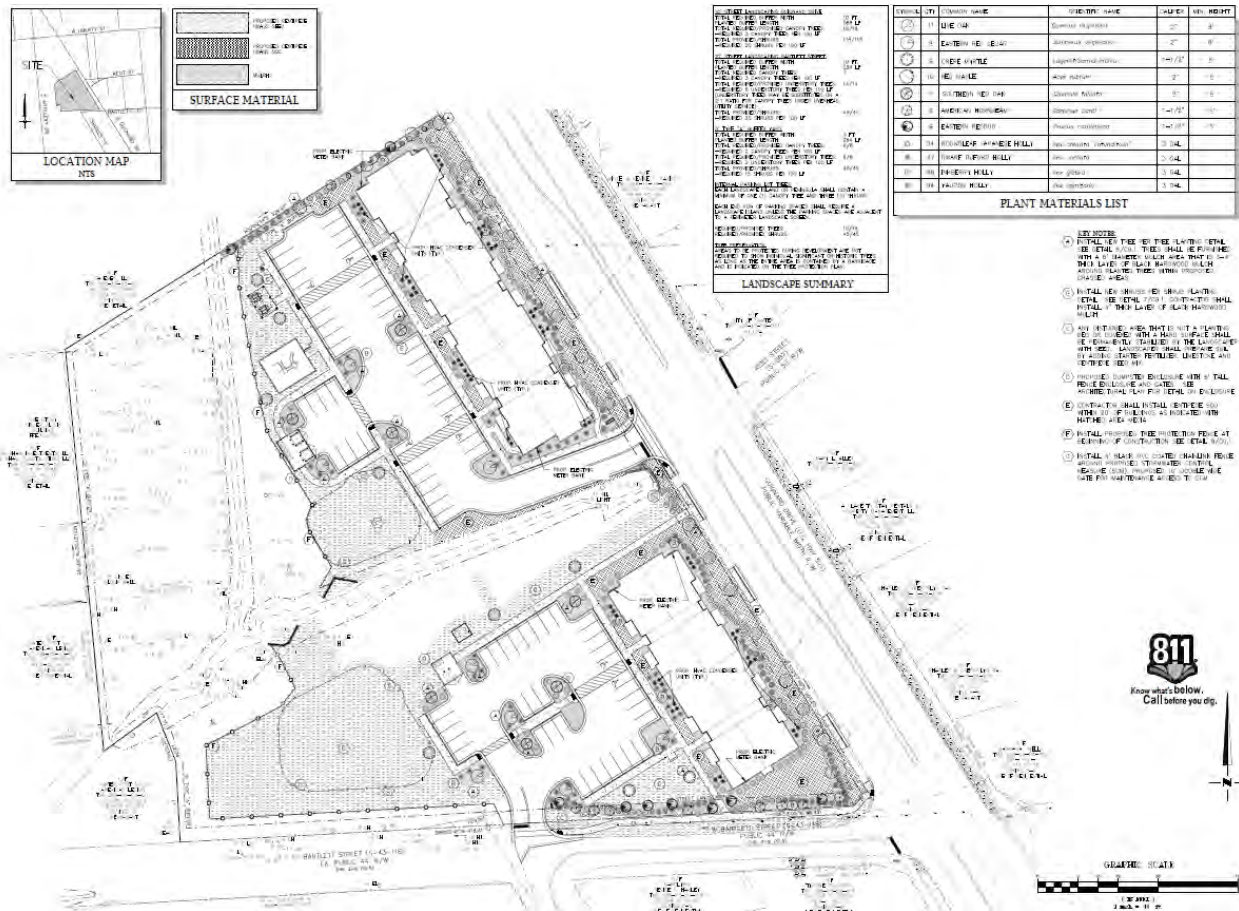


Figure 1 - Site Plan

III. Alternate Building Exterior Material Request

The applicant is requesting the Planning Commission to approve alternate exterior materials for the building in accordance with *Article 3.v.4.b.* of the Ordinance.

3.v.4.b. Architectural Standards: A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by

Staff Review: The applicant has submitted an HCPD revision application with elevations showing three separate materials to be used: Brick at 32%, Fiber cement panels at 47%, and fiber cement lap siding at 21%. Planning Commission approval for alternate exterior materials is required in accordance with the above requirement. The proposed roof structure is also proposed for change from an open gable style to a hipped roof form.



ALL WORK TO BE DONE WITHIN 10 BUSINESS DAYS OF THE DATE OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.

ELEVATION NOTES

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EXTERIOR FINISH LEGEND

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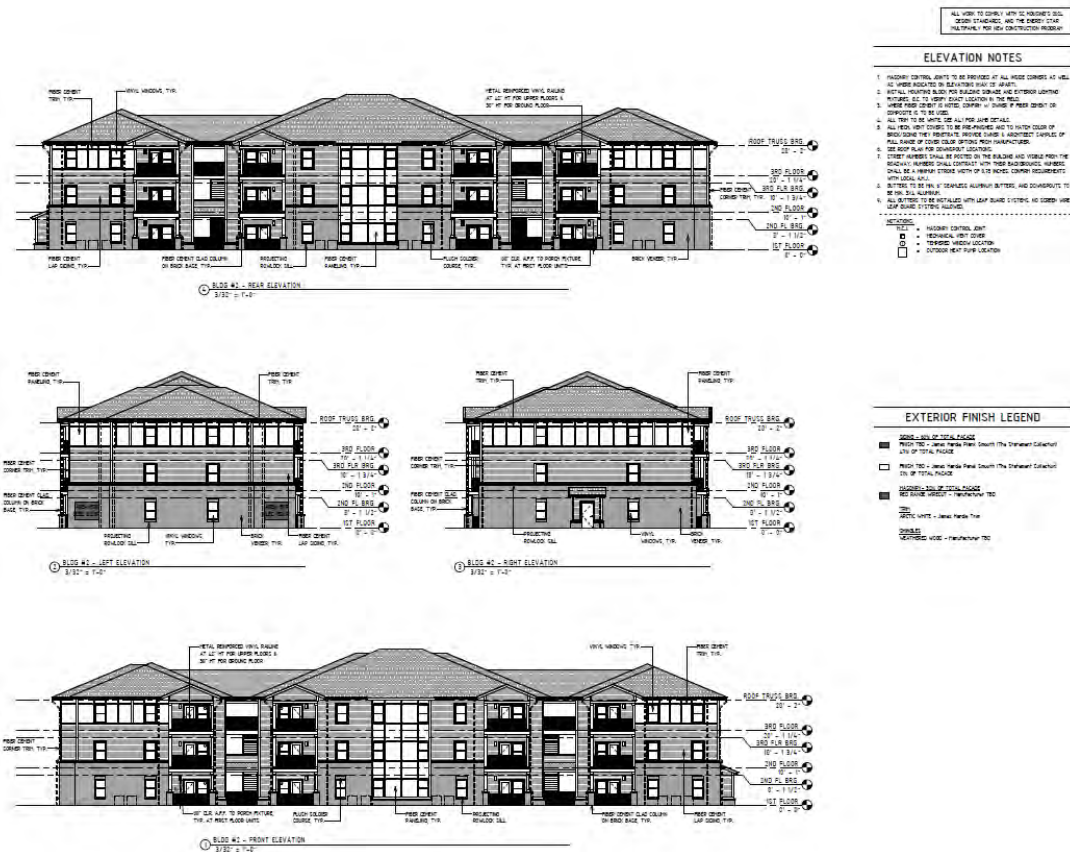


Figure 4 - Building Elevations for Building #2 (South)

IV. STAFF RECOMMENDATION

Staff recommends **approval of the request.**

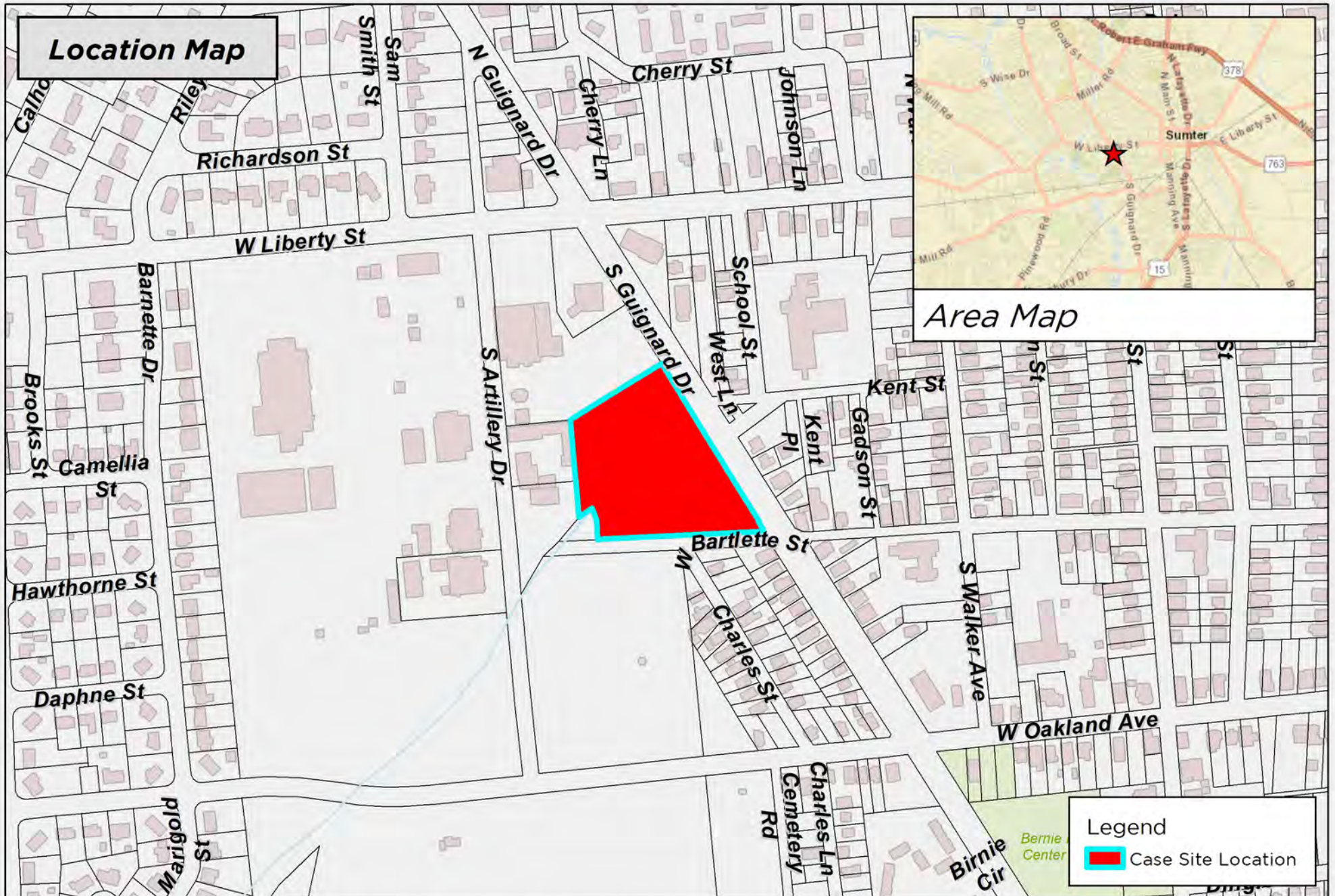
HCPD exterior material requirements are applicable to all sides of the building visible from public right-of-way. Fiber cement lap siding is a durable material that presents a visual appearance similar to wood siding, and fiber cement panel siding is likewise durable and presents a visual appearance similar to stucco.

V. DRAFT MOTION

1. I move the Planning Commission **approve** HCPD-24-20 (Revision 1) for alternate exterior material request) subject to the staff recommended conditions.
2. I move the Planning Commission **deny** HCPD-24-20 (Revision 1).
3. I move an alternate motion.

VI. PLANNING COMMISSION – July 23, 2025

Location Map



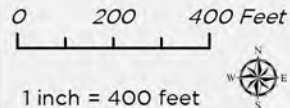
Area Map



Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
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Document Name: MSP-24-25 Rev1



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70 S Guignard Dr, Sumter, SC 29150
Tax Map # 228-15-03-005