

# Sumter City-County Planning Commission

November 19, 2025

## HCPD-25-37 1200 Broad St (City)

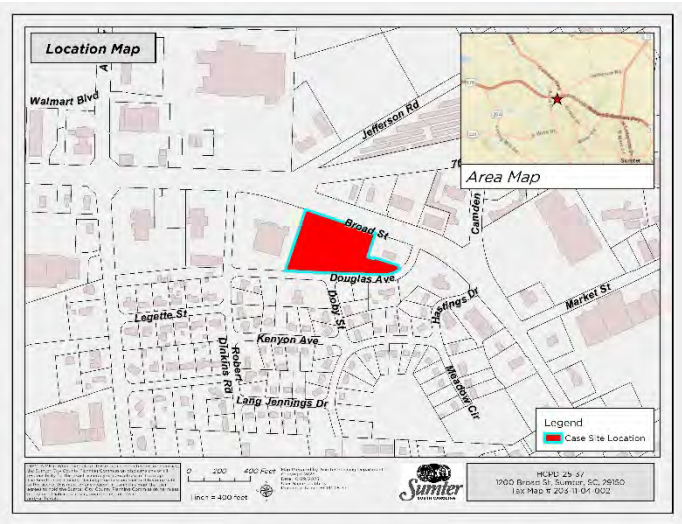
### I. THE REQUEST

<b>Applicant:</b>	Taylor Sams
<b>Status of the Applicant:</b>	Authorized Agent for Property Owner
<b>Request:</b>	Request for alternative exterior materials
<b>City Council Ward:</b>	Ward 6
<b>Location:</b>	1200 Broad St
<b>Property Size:</b>	+/- 4.36
<b>Present Use/Zoning:</b>	developed / General Commercial (GC) with Highway Corridor Protection District (HCPD) Overlay.
<b>Tax Map Reference:</b>	228-15-03-005

### II. BACKGROUND

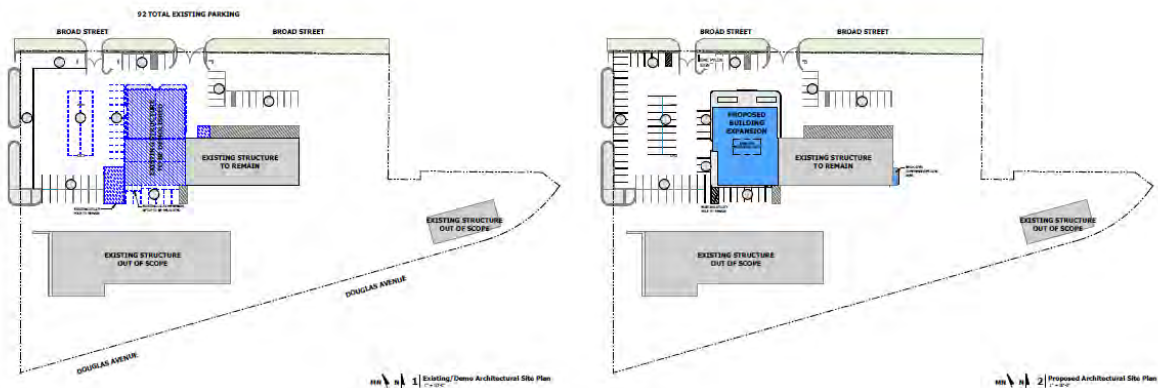
The applicant is requesting Planning Commission approval for the use of alternative exterior materials for a new proposed showroom located at 1200 Broad Street. The project involves the conversion of the existing Chevrolet dealership into a GMC dealership. As part of this conversion, the applicant proposes modifications to the building façade and site design to reflect updated branding and architectural standards associated with the GMC brand.

The applicant has submitted an HCPD application accompanied by building elevation plans indicating their intent to use Alucobond, an aluminum composite material, on portions of the front and side exteriors in lieu of stucco alone. In accordance with *Article 3.t.4.c* of the City of Sumter Zoning & Development Standards Ordinance (the Ordinance), the Sumter City-County Planning Commission (PC) must approve alternate exterior materials.



**Table 1 – Building Exterior Finish Plans**

	North	South	East	West
Aluminum Composite Material <ul style="list-style-type: none"> <li>New -Age Bronze (Color)</li> <li>TBL Black (Color)</li> <li>39% Total</li> </ul>	64%	6.3%	32%	54%
Stucco or Brick <ul style="list-style-type: none"> <li>47% Total</li> </ul>	26%	90%	18%	54%
Glass <ul style="list-style-type: none"> <li>25% Total</li> </ul>	40%	8%	21%	30%



*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.t.4.c.* 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: Stucco or Brick at 47%, Aluminum Composite at 47%, and Glass at 25%. Planning Commission approval for alternate exterior materials is required in accordance with the above requirement.

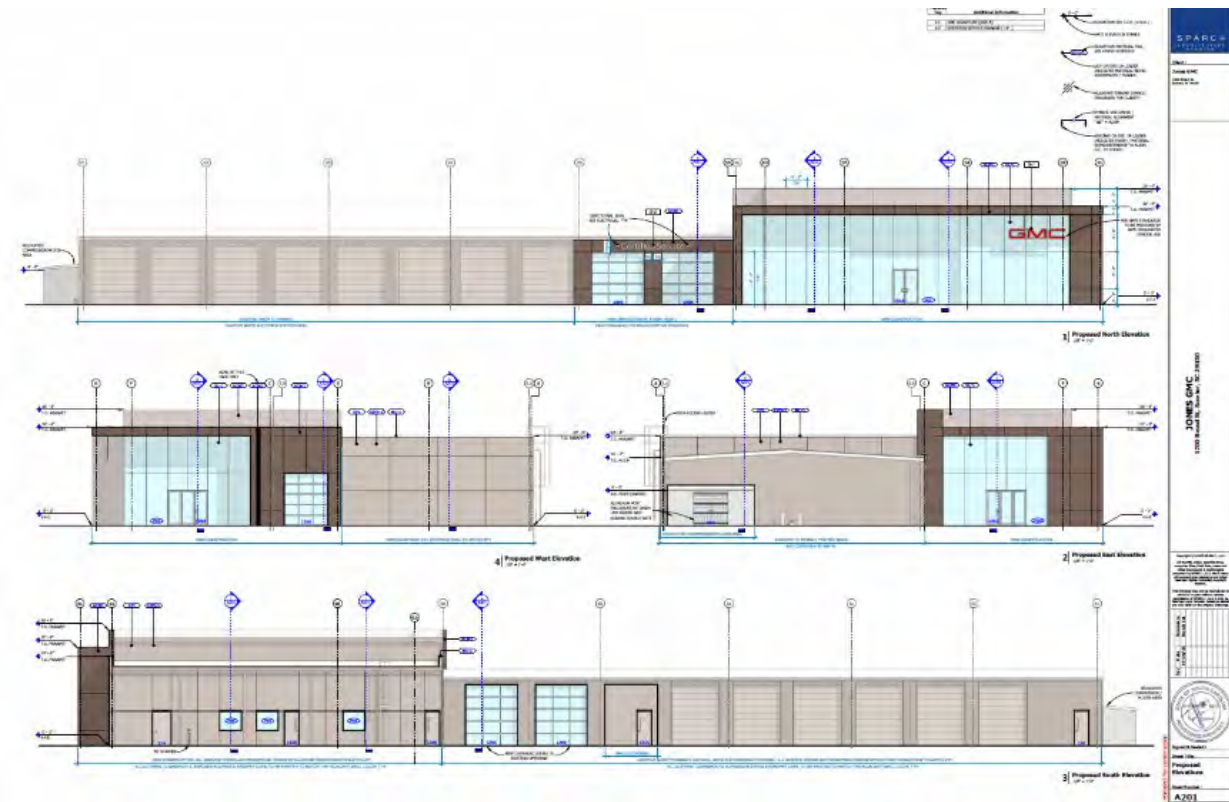


Figure 2 - Colorized Rendering of Building

#### IV. STAFF RECOMMENDATION

Staff recommends **approval of the request.**

HCPD exterior material requirements apply to all sides of a building that are visible from the public right-of-way. The proposed major renovations are limited to the showroom area, while the garage portion of the structure will remain unchanged. Therefore, staff finds the applicant's request to be reasonable. However, if the applicant later proposes modifications to the garage portion of the building, staff recommends that those exterior materials fully comply with HCPD design guidelines.

#### V. DRAFT MOTION

1. I move the Planning Commission **approve** HCPD-25-37 for alternate exterior material request) subject to the staff recommended conditions.
2. I move the Planning Commission **deny** HCPD-25-37.
3. I move an alternate motion.

#### VI. PLANNING COMMISSION – November 19, 2025



Exhibit 1

Exterior Signage Legend	
Material Tag	Additional Information
S-1	GMC SIGNATURE (SIZE A)
S-2	CERTIFIED SERVICE SIGNAGE ( 16" )

PROPOSED ELEVATION LEGEND

SYMBOLS / TAGS

0' - 0" ELEVATION OFF F.F.E. (U.N.O.)

SPOT ELEVATION SYMBOL

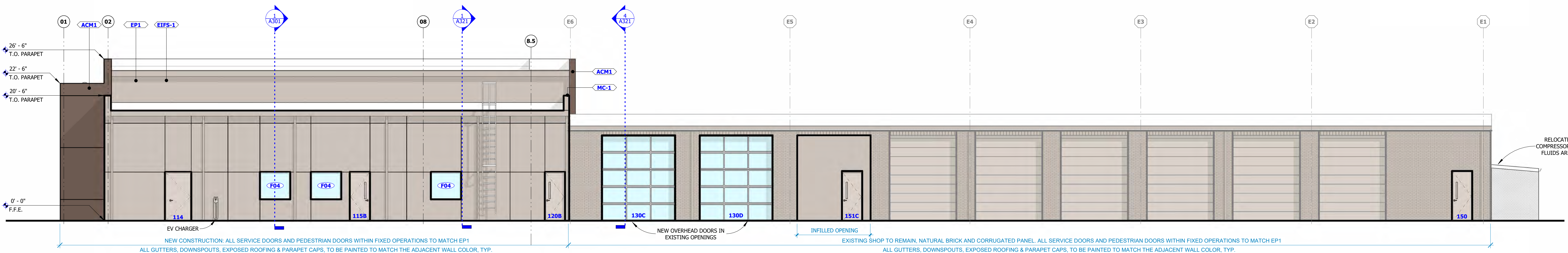
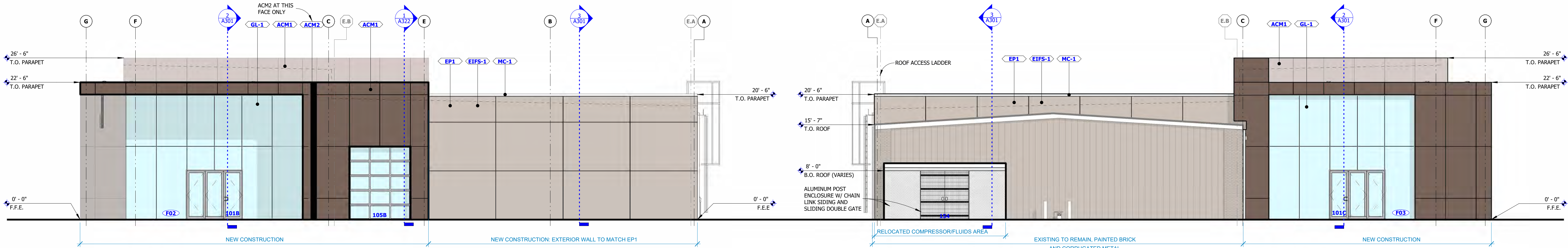
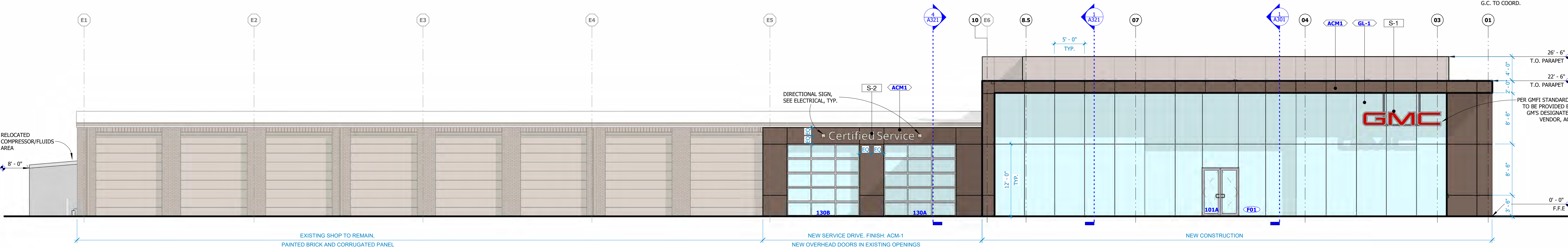
ELEVATION MATERIAL TAG, SEE FINISH SCHEDULE

DOT ON END OF LEADER INDICATES MATERIAL BEING REFERENCED / TAGGED

GLASS WATERMARK SYMBOL (ENLARGED FOR CLARITY)

SYMBOL FOR FINISH / MATERIAL ALIGNMENT "AL" = ALIGN

ARROWS ON END OF LEADER INDICATES FINISH / MATERIAL BEING REFERENCE TO ALIGN, G.C. TO COORD.



SPARC+ ARCHITECTURE STUDIOS

Client :

**Jones GMC**

1200 Broad St,  
Sumter, SC 29150

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Rev	Date	Comments
	09/20/25	Permit Set

STATE OF SOUTH CAROLINA

BY No. 10944

REGISTERED ARCHITECT

Signed & Sealed :

Sheet Title :

**Proposed Elevations**

Sheet Number :

**A201**

released for construction



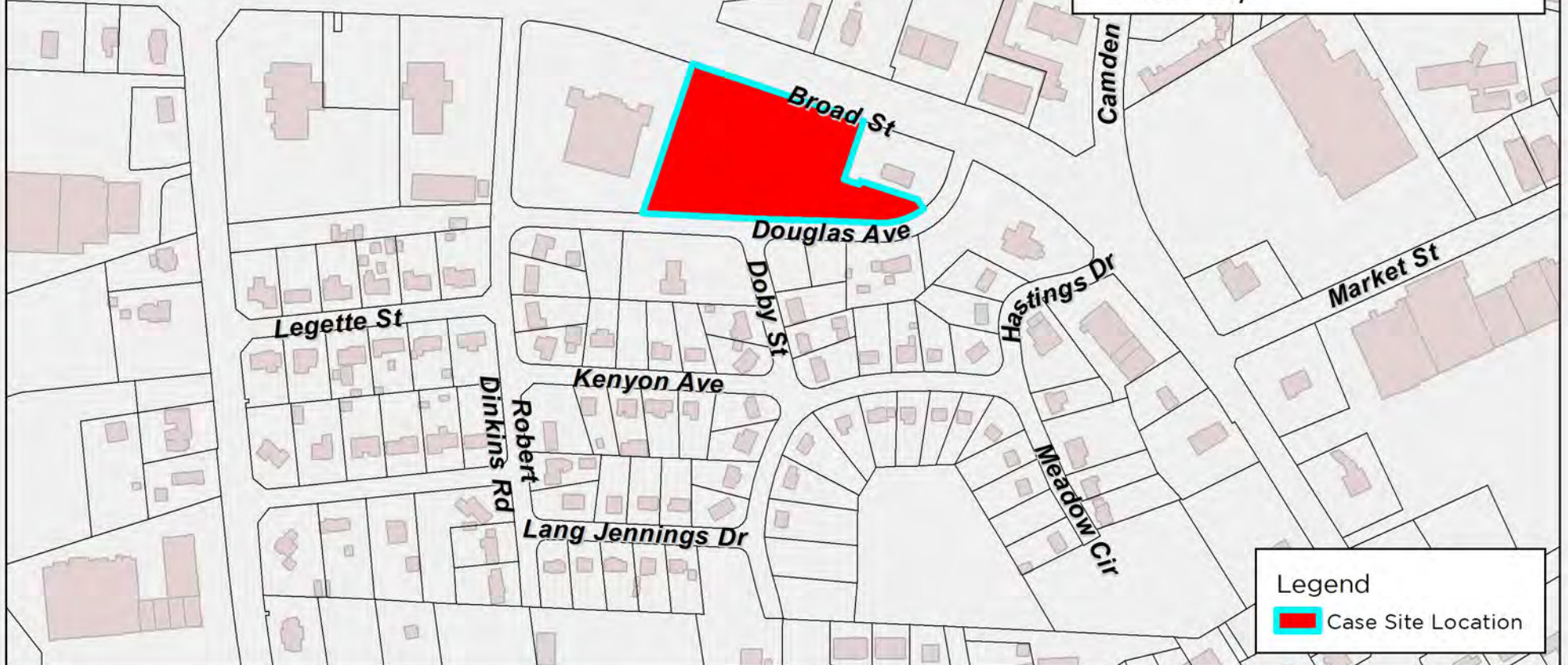
## Location Map

Walmart Blvd

Jefferson Rd



## Area Map



## Legend

 Case Site Location

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0 200 400 Feet  
1 inch = 400 feet



Map Prepared by: Sumter Planning Department  
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Date: 10/29/2025  
User Name: crobbins  
Document Name: HCPD-25-37



HCPD-25-37  
1200 Broad St, Sumter, SC, 29150  
Tax Map # 203-11-04-002