

Sumter City-County Planning Commission

January 28, 2026

HCPD-25-42 2275 Thomas Sumter Hwy (County)

I. THE REQUEST

Applicant: Michael Metts

Status of the Applicant: Authorized Agent for Property Owner

Request: Request for alternative exterior materials

County Council District: District 2

Location: 2275 Thomas Sumter Hwy

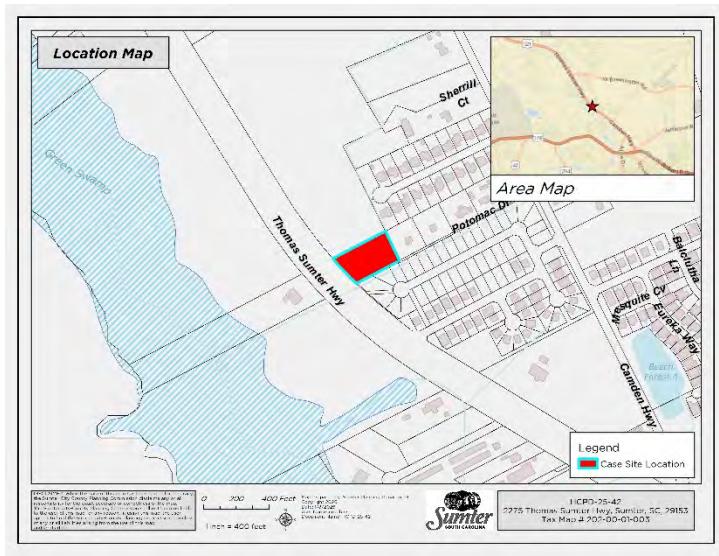
Property Size: +/- 1.53 acres

Present Use/Zoning: Developed / General Commercial (GC) with Highway Corridor Protection District (HCPD) Overlay.

Tax Map Reference: 202-00-01-001

II. BACKGROUND

The applicant is requesting Planning Commission approval to use alternative exterior materials for a pavilion located at 2275 Thomas Sumter Highway. The project involves enclosing an existing pavilion that was constructed in 2025 under MSP-25-17. As part of this original approval, the Planning Commission approved alternate materials for the pavilion under HCPD-25-10. Previous approvals were for an open structure with partial vertical wall elements only. This request is to provide a full enclosure of the structure. As such, a new HCPD request must be approved.



The applicant has submitted an HCPD application accompanied by building elevation plans indicating their intent to use Fiber Cement Board with a Stucco Finish on portions of the front, back, and side exteriors in lieu of stucco alone. As such, the proposal does not meet the 80% brick, stucco, stone, or masonry criteria required for staff level approval. In accordance with *Article 3.v.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

Materials	Total
Metal	25%
Brick	25%
Fiber Cement Board with Stucco Finish	50%



Figure 1 – Elevations

III. Alternate Building Exterior Material Request

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

3.t.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*

the Sumter City-County Planning Commission. Roof pitch should be compatible with the building structures in the surrounding neighborhood.

Staff Review: The applicant has submitted an HCPD revision application with elevations showing three separate materials to be used: Brick at 25%, Metal at 25%, and Fiber Cement Board with Stucco finish at 50%. Planning Commission approval for alternate exterior materials is required in accordance with the above requirement.



Figure 2: Site Photos

IV. STAFF RECOMMENDATION

Staff reviewed the HCPD application, and the building exterior materials proposed by the applicant and makes the following determination:

- HCPD exterior material requirements are applicable to all sides of the building visible from public right-of-way. Staff notes that existing plantings provide robust screening for most areas of the subject property. However, during the fall and winter months the structure may be visible from the north and south due to deciduous trees making up the majority of the plantings along the side property lines.

Staff is of the opinion that this is a reasonable request.

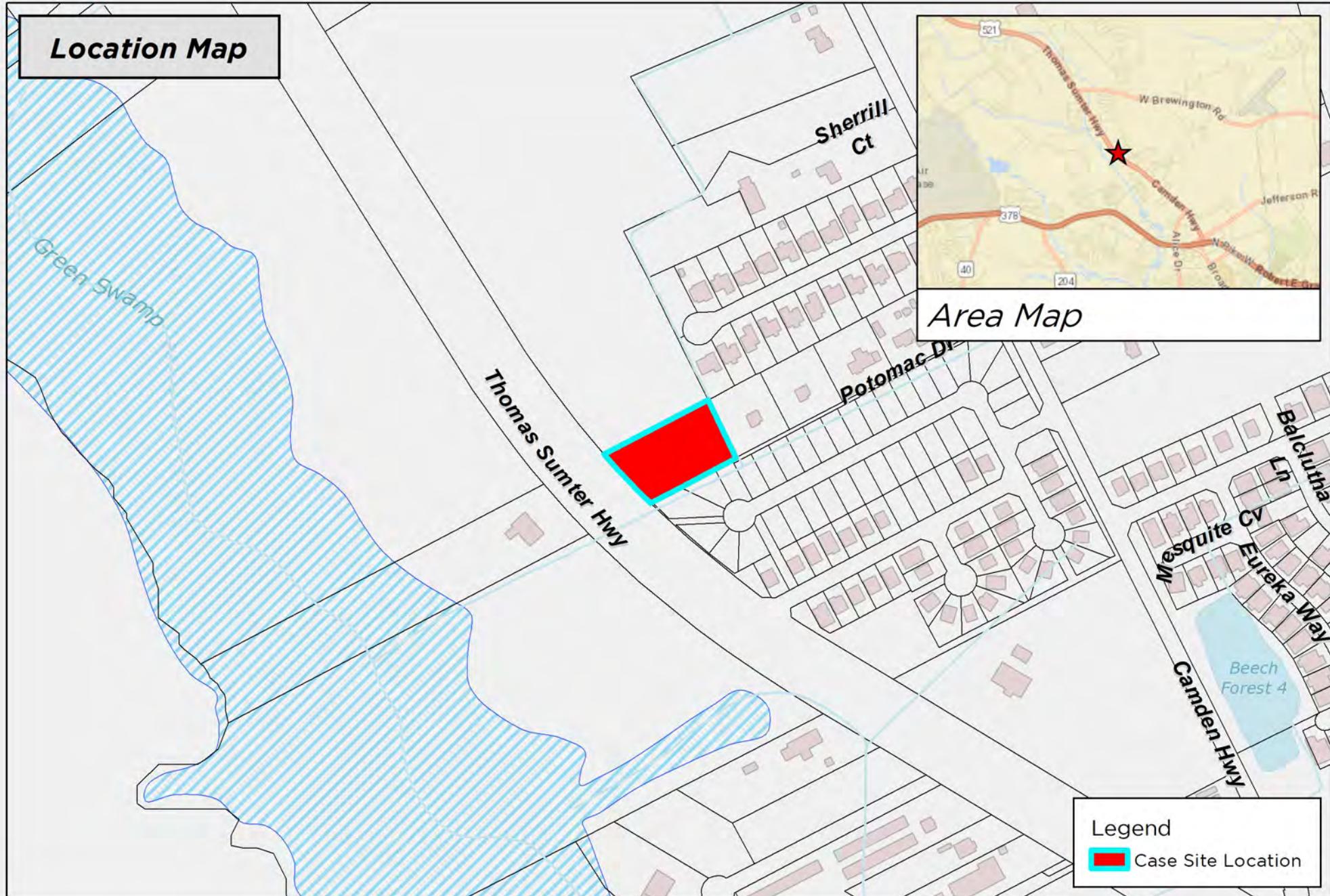
V. DRAFT MOTION

1. I move the Planning Commission approve HCPD-25-42 for alternate exterior material request.
2. I move the Planning Commission deny HCPD-25-42.

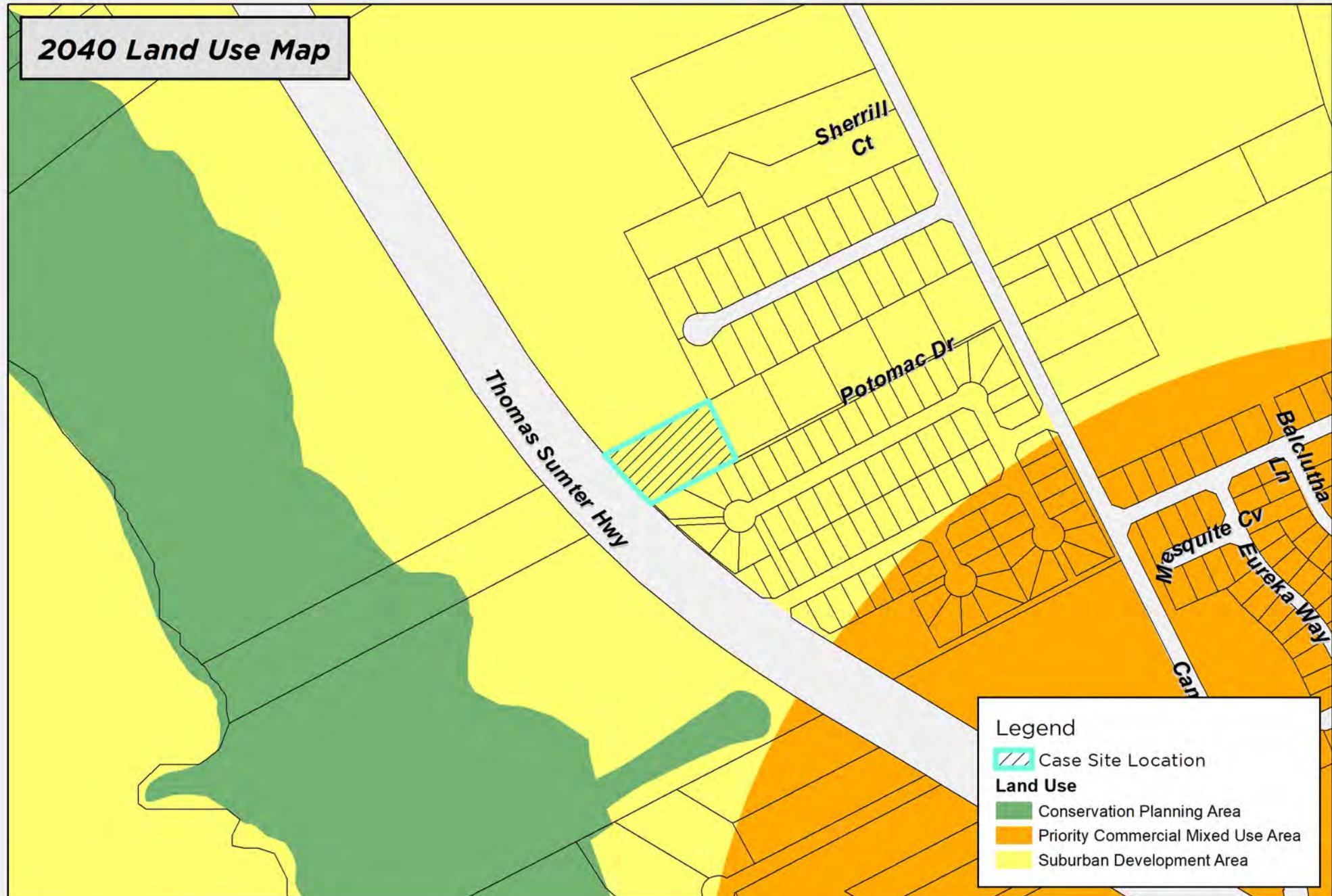
3. I move an alternate motion.

VI. PLANNING COMMISSION – January 28, 2026

Location Map



2040 Land Use Map



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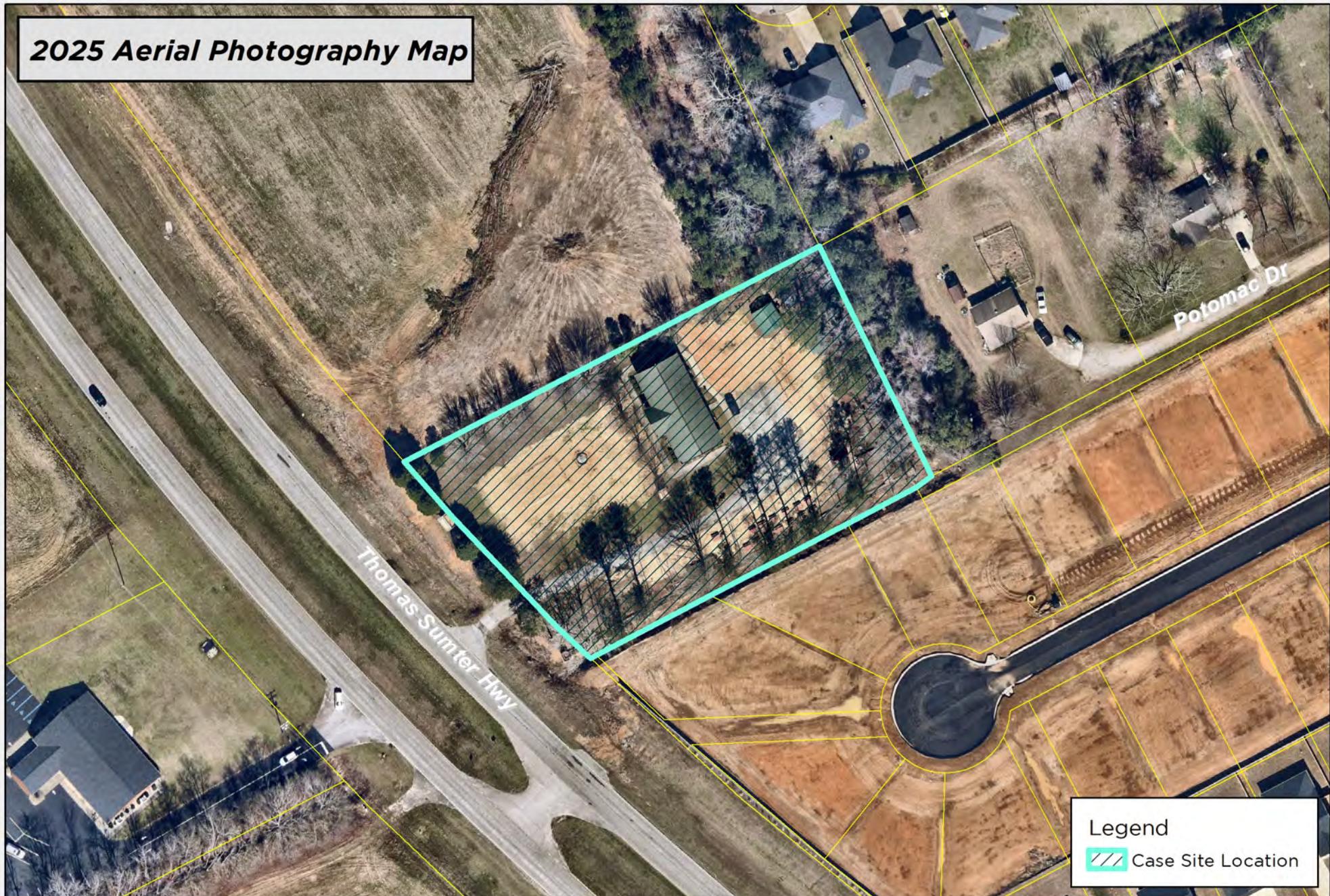
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HCPD-25-42
2275 Thomas Sumter Hwy, Sumter, SC, 29153
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2025 Aerial Photography Map



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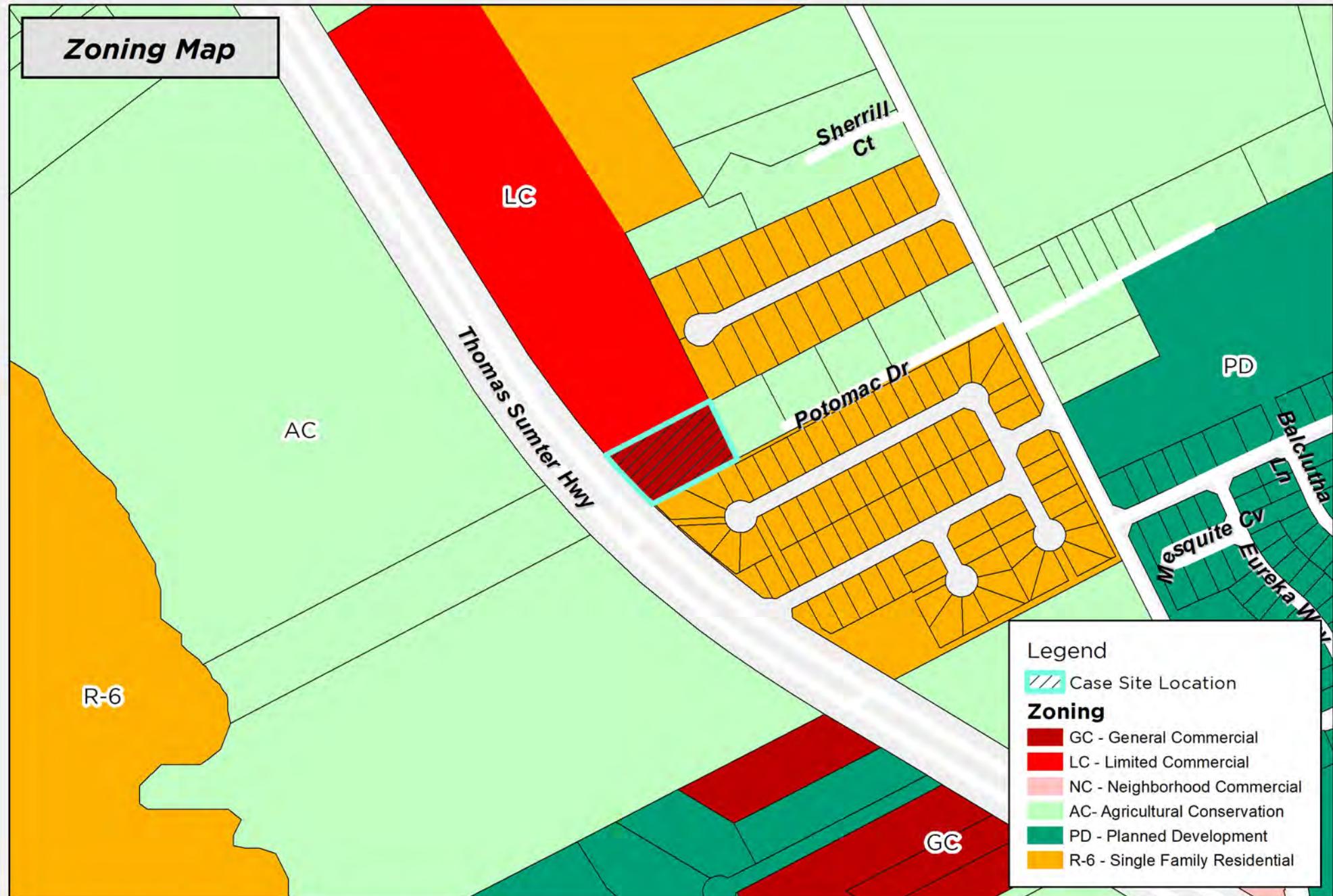


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Zoning Map



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Highway Corridor Protection District Map



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