

Sumter City-County Planning Commission

February 25, 2026

MSP-26-06, 4870 Thomas Sumter Hwy. (County)

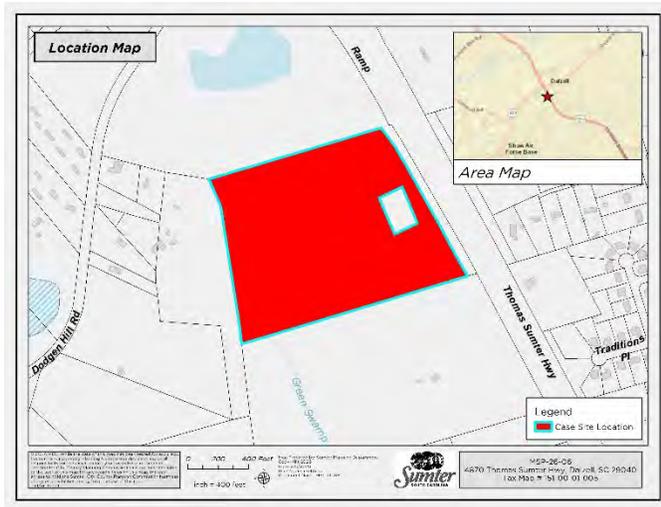
I. THE REQUEST

Applicant:	William Carraway
Status of the Applicant:	Property Owner
Request:	Alternate parking lot surface material approval for wholesale car dealer office
County Council District:	District 2
Location:	4870 Thomas Sumter Hwy.
Size of Development:	+/- 33.28 acres
Present Use/Zoning:	Residential & Agricultural / General Commercial (GC) & Agricultural Conservation (AC)
Proposed Use of Property:	Automobile Wholesale Office
Tax Map Reference:	151-00-01-005

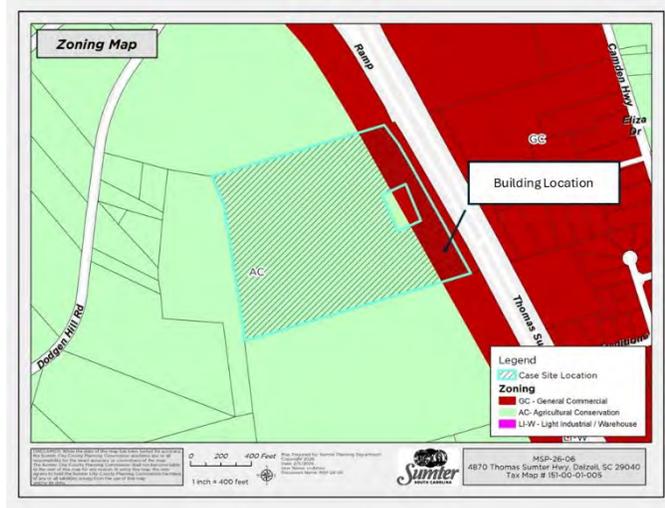
II. BACKGROUND

The applicant is requesting approval for an alternate parking area surface material, as allowed under *Article 8.j.3.b.1* of the *Sumter County – Zoning & Development Standards Ordinance* (the “Ordinance”).

The property is shown in red on the location map to the right and is located on the west side of Thomas Sumter Hwy. (US Hwy 521 N), approximately 0.45 miles south of the intersection of Thomas Sumter Hwy. and Peach Orchard Rd. The subject property does not have access to a public road, as a small strip of TMS# 151-00-01-004 separates the subject property from Thomas Sumter Hwy. right-of-way. The existing access drive is shown as an access easement across TMS# 151-00-01-004 on the plat recorded at PB: 2016, Pg: 18 at the Sumter County Register of Deeds.



The property is situated within 2 separate Sumter County zoning districts, the General Commercial (GC) district and the Agricultural Conservation (AC) district. The applicant is proposing to establish an automobile whole administration office in a non-residential shed/storage building located near the entrance to the property. This structure is within the GC zoned area of the property, and the proposed use is permitted in this zoning district.



The site has never been used for commercial purposes, and the establishment of a commercial use within the structure in GC zoned area of the property requires parking area improvements in compliance with *Article 8.j.3.b.1* of the Ordinance. Compliance with this provision requires the full application of asphalt or concrete for all parking and drive areas, unless an alternate parking area surface material is approved by the Planning Commission.

The applicant is proposing to install a 18 X 20 ft. concrete pad to serve as the required handicap space and van accessible area, with no other improvements proposed concerning site parking upgrades. Other parking needed to meet minimum off-street parking requirements will be available to the rear of the structure. The property is accessed by an existing driveway that is paved in SCDOT right-of-way. The driveway transitions to a gravel/dirt surface once it traverses onto private property.



Figure 1: Site Plan Graphic



Figure 2: Site Photo (Source: Google Streetview Imagery February 2025)

The stated justification for this request is 1) the building will be used as an administration office only with very limited to no public visits, 2) no vehicles for sale will be stored on the property, and 3) no vehicle transactions will occur on the property. Having a non-residential building is a requirement to obtain necessary wholesale licenses from the South Carolina Department of Motor Vehicles.

III. STAFF ANALYSIS

Staff makes the following determinations concerning this request:

- The property is accessed by an existing driveway that is paved in SCDOT right-of-way. This driveway transitions to a crushed gravel/dirt surface once it traverses onto the property.
- The length of the paved portion of the access drive in Thomas Sumter Hwy. right-of-way is +/- 50 ft.
- Plat documentation shows there is an access easement where the existing driveway crosses the small strip of TMS# 151-00-01-004.

- The property is within the Highway Corridor Protection District (HCPD), but the proposed commercial structure is sufficiently screened from Thomas Sumter Hwy by existing vegetation.
- The proposed use is for an administration office for the wholesaling of cars. Per the applicant, there will be no vehicle storage on the property, limited to no public access to the building, and no in-person vehicle transactions taking place on the property.

Staff recommends the following approval conditions *if* the Planning Commission elects to approve this alternate parking area surface material request.

1. No vehicles being bought or sold shall be stored or kept on the property.
2. No in-person vehicle transactions shall occur on the property.

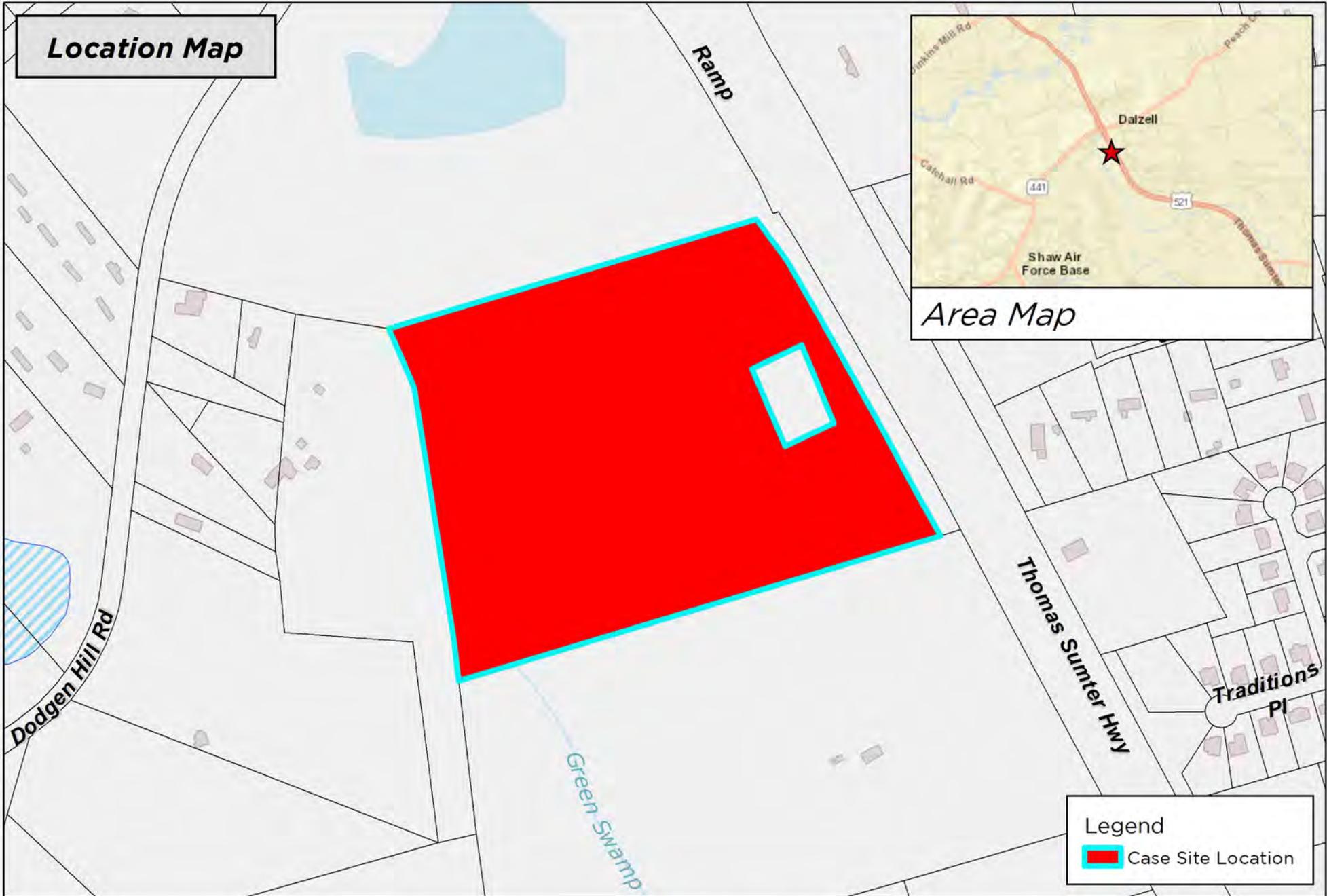
Staff notes this request is for alternate parking area surface materials only. Any other outstanding technical review issues for this project are to be resolved at the staff level.

V. DRAFT MOTION

- 1) I move the Sumter City-County Planning Commission **approve** the proposed alternate parking lot surface material as proposed under MSP-26-06 application for property located at 4870 Thomas Sumter Hwy.
- 2) I move the Sumter City-County Planning Commission **deny** the proposed alternate parking lot surface material as proposed under MSP-26-06 application for property located at 4870 Thomas Sumter Hwy.
- 3) I move an alternate motion.

VI. PLANNING COMMISSION – February 25, 2025

Location Map

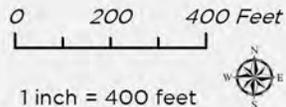


Area Map

Legend

 Case Site Location

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Document Name: MSP-26-06



MSP-26-06
4870 Thomas Sumter Hwy, Dalzell, SC 29040
Tax Map # 151-00-01-005

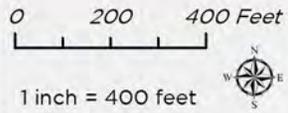
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Military Protection Planning Area
-  Rural Development Area

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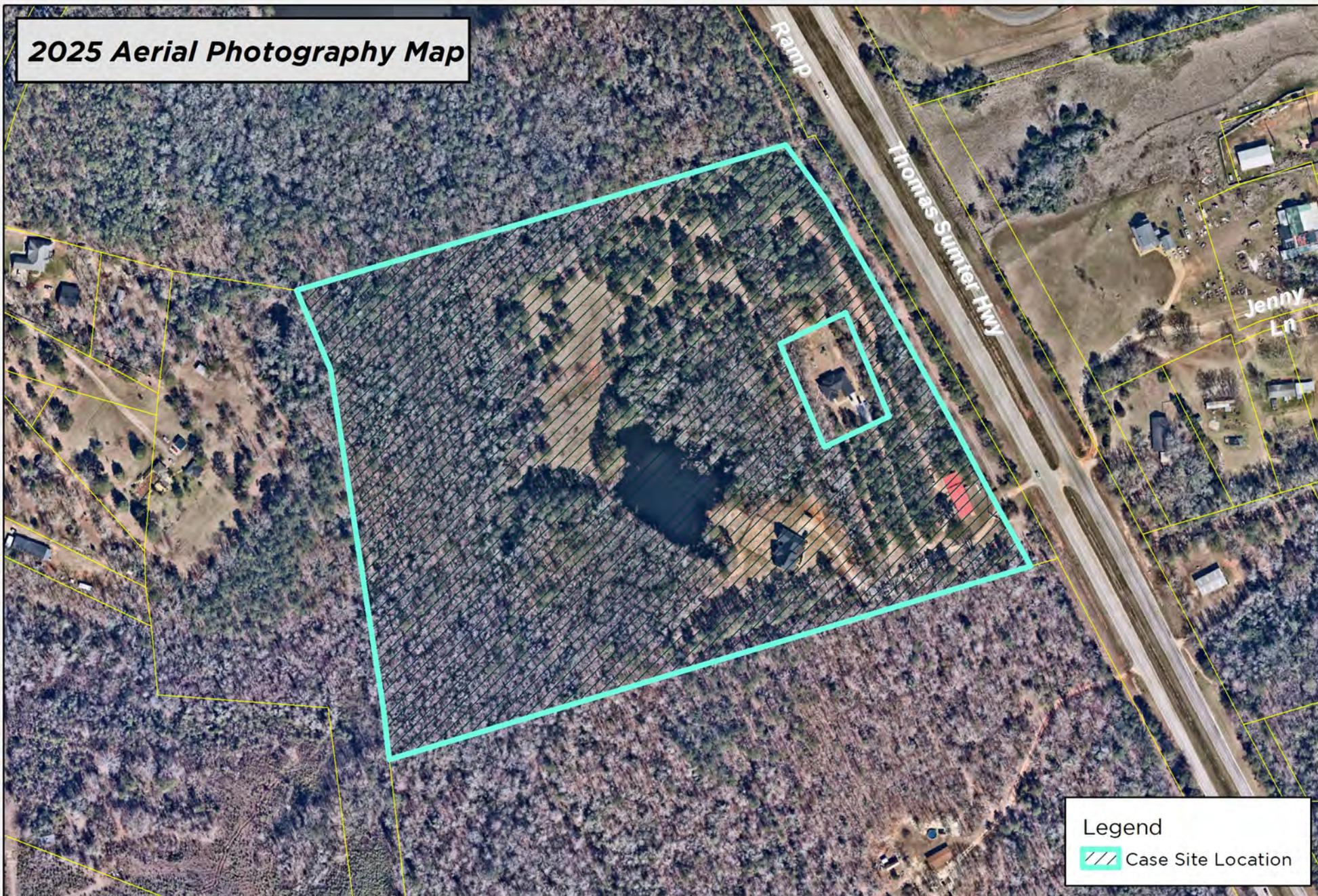


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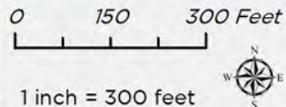


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2025 Aerial Photography Map



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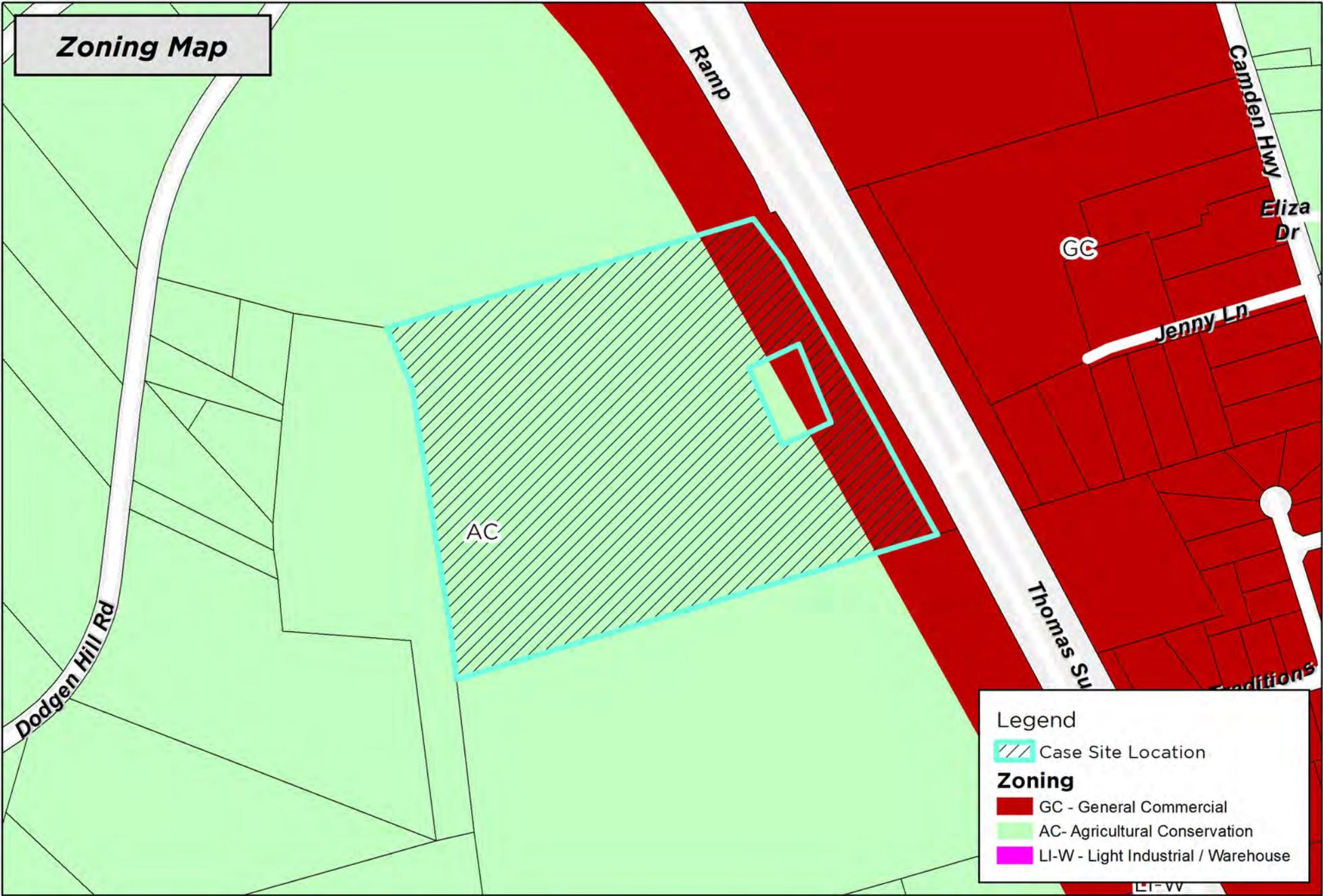
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Legend
 Case Site Location

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Zoning Map



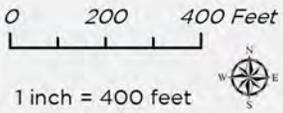
Legend

-  Case Site Location

Zoning

-  GC - General Commercial
-  AC - Agricultural Conservation
-  LI-W - Light Industrial / Warehouse

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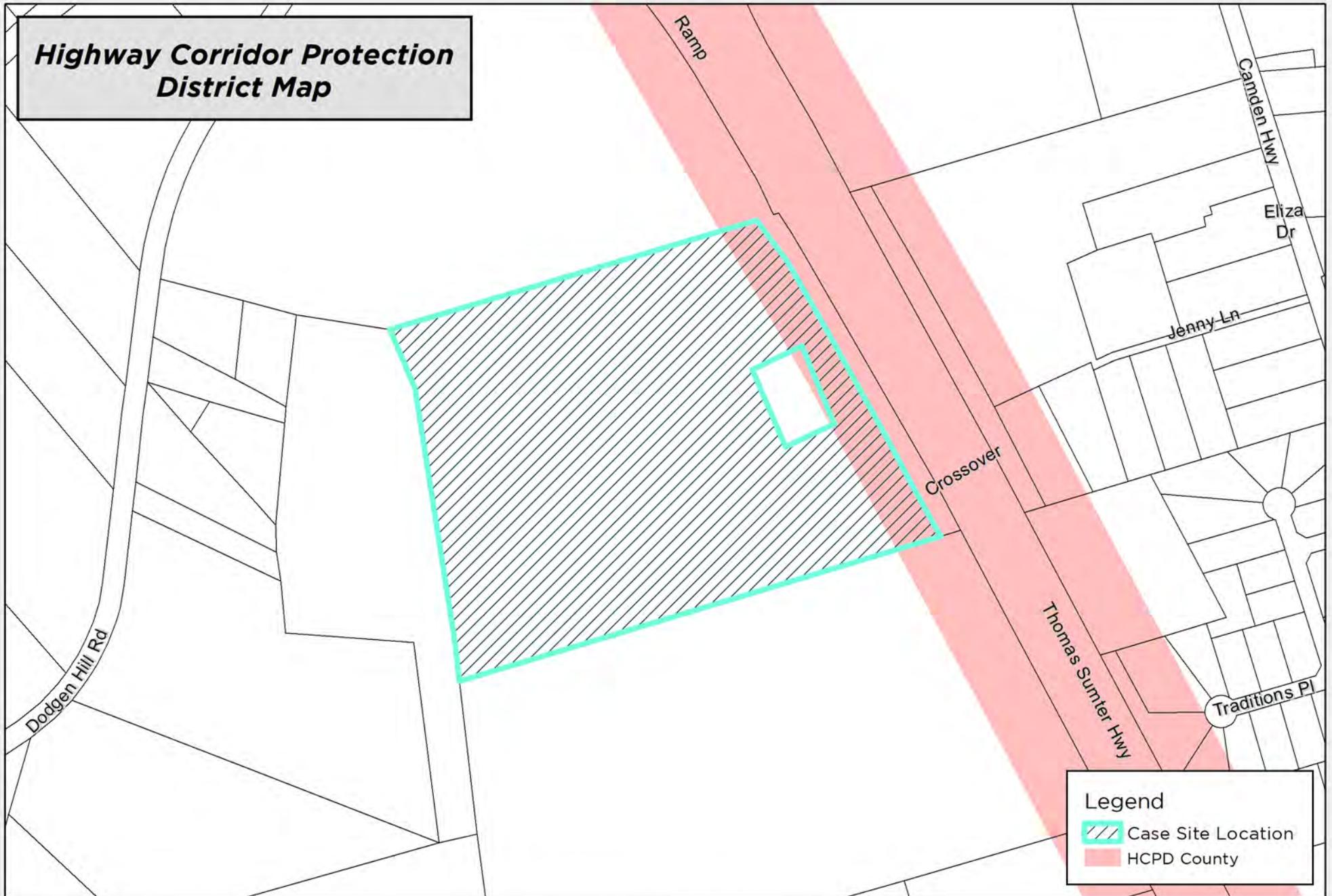


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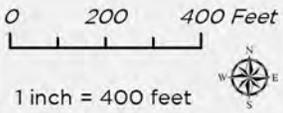
Highway Corridor Protection District Map



Legend

-  Case Site Location
-  HCPD County

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