

Sumter City-County Planning Commission

September 23, 2026

MSP-26-59, 1865 US Hwy 15 S (County)

I. THE REQUEST

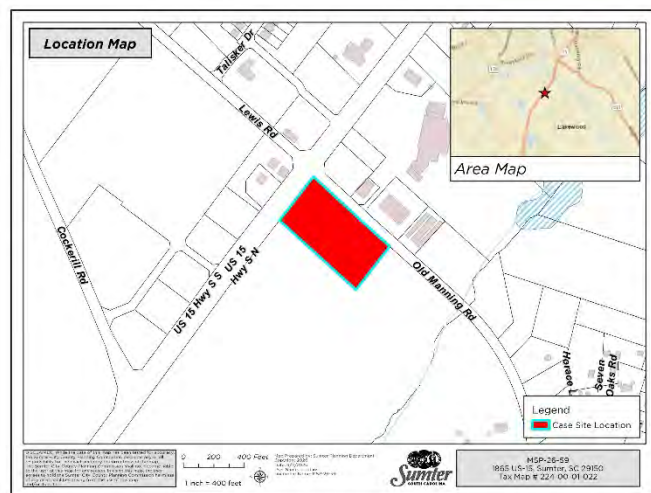
Applicant:	Mike Leviner
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Alternate parking lot surface material approval for special event facility.
County Council District:	District 3
Location:	1865 US Hwy 15 S (County)
Size of Development:	+/- 5.58-acres
Present Use/Zoning:	Assembly Space / General Commercial (GC)
Proposed Use of Property:	Special Event Facility
Tax Map Reference:	224-00-01-022

II. BACKGROUND

The applicant requests approval for an alternate parking lot surface material, as allowed under Article 8.j.3.b. of the *Sumter County Zoning & Development Standards Ordinance* ("Zoning Ordinance").

The property is located at the southeast corner of US Hwy 15 S. and Old Manning Rd.

The site contains an approximately 11,400 sq. ft. commercial building constructed in 1970, according to county property records. It was formerly occupied by the Gamecock Shrine Club, an eleemosynary organization.



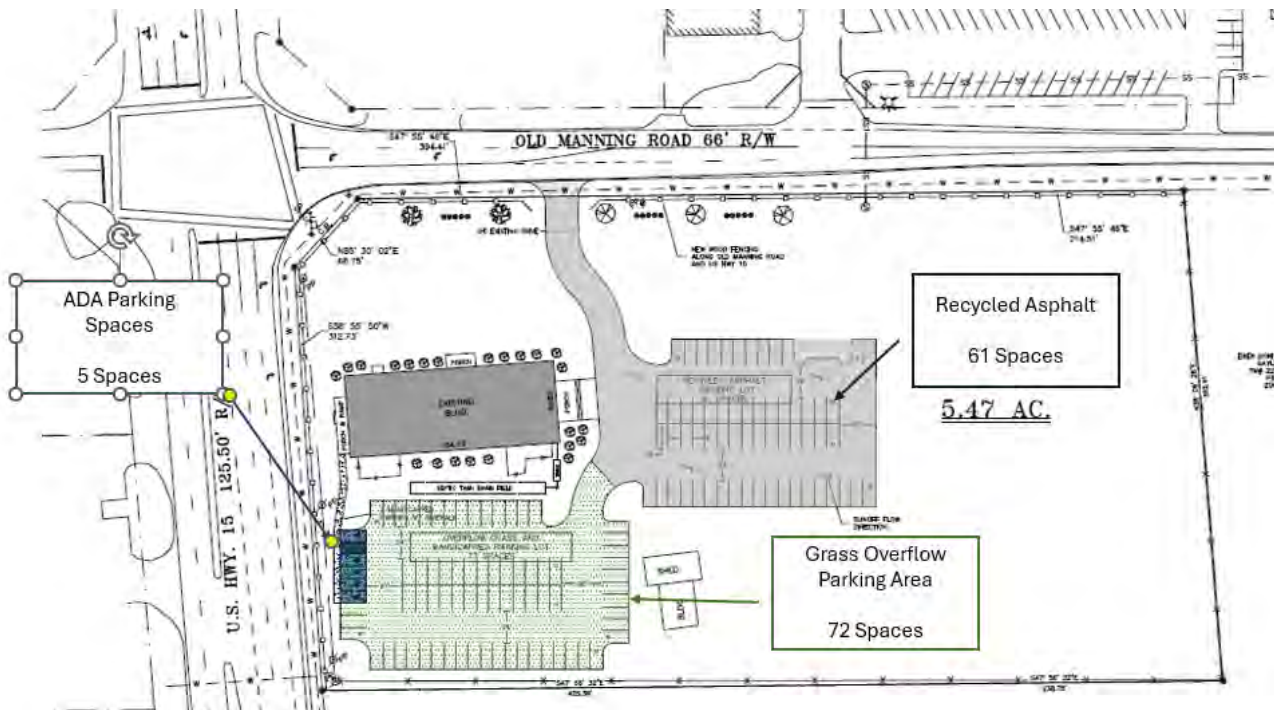
The property is non-conforming with current parking design requirements. Establishing a special event facility on the site triggers *Article 8.i.2.b.*, since the use creates a need for additional parking exceeding 10% of the existing spaces.

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.

Based on this article, current parking requirements apply to the proposed change in use. Special event facilities require 1.2 parking spaces per 100 sq. ft. of rentable area. The applicant indicates the building contains 10,950 sq. ft. of rentable space, requiring 132 compliant parking spaces.

The site never had a paved parking lot, only a looped concrete driveway. Grass areas historically served as parking for prior uses, including larger events held or sponsored by the Gamecock Shrine Club.

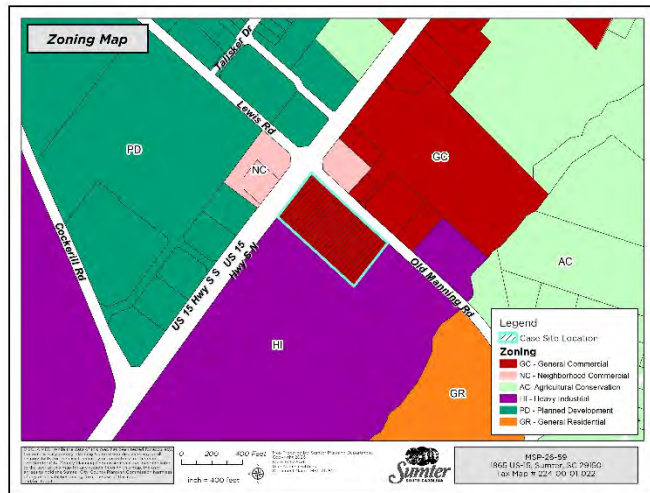
The applicant installed an unpermitted/unapproved recycled asphalt parking lot around 2025. The applicant now proposes retaining this recycled asphalt area, which provides 61 of the required 132 spaces, and using the open grass area on the south side of the building for the remaining required parking. Required concrete ADA-accessible spaces will be installed south of the building, along with a concrete walkway connecting those spaces to the building entrance.



Above: Parking Plan

Zoning Compatibility: The property is zoned General Commercial (GC) and is subject to Highway Corridor Protection District (HCPD) requirements. Special event facilities require conditional use approval in the GC zoning district.

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 where parking is proposed.



III. ALTERNATE PARKING LOT SURFACE MATERIAL REQUEST

In accordance with *Article 8.i.3.b.*, the applicant requests Planning Commission approval for alternative parking surface area materials. Submitted plan sheets are included 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 is non-conforming to current parking lot design standards.
- The property never contained a compliant parking area, grass areas of the site functioned as parking areas for previous uses.
- The Gamecock Shrine Club often held or sponsored events at this location but was not classified as special event facility for zoning classification purposes.
- Based on staff observation, recycled asphalt is now in place in areas where the concrete drive once existed.
- The property is within the Highway Corridor Protection District (HCPD).

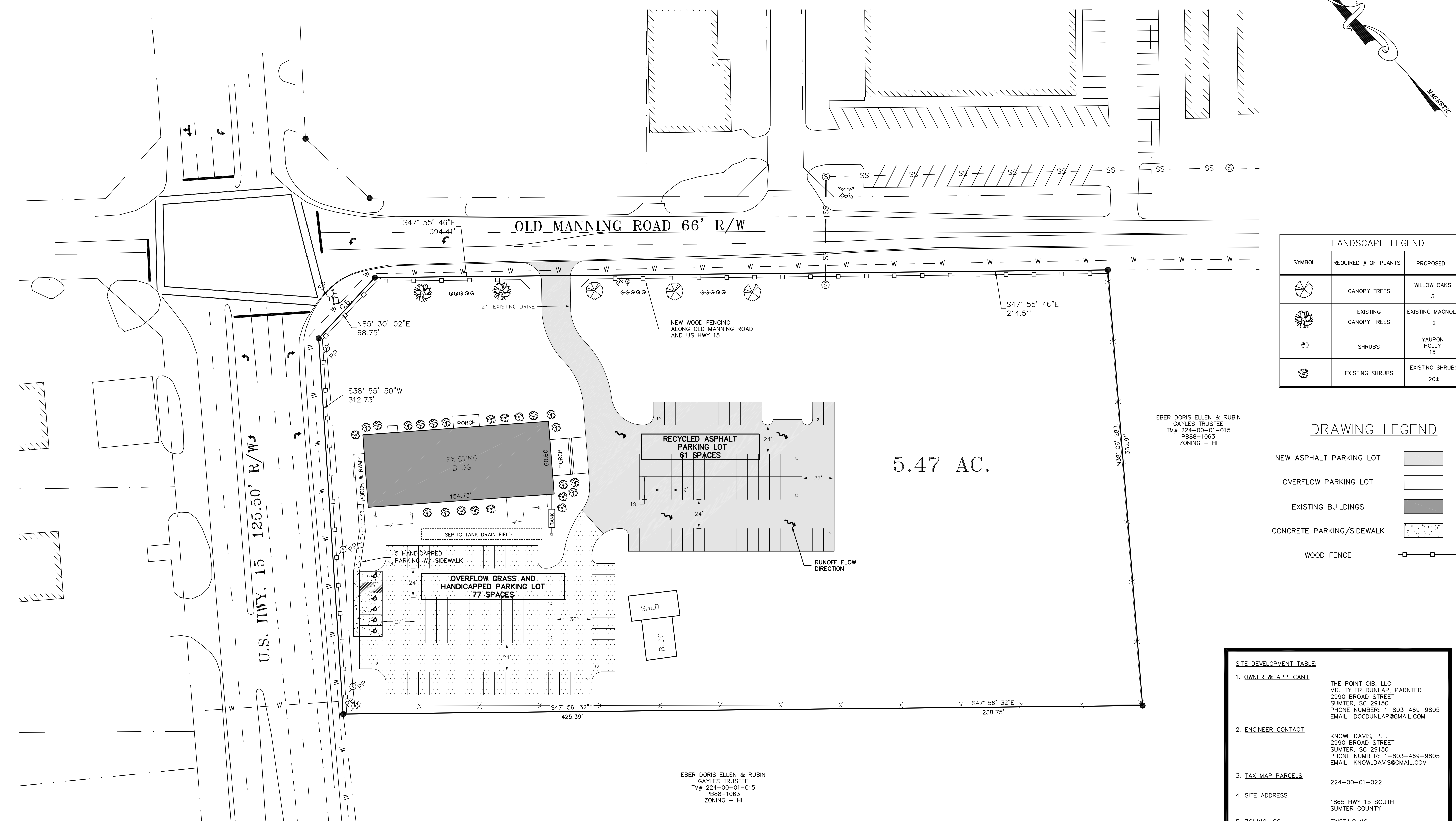
Staff notes this request is for alternate parking area surface materials only. Any other outstanding issues for this project are to be resolved at the staff level.

V. DRAFT MOTION

- 1) I move the Sumter City-County Planning Commission **approve** the proposed alternate parking lot surface material as proposed under MSP-26-59 for property located at 1865 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-26-59 for property located at 1865 US Hwy 15 S.
- 3) I move an alternate motion.

VI. PLANNING COMMISSION – September 23, 2026

Exhibit 1



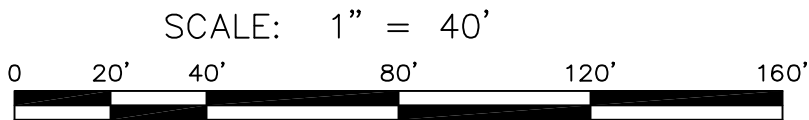
LANDSCAPE LEGEND		
SYMBOL	REQUIRED # OF PLANTS	PROPOSED
	CANOPY TREES	WILLOW OAKS 3
	EXISTING CANOPY TREES	EXISTING MAGNOLIA 2
	SHRUBS	YAUPON HOLLY 15
	EXISTING SHRUBS	EXISTING SHRUBS 20±

DRAWING LEGEND	
NEW ASPHALT PARKING LOT	
OVERFLOW PARKING LOT	
EXISTING BUILDINGS	
CONCRETE PARKING/SIDEWALK	
WOOD FENCE	

EBER DORIS ELLEN & RUBIN
GAYLES TRUSTEE
TM# 224-00-01-015
PB88-1063
ZONING - HI

5.47 AC.

EBER DORIS ELLEN & RUBIN
GAYLES TRUSTEE
TM# 224-00-01-015
PB88-1063
ZONING - HI



REFERENCES:

1. BOUNDARY, TOPOGRAPHIC DATA AND EXISTING IMPROVEMENTS TAKEN FROM SURVEY DRAWING BY MATHIS & MULDROW LAND SURVEYING, INC.

2. SOIL DATA TAKEN FROM SUMTER COUNTY GIS DATABASE.

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS AND CONDITIONS AND IF SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON THE PLANS, STOP WORK AND NOTIFY THE ENGINEER.

2. UNDERGROUND AND OVERHEAD UTILITIES MAY EXIST WHICH HAVE NOT BEEN SHOWN ON THIS PLAN. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. BEFORE EXCAVATIONS ARE BEGUN CALL PALMETTO UTILITY LOCATION SERVICE AT 811 PER "S.C. UNDERGROUND UTILITY DAMAGE PREVENTION ACT".

LANDSCAPING NOTES:

1. ALL PLANTING SHALL BE INSTALLED ACCORDING TO ANLA'S AMERICAN STANDARDS FOR NURSERY STOCK (ANSI) RECOMMENDATIONS

2. THE DAMAGE, FAILURE TO THRIVE, AND/OR INTENTIONAL REMOVAL OF ANY LANDSCAPED AREA OR VEGETATION REQUIRED BY ORDINANCE, SHALL CONSTITUTE A ZONING VIOLATION AND MUST BE CORRECTED.

SITE DEVELOPMENT TABLE:

1. OWNER & APPLICANT	THE POINT OIB, LLC MR. TYLER DUNLAP, PARTNER 2990 BROAD STREET SUMTER, SC 29150 PHONE NUMBER: 1-803-469-9805 EMAIL: DCDUNLAP@GMAIL.COM
2. ENGINEER CONTACT	KNOWL DAVIS, P.E. 2990 BROAD STREET SUMTER, SC 29150 PHONE NUMBER: 1-803-469-9805 EMAIL: KNOWLDAVIS@GMAIL.COM
3. TAX MAP PARCELS	224-00-01-022
4. SITE ADDRESS	1865 HWY 15 SOUTH SUMTER COUNTY
5. ZONING: GC	EXISTING NC
6. FEMA INFORMATION	ZONE: X FIRM PANEL 45085C0476E EFFECTIVE DATE 10-27-2022
7. SIZE OF PARCEL	5.47 ACRES
8. NUMBER PARKING STALLS	61 RECYCLED ASPHALT 5 HANDICAPPED CONCRETE 72 GRASS OVERFLOW

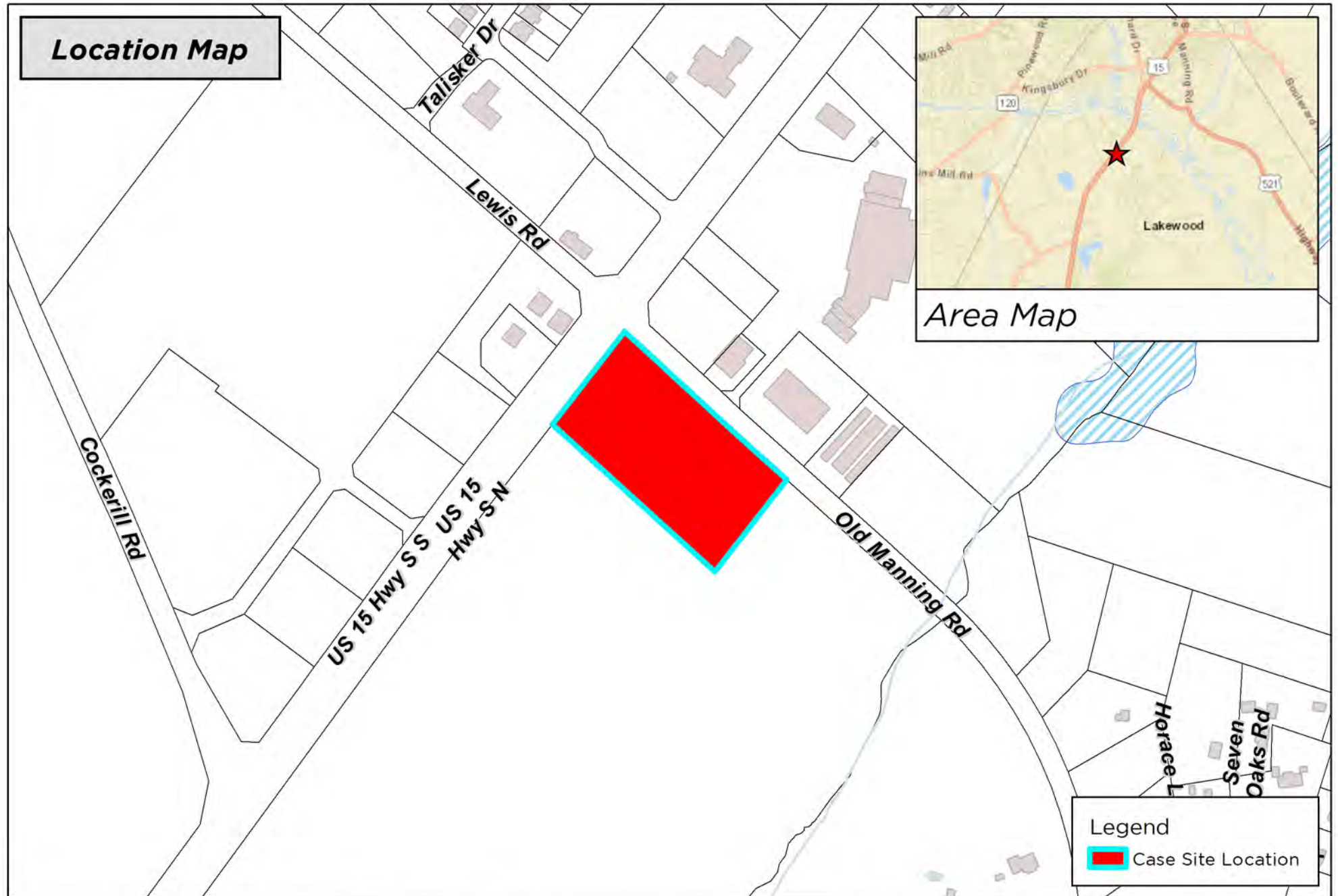
EVENT FACILITY FOR:
THE POINT OIB LLC
1865 HWY 15 SOUTH

Description	Date

**SITE &
LANDSCAPE PLAN**

Project number	22-167
	15 JULY, 2025
Drawn by	KD
Checked by	KD
C - 2.0	
Scale	1" = 40"

Location Map

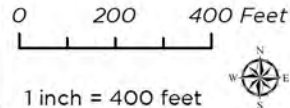


Area Map

Legend

 Case Site Location

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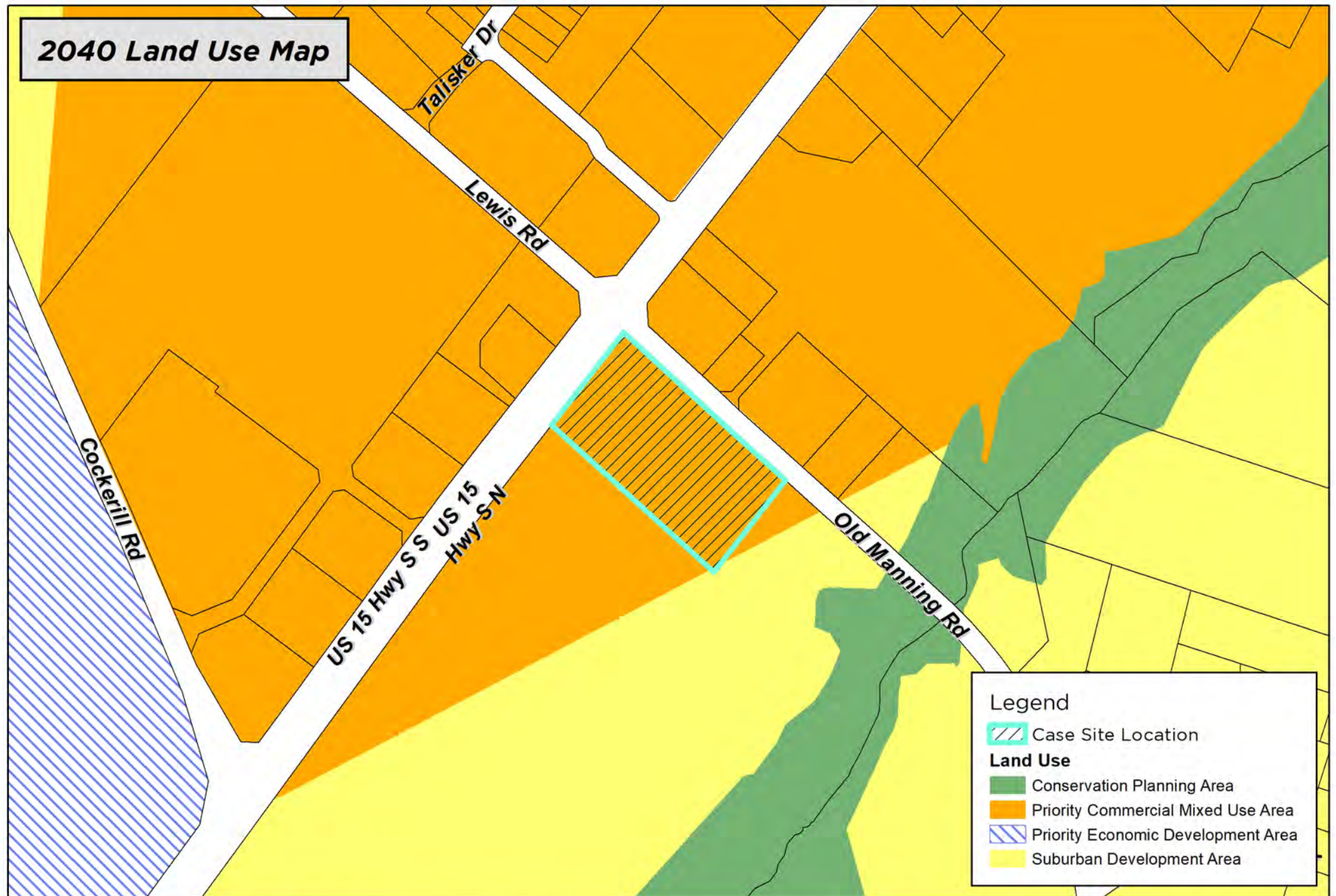


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Document Name: MSP-26-59



MSP-26-59
1865 US-15, Sumter, SC 29150
Tax Map # 224-00-01-022

2040 Land Use Map



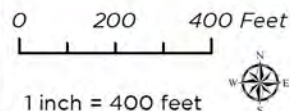
Legend

Case Site Location

Land Use

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

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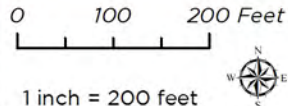


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2026 Aerial Photography Map



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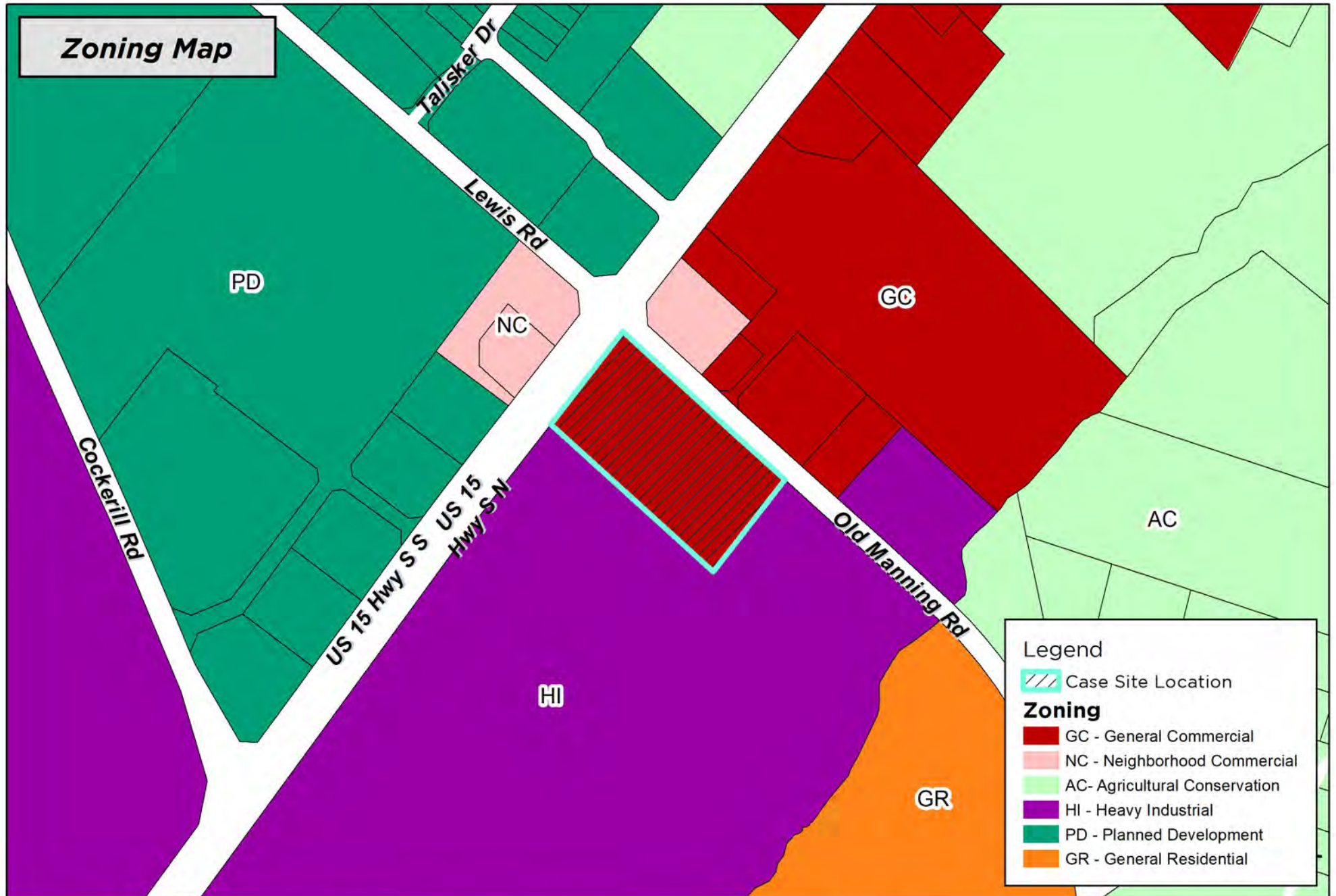


Legend

 Case Site Location

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1865 US-15, Sumter, SC 29150
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Zoning Map



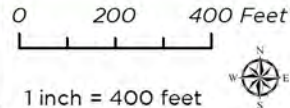
Legend

Case Site Location

Zoning

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

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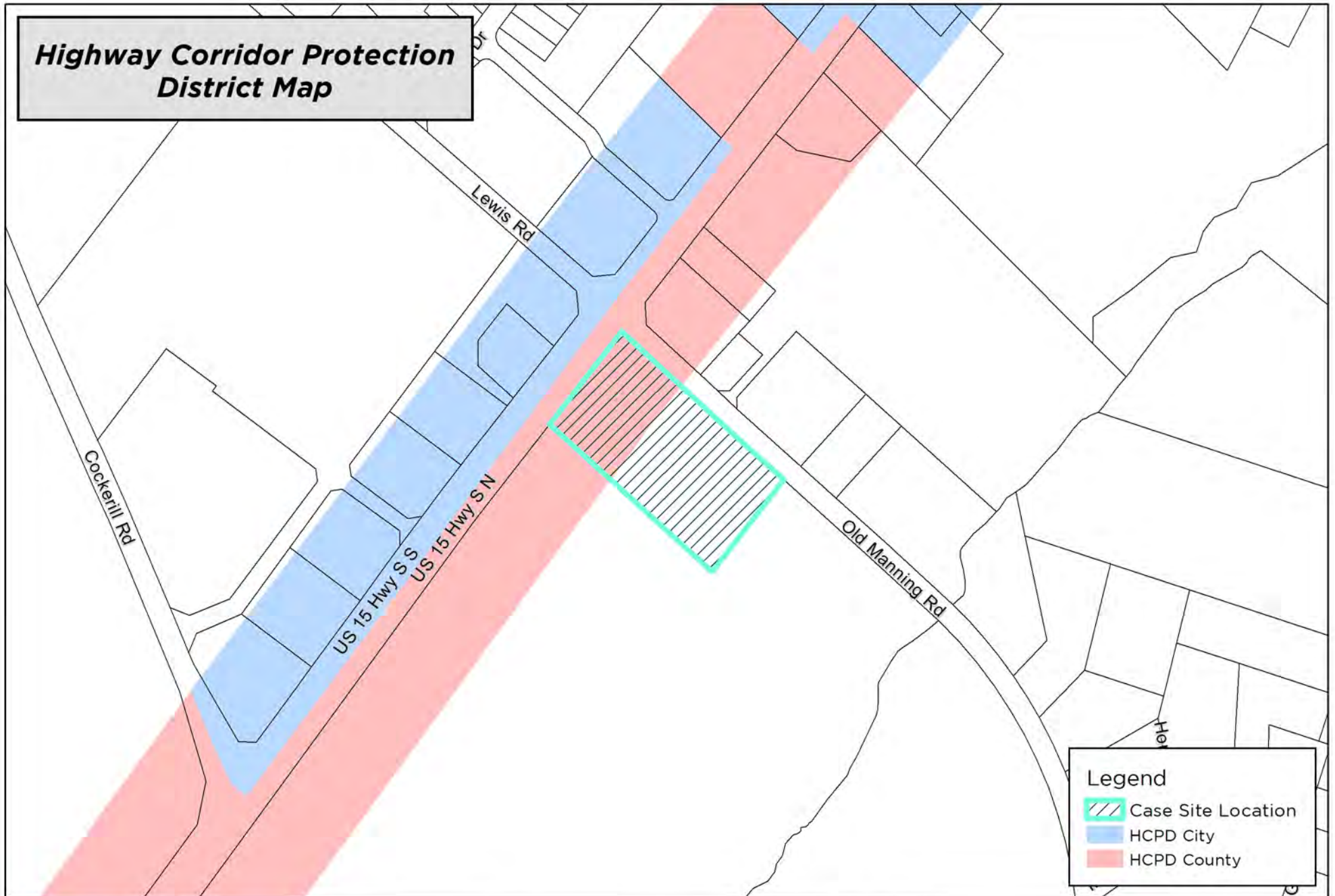


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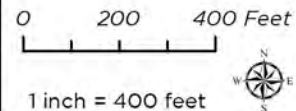
Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD City
- HCPD County

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