

Sumter City-County Planning Commission

August 26, 2026

MSP-26-42/HCPD-26-20: 440 Theatre Dr. (City)

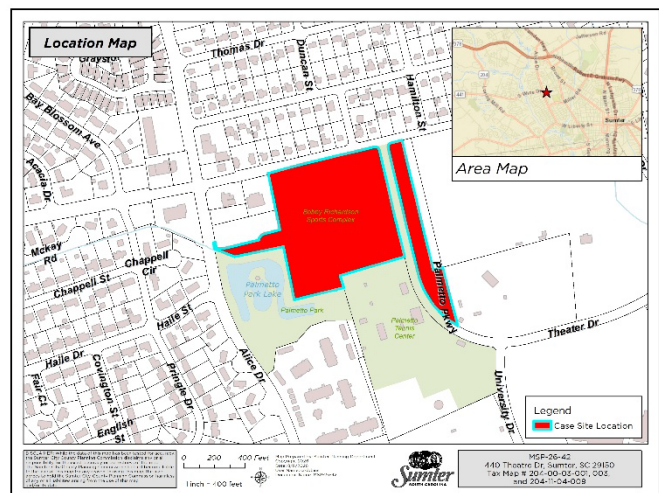
I. THE REQUEST

Applicant:	City of Sumter
Status of the Applicant:	Property Owner
Request:	Request for Major Site Plan Review and Corridor Protection District approval for redevelopment of the Bobby Richardson Sports Complex at Palmetto Park.
City Council Ward:	6
Location:	440 Theatre Dr.
Size of Development:	+/- 13.8 acres (disturbed area)
Present Use/Zoning:	Municipal Recreation Facility / Residential-15 (R-15) <i>(to be updated to Institutional General (IG) upon adoption of City of Sumter Unified Development Ordinance)</i>
Proposed Use of Property:	Municipal Recreation Facility
Tax Map Reference:	204-00-03-001, 204-00-03-003, 204-11-04-008

II. BACKGROUND

The applicant is proposing to redevelop the existing Bobby Richardson Sports Complex. The existing park contains 6 baseball/softball fields, a concessions and restroom building, and associated parking areas. The proposed new configuration would include 5 baseball/softball fields, a restroom and concessions building, batting/practice cages, and associated parking areas.

The property is currently zoned Residential-15 (R-15). However, the property zoning is to be updated to Institutional General (IG) upon adoption of the *City of Sumter Unified Development Ordinance* currently under consideration by Sumter City Council. This site plan review was conducted using the proposed



Unified Development Ordinance standards and IG zoning requirements, based on pending ordinance doctrine.

The proposed project includes structures closer to property lines than the district setbacks otherwise permit. Though the applicant either owns or has ownership interest in most of the property surrounding the site, combination into a single site is infeasible at this time, as each parcel is owned by a different entity (City of Sumter, Sumter City and County, and/or City of Sumter Housing and Economic Development Corporation). A variance was sought and approved by the Sumter City-County Board of Zoning Appeals to address these development constraints earlier in 2026 (BOA-26-04).

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a civil engineered site plan titled, “Bobby Richardson Sports Complex” prepared by Roper Civil Engineering, last revised July 16, 2026, architectural plans titled “Bobby Richardson Sports Complex” prepared by RS Bell Architects, LLC, last revised July 16, 2026, and landscaping plans titled “Bobby Richardson Sports Complex,” prepared by FitFields, last revised July 16, 2026.

Copies of the Overall Layout Plan (Sheet L100), Planting Plan (Sheet P100), and Building Elevation Drawings (Sheets A.1.5, A.1.6, A.1.10, A.1.21, A.1.30, and A.1.40) have been included in this packet for review as Exhibits 2, 3, and 4 respectively.



Figure 1 - Proposed Site Layout Plan (Sheet L100)

Site development must adhere to the Institutional General (IG) zoning district standards of the proposed *City of Sumter Unified Development Ordinance*. The proposed development meets the minimum standards and development criteria as outlined in the following table:

Development Standard	Minimum Ordinance Requirement	Proposed
Front Setback	15 ft	42 ft
Exterior Side Setback	10 ft	253.8 ft
Interior Side Setback	15 ft	4.8 ft*
Rear Setback	10 ft	21 ft
Maximum Impervious Surface	50%	<40%
Maximum Building Height	55 ft	20 ft

*Variances to building setback requirements granted by the Sumter City-County Board of Zoning Appeals via BOA-26-04.

Building Layout:

The site's proposed buildings include:

1. Concessions and Restroom Building (7,914 sq. ft.)
2. Maintenance Building (1,200 sq. ft.)
3. Batting Cages (2 separate buildings, each at 2,800 sq. ft.)
4. Dugouts (2 for each field, each at 407 sq. ft.)

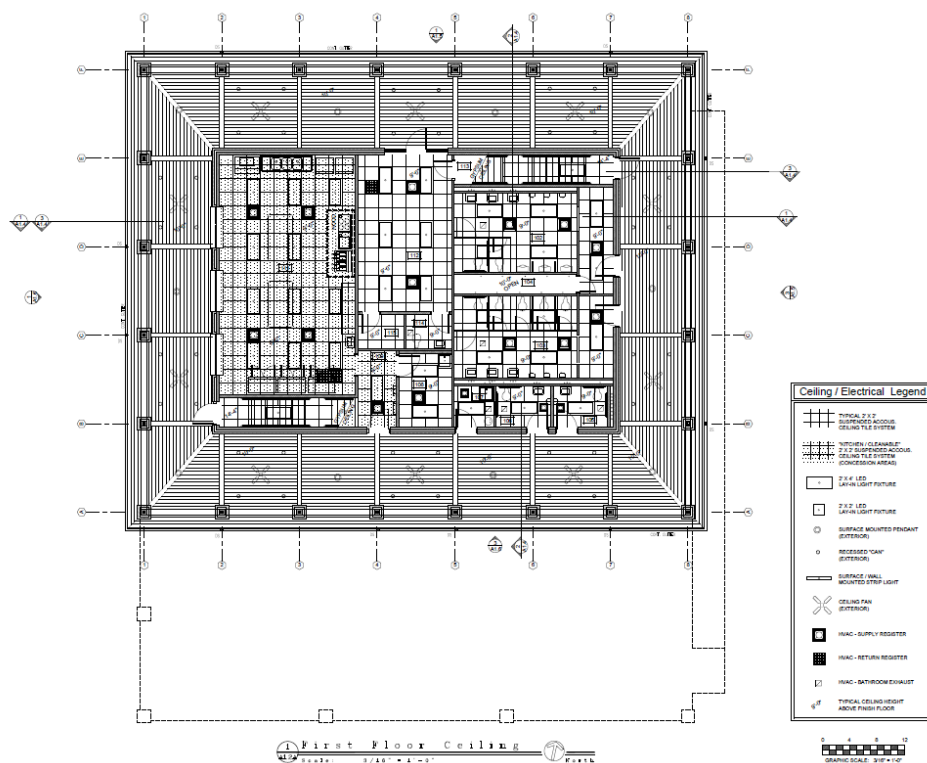


Figure 2 - Proposed Concessions and Restroom Building Floorplan

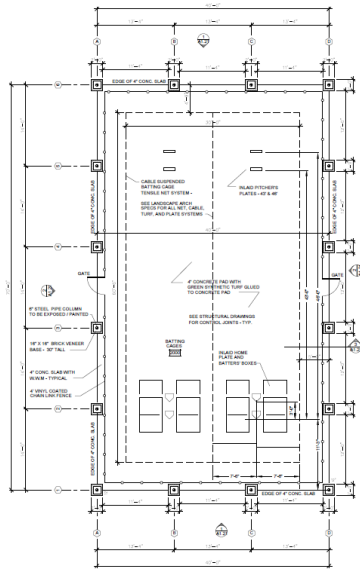


Figure 3 - Proposed Batting Cages Floorplan

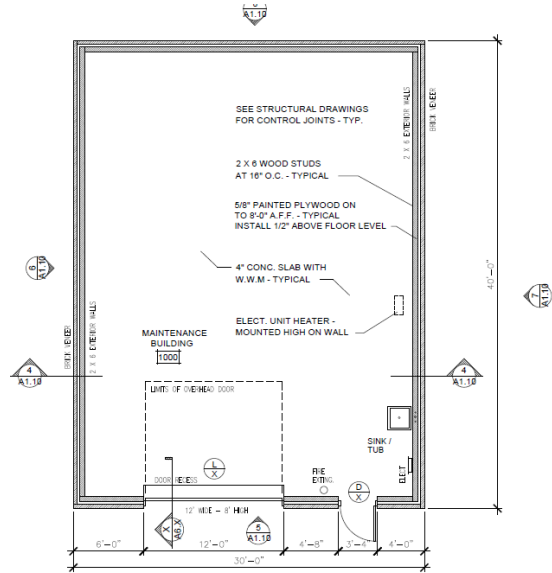


Figure 4 - Proposed Maintenance Building Floorplan

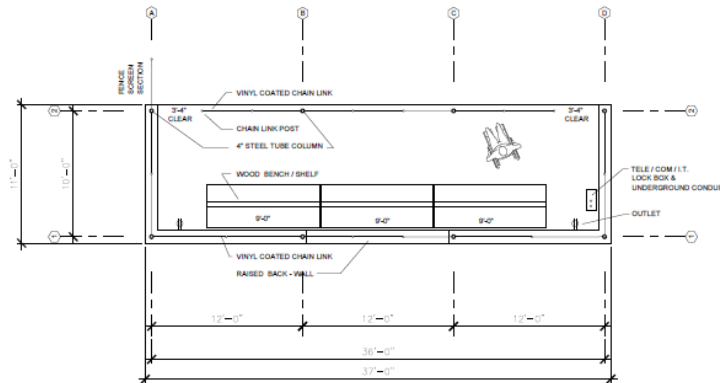


Figure 5 - Proposed Dugout Floorplan

Parking Plan:

Based upon the criteria found in *Table C.2.1.* of the proposed Unified Development Ordinance, the use is subject to individual review for parking requirements. The parking totals proposed are based on the use history for the site, and are sized to accommodate the facility's needs. The parking plan also takes into account utilization of the 205-space shared parking facility recently constructed by the City of Sumter and USC-Sumter (MSP-25-02) located approximately 900 ft. southeast of the project area.

Environmental:

Portions of the development site are located in both Zone X (non-flood hazard) and Zone AE (special flood hazard area (SFHA)), represented by FEMA FIRM Panel: 45085C0294E, with an effective date of October 27, 2022. The site is impacted by a Letter of Map Revision (LOMR) for Heathleywood Canal Tributary H-1, which extended the impact of Zone AE to include more of the site than shown on the effective flood zone maps.

All site development, construction, grading, drainage, and related improvements must comply with the City of Sumter's Flood Damage Prevention Ordinance, as amended, including all applicable permitting, design, elevation, floodplain management, and certification requirements.

National Wetland Inventory (NWI) data indicates that there are no wetlands on the property.

Stormwater Management:

Stormwater run-off from the site will be collected and piped to a detention/infiltration pond to be located to the northeast of the developed area, between Theatre Dr. and Palmetto Parkway.

The proposed project requires a City of Sumter stormwater permit. Coverage under the NPDES General Permit for Stormwater Discharges from Large and Small Construction Activities is pending with the S.C. Department of Environmental Services.

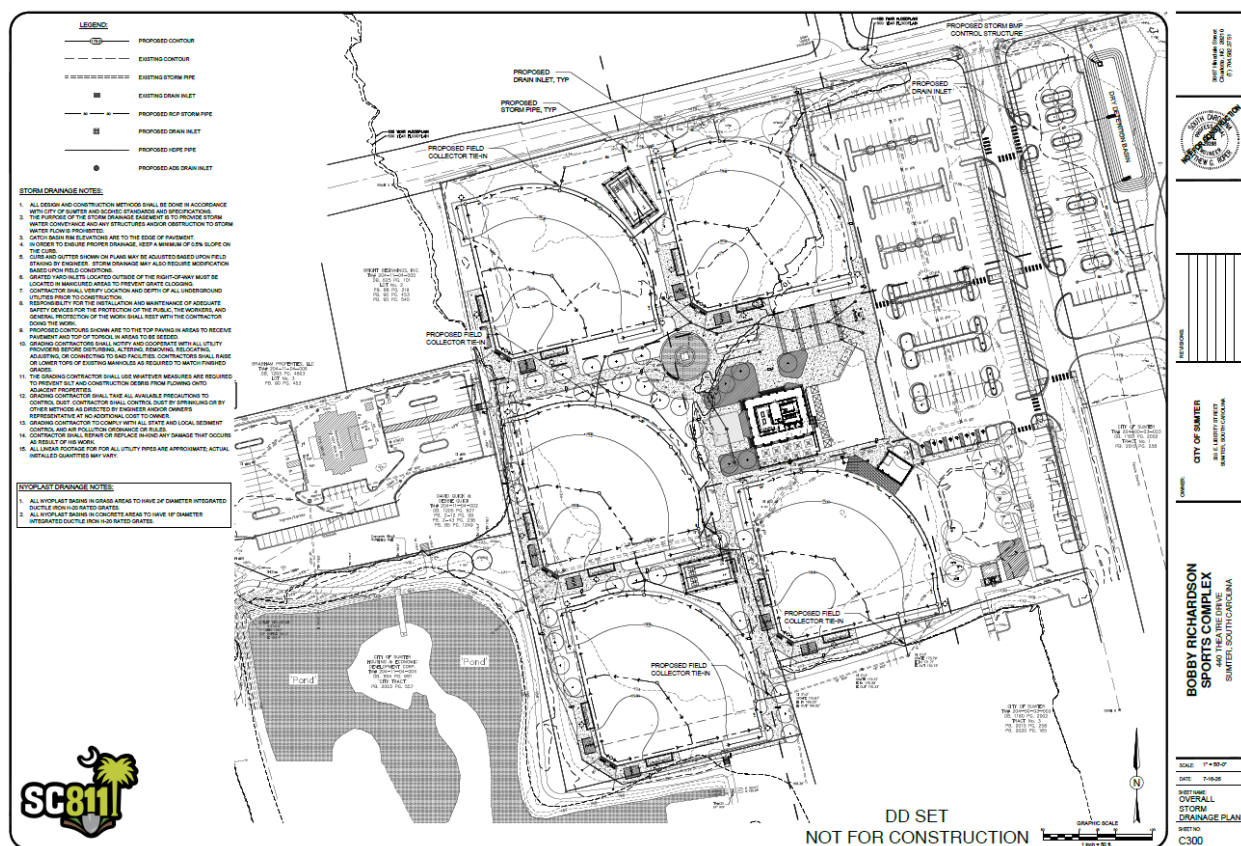


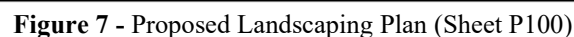
Figure 6 - Proposed Storm Drainage Plan (Sheet C300)

Landscape & Tree Protection Plan:

Based on the tree survey provided, the development would result in the proposed removal of 14 'grand' trees sized 24" in diameter and above. Removal of grand trees requires appropriate planting mitigation.

In order to fulfill the Ordinance's standard mitigation for removal of trees (6 for 1 replacement), 84 total replacement trees need to be planted on the site. In an effort to satisfy this requirement, the applicant is seeking credit for preservation of one 12" *Live Oak*, one 15" *Live Oak*, three 18" *Live Oak*, one 12" *Hickory*, one 22" *Live Oak*, two 24" *Loblolly Pine*, eight 24" *Live Oak*, two 30"

The landscape plan has been attached to this report for reference.



The site has access to Theatre Dr. via existing driveways that serve Palmetto Park. Theatre Dr. is a City-owned and maintained roadway. The street is a paved 2-lane road functionally classified as local access roadways. There are no AADT traffic counts.

- *Bicycle and Pedestrian:* A potential greenway path adjoining campus, called the “Palmetto Park Connector Greenway” is in the feasibility planning stage.
- *Rail:* The proposed project would not result in any utilization of, or impact to, rail lines.
- *Transit:* Planned fixed route transit service to Palmetto Park would not be impacted by the proposed project.

- *Visual Clearance at Intersections:* The proposed visual clearance at intersections conforms to Ordinance Requirements.

- *Traffic Impact Study Requirements:* Based on the proposed development scope and scale, a TIS is not required.
- *Consideration of Existing Local and Regional Plans:* The Sumter 2050 Long Range Transportation Plan contains 1 proposed project influenced by the site:
 - Greenway Project #G-7 is a proposed greenway/sidepath connecting Shot Pouch Greenway at Miller Rd. with the City's Palmetto Park Complex. The proposed route alternatives for the project, which is in the feasibility study phase, are not directly impacted by the proposed project.
- *Circulation System Design:* The circulation system conforms to Ordinance requirements.

Utilities:

Sewer & Water: The City of Sumter will provide sewer and water service. Coordination with the City's Public Services Department is ongoing. However, there are no significant issues that would prevent the City from providing water and sewer services to this site.

Solid Waste: Solid waste disposal will be handled as part of the overall park waste disposal plan, and no new dumpsters are proposed for this project.

Fire: Placement of fire hydrants and Fire Department Connections (FDC) must be in compliance with regulatory standards.

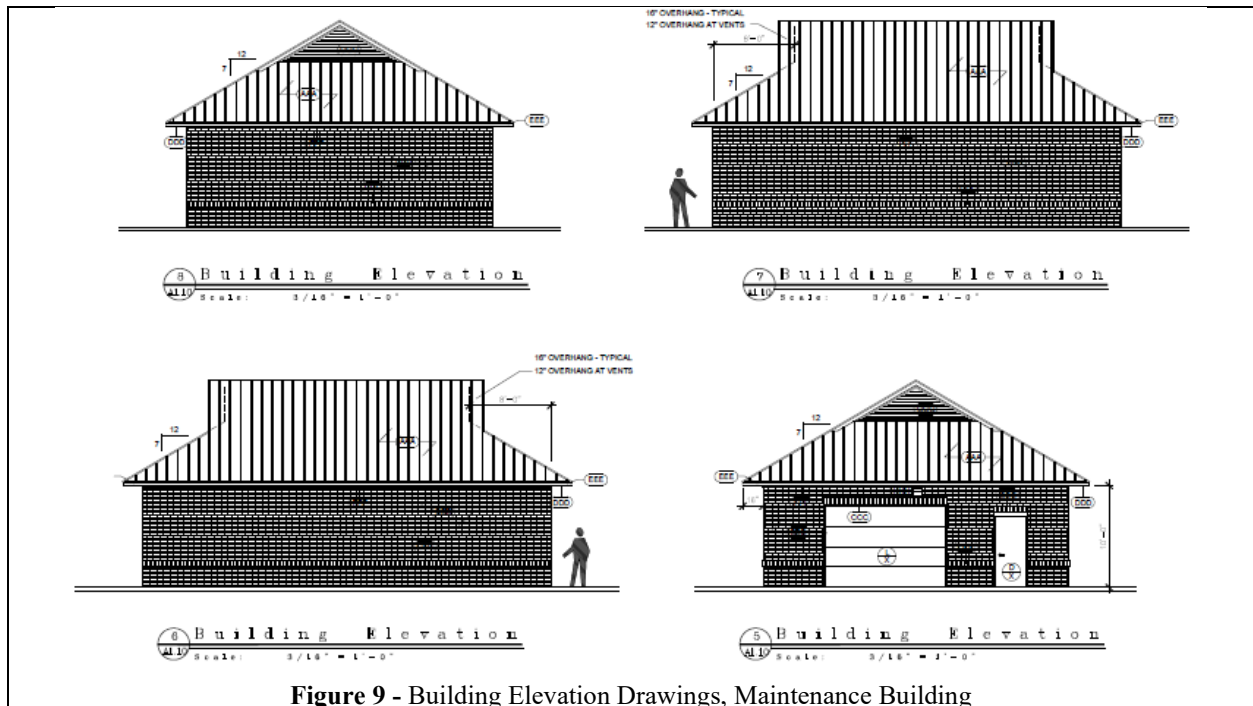
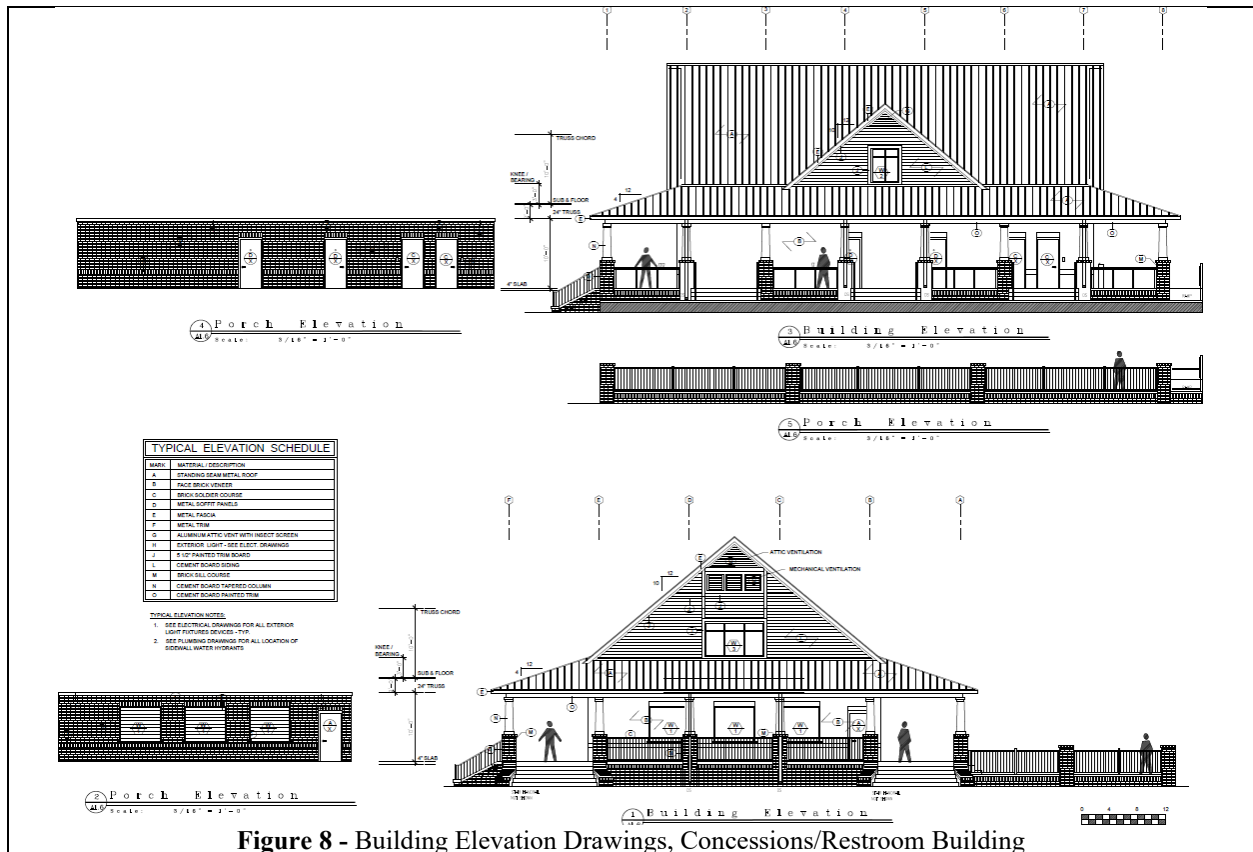
Corridor Protection Overlay District Design Review:

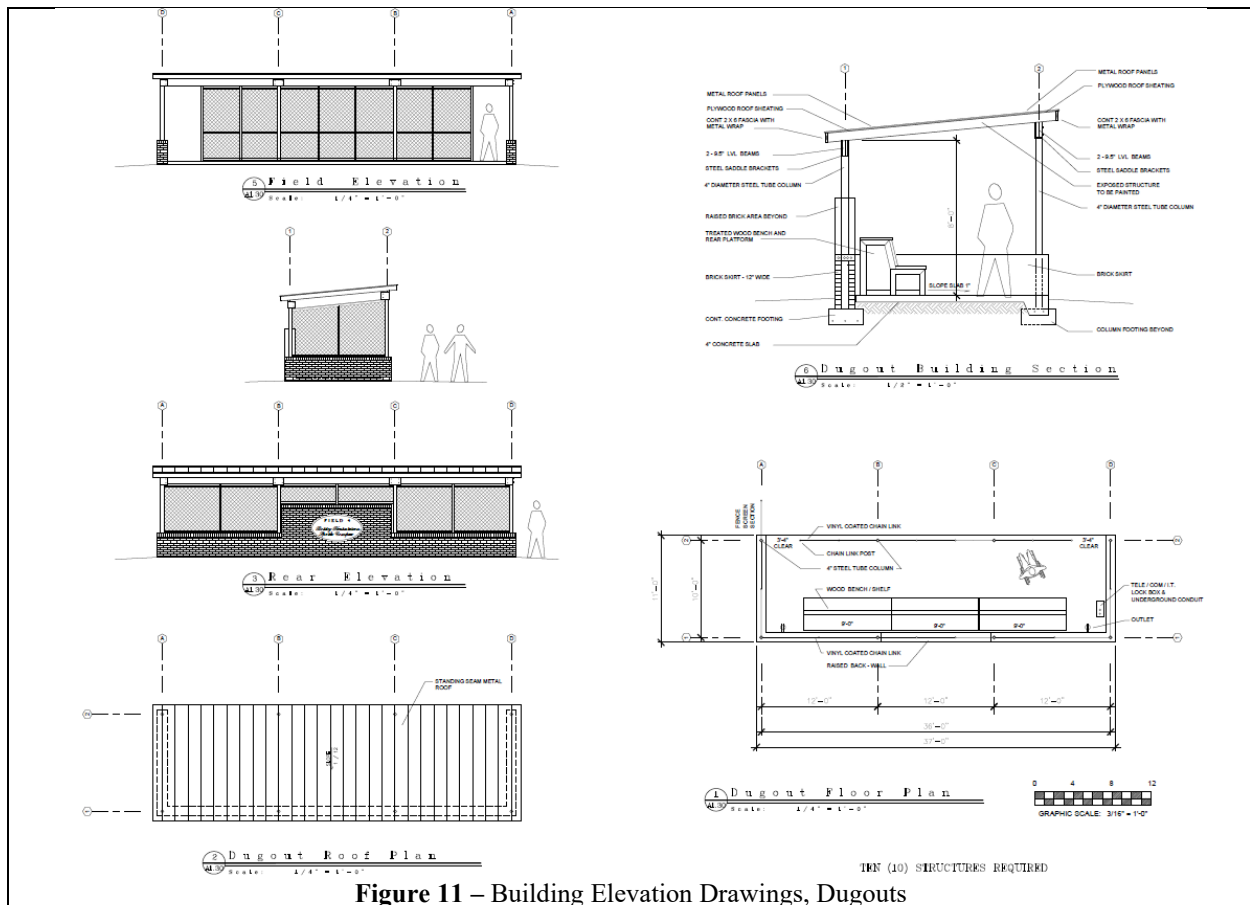
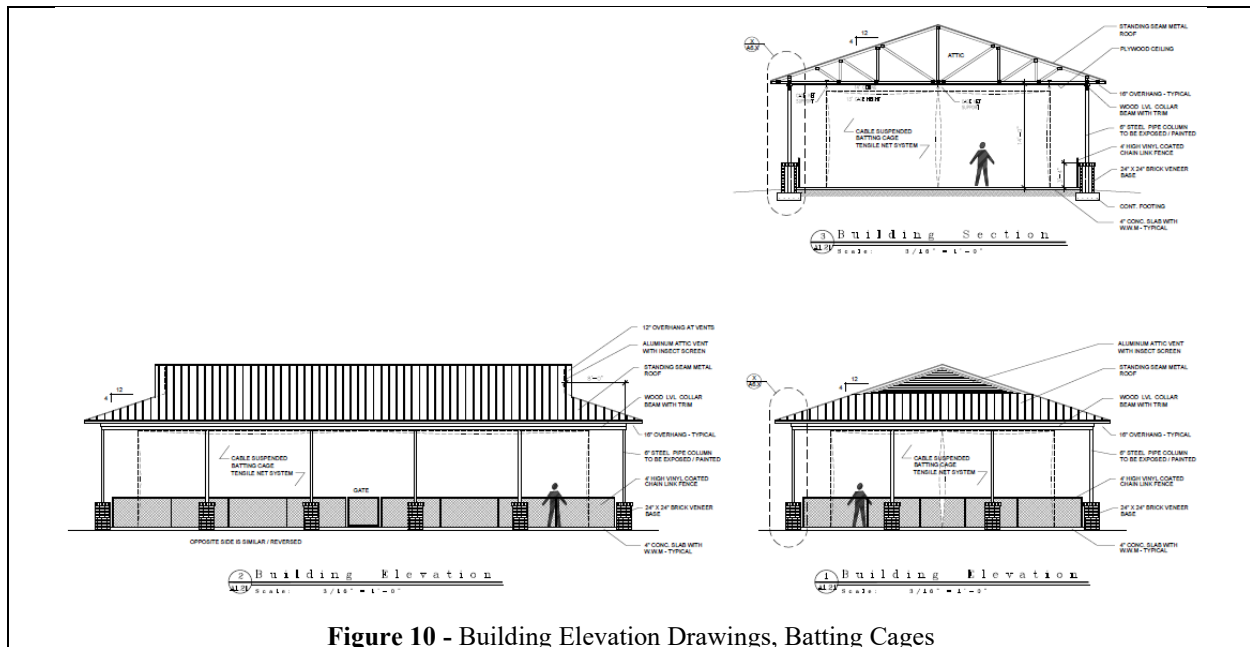
Proposed designs must conform to Chapter C.11.5. of the proposed City of Sumter Unified Development Ordinance. The purpose of the Corridor Protection Overlay District is to promote development that is compatible with the function, capacity, and design of major arterial roadways, while remaining sensitive to the relationship of the roads to abutting residential, commercial, and industrial development.

Chapter C.11.5.E.5 - Required Design Elements. *The following design elements, which promote a high-quality development or redevelopment, are required for all buildings:*

- Consistent architectural style, detail and trim;*
- Facades which break down large elements of mass and scale where appropriate;*
- Architectural details and articulation;*
- Material changes reflective of function and appropriately placed;*
- Canopies, porches, stoops, roof overhangs or other pedestrian friendly features;*
- Shade and weather protection for ground floor entrances;*
- Design elements such as cornice lines, columns, arches; and various fenestration and transparency elements.*

Staff Review: The proposed buildings comply with the required design elements of the Corridor Protection Overlay District.





IV. TECHNICAL REVIEW

The technical review committee (TRC) was given the opportunity to review and comment on the project. There are no outstanding TRC items to address.

V. STAFF RECOMMENDATION

Staff has reviewed the major site plan application, shared the proposed plans with the technical review committee, and recommends **approval** of this request subject to the standard Conditions of Approval in Exhibit I, and the specific condition noted below:

VI. DRAFT MOTION

1. I move the Planning Commission **approve** MSP-26-42/HCPD-26-20 based on the site plans titled, “*Bobby Richardson Sports Complex*” prepared by Roper Civil Engineering, last revised July 16, 2026, architectural plans titled “*Bobby Richardson Sports Complex*” prepared by RS Bell Architects, LLC, last revised July 16, 2026, and landscaping plans titled “*Bobby Richardson Sports Complex*,” prepared by FitFields, last revised July 16, 2026, and subject to the conditions of approval outlined in Exhibit I.
2. I move the Planning Commission **deny** MSP-26-42/HPCD-26-20.
3. I move an alternate motion.

VII. PLANNING COMMISSION – August 26, 2026

Exhibit 1:

**MSP-26-42/HCPD-26-20: 440 Theatre Dr.
Bobby Richardson Sports Complex
Renovation Proposed Conditions of Approval**

1. The project shall be developed in substantial conformance with the site plans titled “*Bobby Richardson Sports Complex*” prepared by Roper Civil Engineering, last revised July 16, 2026, architectural plans titled “*Bobby Richardson Sports Complex*” prepared by RS Bell Architects, LLC, last revised July 16, 2026, and landscaping plans titled “*Bobby Richardson Sports Complex*,” prepared by FitFields, last revised July 16, 2026 and as revised based on all Planning Commission-specified conditions of approval
2. All site development, construction, grading, drainage, and related improvements must comply with the City of Sumter’s Flood Damage Prevention Ordinance, as amended, including all applicable permitting, design, elevation, floodplain management, and certification requirements.
3. The following items are required prior to issuance of a land disturbance permit:
 - a. Submission of full final civil engineered plans. Said plans shall show the latest revision date reflecting revisions made based on all conditions of Planning Commission approval.
 - b. Stormwater permit approval and NPDES concurrence letter from the City Stormwater Utility must be submitted to the Sumter City-County Planning Department.
 - c. Receive floodplain development permit approval for land disturbance activities.
4. The following items are required prior to zoning final inspection approval:
 - a. Completion of all site developments as depicted on final civil engineered plans.
5. Separate sign permits are required for all exterior signage. All signage must be in full compliance with *Chapter C.3. Sign Regulations* of the *City of Sumter Unified Development Ordinance* prior to permit approval, issuance, and installation.

LAYOUT NOTES:

1. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SUMTER, SC, AND THE STATE OF SOUTH CAROLINA STANDARDS.
2. SHOULD ANY DISCREPANCIES BE FOUND IN THE FIELD THE CONTRACTOR SHALL CONTACT THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
3. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE THE CONSTRUCTION LIMITS.
6. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING.
7. ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH THE CITY OF SUMTER, AND ASSOCIATED UTILITY PROVIDERS.
8. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS AS IT IS A REPRODUCTION AND IS SUBJECT TO DISTORTION.
9. CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND CLEAN MANNER.
10. STAKE LAYOUT PRIOR TO CONSTRUCTION. VERIFY LOCATIONS WITH LANDSCAPE ARCHITECT OR OWNER.

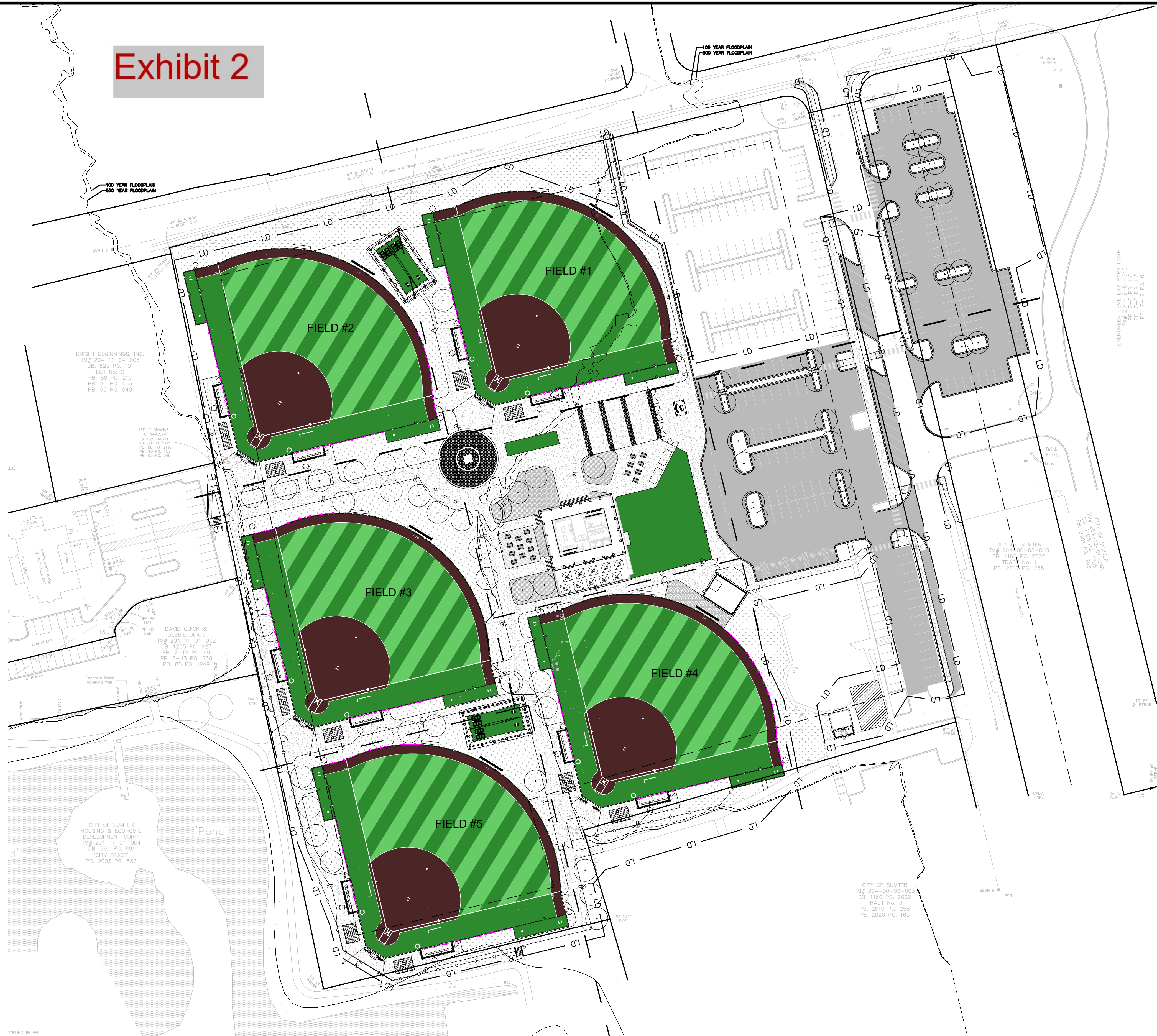
LEGEND

- | | |
|--|--------------------------|
| | 30' BACKSTOP |
| | 20' SPORTS NETTING |
| | MINOR CONTOUR |
| | MAJOR CONTOUR |
| | FENCE |
| | STORM WATER |
| | IRON PIN |
| | GUY POLE |
| | POWER POLE |
| | ELECTRIC TRANSFORMER |
| | AREA LIGHT |
| | WATER METER |
| | WATER FOUNTAIN |
| | DRAINAGE MANHOLE |
| | SEWER CLEANOUT |
| | FIRE HYDRANT |
| | ROOF DRAIN |
| | WATER VALVE |
| | JUNCTION BOX |
| | IRRIGATION CONTROL VALVE |
| | TREE |

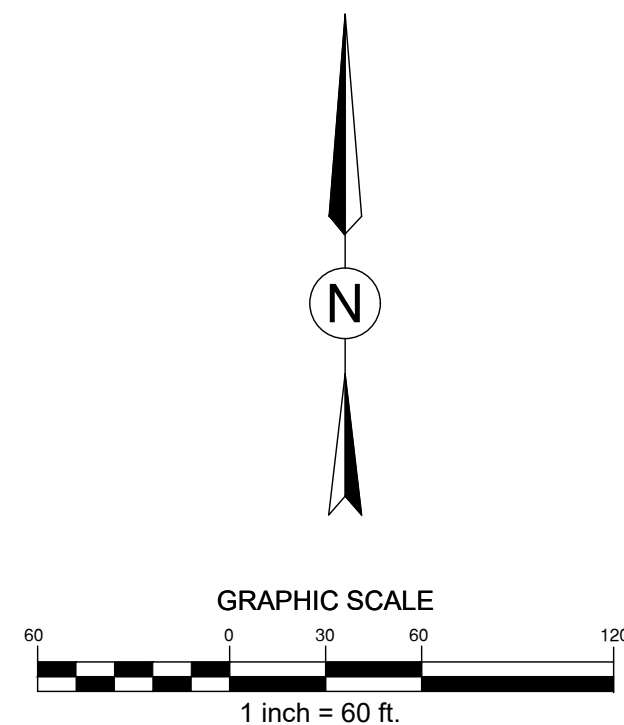
SURFACING LEGEND

- | | | | |
|--|---|--|----------------------------|
| | ALTERNATING GREEN SYNTHETIC TURF PANELS | | GREEN SYNTHETIC TURF |
| | BROWN SYNTHETIC TURF | | MULCH |
| | CONCRETE SIDEWALK | | EXPOSED CONCRETE AGGREGATE |
| | SPLASH PAD DRAIN | | NATURAL GRASS |
| | MAINTENANCE BUILDING | | ASPHALT PARKING LOT |

Exhibit 2



DD SET
NOT FOR CONSTRUCTION



334 TOM HALL ST.
FORT MILL, SC
803.581.4330
FITFIELDS.COM

NOT FOR CONSTRUCTION

REVISIONS:

CITY OF SUMTER
303 E. LIBERTY STREET
SUMTER, SOUTH CAROLINA

OWNER:

BOBBY RICHARDSON
SPORTS COMPLEX
440 THEATRE DRIVE
SUMTER, SOUTH CAROLINA

SCALE: 1" = 60'-0"

DATE: 7-16-26

SHEET NAME:

OVERALL
LAYOUT PLAN

SHEET NO:
L100



PLANTING NOTES:

1. ALL SOD AREAS ARE TO RECEIVE A MINIMUM OF 1" OF TOPSOIL.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SHOWN.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR AGREED UPON PERIOD OF TIME.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF TWO INCHES.
17. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.

PLANT SCHEDULE

SYMBOL KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AR X	Acer rubrum - Sunset	Red Maple	2" B&B
	RM X	Rosa x Meipeporia	Oso Easy Double Red Rose	1 GAL
	MC X	Muhlenbergia capillaris	Pink Muhly Grass	2" B&B
	CC X	Cercis canadensis	Red Bud	2" B&B
	SS X	Schizachyrium scoparium	Little Bluestem Grass	1 GAL
	UA X	Ulmus americana Princeton	Princeton Elm	2" B&B
	CS X	Cornacae sanguinea	Dogwood	2" B&B

LEGEND

	30' BACKSTOP		DRAINAGE MANHOLE
	20' SPORTS NETTING		SEWER CLEANOUT
	MINOR CONTOUR		FIRE HYDRANT
	MAJOR CONTOUR		ROOF DRAIN
	FENCE		WATER VALVE
	STORM WATER		JUNCTION BOX
	IRON PIN		IRRIGATION CONTROL VALVE
	GUY POLE		TREE
	POWER POLE		ELECTRIC TRANSFORMER
	WATER METER		AREA LIGHT
	WATER FOUNTAIN		

SURFACING LEGEND

	ALTERNATING GREEN SYNTHETIC TURF PANELS		GREEN SYNTHETIC TURF
	BROWN SYNTHETIC TURF		MULCH
	CONCRETE SIDEWALK		EXPOSED CONCRETE AGGREGATE
	SPLASH PAD DRAIN		NATURAL GRASS
	MAINTENANCE BUILDING		ASPHALT PARKING LOT

IRRIGATION:
AS PART OF THE PROJECT, THE CONTRACTOR MUST PROVIDE A DESIGN BUILD IRRIGATION PACKAGE TO ADEQUATELY IRRIGATE ALL LAWN AREAS, SHRUB BEDS AND TREES. CONTRACTOR TO SUBMIT IRRIGATION PLAN AS PART OF THE SUBMITTAL PROCESS

Exhibit 3



SD SET

NOT FOR CONSTRUCTION



314 TOM HALL ST.
FORT MILL, SC
803.561.4338
FITFIELDS.COM

NOT FOR CONSTRUCTION

REVISIONS:

CITY OF SUMTER
303 E. LIBERTY STREET
SUMTER, SOUTH CAROLINA

BOBBY RICHARDSON
SPORTS COMPLEX
440 THEATRE DRIVE
SUMTER, SOUTH CAROLINA

SCALE: 1" = 50'-0"

DATE: 7-16-26

SHEET NAME:

PLANTING PLAN

SHEET NO:
P100

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

REVISIONS:

CITY OF SUMTER
303 E. LIBERTY STREET
SUMTER, SOUTH CAROLINA

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SPORTS COMPLEX
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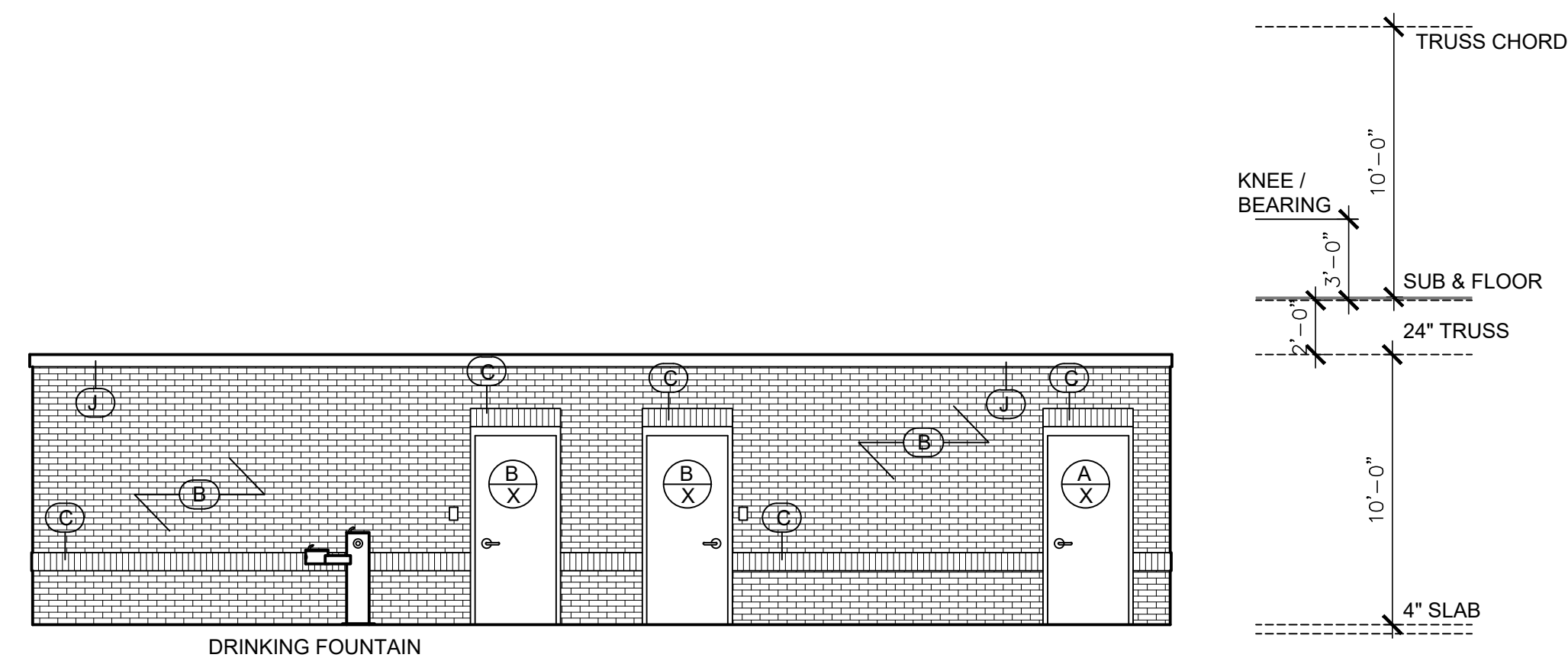
SCALE: 3/16" = 1'-0"

DATE: 7-16-26

SHEET NAME:
BUILDING ONE -
CONCESSION
BLD. ELEVATIONS

SHEET NO:

A 1.5

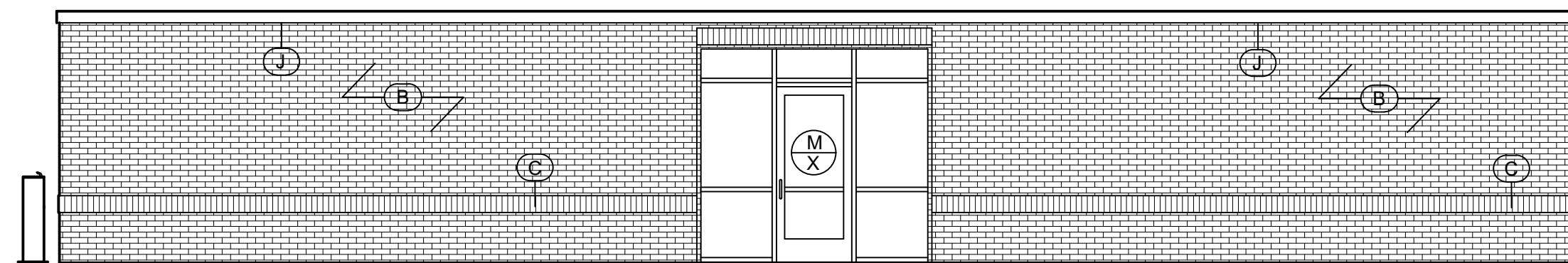


4 Porch Elevation
A1.5 Scale: 3/16" = 1'-0"

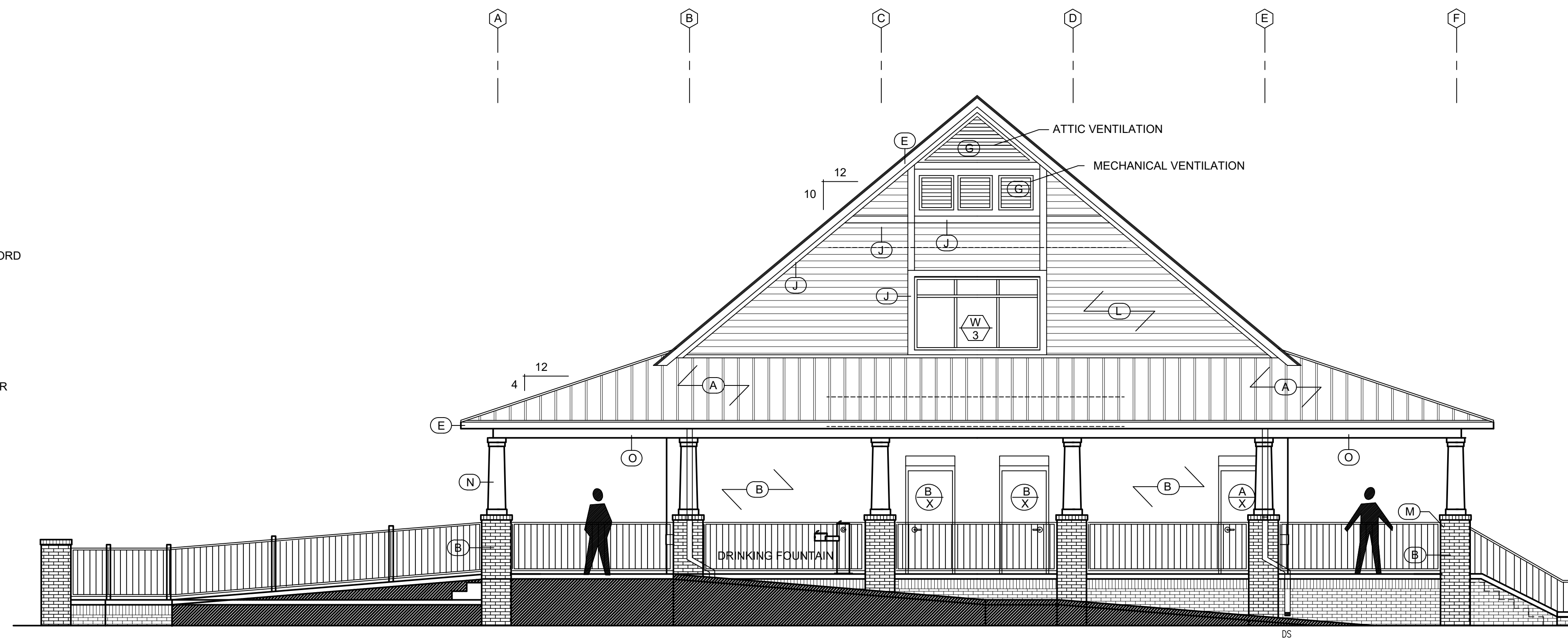
TYPICAL ELEVATION SCHEDULE	
MARK	MATERIAL / DESCRIPTION
A	STANDING SEAM METAL ROOF
B	FACE BRICK VENEER
C	BRICK SOLDIER COURSE
D	METAL SOFFIT PANELS
E	METAL FASCIA
F	METAL TRIM
G	ALUMINUM ATTIC VENT WITH INSECT SCREEN
H	EXTERIOR LIGHT - SEE ELECT. DRAWINGS
J	5 1/2" PAINTED TRIM BOARD
L	CEMENT BOARD SIDING
M	BRICK SILL COURSE
N	CEMENT BOARD TAPERED COLUMN
O	CEMENT BOARD PAINTED TRIM

TYPICAL ELEVATION NOTES:

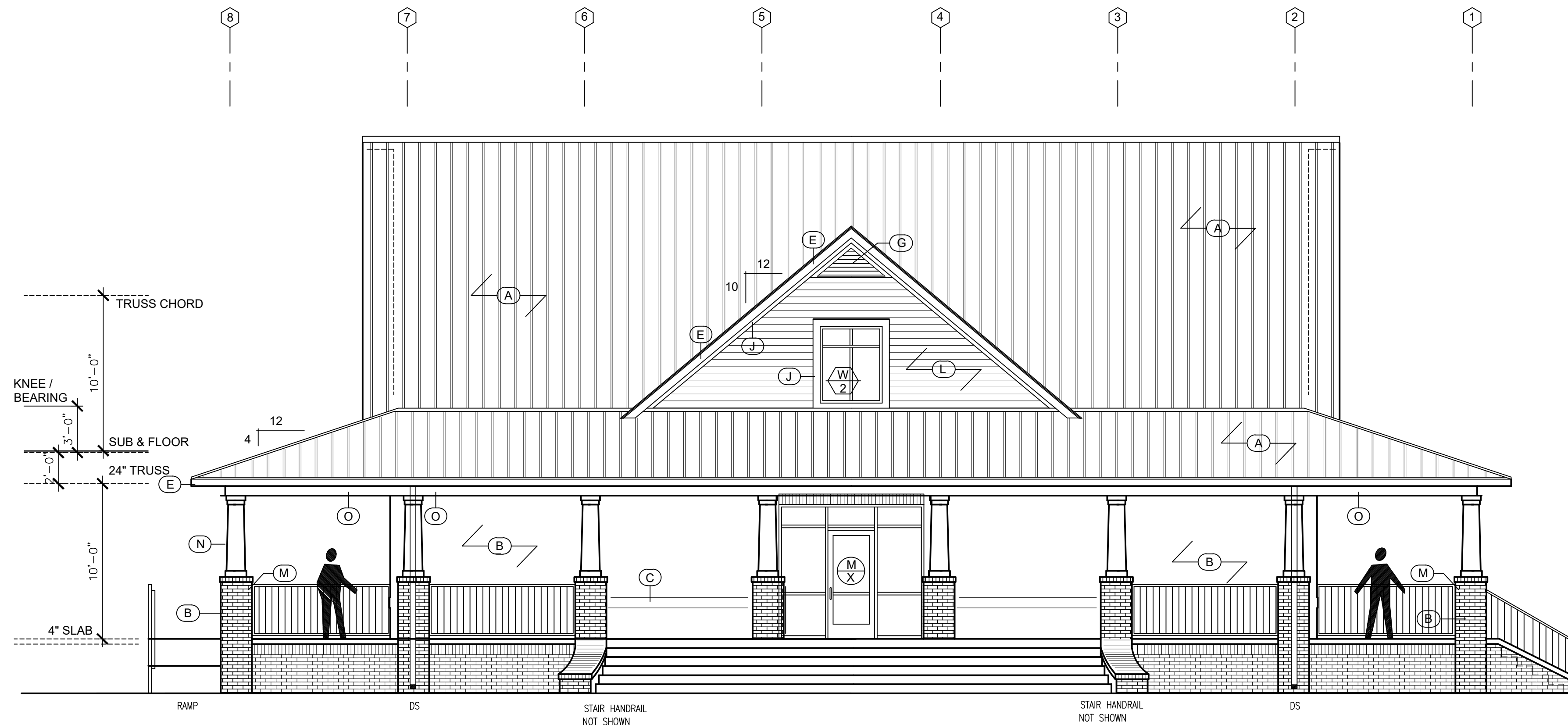
- SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHT FIXTURES DEVICES - TYP.
- SEE PLUMBING DRAWINGS FOR ALL LOCATION OF SIDEWALL WATER HYDRANTS



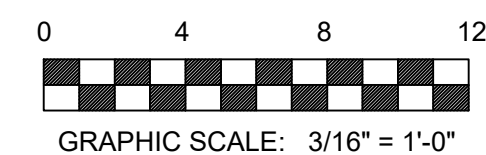
2 Porch Elevation
A1.5 Scale: 3/16" = 1'-0"



3 Building Elevation
A1.5 Scale: 3/16" = 1'-0"



1 Building Elevation
A1.5 Scale: 3/16" = 1'-0"



FOR REVIEW ONLY

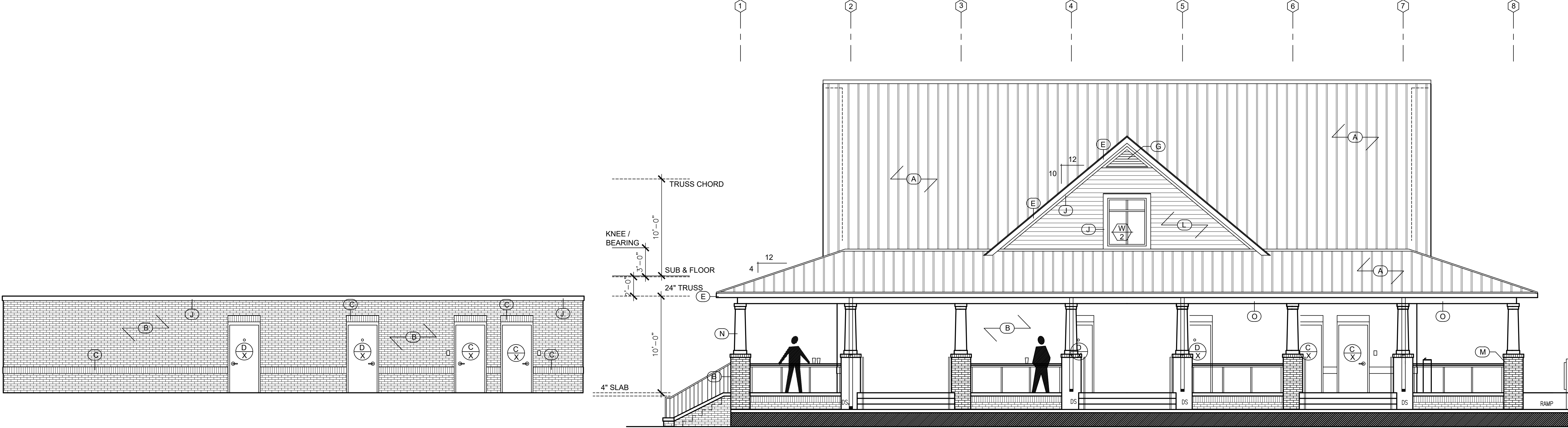
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SUMTER, SOUTH CAROLINA

OWNER:

**BOBBY RICHARDSON
SPORTS COMPLEX**
440 THEATRE DRIVE
SUMTER, SOUTH CAROLINA



4 Porch Elevation
A1.6 Scale: 3/16" = 1'-0"

3 Building Elevation
A1.6 Scale: 3/16" = 1'-0"

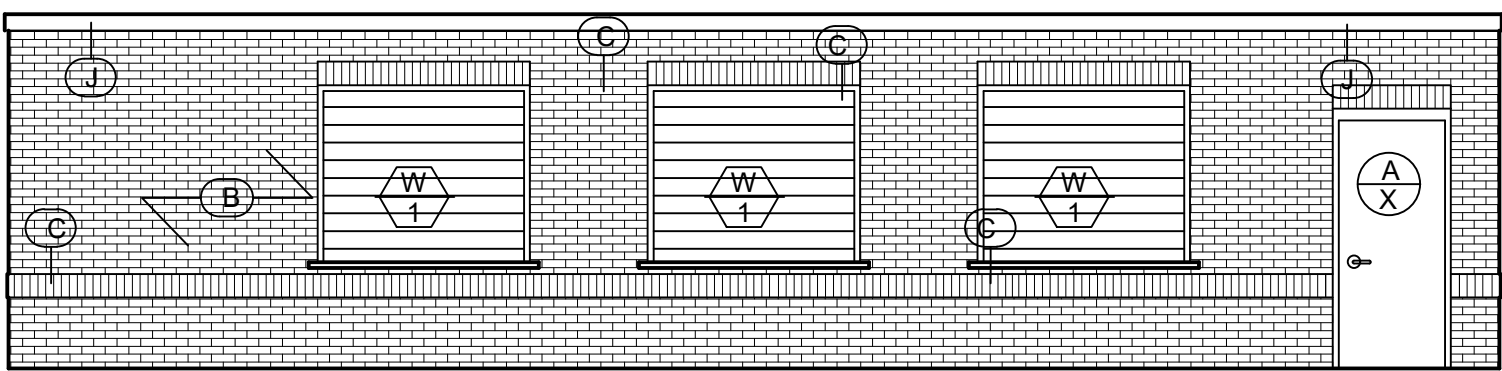
5 Porch Elevation
A1.6 Scale: 3/16" = 1'-0"

TYPICAL ELEVATION SCHEDULE

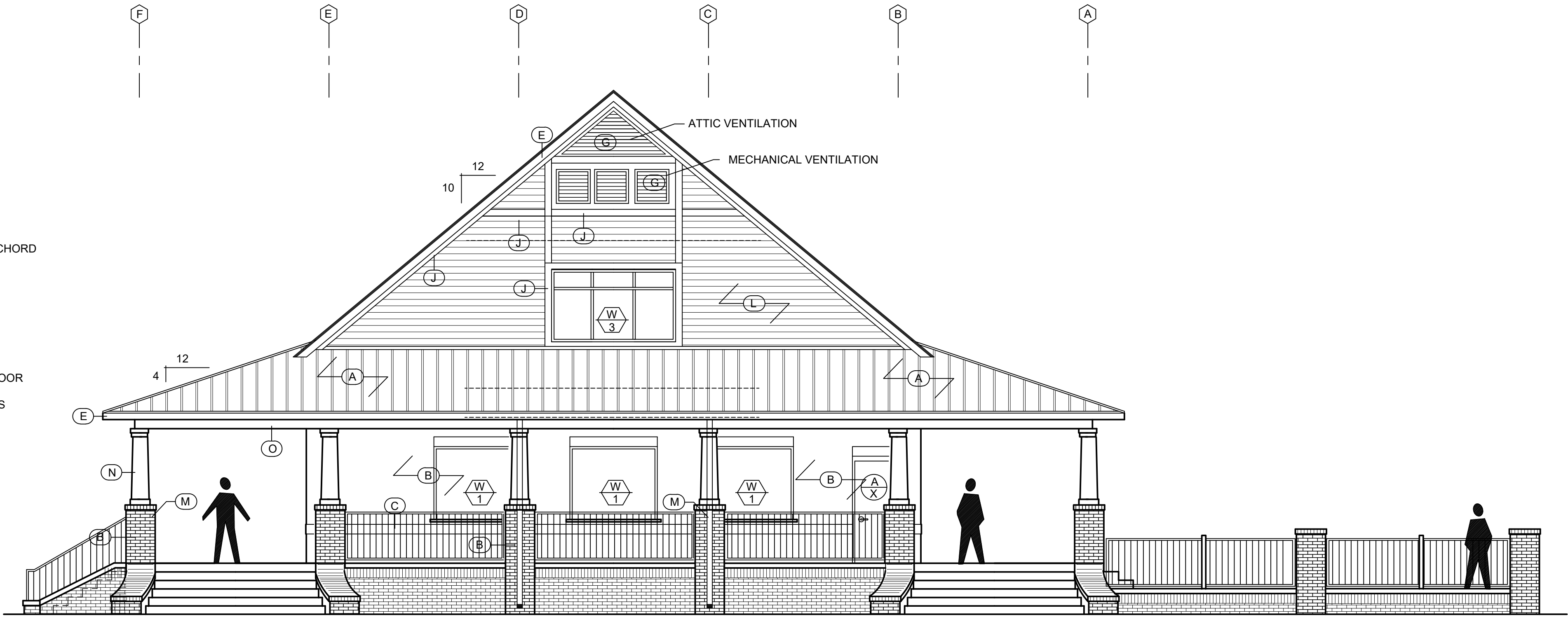
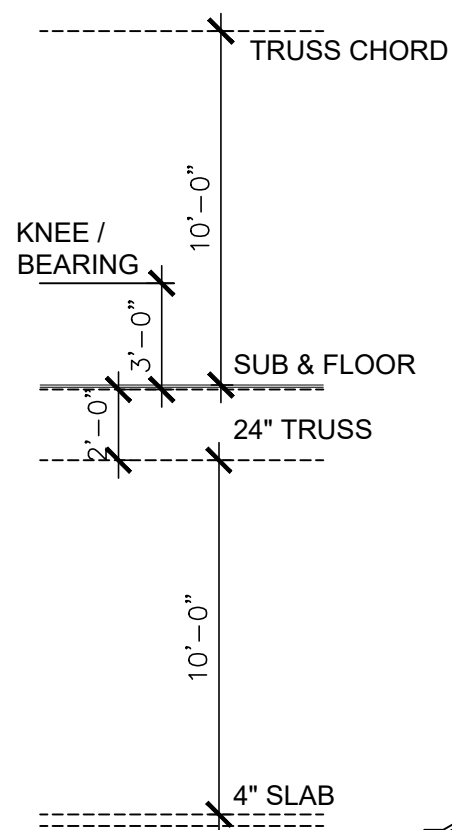
MARK	MATERIAL / DESCRIPTION
A	STANDING SEAM METAL ROOF
B	FACE BRICK VENEER
C	BRICK SOLDIER COURSE
D	METAL SOFFIT PANELS
E	METAL FASCIA
F	METAL TRIM
G	ALUMINUM ATTIC VENT WITH INSECT SCREEN
H	EXTERIOR LIGHT - SEE ELECT. DRAWINGS
J	5 1/2" PAINTED TRIM BOARD
L	CEMENT BOARD SIDING
M	BRICK SILL COURSE
N	CEMENT BOARD TAPERED COLUMN
O	CEMENT BOARD PAINTED TRIM

TYPICAL ELEVATION NOTES:

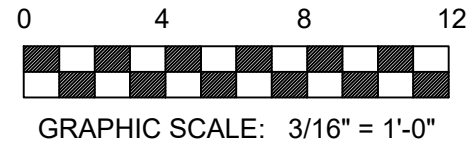
1. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHT FIXTURES DEVICES - TYP.
2. SEE PLUMBING DRAWINGS FOR ALL LOCATION OF SIDEWALL WATER HYDRANTS

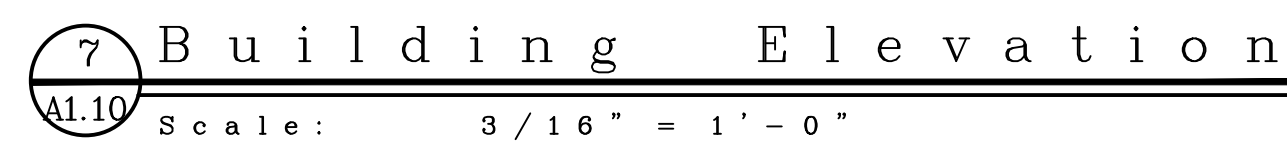
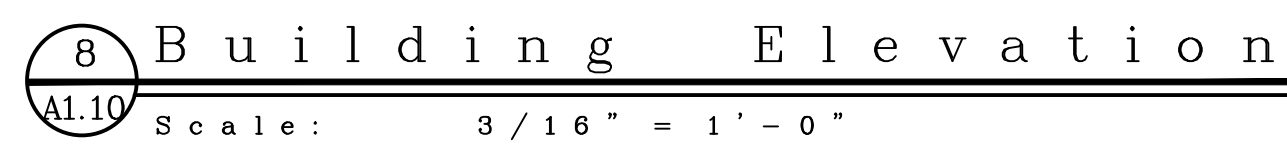


2 Porch Elevation
A1.6 Scale: 3/16" = 1'-0"



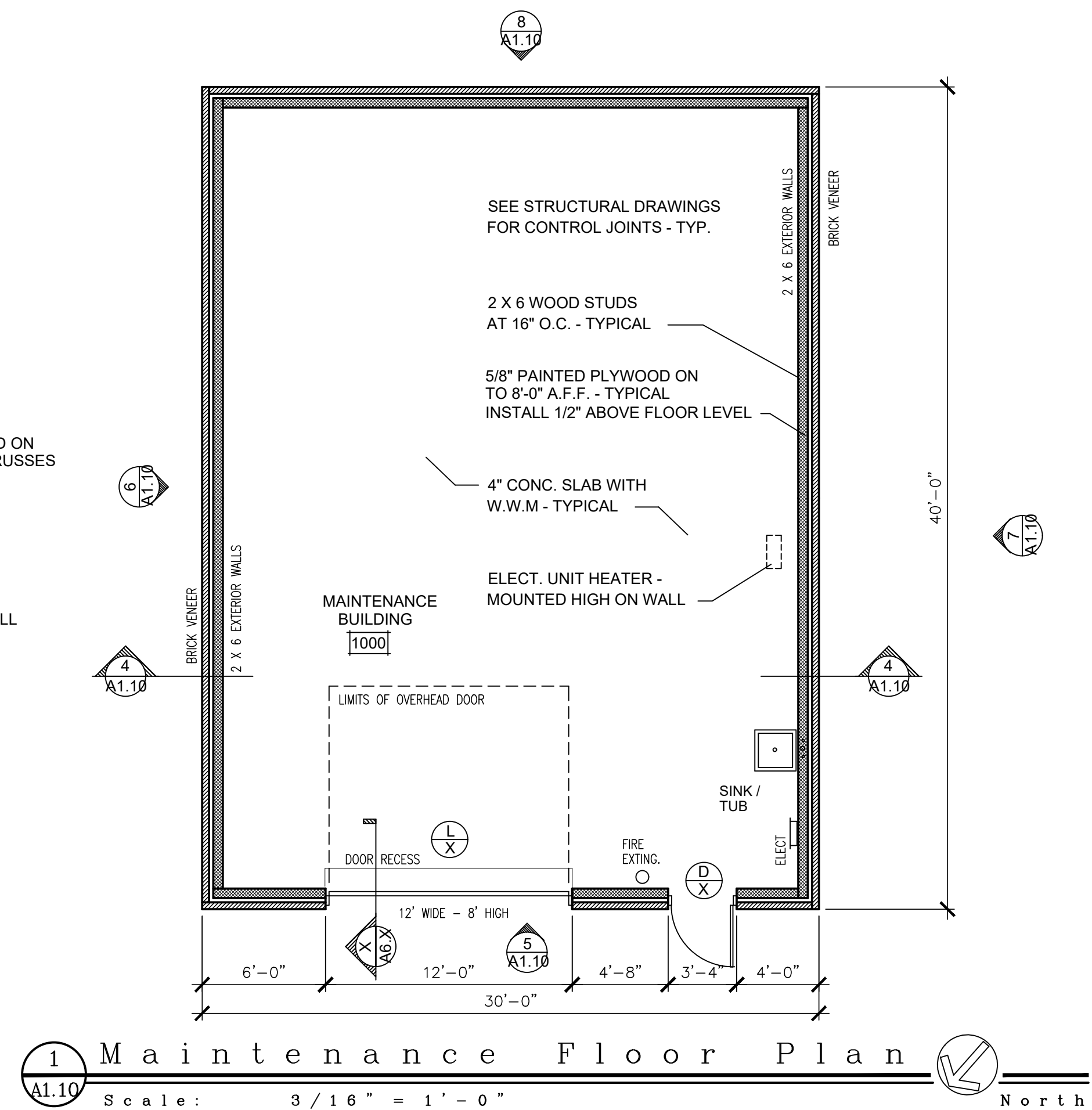
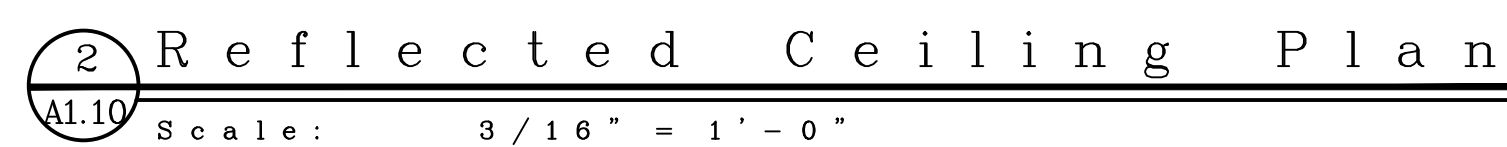
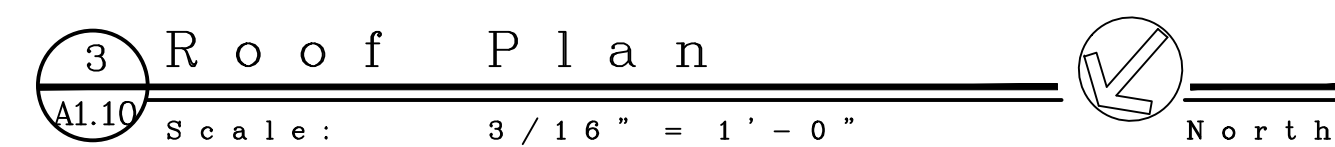
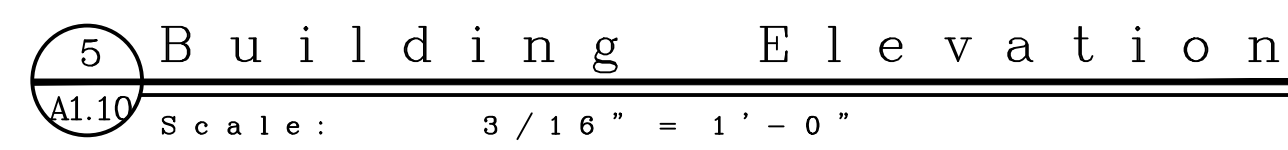
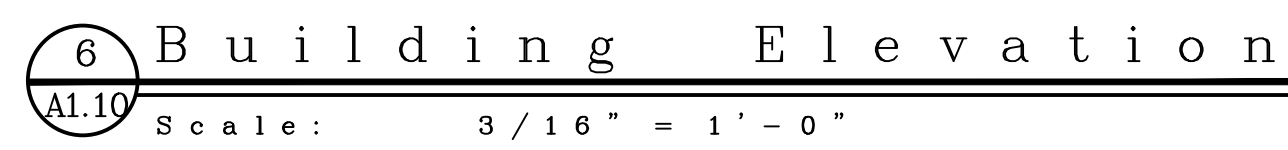
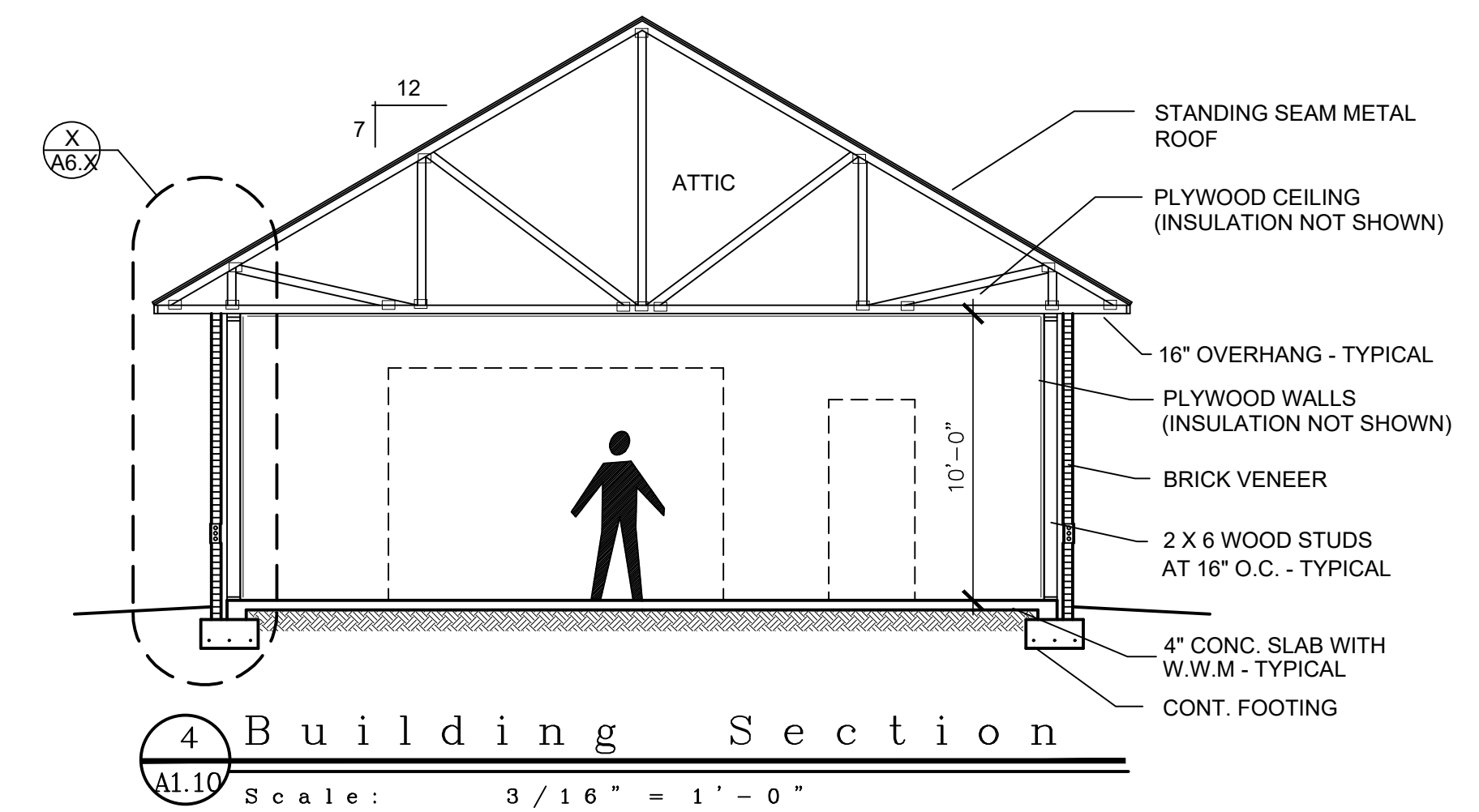
1 Building Elevation
A1.6 Scale: 3/16" = 1'-0"





TYPICAL ELEVATION NOTES:

1. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHT FIXTURES DEVICES - TYP.
2. SEE PLUMBING DRAWINGS FOR ALL LOCATION OF SIDEWALL WATER HYDRANTS



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NOT FOR CONSTRUCTION

REVISIONS:

CITY OF SUMTER
303 E. LIBERTY STREET
SUMTER, SOUTH CAROLINA

OWNER:

BOBBY RICHARDSON
SPORTS COMPLEX
440 THEATRE DRIVE
SUMTER, SOUTH CAROLINA

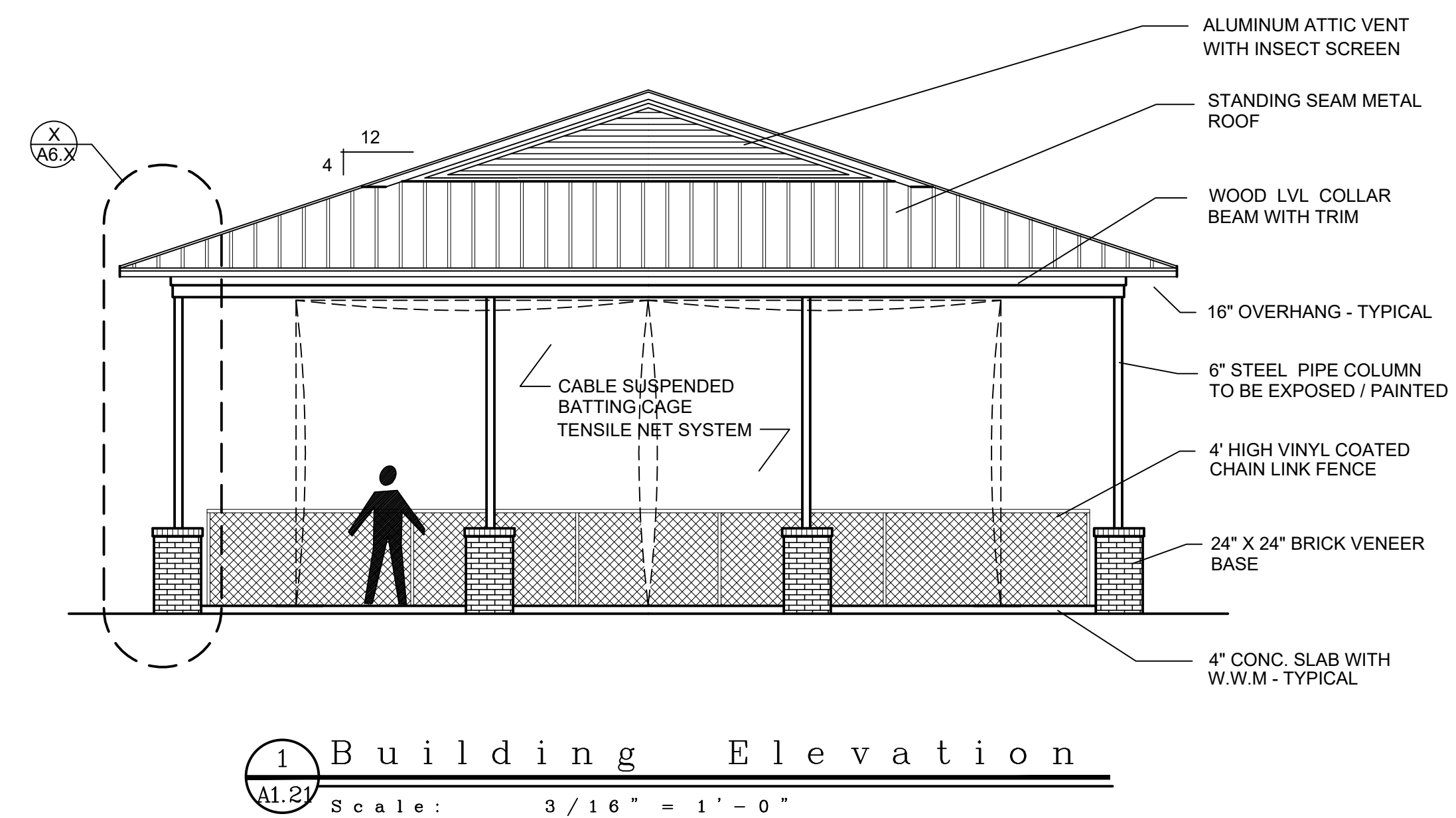
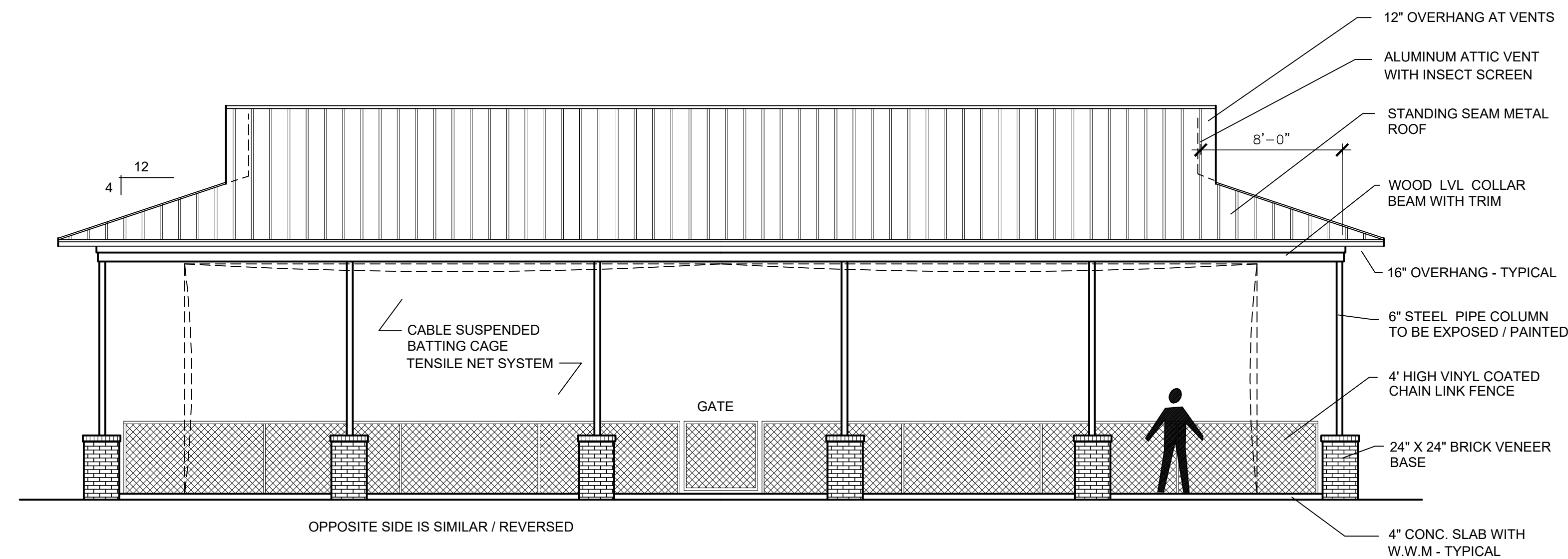
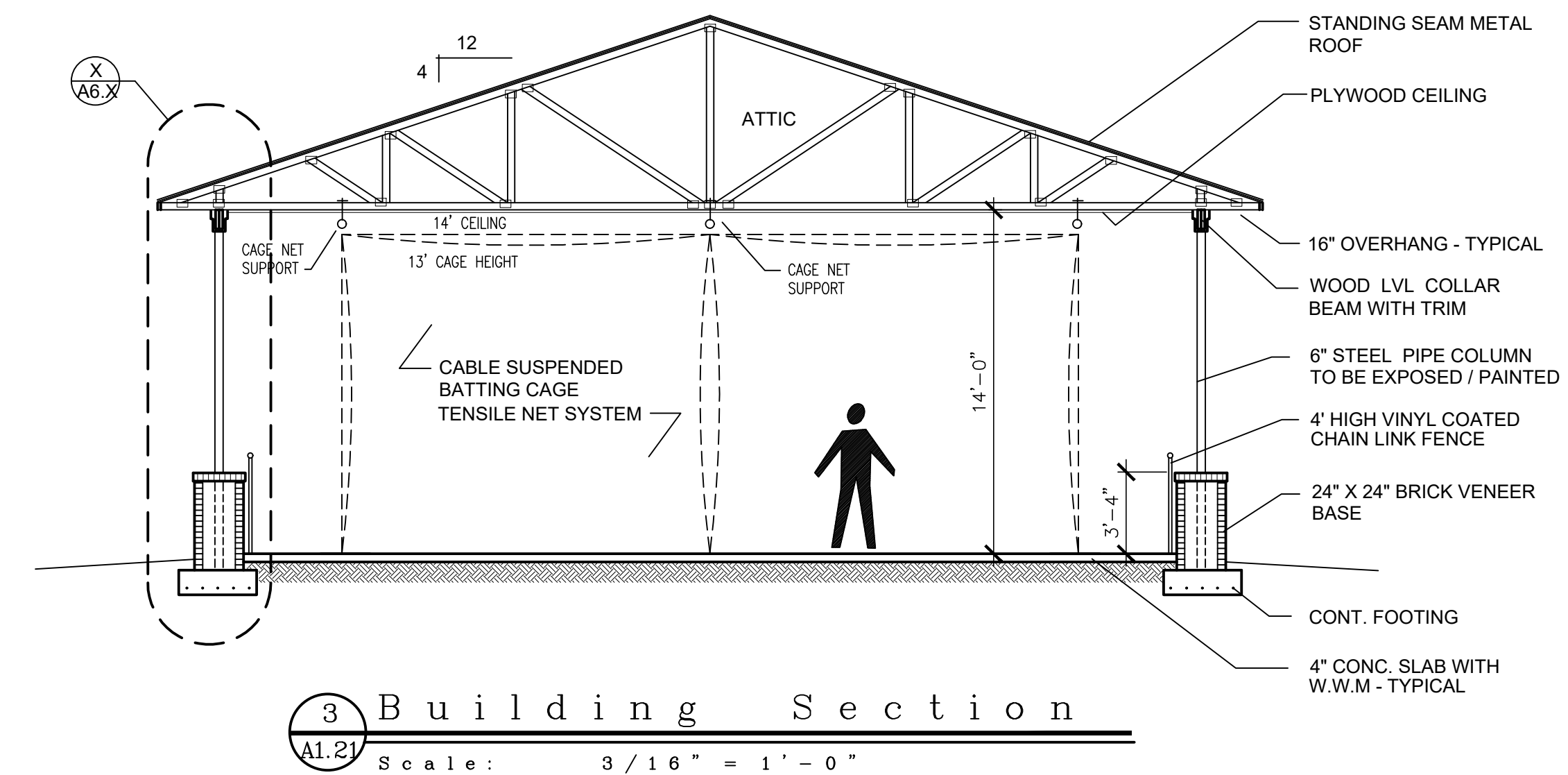
SCALE: 3/16" = 1'-0"

DATE: 7-16-26

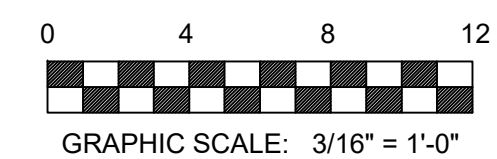
SHEET NAME:
BUILDING THREE -
BATTING CAGES
ELEVS. / SECTION

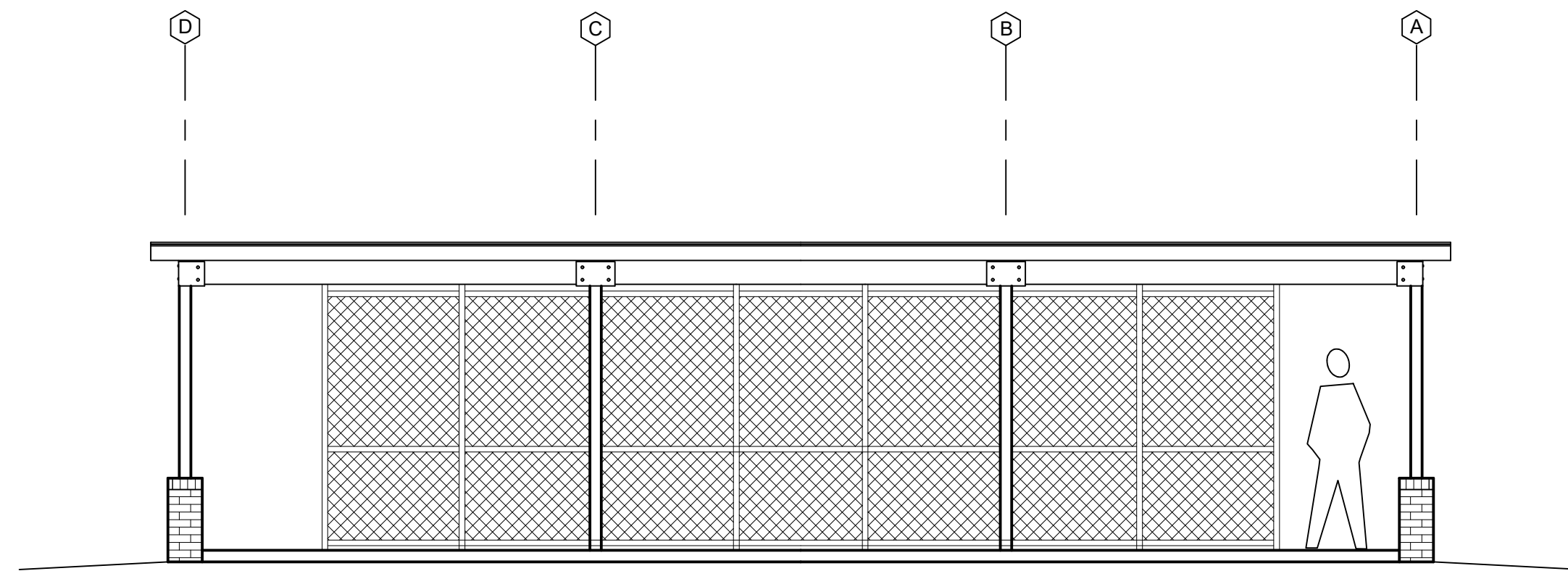
SHEET NO:

A 1.21

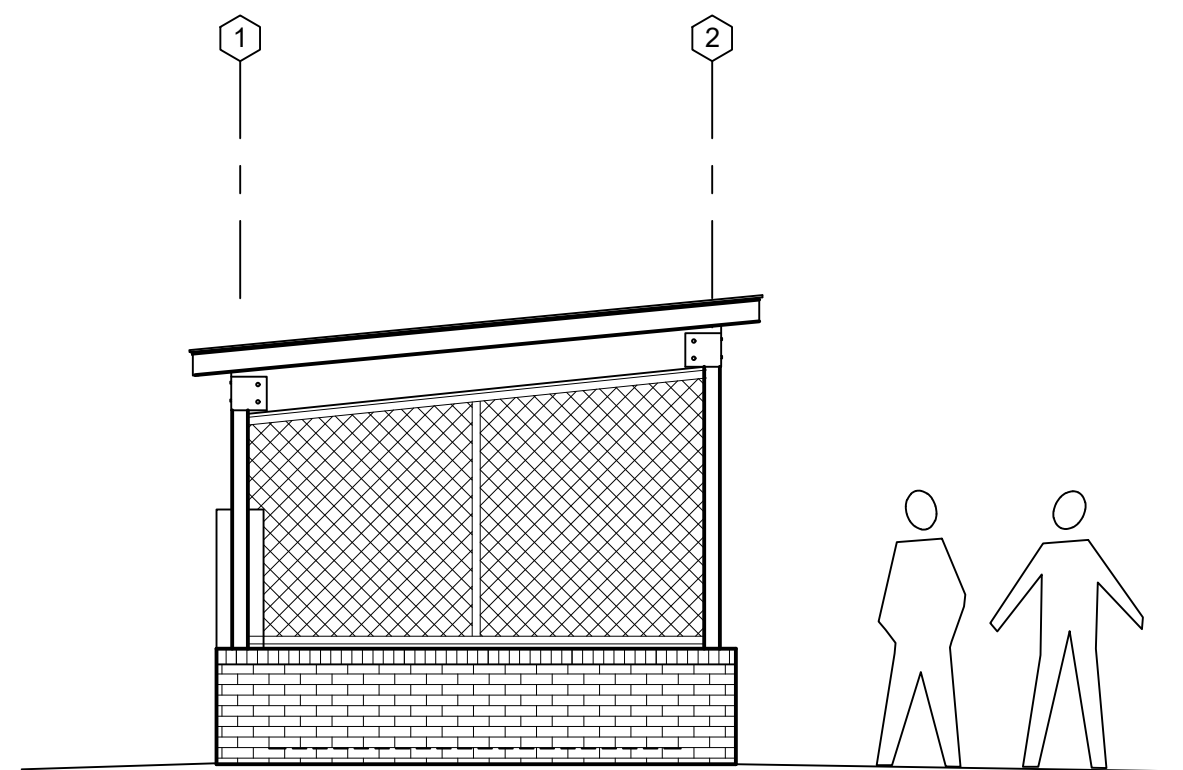


TWO STRUCTURES REQUIRED

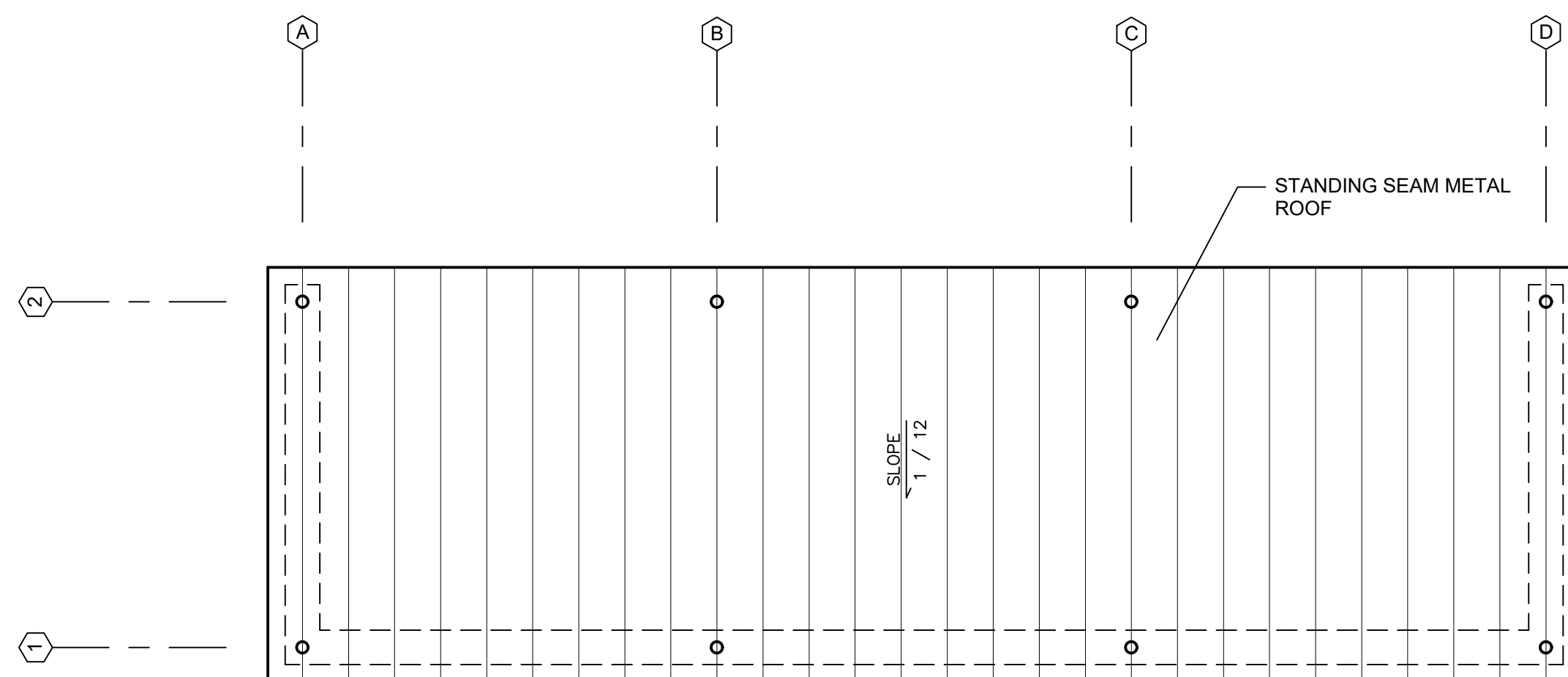
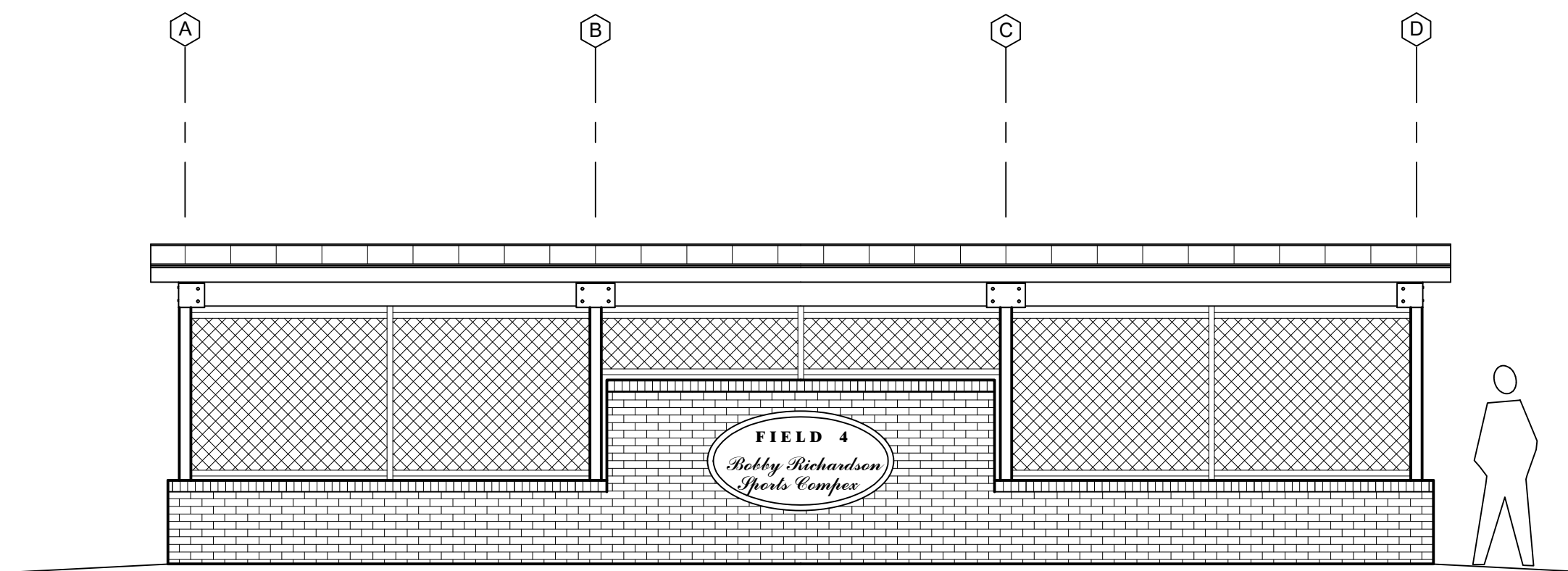




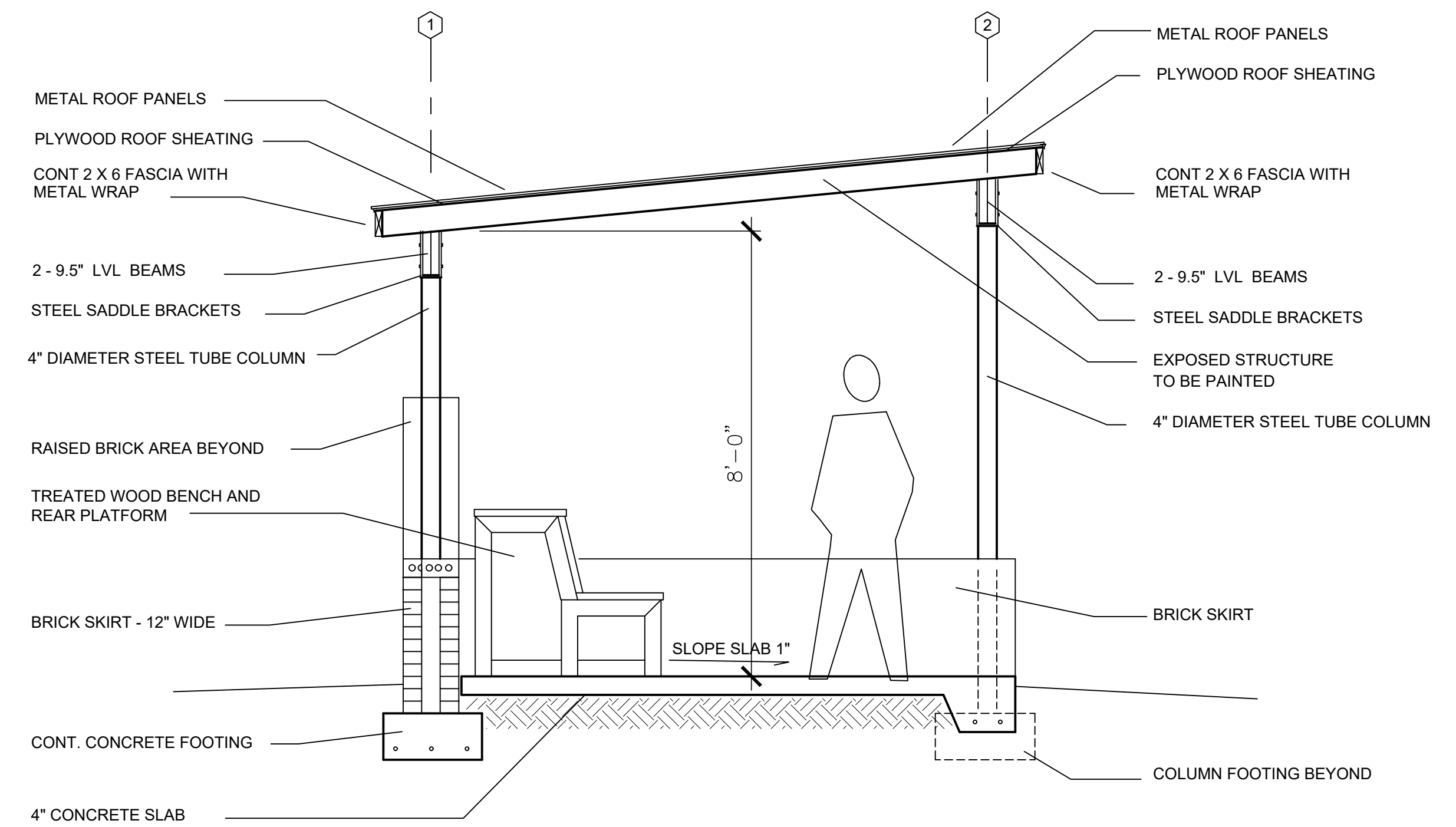
5 Field Elevation
A1.30 Scale: 1/4" = 1'-0"



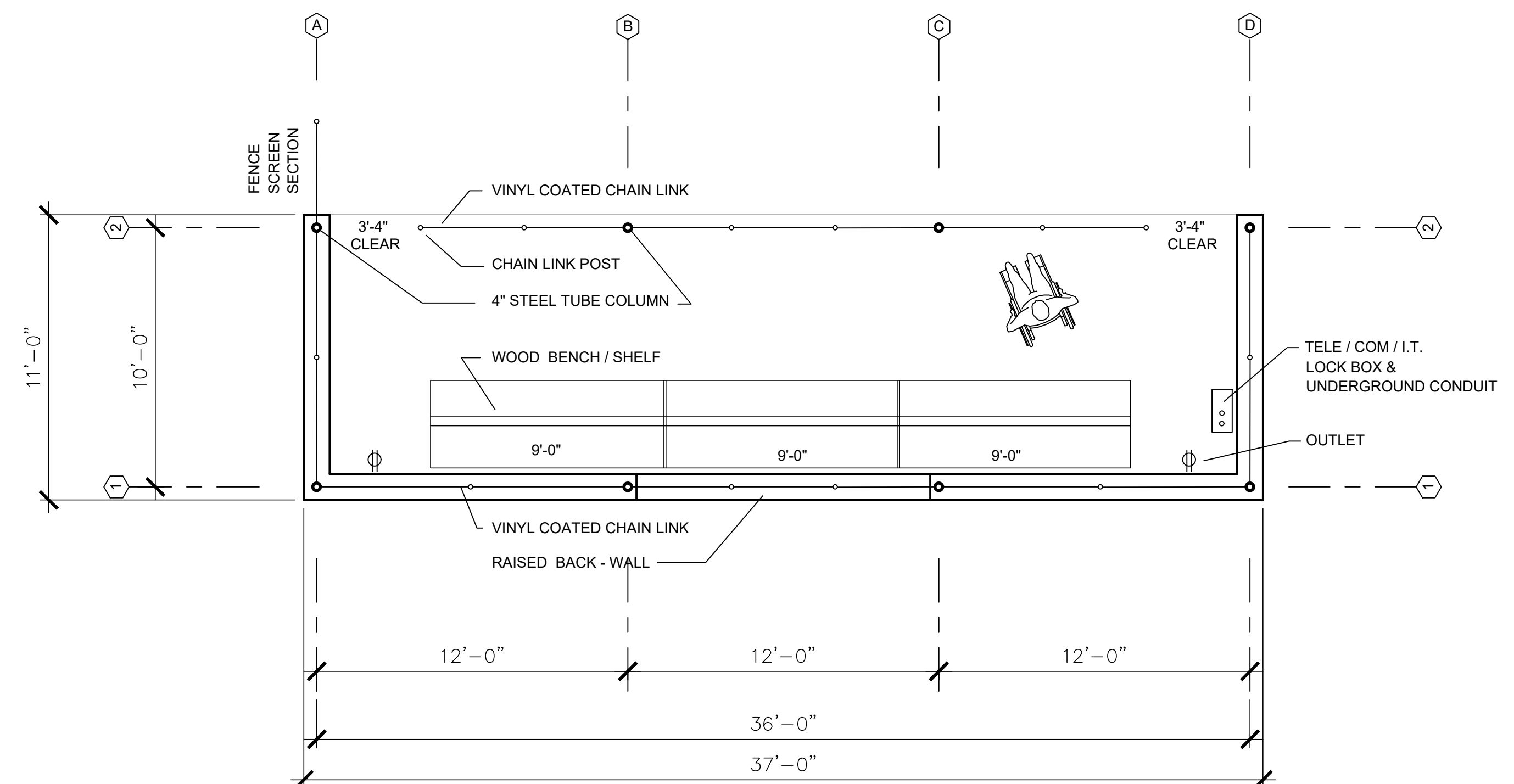
3 Rear Elevation
A1.30 Scale: 1/4" = 1'-0"



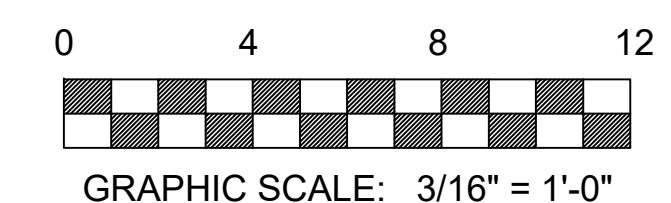
2 Dugout Roof Plan
A1.30 Scale: 1/4" = 1'-0"



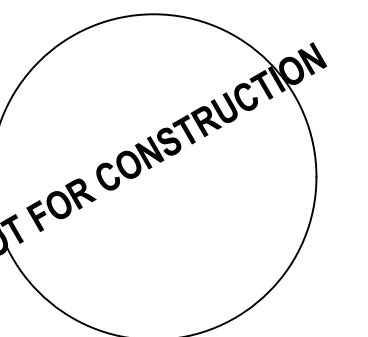
6 Dugout Building Section
A1.30 Scale: 1/2" = 1'-0"



1 Dugout Floor Plan
A1.30 Scale: 1/4" = 1'-0"



TEN (10) STRUCTURES REQUIRED



REVISIONS:

CITY OF SUMTER
303 E. LIBERTY STREET
SUMTER, SOUTH CAROLINA

OWNER:

**BOBBY RICHARDSON
SPORTS COMPLEX**
440 THEATRE DRIVE
SUMTER, SOUTH CAROLINA

SCALE: 1/4" = 1'-0"

DATE: 7-16-26

SHEET NAME:
BUILDING FOUR -
DUG OUTS

SHEET NO:
A 1.30

FOR REVIEW ONLY

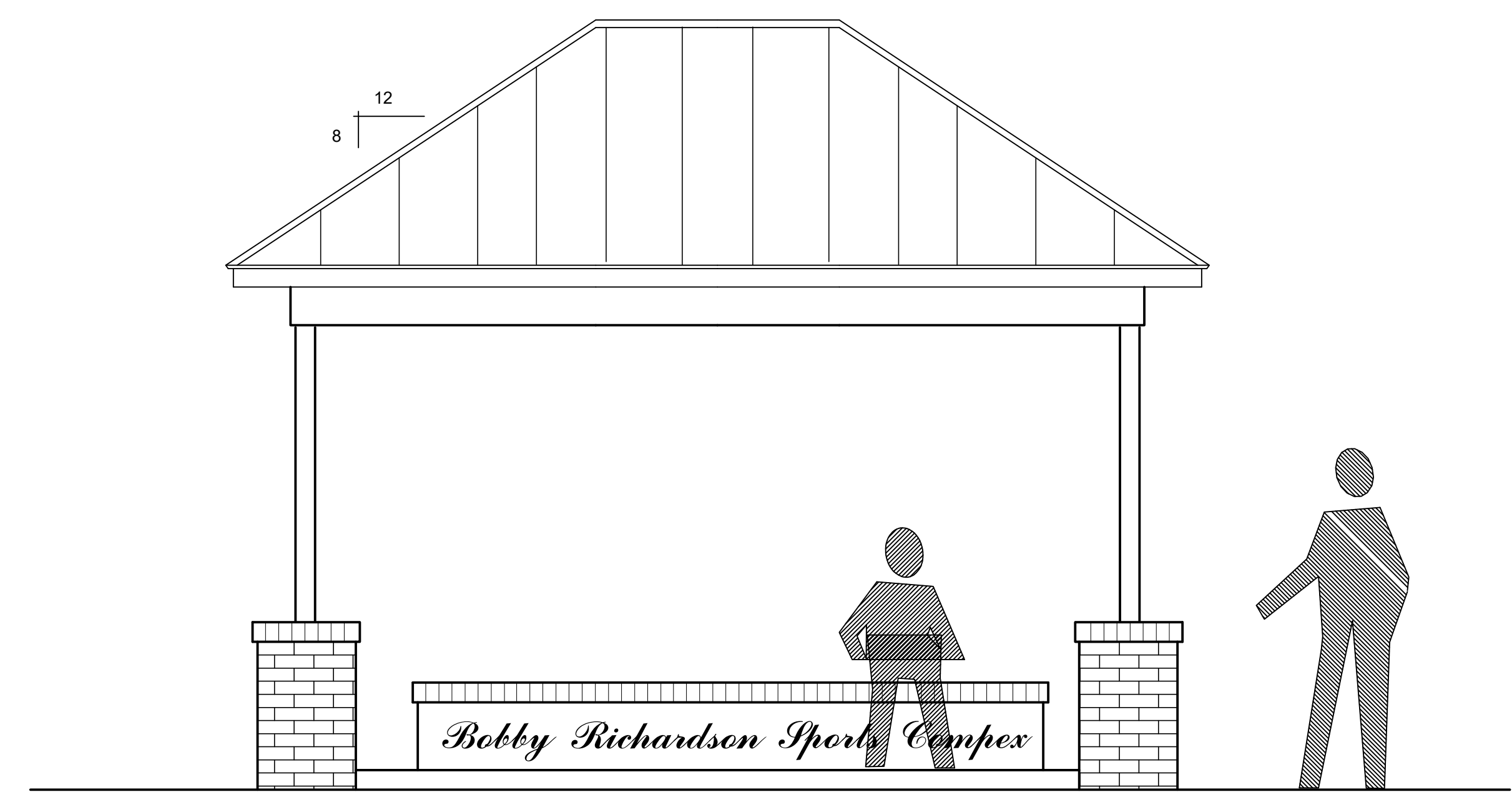
NOT FOR CONSTRUCTION

REVISIONS:

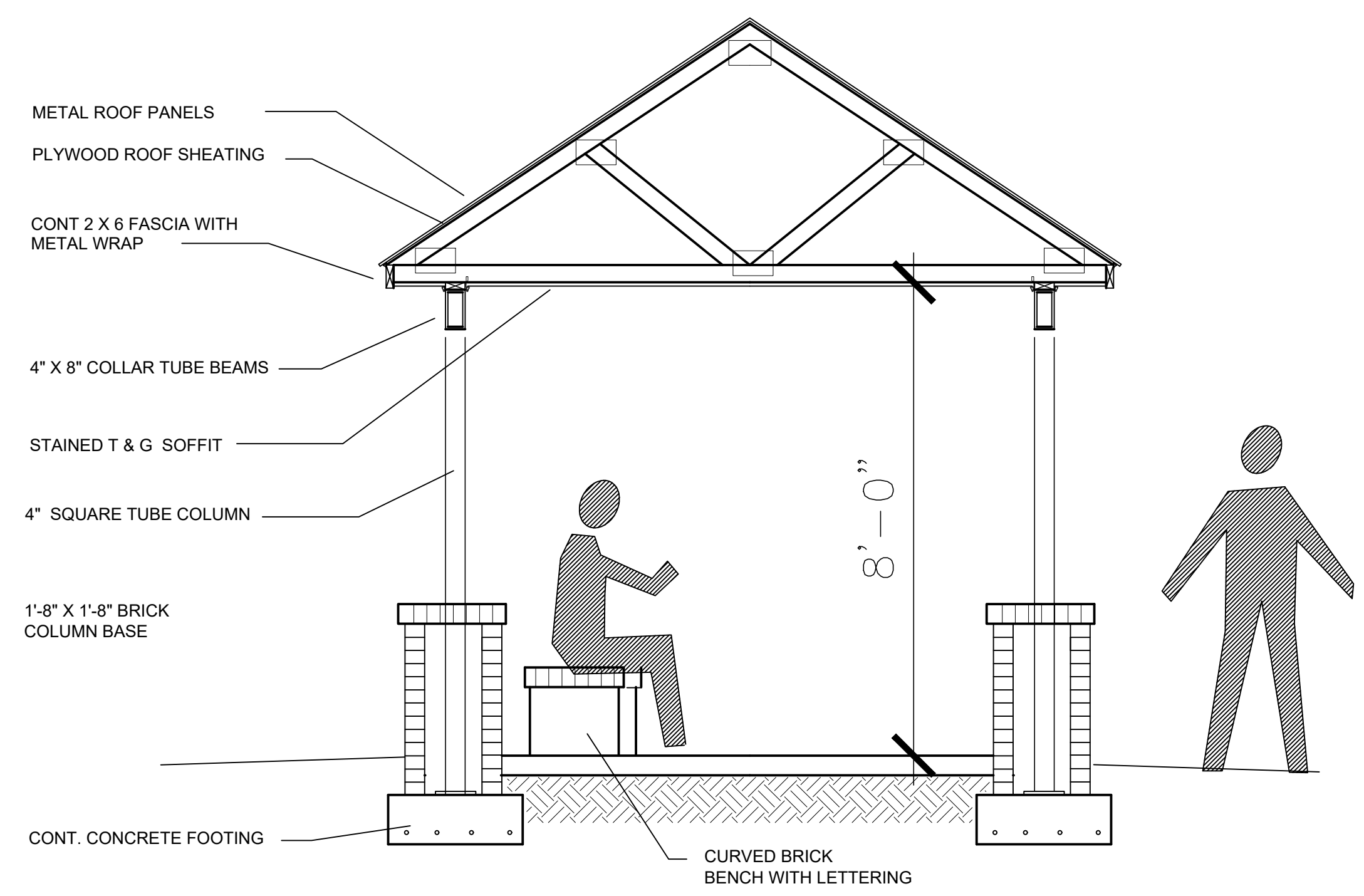
CITY OF SUMTER
303 E. LIBERTY STREET
SUMTER, SOUTH CAROLINA

OWNER:

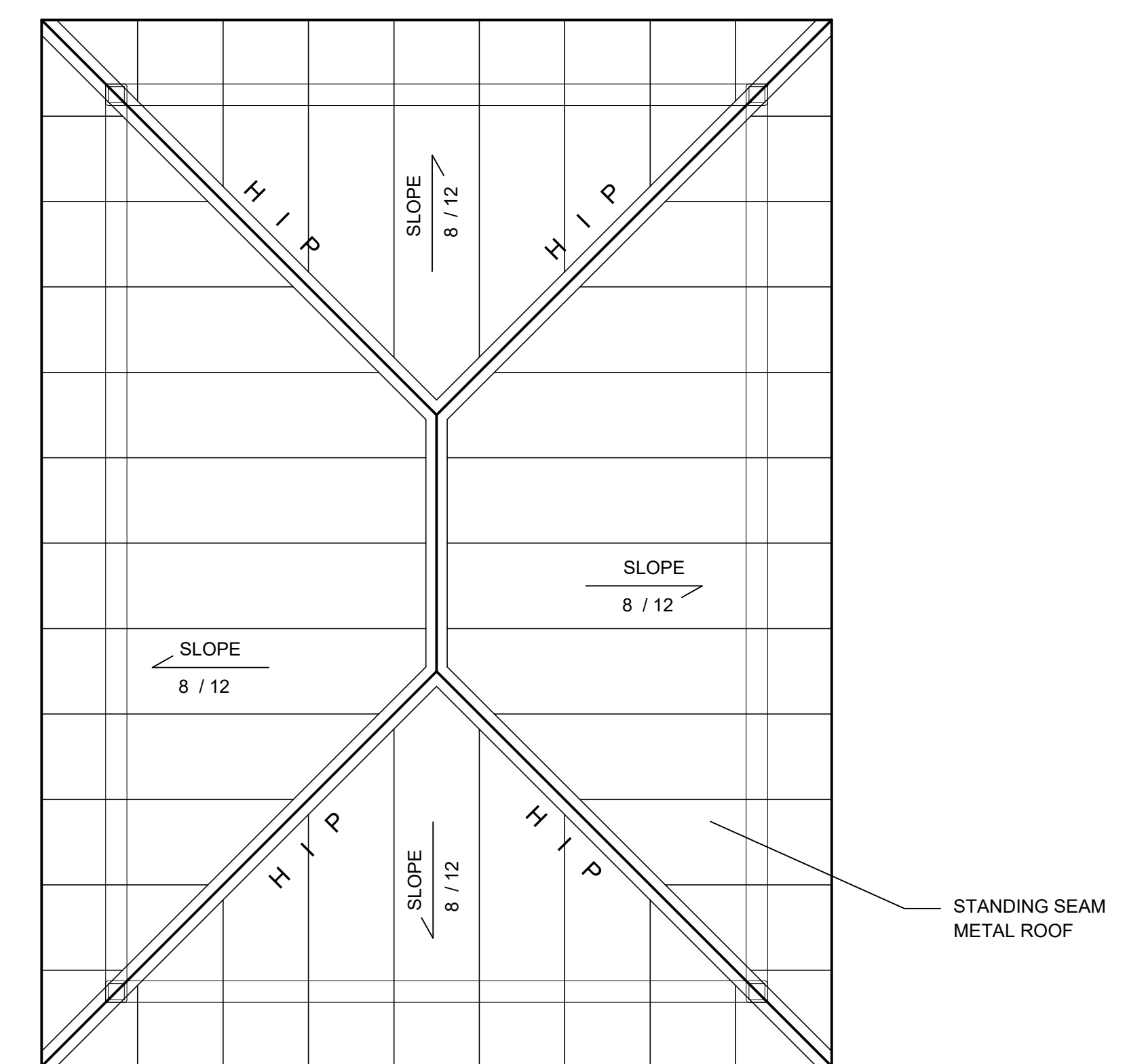
**BOBBY RICHARDSON
SPORTS COMPLEX**
440 THEATRE DRIVE
SUMTER, SOUTH CAROLINA



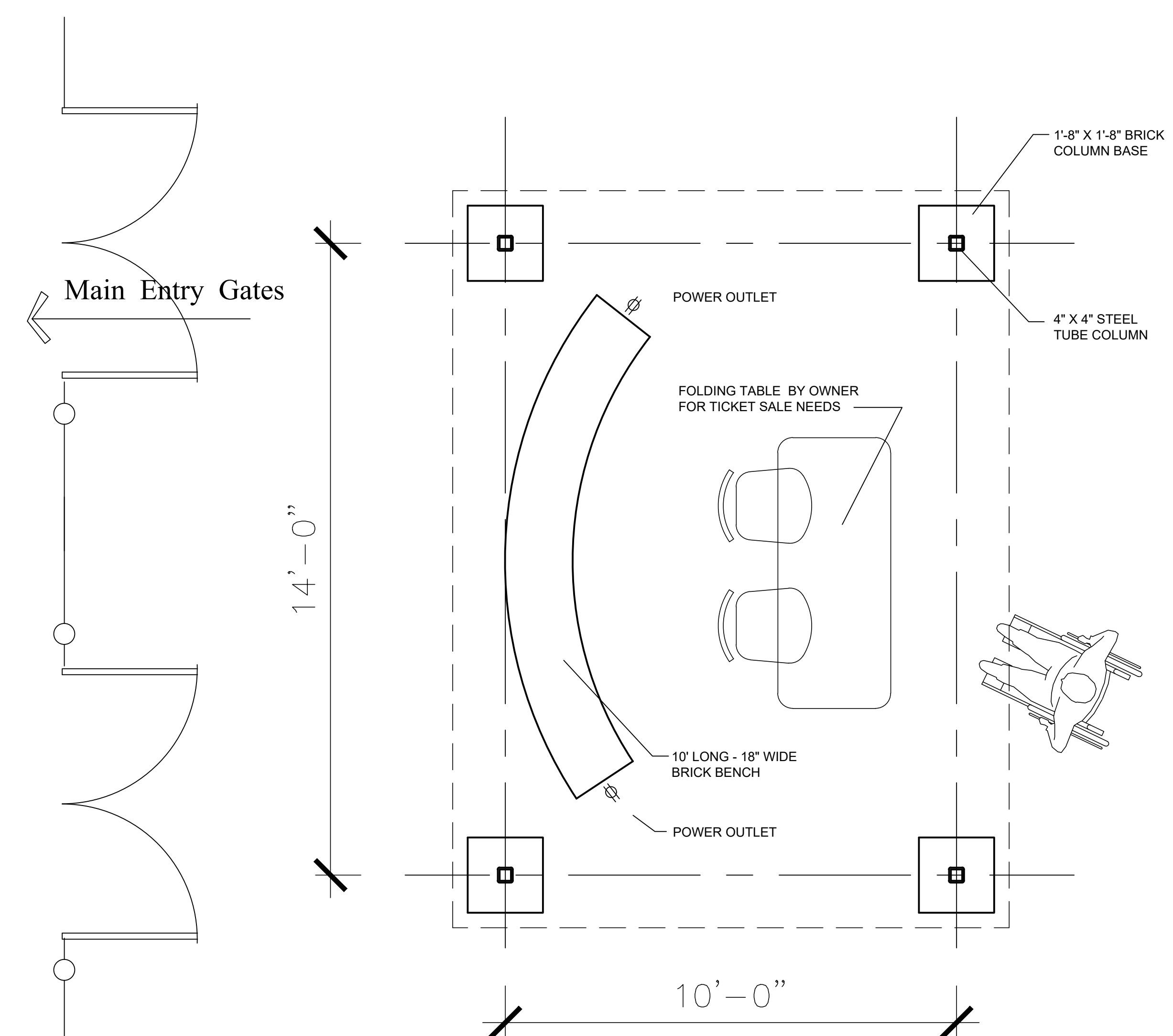
4 Entry Pavilion Elevation
A1.40 Scale: 1/2" = 1'-0"



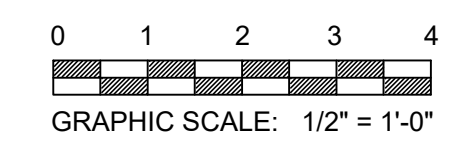
3 Entry Pavilion Section
A1.40 Scale: 1/2" = 1'-0"



2 Entry Pavilion Roof Plan
A1.40 Scale: 1/2" = 1'-0"



1 Entry Pavilion Plan
A1.40 Scale: 1/2" = 1'-0"



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CITY OF SUMTER
303 E. LIBERTY STREET
SUMTER, SOUTH CAROLINA

OWNER:

BOBBY RICHARDSON
SPORTS COMPLEX
440 THEATRE DRIVE
SUMTER, SOUTH CAROLINA

SCALE: 3/16" = 1'-0"

DATE: 7-16-26

SHEET NAME:
BUILDING SIX -
EXIST. PAVILION
RENOVATIONS

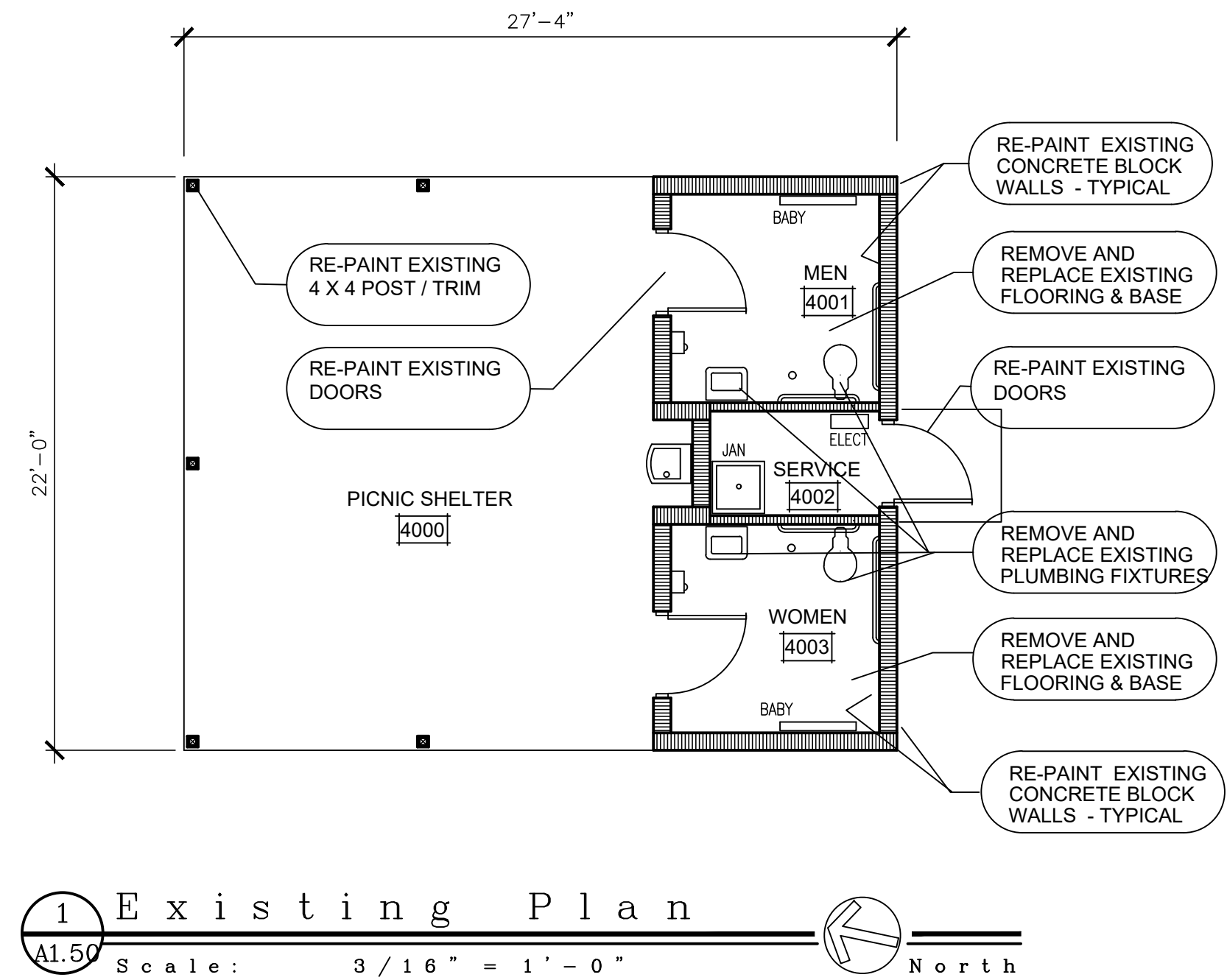
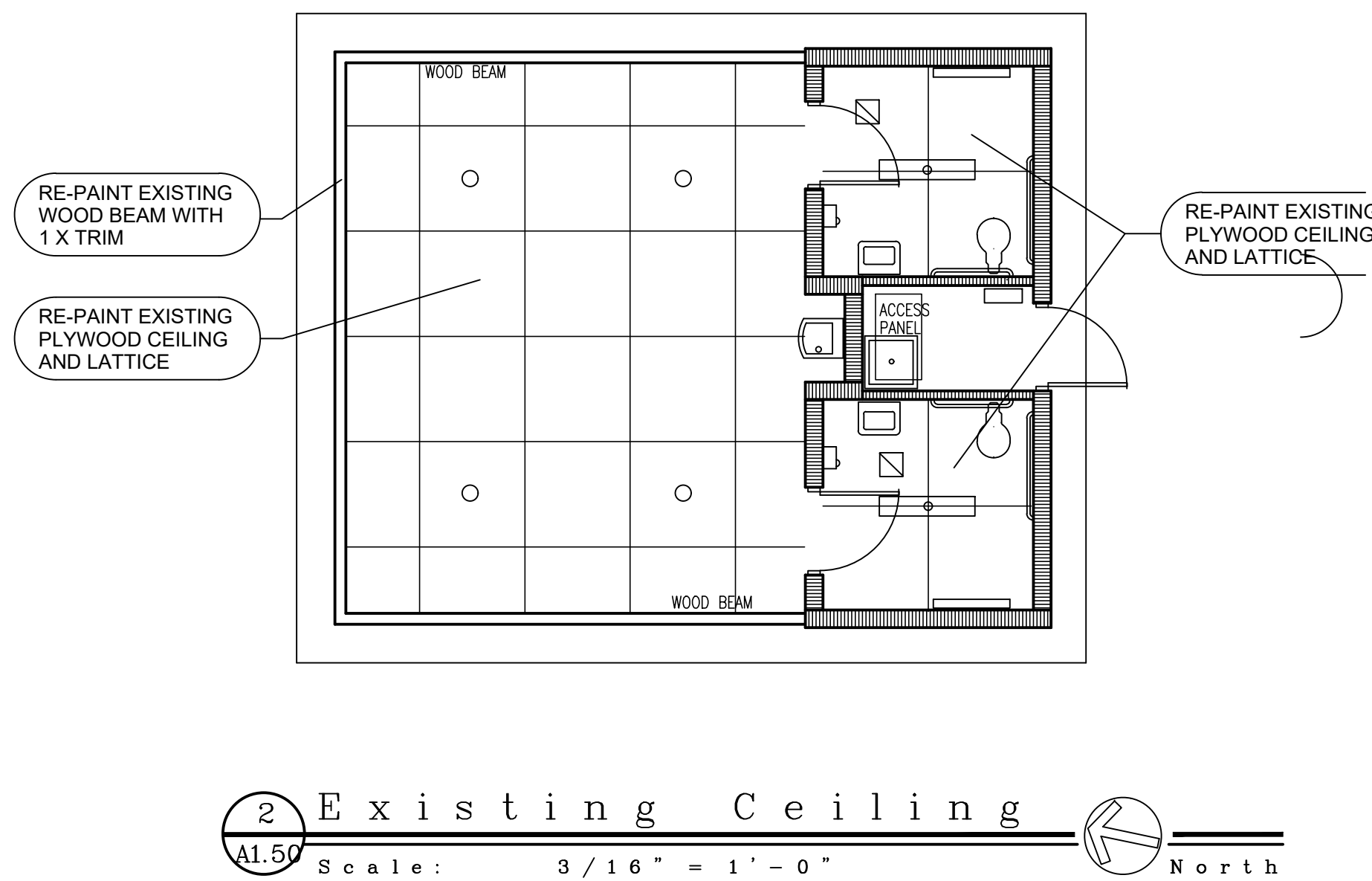
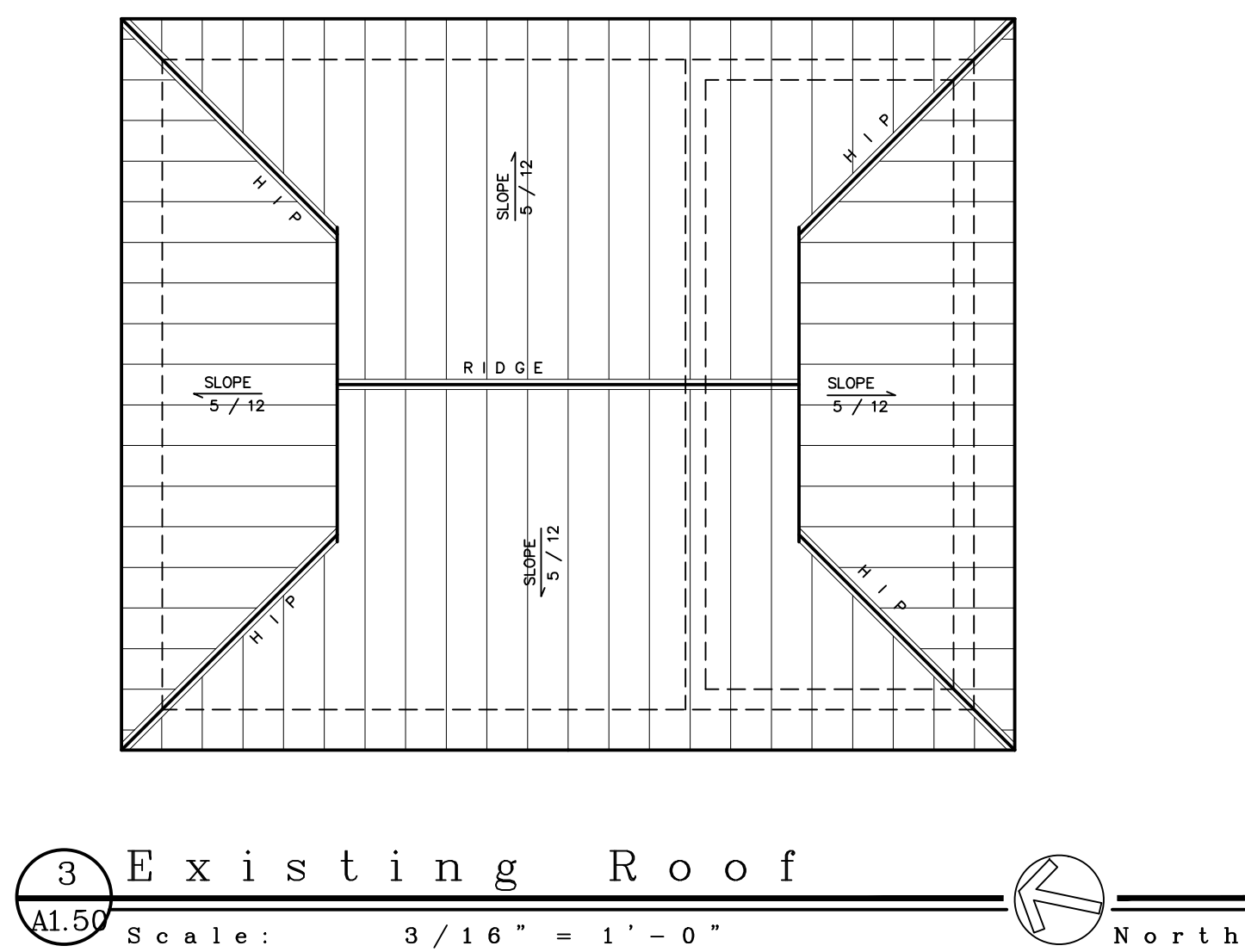
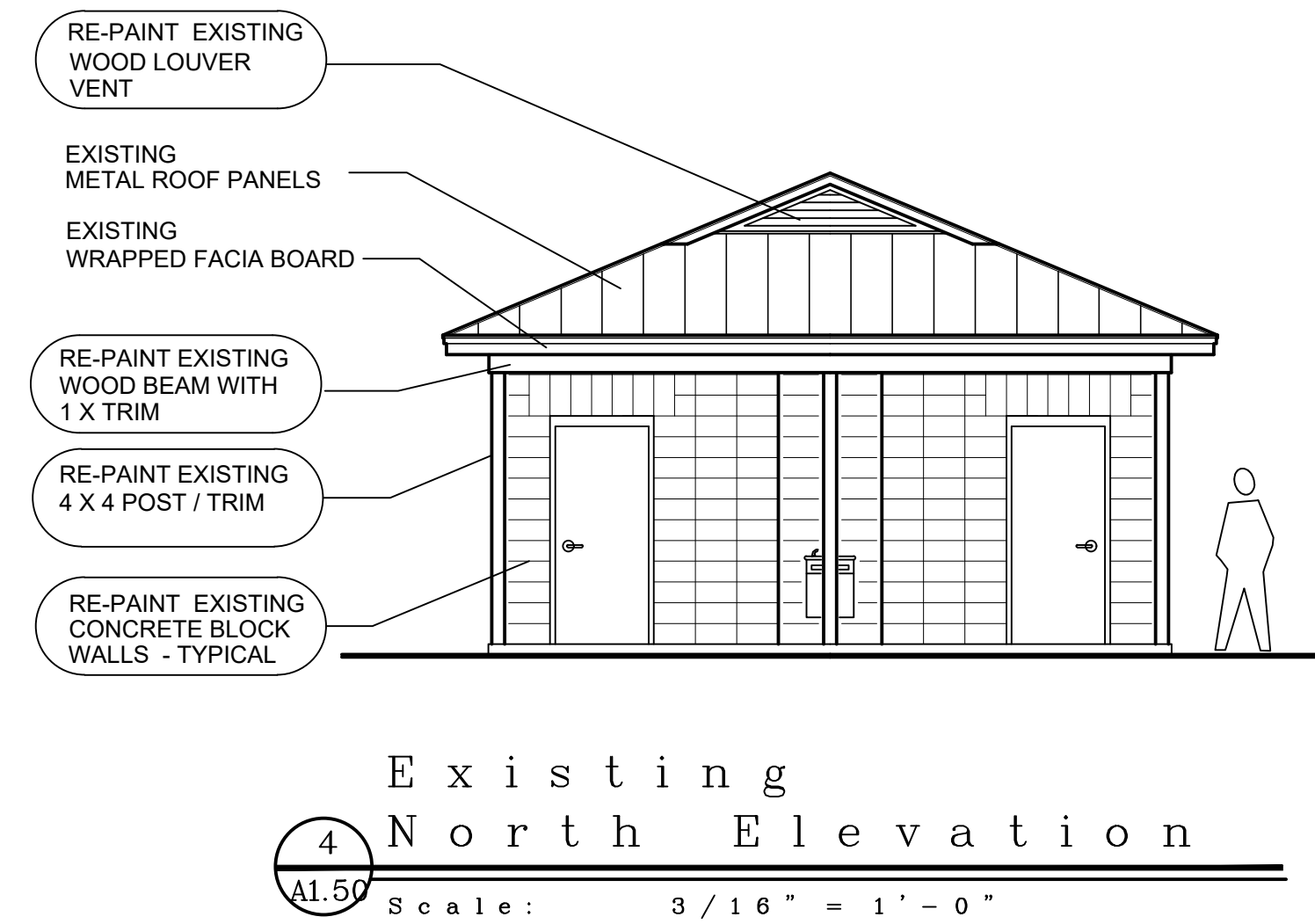
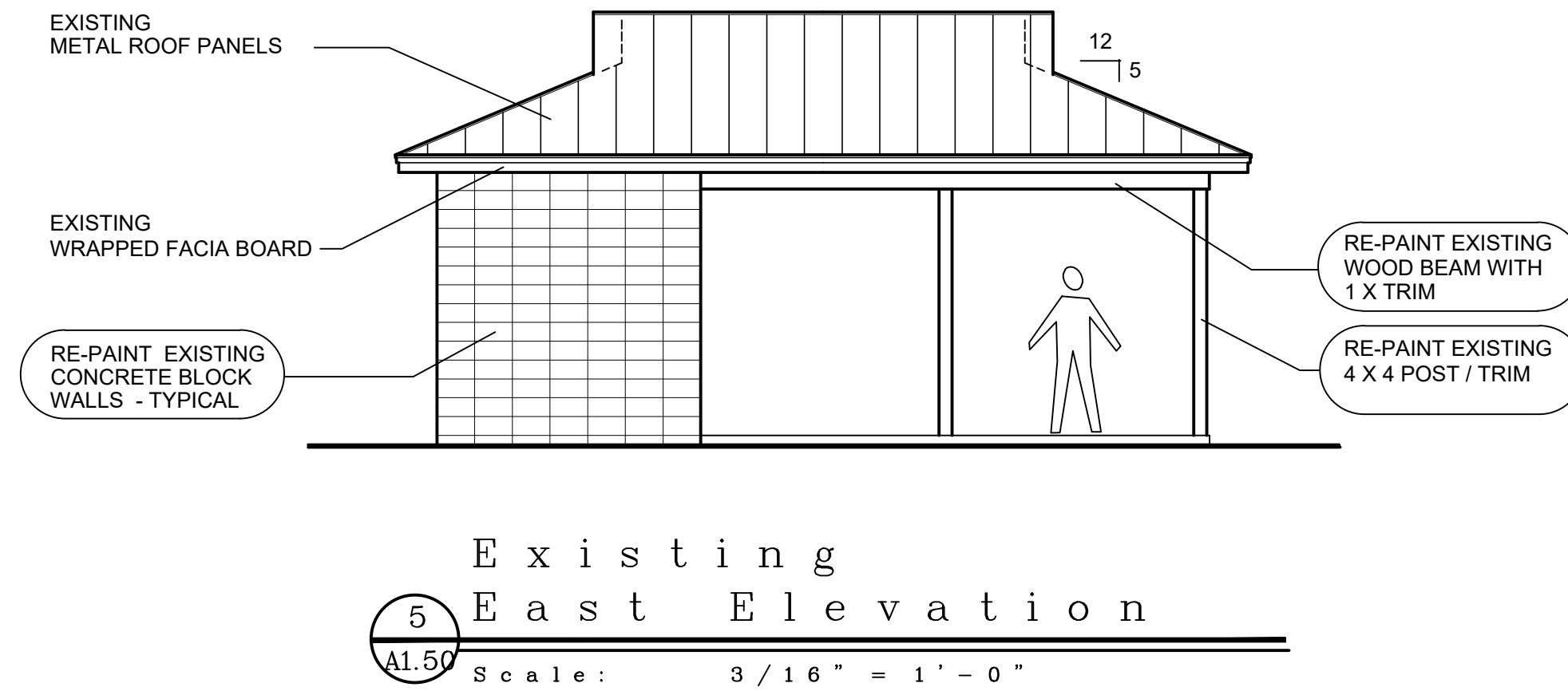
SHEET NO:

A 1.50

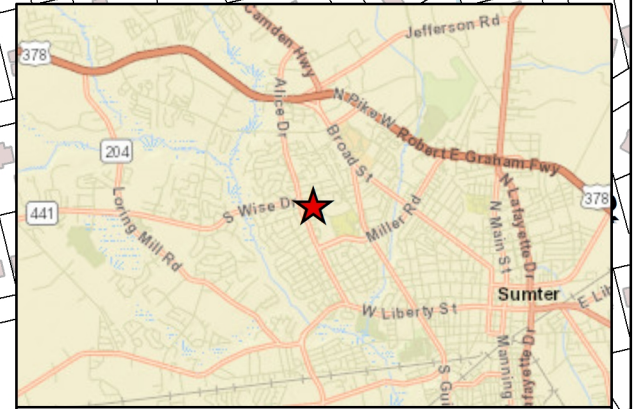
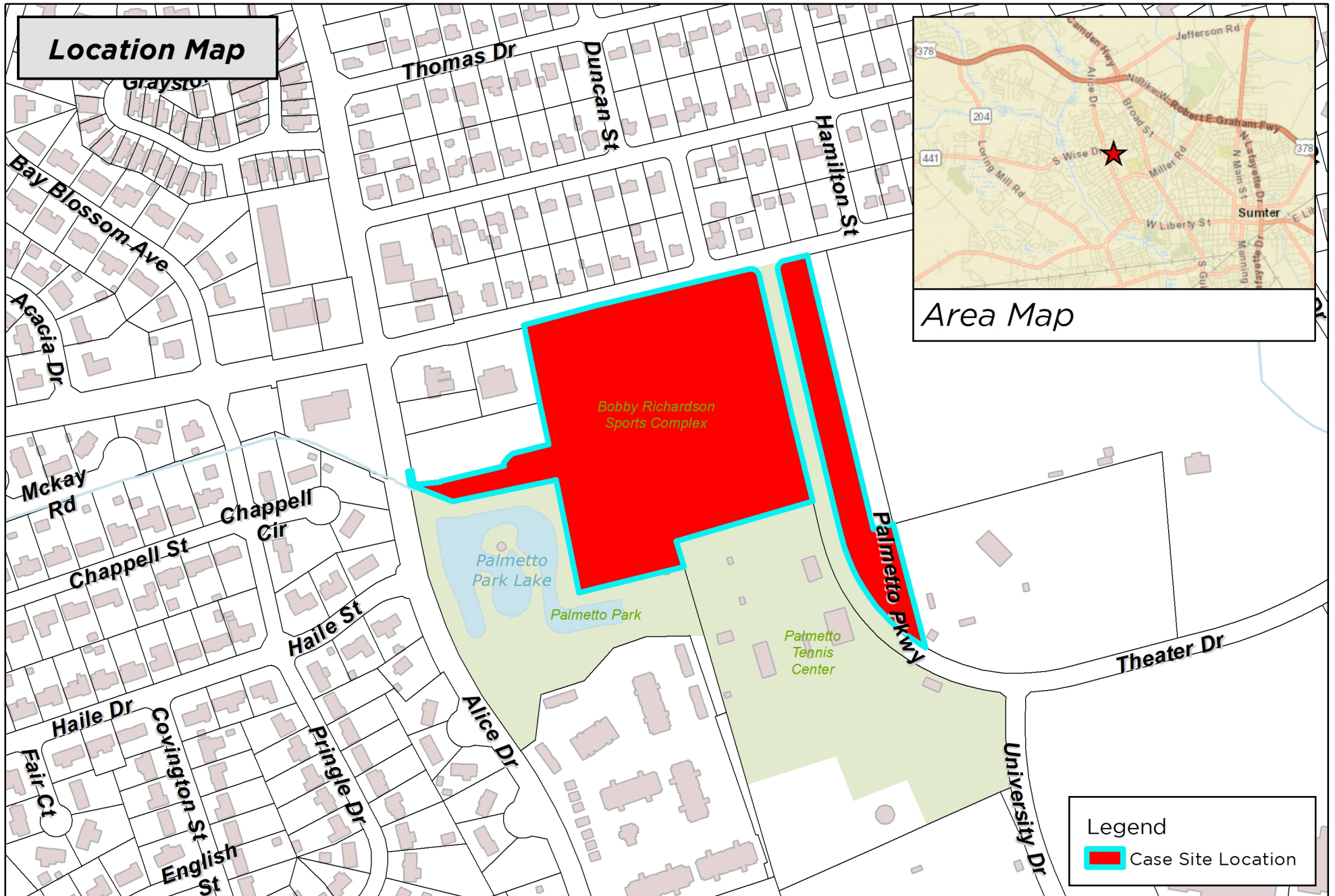
Finish Schedule

0 4 8 12
GRAPHIC SCALE: 3/16" = 1'-0"

SPACE NO.	DESCRIPTION	FLOOR	BASE	WALLS	CEILING
4000	EXTERIOR PICNIC AREA	EXISTING: CONCRETE SLAB PROPOSED: NO CHANGE	EXISTING: N/A PROPOSED: N/A	EXISTING: N/A PROPOSED: N/A	EXISTING: PAINTED PLYWOOD PROPOSED: RE- PAINT PLYWOOD
4001	MEN'S TOILET ROOM	EXISTING: 12" X 12" CERAMIC TILE PROPOSED: NEW 12" X 12" CERAMIC TILE	EXISTING: 6" CERAMIC TILE PROPOSED: NEW 6" CERAMIC TILE	EXISTING: PAINTED CONC. BLOCK PROPOSED: RE-PAINT CONC. BLOCK	EXISTING: PAINTED PLYWOOD PROPOSED: RE- PAINT PLYWOOD
4002	SERVICE AREA	EXISTING: CONCRETE SLAB PROPOSED: NO CHANGE	EXISTING: N/A PROPOSED: N/A	EXISTING: UN PAINTED BLOCK PROPOSED: NO CHANGE	EXISTING: UN-PAINTED PLYWOOD PROPOSED: NO CHANGE
4003	WOMEN'S TOILET ROOM	EXISTING: 12" X 12" CERAMIC TILE PROPOSED: NEW 12" X 12" CERAMIC TILE	EXISTING: 6" CERAMIC TILE PROPOSED: NEW 6" CERAMIC TILE	EXISTING: PAINTED CONC. BLOCK PROPOSED: RE-PAINT CONC. BLOCK	EXISTING: PAINTED PLYWOOD PROPOSED: RE- PAINT PLYWOOD



Location Map

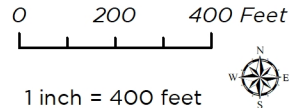


Area Map

Legend

 Case Site Location

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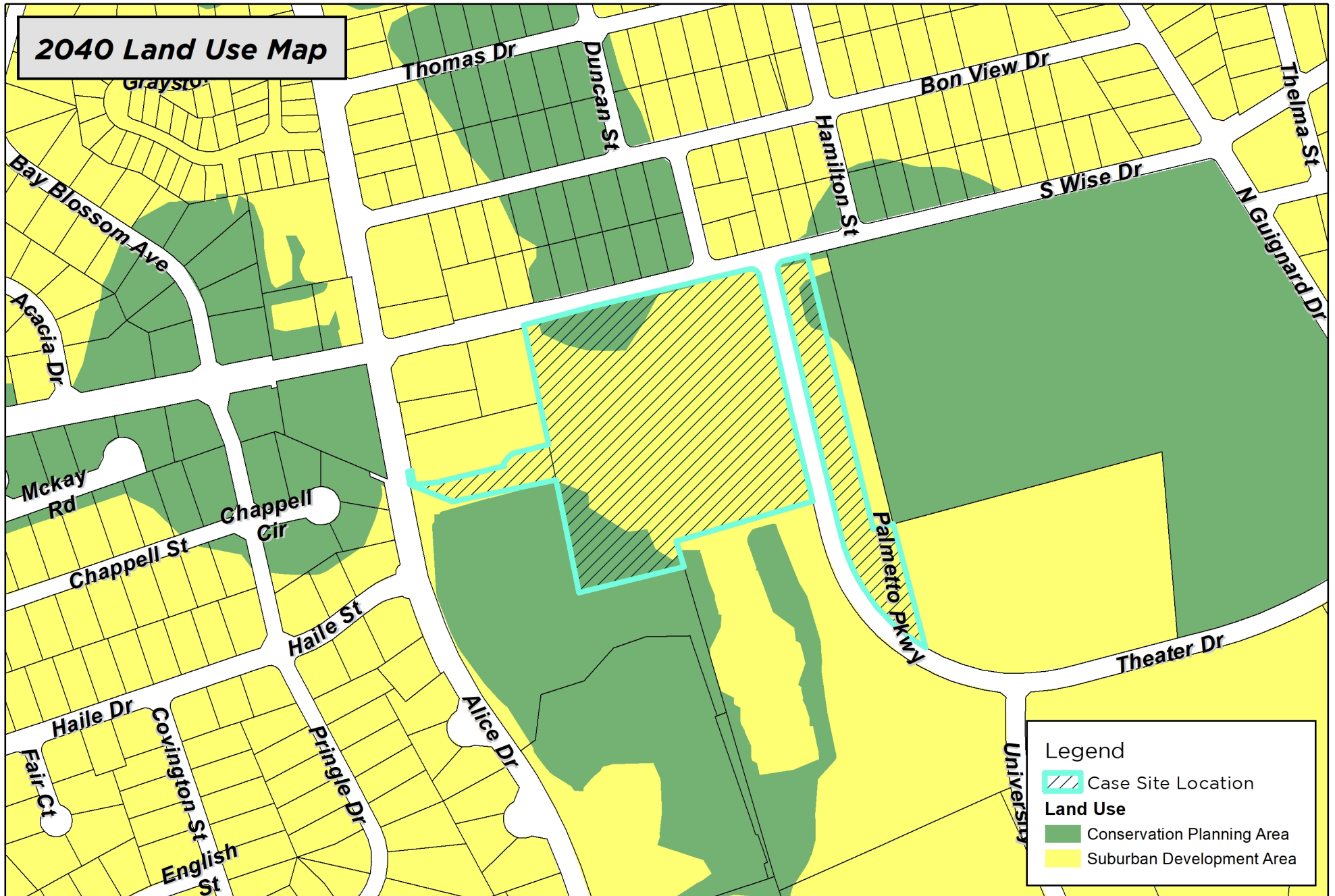


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Date: 8/6/2026
User Name: crobbins
Document Name: MSP-26-42



MSP-26-42
440 Theatre Dr, Sumter, SC 29150
Tax Map # 204-00-03-001, 003,
and 204-11-04-009

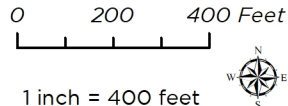
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
 -  Conservation Planning Area
 -  Suburban Development Area

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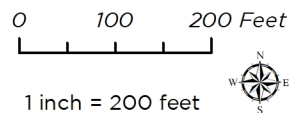
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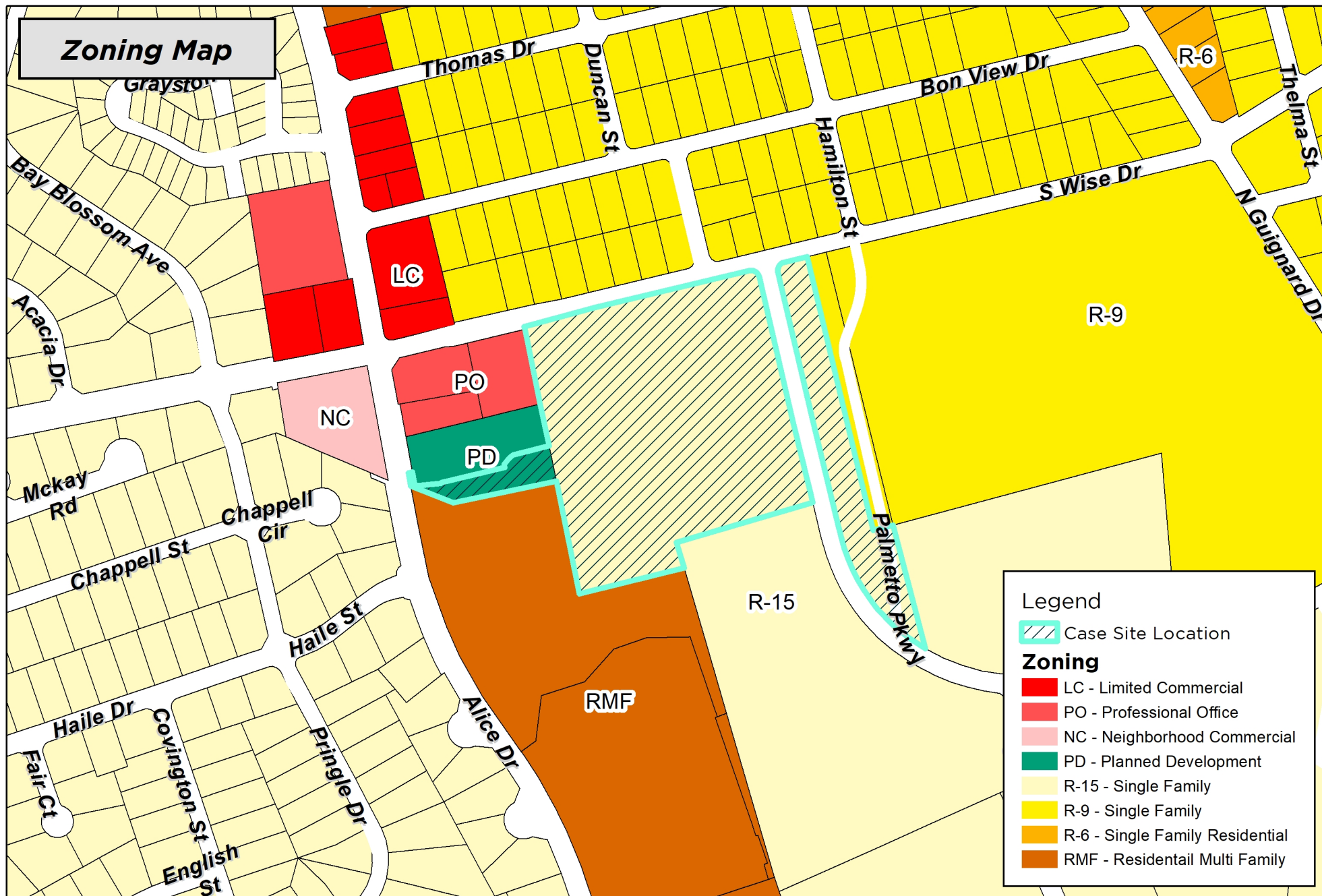


Legend

 Case Site Location

MSP-26-42
 440 Theatre Dr, Sumter, SC 29150
 Tax Map # 204-00-03-001, 003,
 and 204-11-04-009

Zoning Map



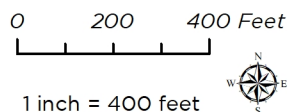
Legend

Case Site Location

Zoning

- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- RMF - Residential Multi Family

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MSP-26-42
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