

Sumter City-County Planning Commission

August 26, 2026

MSP-26-48/HCPD-26-16 (Major) 2665 Broad St (City)

I. THE REQUEST

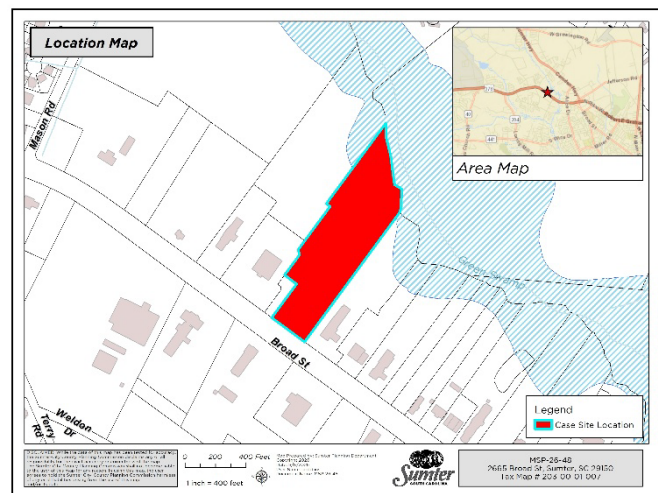
Applicant:	Dux Limited LLC (ACRO Development Services)
Status of the Applicant:	Property Owner
Request:	Request for Major Site Plan Review approval for a new car dealership totaling approximately 43,162 square feet.
City Council Ward	Ward 1
Location:	2665 Broad St.
Size of Development:	+/- 10.73 acres
Present Use/Zoning:	Undeveloped / General Commercial (GC)
Proposed Use of Property:	Car Dealership
Tax Map Reference:	203-00-01-007

II. BACKGROUND

The applicant is proposing to develop a 43,162 sq. ft. car dealership on the property at 2665 Broad St.

The subject site has road frontage on Broad St. and is 10.73 acres. The property is zoned General Commercial (GC) and is currently undeveloped. This site plan review was conducted using the proposed Unified Development Ordinance standards and IG zoning requirements, based on pending ordinance doctrine.

Major site plan review is required based on the proposed building size and number of parking spaces.



III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a site plan titled, “*Crossroads Ford Sumter*” prepared by ACRO Development Services dated August 3, 2026.

Copies of the Site Plan and Landscaping Plan have been included in this packet for review as Exhibit 2 and 3.

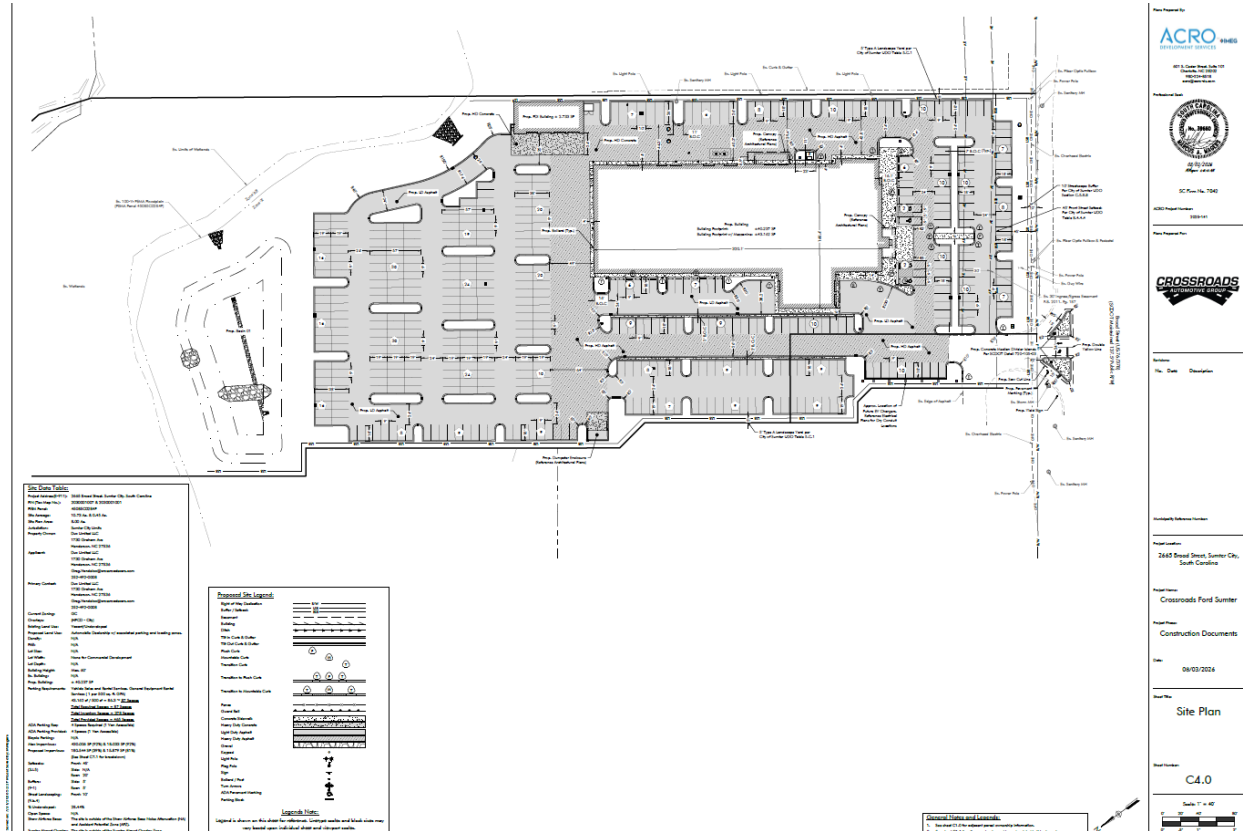


Figure 1 - Site Plan Layout

Site development must adhere to the General Commercial (GC) zoning district standards of the proposed *City of Sumter Unified Development Ordinance*. The proposed development meets the following minimum standards and development criteria:

Development Standard	Minimum Ordinance Requirement	Proposed
Front Setback (Broad St.)	45 ft	160 ft
Side Setback	5 ft	125 ft & 45 ft
Rear Setback	20 ft	> 360 ft.
Maximum Impervious Surface	92%	39%
Maximum Building Height	60 ft.	< 60 ft.

Parking Plan:

The site plan shows there will be 465 total paved parking spaces, with one being ADA van accessible.

- 87 Spaces as required (4 ADA Compliant)
- 378 Spaces for Inventory

Environmental:

The majority of the property is located in Zone X, which is not a special flood hazard area (SFHA), as shown on FEMA FIRM Panel:4085C0284F, with an effective date of October 27, 2022. At the rear of the property there are approximately 3.49 acres that are in Zone AE, which is the FEMA special flood hazard area. The proposed limits of disturbance for the project do not include any of the area identified as Zone AE.

National Wetland Inventory (NWI) data indicates that there are wetlands on the property, but they do not intend on building the wetlands area.

Landscape & Tree Protection Plan:

The applicant has submitted a landscaping and tree protection plan in accordance with Article C.5 of the Pending City of Sumter Unified Development Ordinance.

- The applicant is proposing the following buffers
 - *Street Buffer*- The applicant is proposing 14 understory street trees due to overhead electric lines.
 - *SW Buffer*- The applicant is proposing a Type A buffer with 13 canopy trees, 7 understory trees, and 155 shrubs.
 - *NW Buffer*- The applicant is proposing a Type A buffer with 19 canopy trees, 10 understory trees, and 228 shrubs.
 - *Rear Buffer*- Not required as the applicant will preserve a larger portion of the wooded area at the rear of the parcel.

Tree Mitigation is required for the project as the applicant will have to remove a total of 132 trees for site development.

- Per *Chapter C.5.18.*, the removal of any grand tree requires a 6-to-1 mitigation. Additionally, the removal of a significant stand of trees must be mitigated by measuring the square footage of the area being removed; every 5,000 square feet removed is equivalent to 1 grand tree. As stated above, the removal of 1 grand tree requires 6 replacement trees to be planted. For every grand tree preserved, the applicant receives credit for 2 canopy trees.
 - The applicant is proposing to remove 5 grand trees and preserve 3 existing trees larger than 10" dbh. Removal of the 5 grand trees requires mitigation planting of 30 new canopy trees, however, preservation of the 3 existing trees allows a credit of 6 total trees (2 for 1 credit based on Table C.5.11.).
 - For the significant stand of trees, the applicant is removing 102,913 sf. of tree area, which is equal to 21 grand trees they must account for, which is a total of 126 canopy trees.
 - The total number of trees required by *Chapter C.5.18* is 150 canopy trees. The applicant intends to plant 50 new trees on-site and pay into the City of Sumter's Tree Bank for the remaining 100 once the per-tree replacement fee schedule is established.

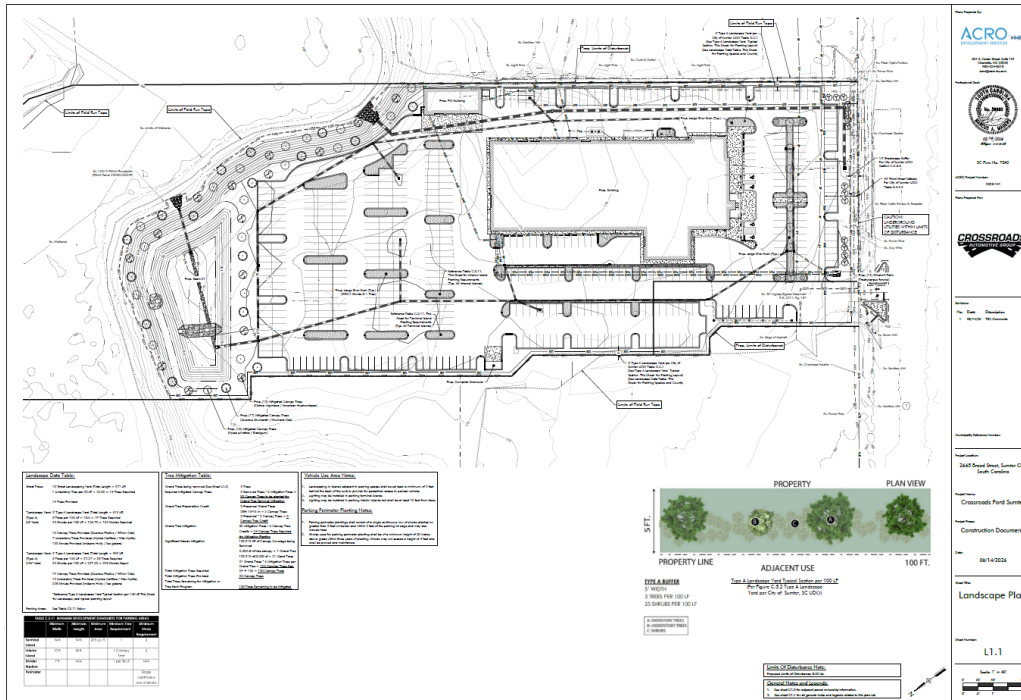


Figure 2 - Landscaping Plan

Landscape Data Table: Street Trees: 10' Street Landscaping Yard (Total Length = 271 LF) 1 Understory Tree per 20 LF = 13.55 ≈ 14 Trees Required 14 Trees Provided *Landscape Yard: S' Type A Landscape Yard (Total Length = 619 LF) (Type A) 3 Trees per 100 LF = 18.6 ≈ 19 Trees Required (SE Yard) 25 Shrubs per 100 LF = 154.75 ≈ 155 Shrubs Required 13 Canopy Trees Provided (Quercus Phellos / Willow Oak) 7 Understory Trees Provided (Myrica Cerifera / Wax Myrtle) 155 Shrubs Provided (Inkberry Holly / Ilex glabra) *Landscape Yard: S' Type A Landscape Yard (Total Length = 909 LF) (Type A) 3 Trees per 100 LF = 27.27 ≈ 28 Trees Required (NW Yard) 25 Shrubs per 100 LF = 227.25 ≈ 228 Shrubs Required 19 Canopy Trees Provided (Quercus Phellos / Willow Oak) 10 Understory Trees Provided (Myrica Cerifera / Wax Myrtle) 228 Shrubs Provided (Inkberry Holly / Ilex glabra) *Reference Type A Landscape Yard Typical Section per 100 LF This Sheet for Landscape yard typical planting layout Parking Areas: See Table C5.11 Below	Tree Mitigation Table: Grand Trees being removed (See Sheet L1.0) Required Mitigated Canopy Trees Grand Tree Preservation Credit Grand Tree Mitigation Significant Stands Mitigation Total Mitigation Trees Required Total Mitigation Trees Provided Total Trees Remaining for Mitigation or Tree Bank Program 5 Trees 5 Removed Trees * 6 Mitigation Trees = 30 Canopy Trees to be planted for Grand Tree Removal Mitigation 3 Preserved Grand Trees DBH 10-16 in = 2 Canopy Trees 3 Preserved * 2 Canopy Trees = 6 Canopy Tree Credits 30 Mitigation Trees + 6 Canopy Tree Credits = 24 Canopy Trees Required for Mitigation Planting 102,913 SF of Canopy Coverage being Removed 5,000 sf of free canopy = 1 Grand Tree 102,913 sf of 5,000 sf = 21 Grand Trees 21 Grand Trees * 6 Mitigation Trees per Grand Tree = 126 Canopy Trees Req. 24 + 126 = 150 Canopy Trees 50 Canopy Trees 100 Trees Remaining to be Mitigated	Vehicle Use Area Notes: - Landscaping in islands adjacent to parking spaces shall be set back a minimum of 2 feet behind the back of the curb to provide for pedestrian access to parked vehicles - Lighting may be installed in parking terminal islands - Lighting may be installed in parking interior islands but shall be at least 15 feet from trees. Parking Perimeter Planting Notes: - Parking perimeter plantings shall consist of a single continuous row of shrubs planted no greater than 5 feet on-center and within 5 feet of the parking lot edge and may also include trees - Shrubs used for parking perimeter planting shall be of a minimum height of 30 inches above grade within three years of planting. Shrubs may not exceed a height of 4 feet and shall be pruned and maintained.
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Figure 3 - Landscaping Plan Data Tables

Transportation Review:

The site has frontage on Broad St. (US-76), a paved 4 lane SCDOT owned/maintained roadway and is functionally classified as a principal arterial roadway. The total AADT along Borad St. near the subject property is 31,7000 according to station Id-43-0149.

Multimodal Transportation Factors

- Bicycle and Pedestrian:** No sidewalks are present near the site along this side of Broad St.
- Rail:** The proposed project would not result in any utilization of or impact to rail lines.
- Transit:** There is a fixed route transit service operating on Broad St. across the site's frontage. However, there are no direct impacts on or from the transit service caused by this project.

Analysis of Applicable Zoning & Development Standards Ordinance Transportation Provisions

- *Visual Clearance at Intersections:* The proposed visual clearance at intersections conforms to Ordinance Requirements.
- *Traffic Impact Study (TIS) Requirements:* A deceleration lane already exists at the property's entrance, and the car dealership will have a shared entrance and cross access with the adjacent property owner (Tractor Supply). The applicant has submitted a TIS waiver request to the Zoning Administrator. A condition of approval of the applicant's TIS Waiver is installation of a traffic control island "pork chops" at the site's existing shared access driveway.
- *Consideration of Existing Local and Regional Plans:* The Sumter 2050 Long Range Transportation Plan includes one project in proximity to the site:
 - a. *Project S-3: US-378 (Broad St) Corridor Safety Improvement Project.* The project is identified as a "horizon" project in the LRTP, meaning that it is fiscally constrained and can be expected to be pursued by 2040. There are no direct impacts expected on the proposed project by this development.
- *Circulation System Design:* The circulation system conforms to Ordinance requirements.

SCDOT encroachment permit approval is required for the work that extends into the SCDOT right of way.

Stormwater Management:

Stormwater run-off from the site will be collected in 1 proposed detention pond located at the rear of the site.

The proposed project will require approval of a City of Sumter stormwater permit. NPDES coverage will be required since the area of land disturbance will be more than one (1) acre in size.

Utilities:

Fire: No issues identified with the proposed fire control system.

Sewer & Water: No issues with the current sewer and water. Coordination is ongoing with the City of Sumter Public Services Department regarding water and sewer services.

Solid Waste: No issues with the proposed solid waste disposal plan.

Corridor Protection 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 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:*

- a. *Consistent architectural style, detail and trim;*
- b. *Facades which break down large elements of mass and scale where appropriate;*
- c. *Architectural details and articulation;*

- d. *Material changes reflective of function and appropriately placed;*
- e. *Canopies, porches, stoops, roof overhangs or other pedestrian friendly features;*
- f. *Shade and weather protection for ground floor entrances;*
- g. *Design elements such as cornice lines, columns, arches; and various fenestration and transparency elements.*

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

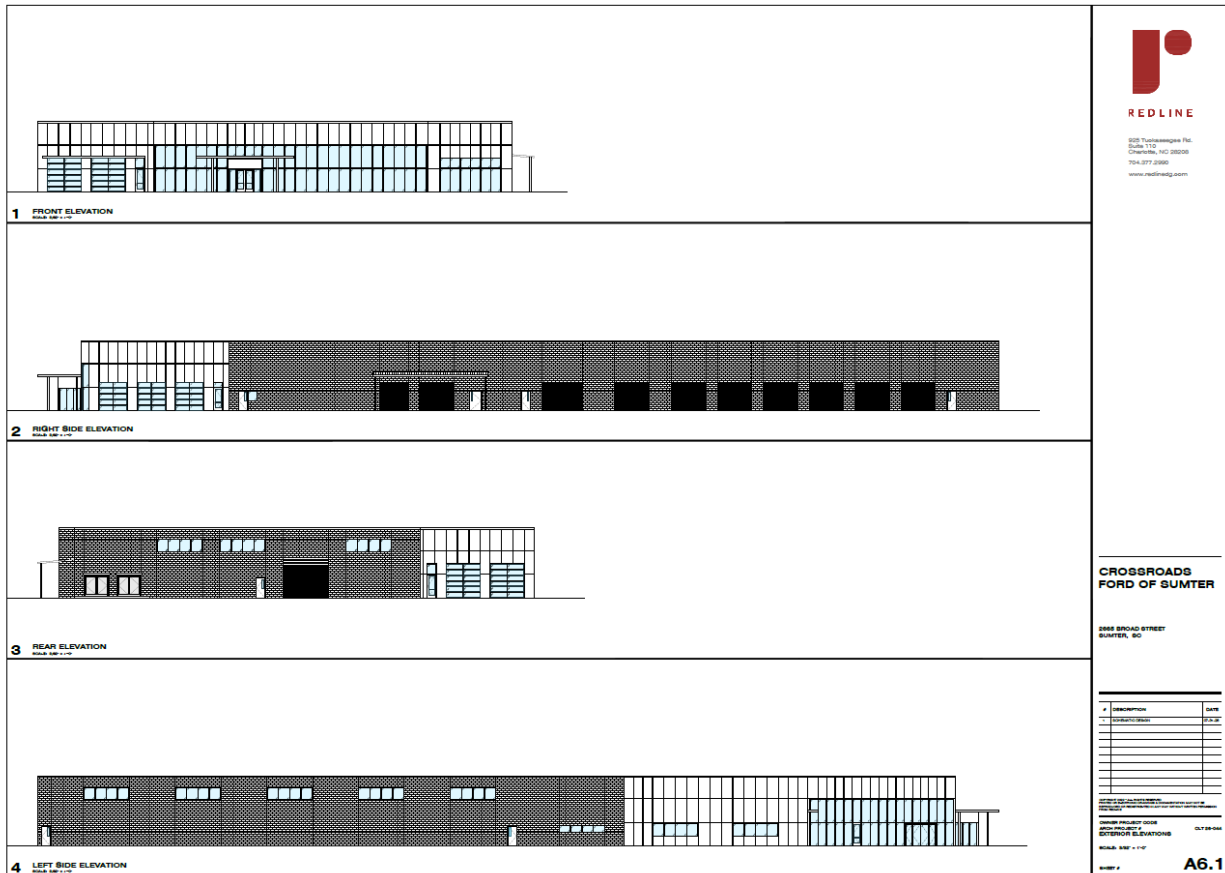


Figure 4 - Main Building Elevation Drawings

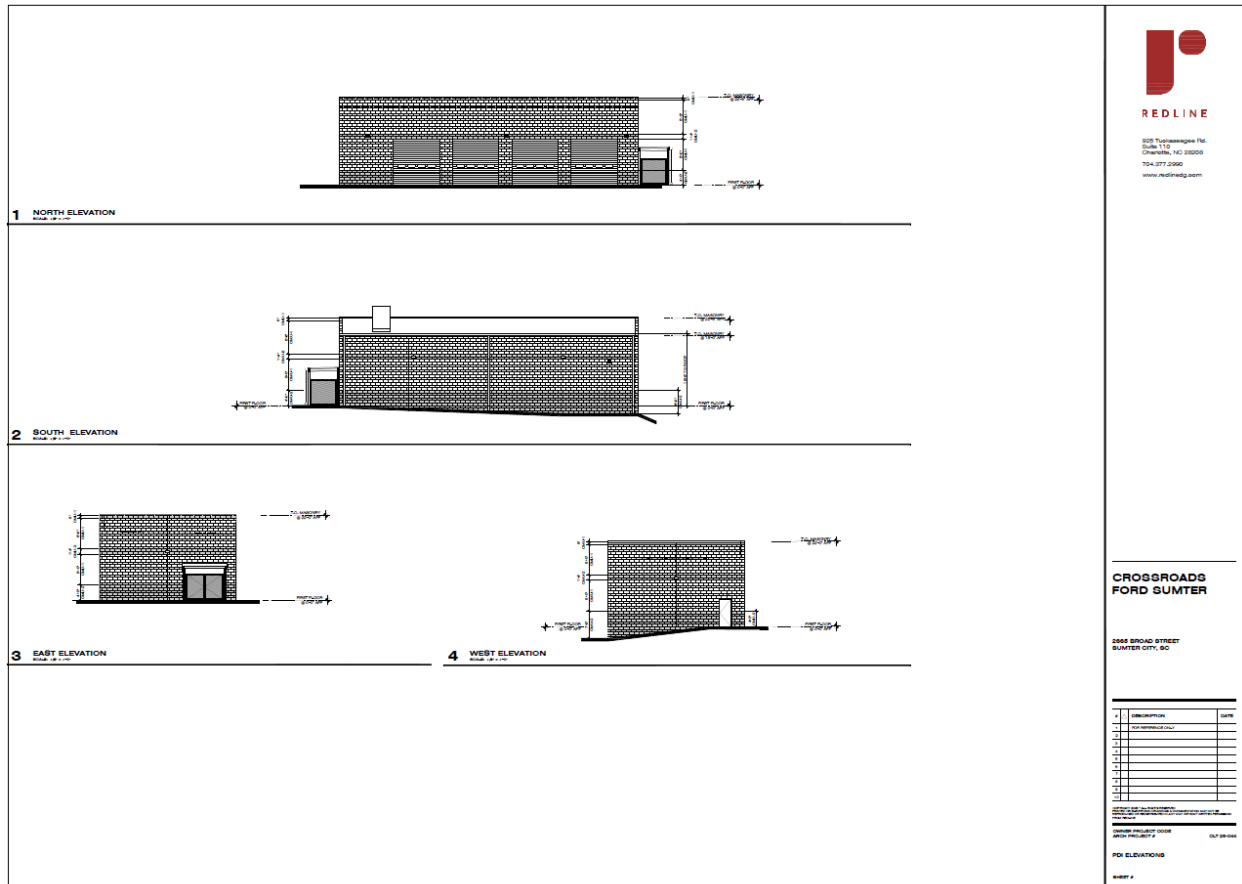


Figure 5 - PDI Building Elevation Drawings



Figure 6 - Illustrative Example of Building Design

IV. TECHNICAL REVIEW

There are no outstanding technical review items.

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 staff recommended Conditions of Approval in Exhibit 1.

VI. DRAFT MOTION

1. I move the Planning Commission **approve** MSP-26-48/HCPD-26-16 subject to the conditions of approval outlined in Exhibit 1, and the revised site and landscaping plans titled "*Crossroads Ford Sumter*" prepared by ACRO Development Services dated, August 14, 2026
2. I move the Planning Commission **deny** MSP-26-48/HCPD-26-16.
3. I move an alternate motion.

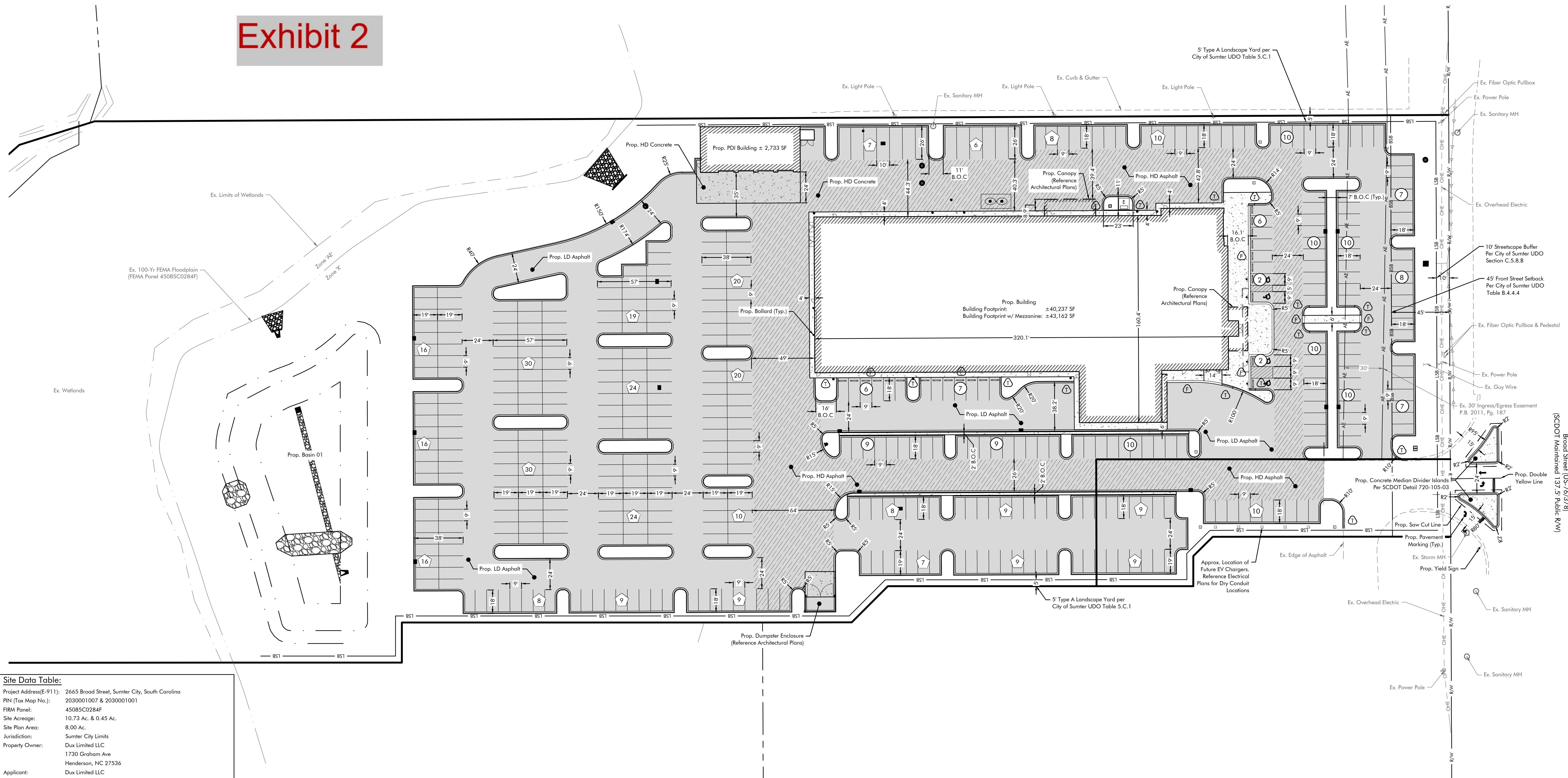
VII. PLANNING COMMISSION – August 26, 2026

Exhibit 1:

**MSP-26-48/HCPD-26-16
Crossroads Ford Sumter (City)
Proposed Conditions of Approval**

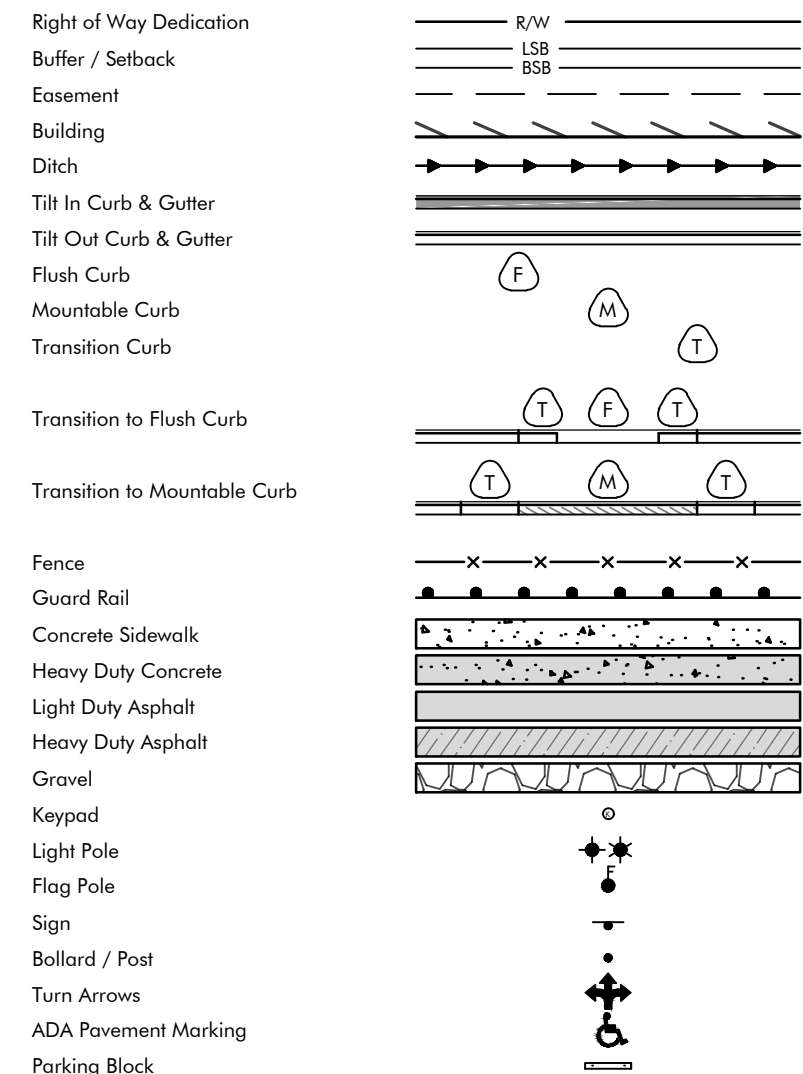
1. The project shall be developed in substantial conformance with the site plan and revised landscaping plans titled, the revised site and landscaping plans titled “*Crossroads Ford Sumter*” prepared by ACRO Development Services dated, August 14, 2026
2. The following items are required prior to issuance of a land disturbance permit:
 - a. Approved City of Sumter Stormwater Permit and NPDES concurrence letter from SCDES.
 - b. City Council adoption of the proposed City of Sumter Unified Development Ordinance.
 - c. Payment to the City of Sumter Tree Bank of any remaining tree mitigation requirements not offset by new plantings on-site.
3. The following items are required prior to zoning final inspection approval:
 - a. Approved SCDOT encroachment permit.
 - b. Completion of all site developments as depicted on final civil engineered plans.
4. Separate sign permits are required for all exterior signage. All signage must be in full compliance with *Article C.3.* of the proposed *City of Sumter Unified Development Ordinance*.

Exhibit 2



Site Data Table:	
Project Address(E-911):	2665 Broad Street, Sumter City, South Carolina
Pin (Tax Map No.):	2030001007 & 2030001001
FIRM Panel:	4508SC0284F
Site Acreage:	10.73 Ac. & 0.45 Ac.
Site Plan Area:	8.00 Ac.
Jurisdiction:	Sumter City Limits
Property Owner:	Dux Limited LLC 1730 Graham Ave Henderson, NC 27536
Applicant:	Dux Limited LLC 1730 Graham Ave Henderson, NC 27536 Greg.Vandeloo@crossroadscars.com 252-492-0008
Primary Contact:	Dux Limited LLC 1730 Graham Ave Henderson, NC 27536 Greg.Vandeloo@crossroadscars.com 252-492-0008
Current Zoning:	QC
Overlays:	(HPCD - City)
Existing Land Use:	Vacant/Undeveloped
Proposed Land Use:	Automobile Dealership w/ associated parking and loading zones.
Density:	N/A
FAR:	N/A
Lot Size:	N/A
Lot Width:	None for Commercial Development
Lot Depth:	N/A
Building Height:	Max. 60'
Ex. Building:	N/A
Prop. Building:	± 40,237 SF
Parking Requirements:	Vehicle Sales and Rental Services, General Equipment Rental Services (1 per 500 sq. ft. GFA) 43,162 sf / 500 sf = 86.3 - 87 Spaces Total Required Spaces = 87 Spaces Total Inventory Spaces = 378 Spaces Total Provided Spaces = 465 Spaces
ADA Parking Req:	4 Spaces Required (1 Van Accessible)
ADA Parking Provided:	4 Spaces (1 Van Accessible)
Bicycle Parking:	N/A
Max Impervious:	430,006 SF (92%) & 18,033 SF (92%)
Proposed Impervious:	180,544 SF (39%) & 15,879 SF (81%) (See Sheet C7.1 for breakdown)
Setbacks:	Front: 45' (3.1.5) Side: N/A Rear: 20'
Buffers:	Side: 5' (9-1) Rear: 5'
Street Landscaping:	Front: 10' (9.b.4)
% Undeveloped:	28.44%
Open Space:	N/A
Show Airforce Base:	The site is outside of the Shaw Airforce Base Noise Attenuation (NA) and Accident Potential Zone (APZ).
Sumter Airport Overlay:	The site is outside of the Sumter Airport Overlay Zone

Proposed Site Legend:



Legends Note:

Legend is shown on this sheet for reference. Linetype scales and block sizes may vary based upon individual sheet and viewpoint scales.

General Notes and Legends:

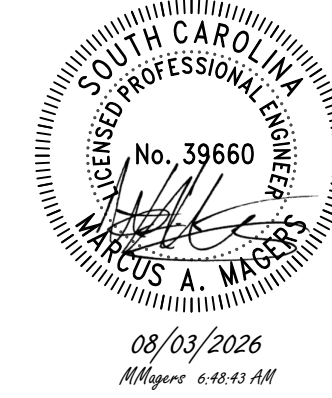
- See sheet C1.0 for adjacent parcel ownership information.
- See sheet C1.1 for all general notes and legends related to this plan set.

Plans Prepared By:

ACRO **MEG**
DEVELOPMENT SERVICES

601 S. Cedar Street, Suite 101
Charlotte, NC 28202
980-224-8518
acro@acro-ds.com

Professional Seal:



SC Firm No. 7042

ACRO Project Number:

2025-141

Plans Prepared For:



Revisions:

No.	Date	Description
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Municipality Reference Number:

Project Location:

2665 Broad Street, Sumter City,
South Carolina

Project Name:

Crossroads Ford Sumter

Project Phase:

Construction Documents

Date:

08/03/2026

Sheet Title:

Site Plan

Sheet Number:

C4.0

Scale: 1" = 40'

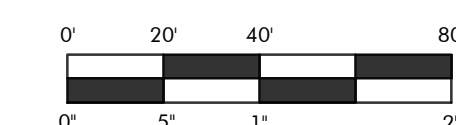
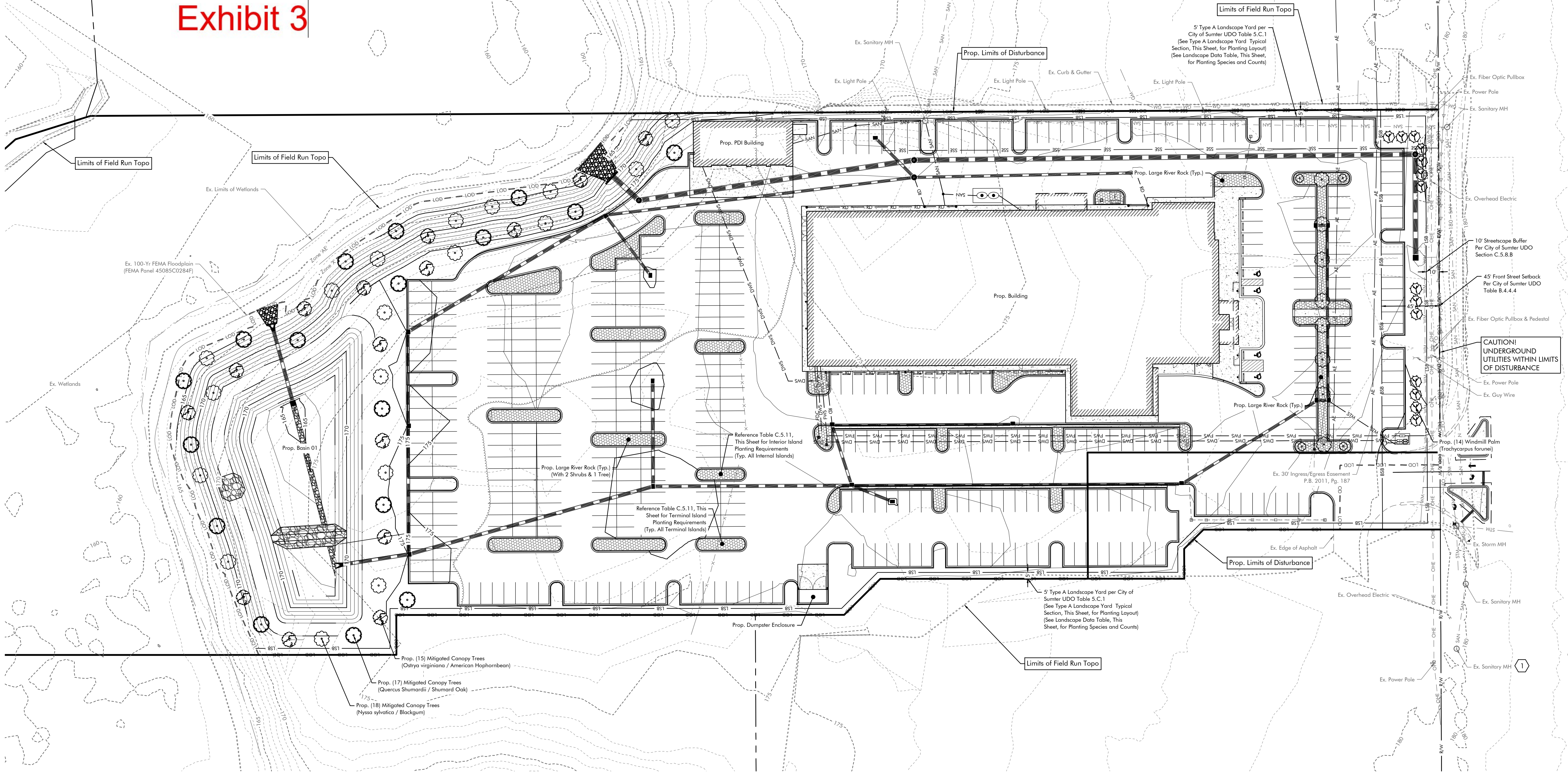


Exhibit 3



Landscape Data Table:

Street Trees:	10' Street Landscaping Yard (Total Length = 271 LF) 1 Understory Tree per 20 LF = 13.55 = 14 Trees Required
	14 Trees Provided
*Landscape Yard: 5' Type A Landscape Yard (Total Length = 619 LF) (Type A)	3 Trees per 100 LF = 18.6 = 19 Trees Required 25 Shrubs per 100 LF = 154.75 = 155 Shrubs Required
	13 Canopy Trees Provided (Quercus Phellos / Willow Oak) 7 Understory Trees Provided (Myrica Cerifera / Wax Myrtle) 155 Shrubs Provided (Inkberry Holly / Ilex glabra)
*Landscape Yard: 5' Type A Landscape Yard (Total Length = 909 LF) (Type A)	3 Trees per 100 LF = 27.27 = 28 Trees Required 25 Shrubs per 100 LF = 227.25 = 228 Shrubs Required
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	*Reference Type A Landscape Yard Typical Section per 100 LF This Sheet for Landscape yard typical planting layout

TABLE C.5.11 MINIMUM DEVELOPMENT STANDARDS FOR PARKING AREAS					
	Minimum Width	Minimum Length	Minimum Area	Minimum Tree Requirement	Minimum Shrub Requirement
Terminal Island	N/A	N/A	275 sq. ft.	1	2
Interior Island	10 ft.	18 ft.		1 Canopy Tree	2
Divider Median	7 ft.	N/A		1 per 30 LF	N/A
Perimeter					Single continuous row of shrubs

Tree Mitigation Table:

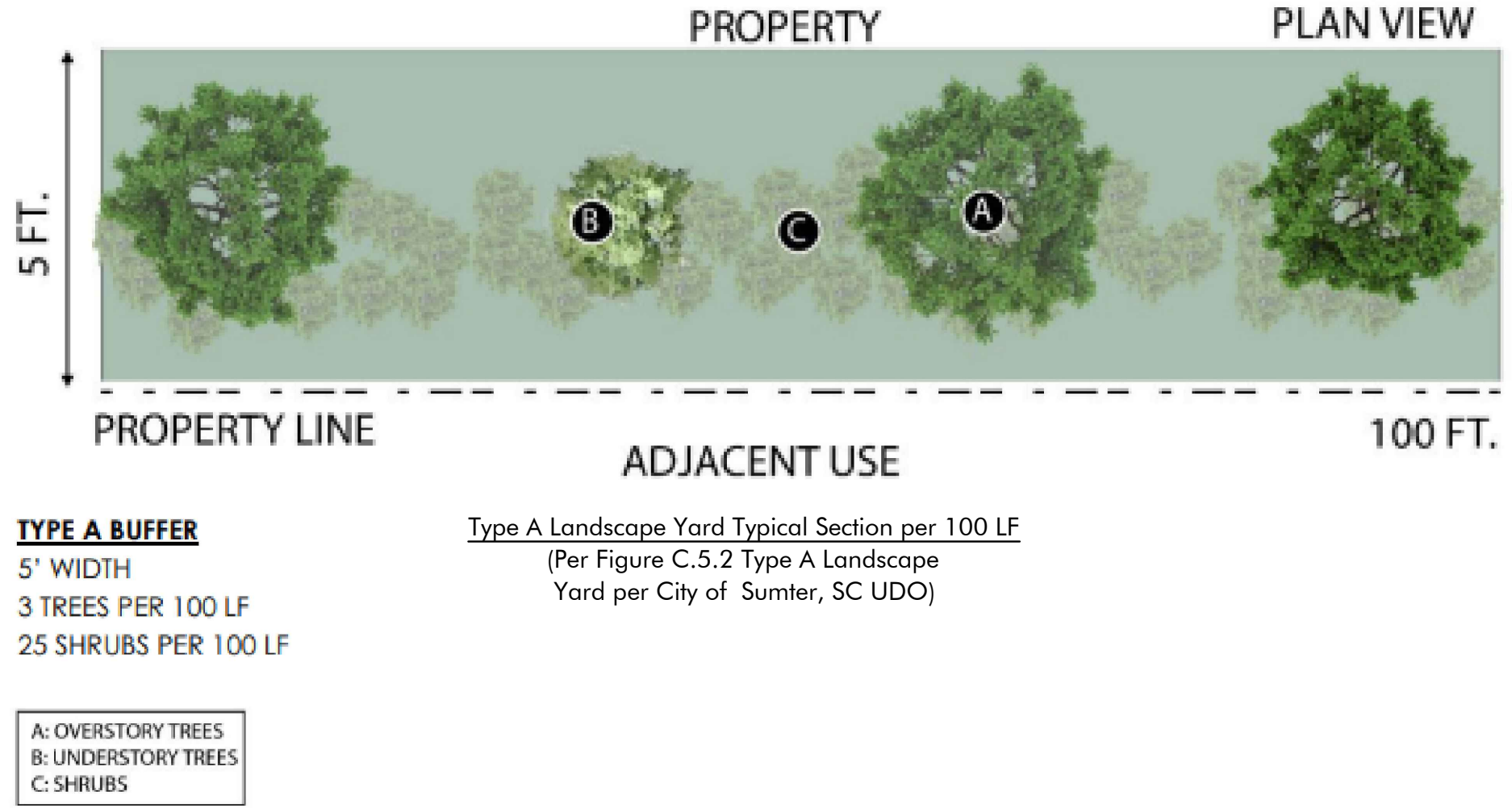
Grand Trees being removed (See Sheet L1.0) Required Mitigated Canopy Trees	5 Trees 5 Removed Trees * 6 Mitigation Trees = 30 Canopy Trees to be planted for Grand Tree Removal Mitigation
Grand Tree Preservation Credit	3 Preserved Grand Trees DBH 10-16 in = 2 Canopy Trees 3 Preserved * 2 Canopy Trees = 6 Canopy Tree Credits
Grand Tree Mitigation	30 Mitigation Trees - 6 Canopy Tree Credits = 24 Canopy Trees Required for Mitigation Planting
Significant Stands Mitigation	102,913 SF of Canopy Coverage being Removed 5,000 sf of tree canopy = 1 Grand Tree 102,913 sf/5,000 sf = 21 Grand Trees 21 Grand Trees * 6 Mitigation Trees per Grand Tree = 126 Canopy Trees Req. 24 + 126 = 150 Canopy Trees 50 Canopy Trees
Total Mitigation Trees Required	100 Trees Remaining to be Mitigated
Total Mitigation Trees Provided	
Total Trees Remaining for Mitigation or Tree Bank Program	

Vehicle Use Area Notes:

- Landscaping in islands adjacent to parking spaces shall be set back a minimum of 2 feet behind the back of the curb to provide for pedestrian access to parked vehicles
- Lighting may be installed in parking terminal islands
- Lighting may be installed in parking interior islands but shall be at least 15 feet from trees.

Parking Perimeter Planting Notes:

- Parking perimeter plantings shall consist of a single continuous row of shrubs planted no greater than 3 feet on-center and within 5 feet of the parking lot edge and may also include trees
- Shrubs used for parking perimeter planting shall be of a minimum height of 30 inches above grade within three years of planting. Shrubs may not exceed a height of 4 feet and shall be pruned and maintained.



PROPERTY PLAN VIEW



PROPERTY LINE ADJACENT USE 100 FT.

TYPE A BUFFER
5' WIDTH
3 TREES PER 100 LF
25 SHRUBS PER 100 LF

Type A Landscape Yard Typical Section per 100 LF
(Per Figure C.5.2 Type A Landscape Yard per City of Sumter, SC UDO)

A: OVERSTORY TREES
B: UNDERSTORY TREES
C: SHRUBS

Limits Of Disturbance Note:

Proposed Limits of Disturbance: 8.00 Ac.

General Notes and Legends:

- See sheet C1.0 for adjacent parcel ownership information.
- See sheet C1.1 for all general notes and legends related to this plan set.

Plans Prepared By:

ACRO **MEG**
DEVELOPMENT SERVICES

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acro@acro-ds.com

Professional Seal:



SC Firm No. 7042

ACRO Project Number:

2025-141

Plans Prepared For:

CROSSROADS
AUTOMOTIVE GROUP

Revisions:

No.	Date	Description
1	08/14/26	TRC Comments

Municipality Reference Number:

Project Location:
2665 Broad Street, Sumter City,
South Carolina

Project Name:

Crossroads Ford Sumter

Project Phase:

Construction Documents

Date:

08/14/2026

Sheet Title:

Landscape Plan

Sheet Number:

L1.1

Scale: 1" = 40'

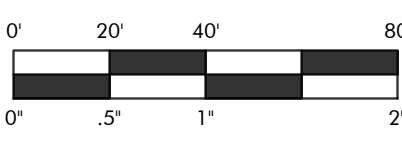
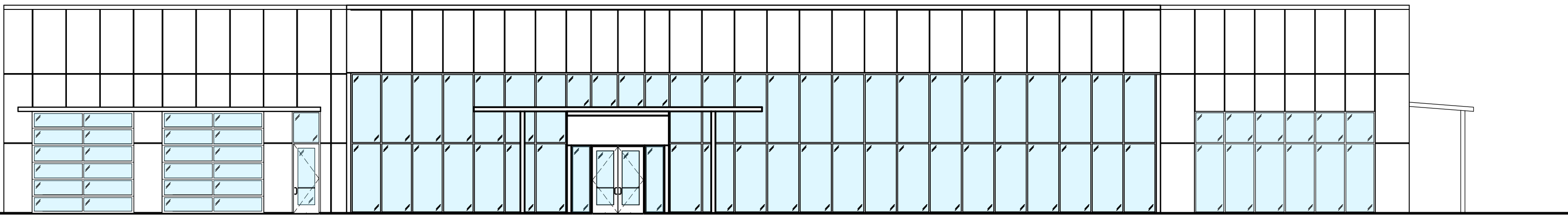
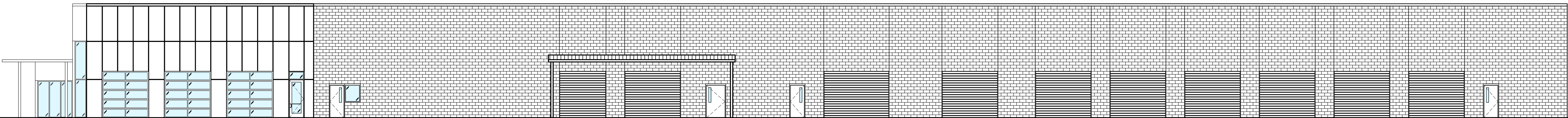


Exhibit 4



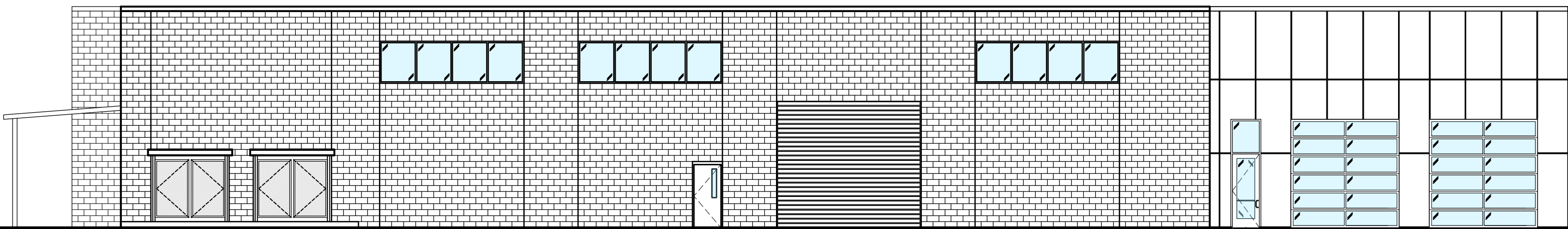
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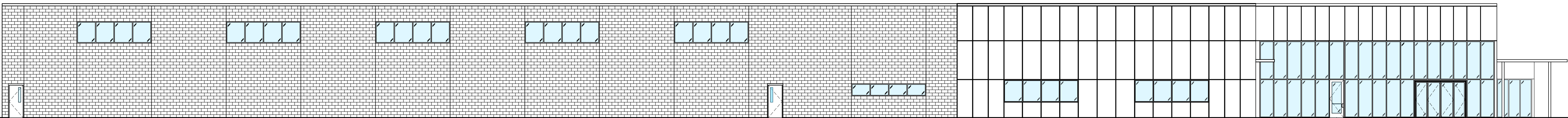
2 RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



3 REAR ELEVATION

SCALE: 3/32" = 1'-0"



4 LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



REDLINE

925 Tuckaseegee Rd.
Suite 110
Charlotte, NC 28208
704.377.2990
www.redlinedg.com

CROSSROADS
FORD OF SUMTER

2665 BROAD STREET
SUMTER, SC

#	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	07.31.26

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OWNER PROJECT CODE
ARCH PROJECT #
EXTERIOR ELEVATIONS

OLT 26-044

SCALE: 3/32" = 1'-0"

SHEET #

A6.1

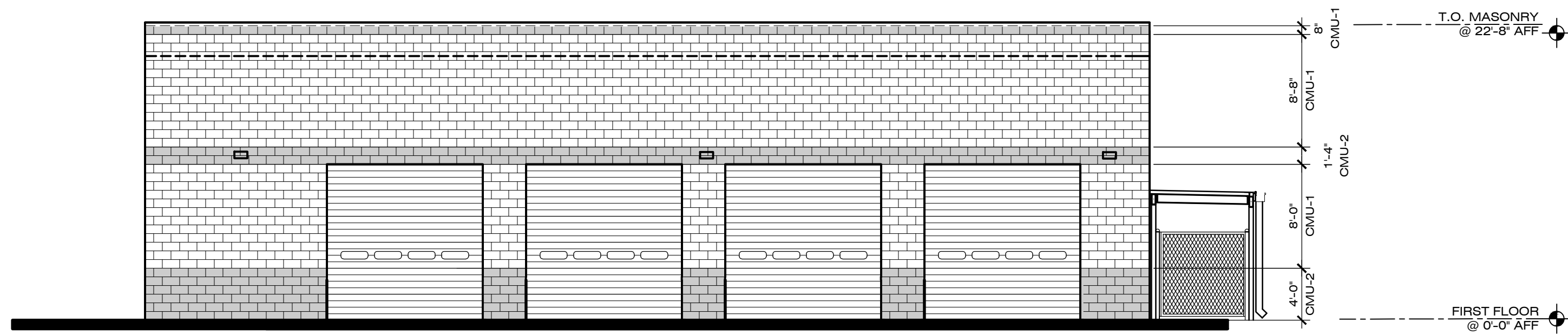


REDLINE

925 Tuckaseegee Rd.
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Charlotte, NC 28208
704.377.2990
www.redlinedg.com

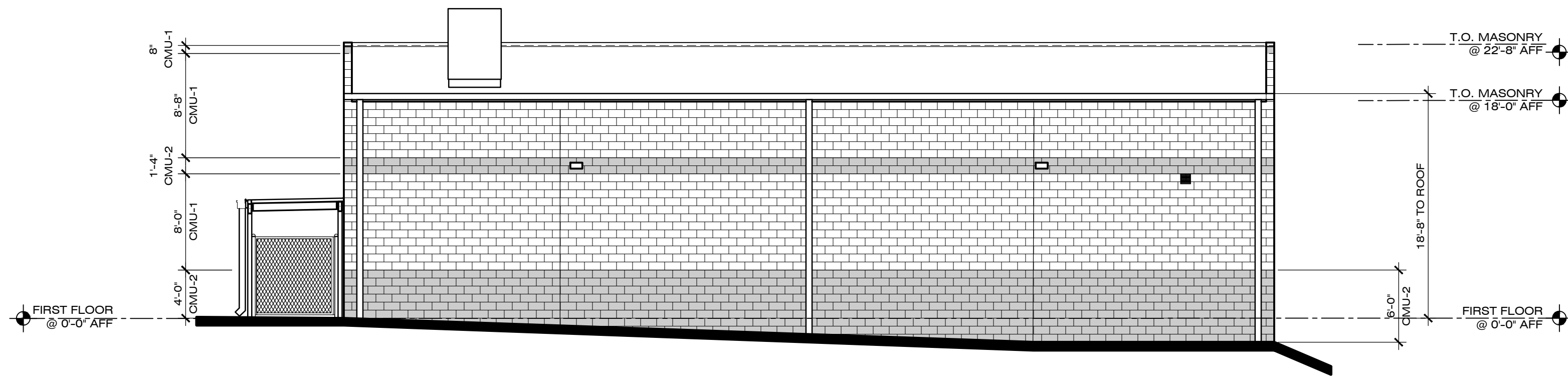
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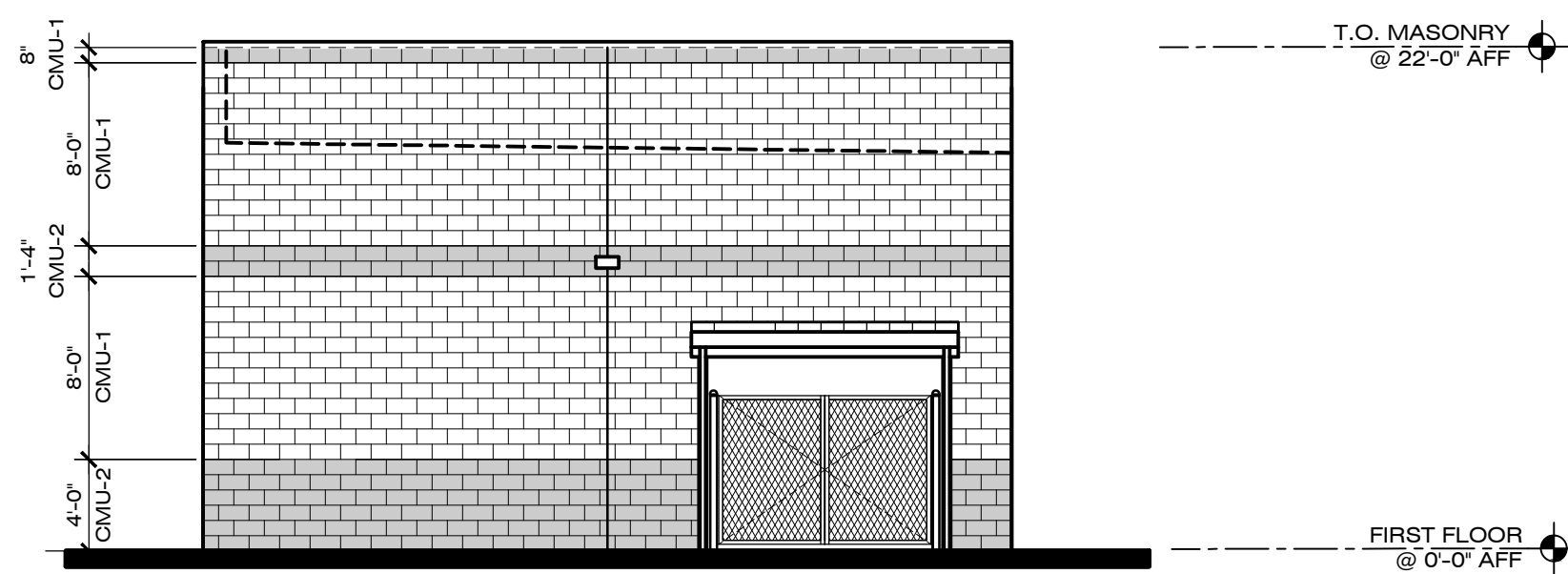
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



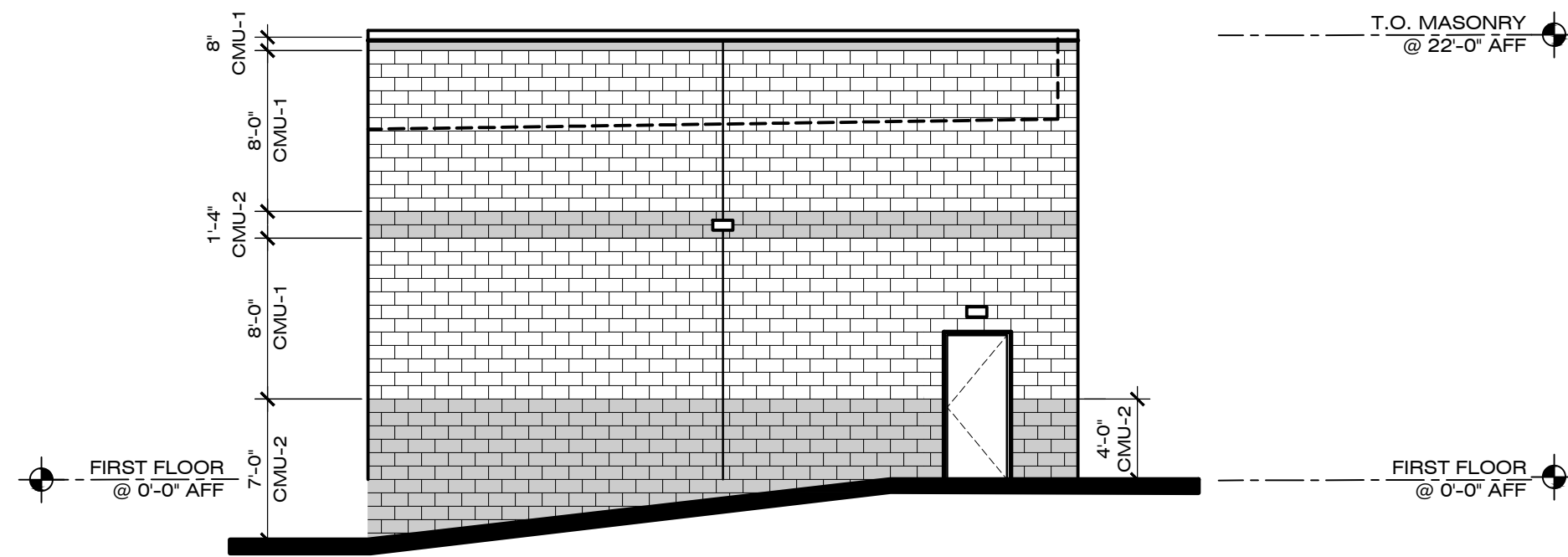
3 EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 WEST ELEVATION

SCALE: 1/8" = 1'-0"



CROSSROADS FORD SUMTER

2665 BROAD STREET
SUMTER CITY, SC

#	DESCRIPTION	DATE
1	FOR REFERENCE ONLY	
2		
3		
4		
5		
6		
7		
8		
9		
10		

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FROM REDLINE.

OWNER PROJECT CODE
ARCH PROJECT # CLT 26-044

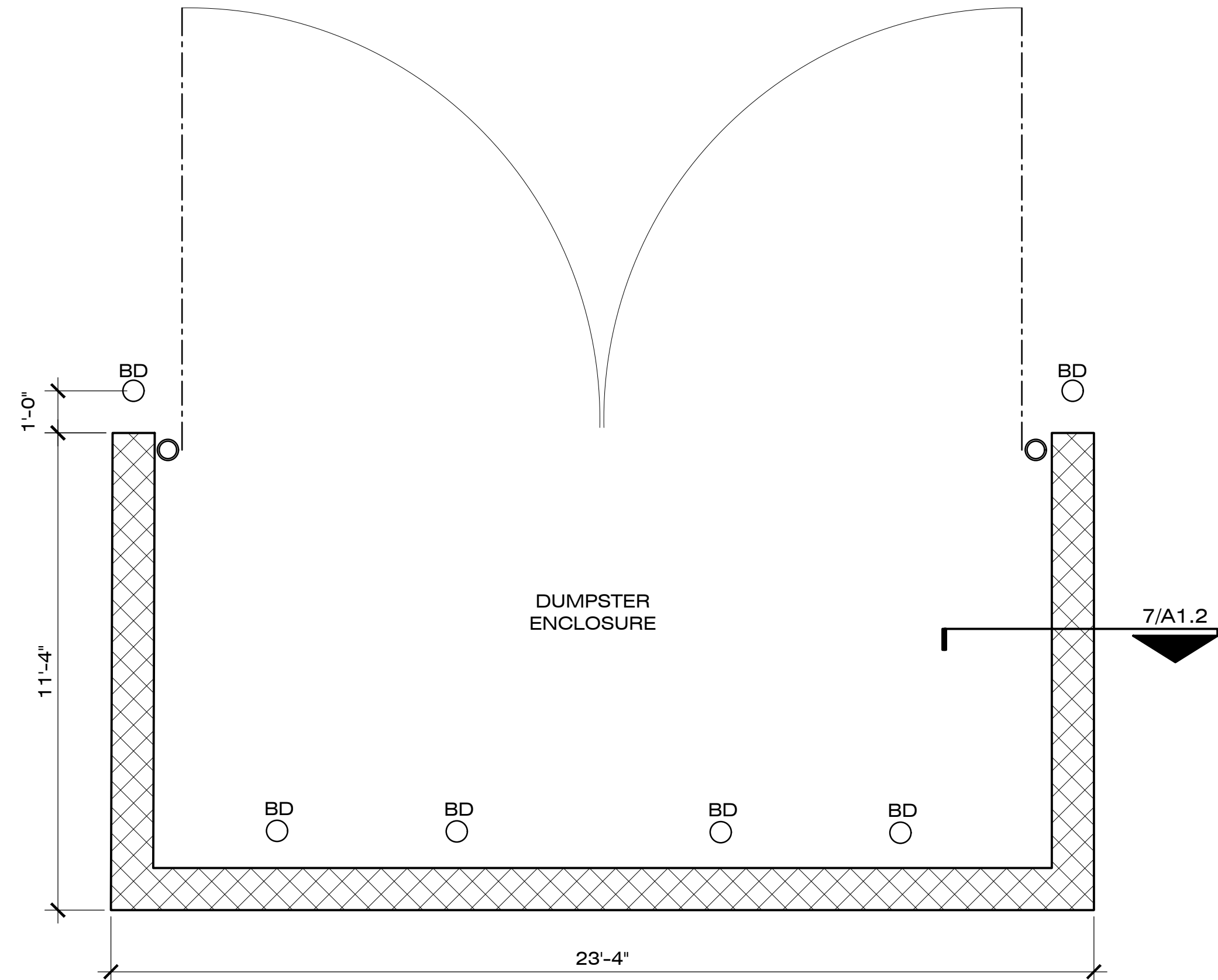
PDI ELEVATIONS

SHEET #

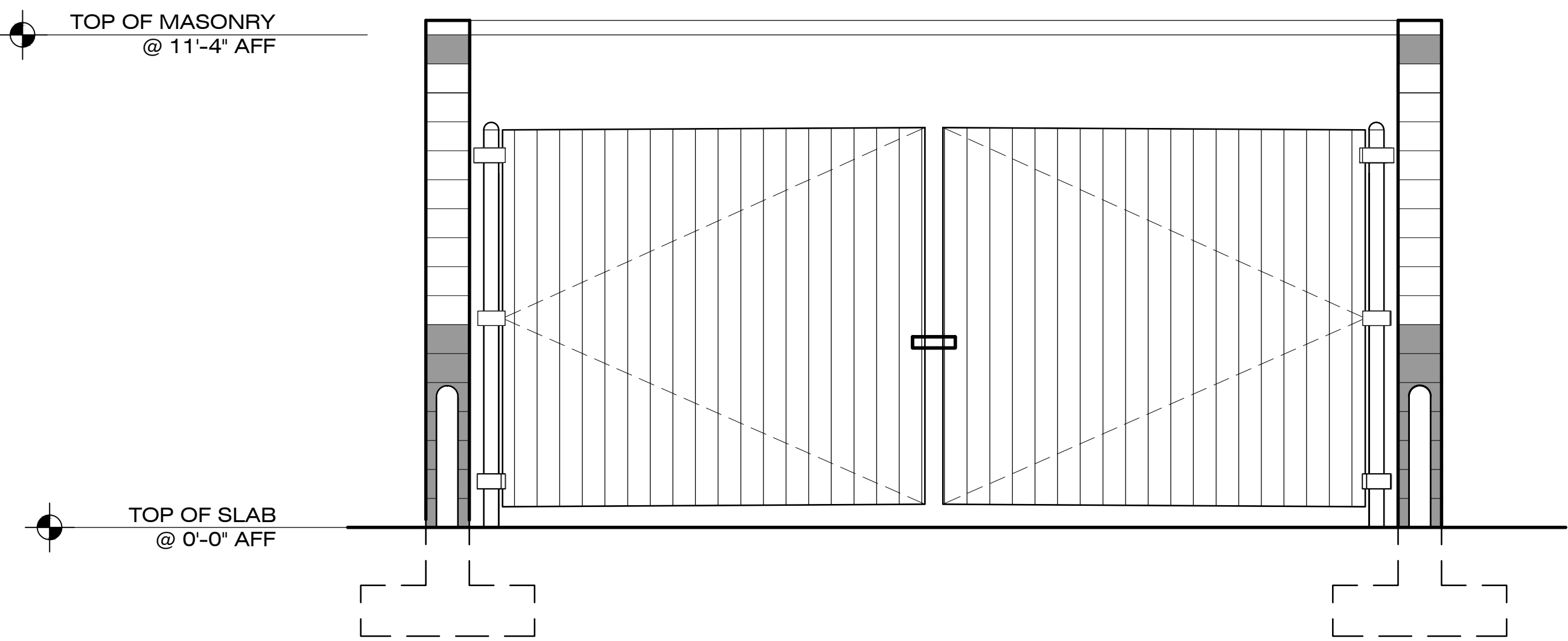


REDLINE

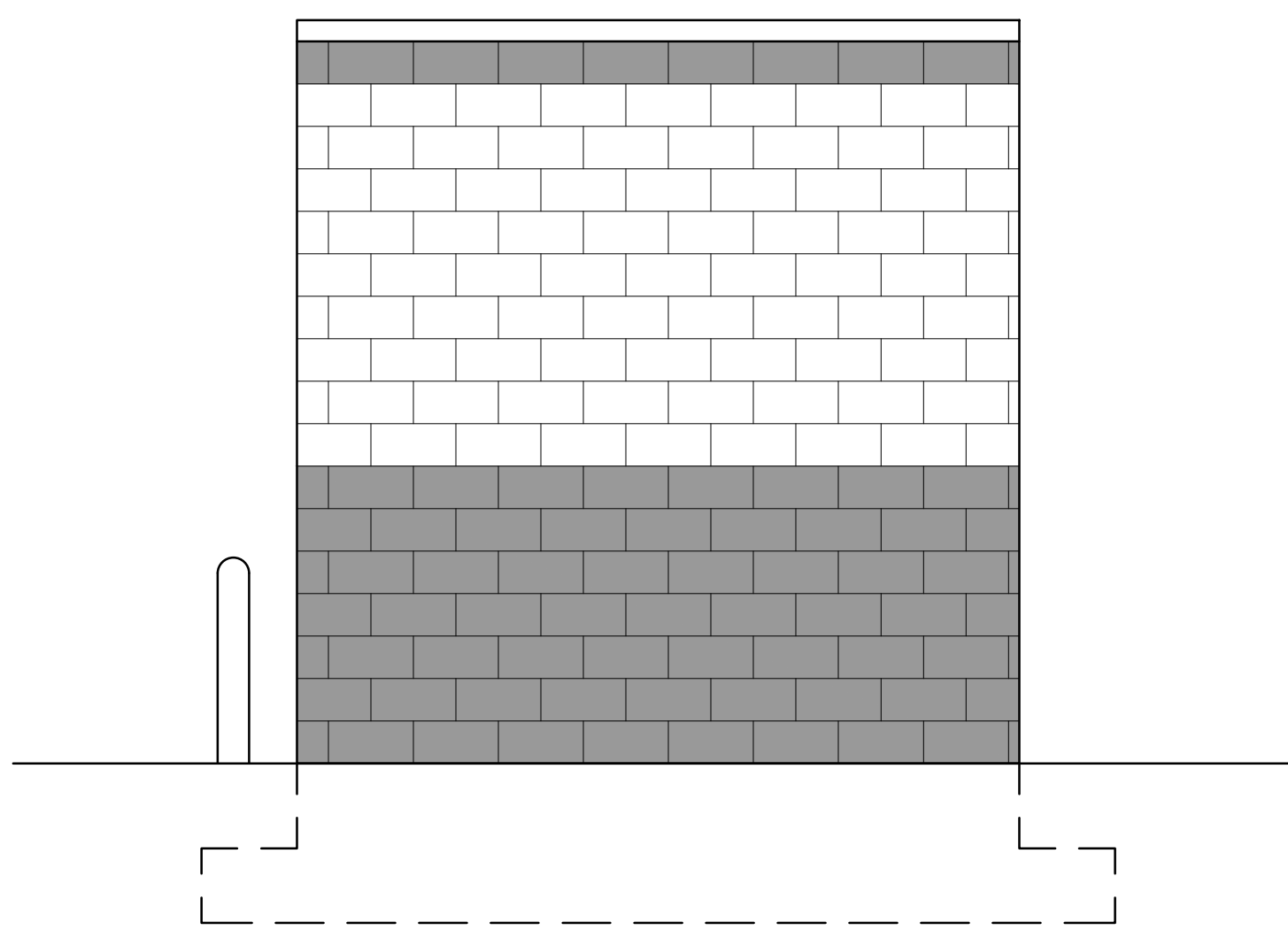
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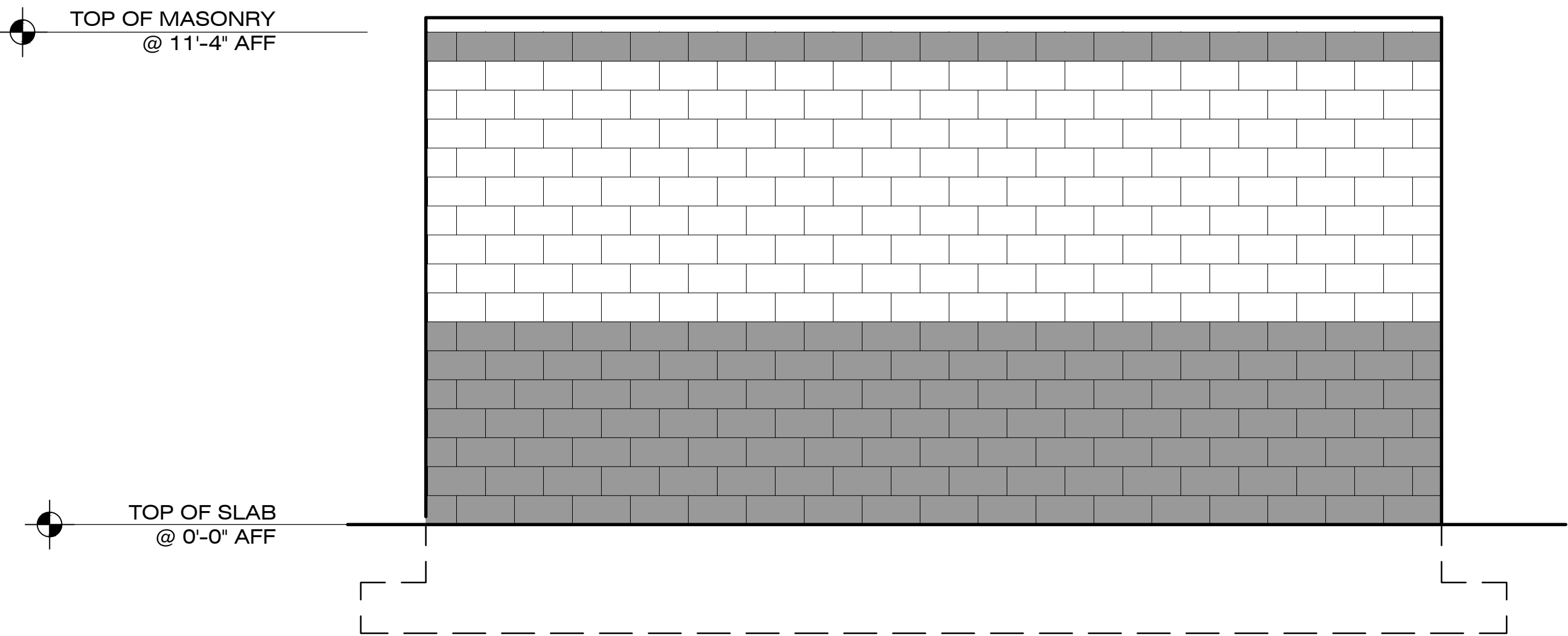
1 DUMPSTER ENCLOSURE FLOOR PLAN
SCALE: 1/4" = 1'-0"



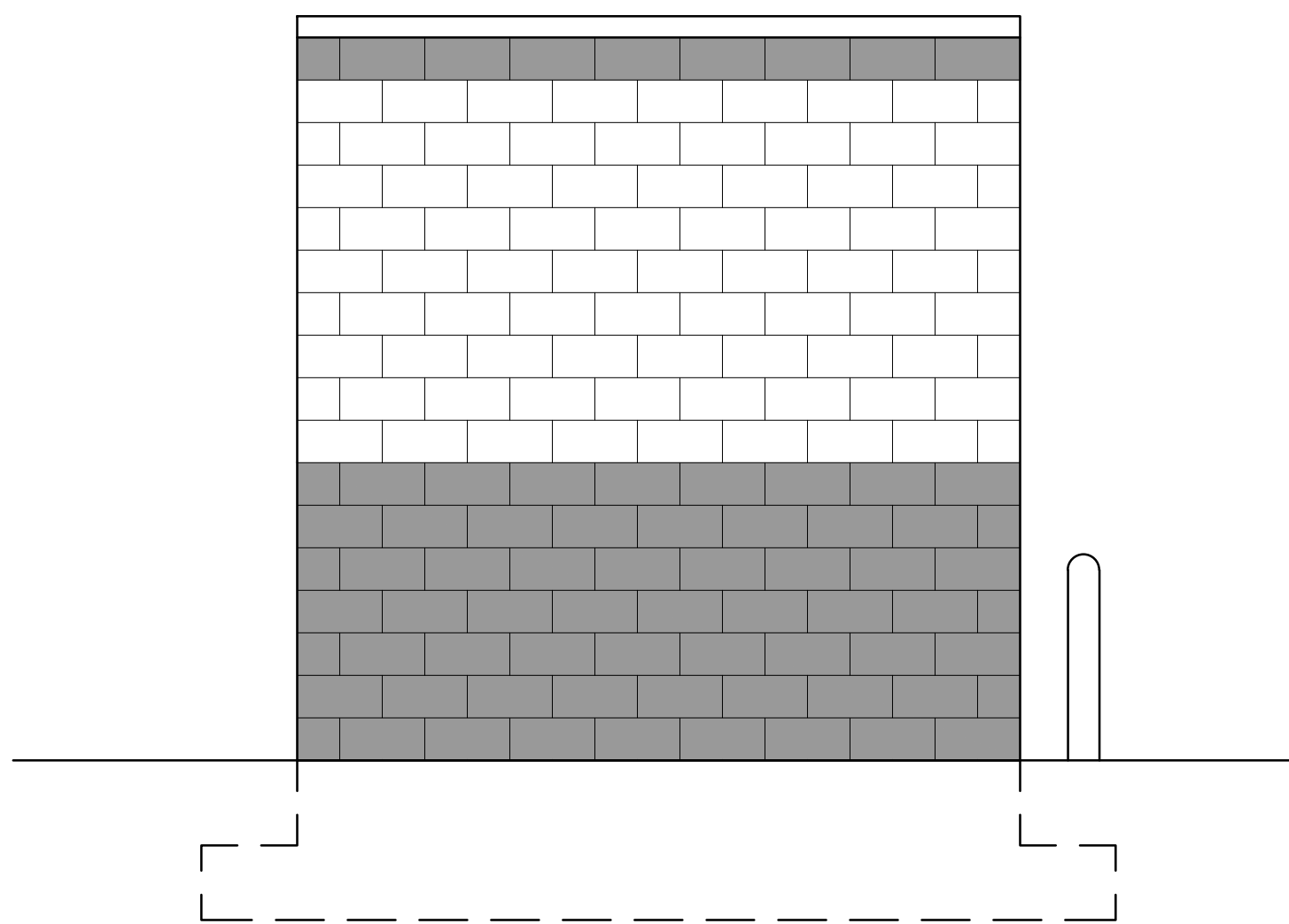
2 DUMPSTER ENCLOSURE EAST ELEVATION
SCALE: 1/4" = 1'-0"



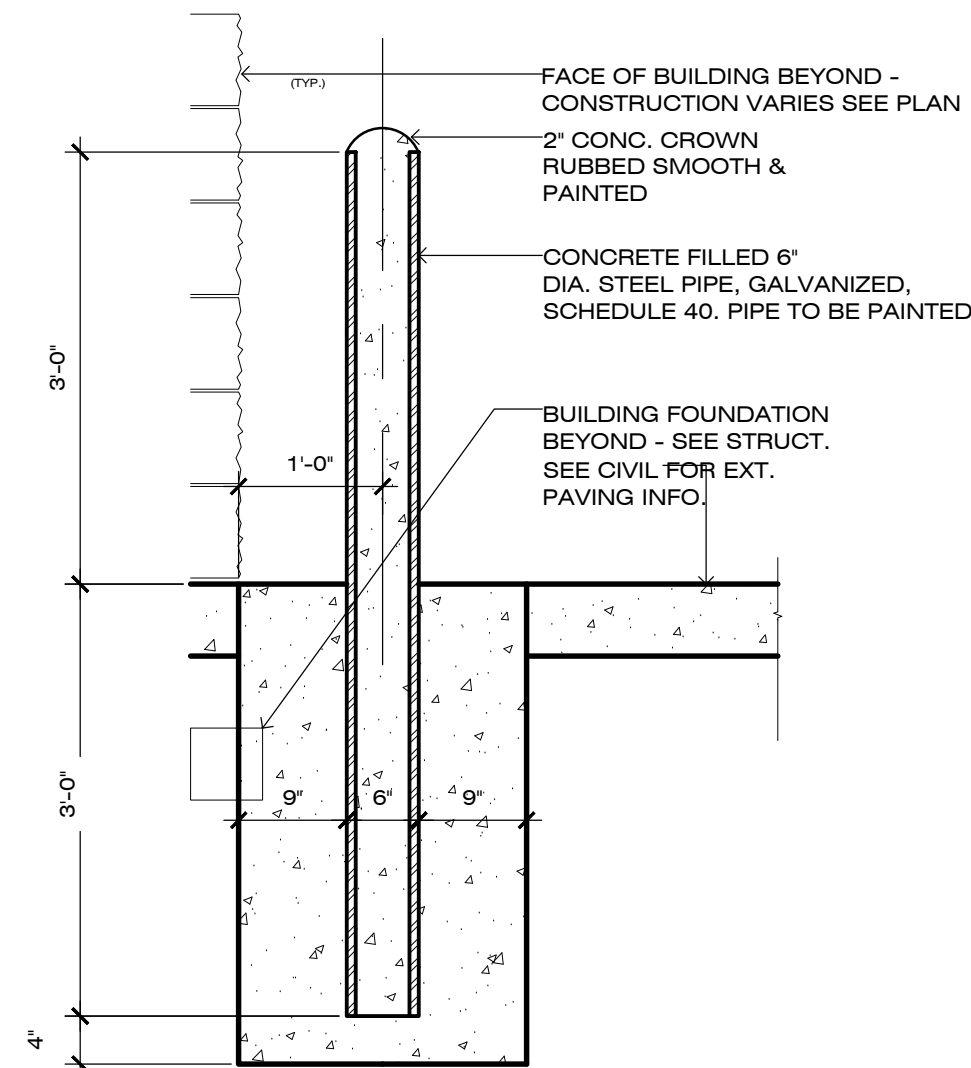
3 DUMPSTER ENCLOSURE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



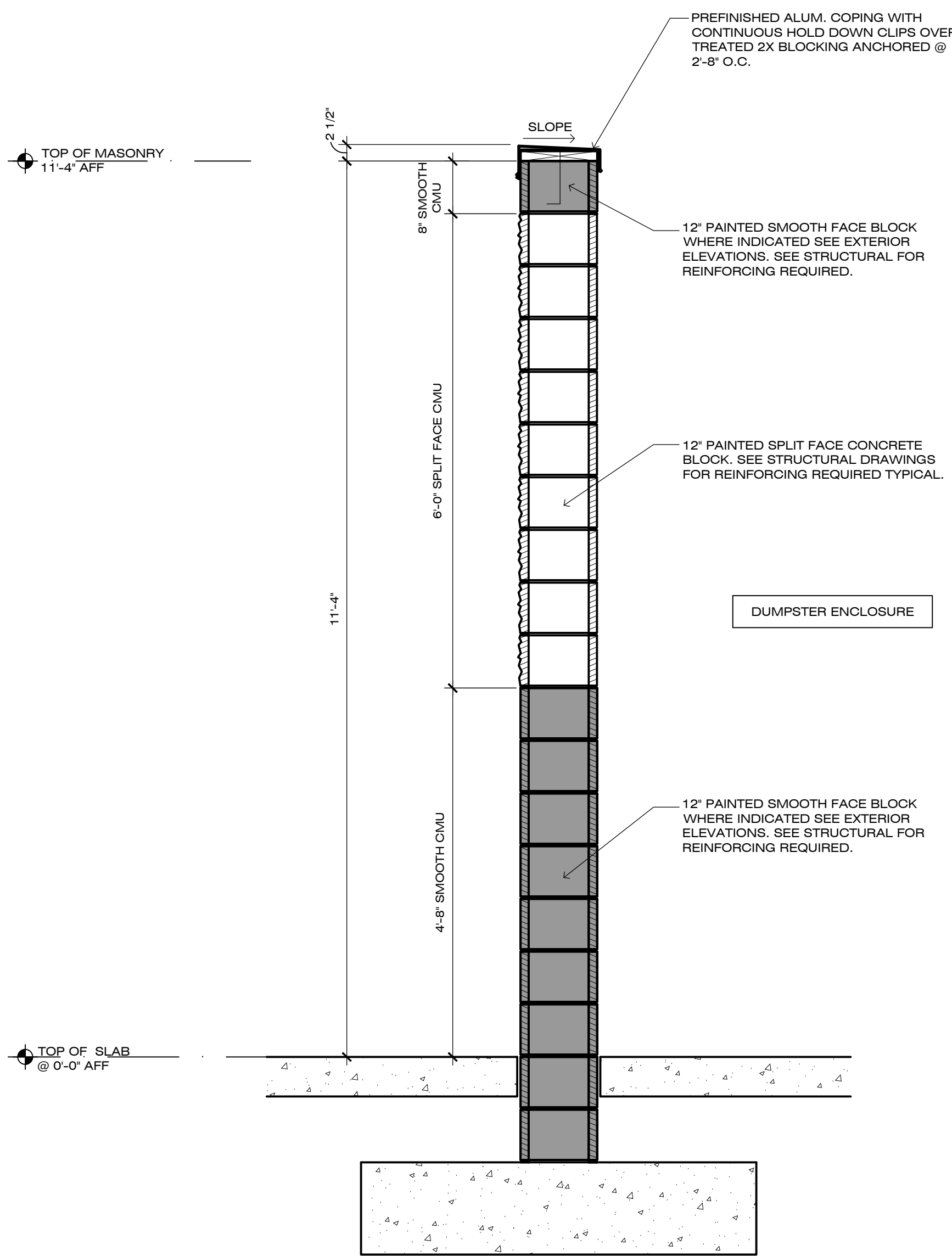
4 DUMPSTER ENCLOSURE WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 DUMPSTER ENCLOSURE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 PIPE BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



7 WALL SECTION AT DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"

CROSSROADS
FORD OF SUMTER

2665 BROAD STREET
SUMTER, SC

#	DESCRIPTION	DATE
1	FOR REFERENCE ONLY	
2		
3		
4		
5		
6		
7		
8		
9		
10		

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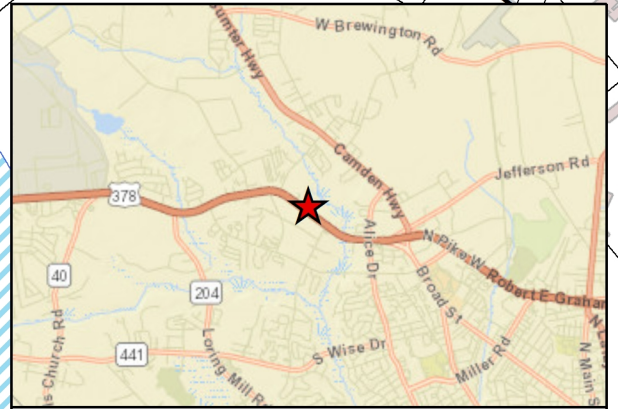
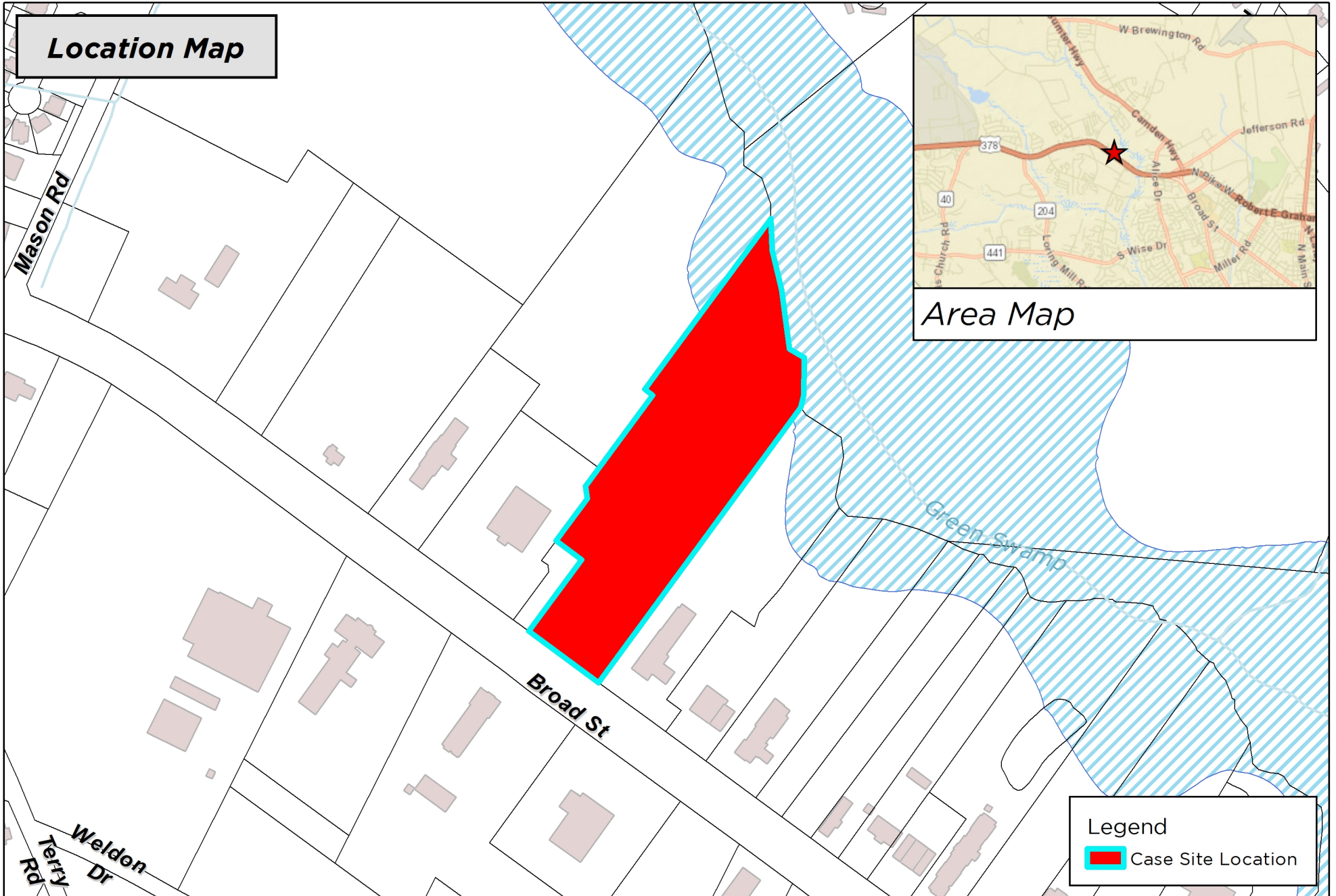
DUMPSTER ENCLOSURE AND DETAILS

SCALE: SEE DRAWING

SHEET #

A1.2

Location Map



Area Map

Legend

 Case Site Location

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0 200 400 Feet
1 inch = 400 feet

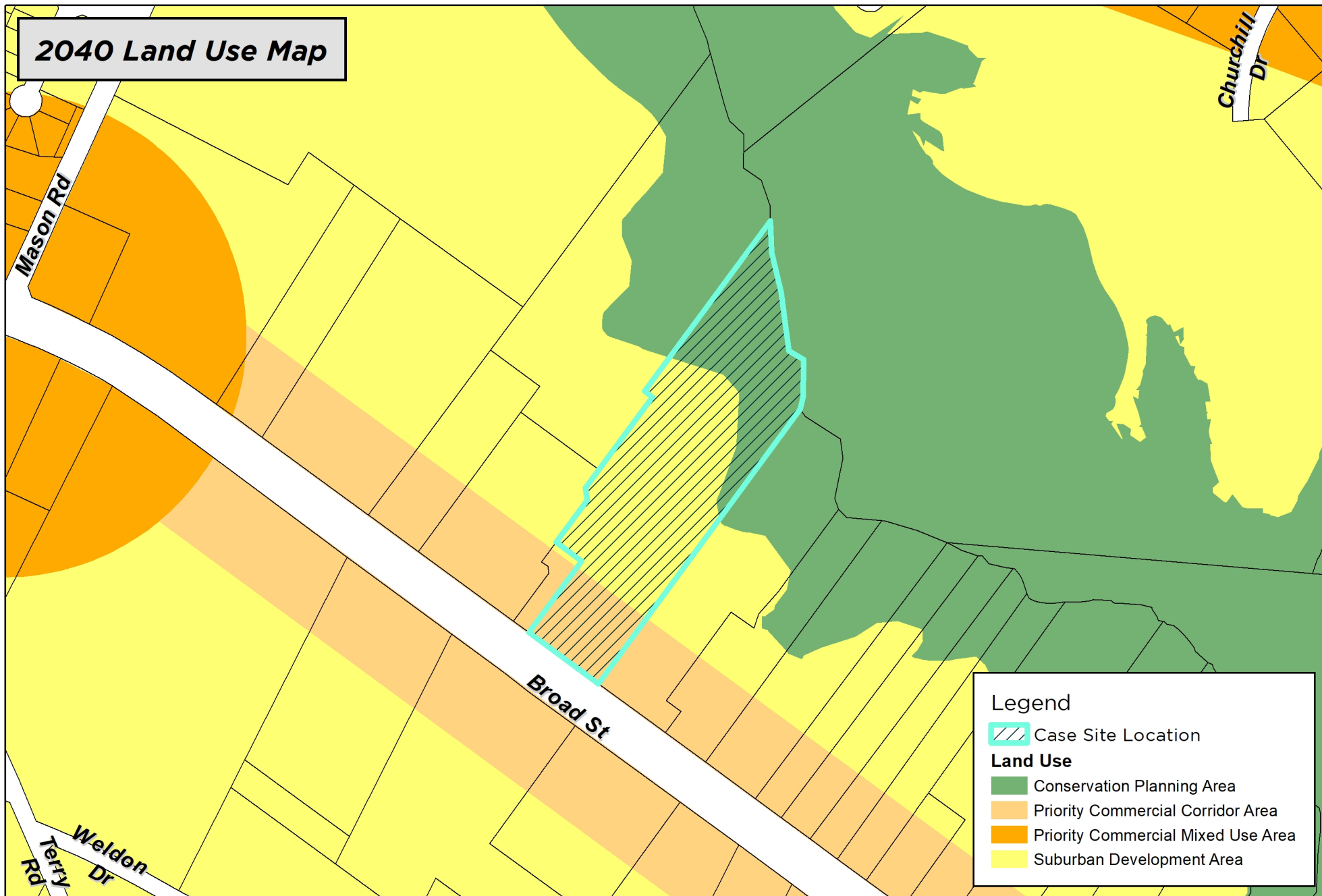


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2040 Land Use Map



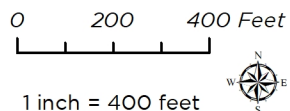
Legend

Case Site Location

Land Use

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

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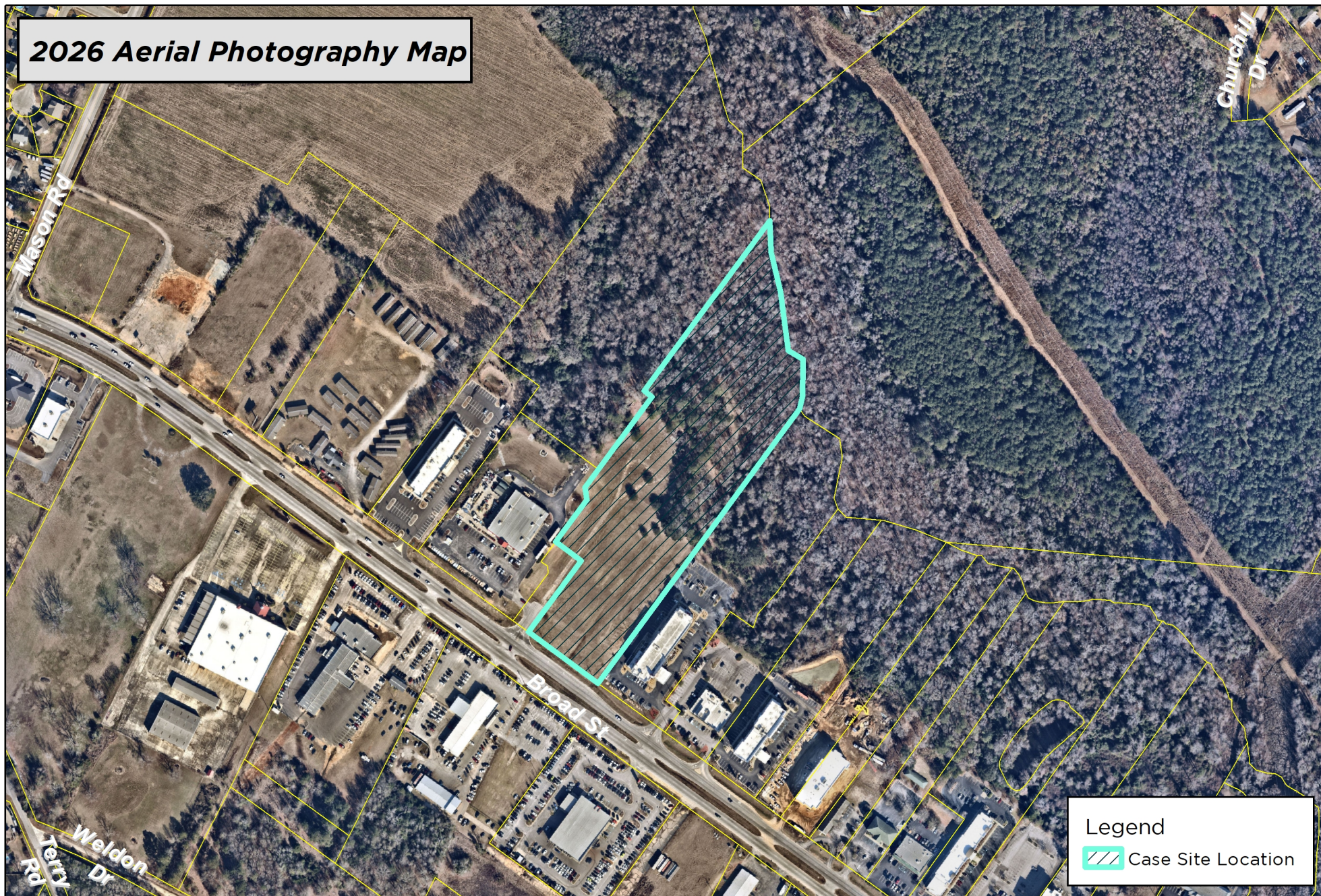


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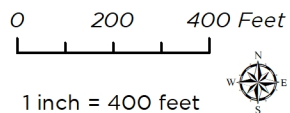
2026 Aerial Photography Map



Legend

 Case Site Location

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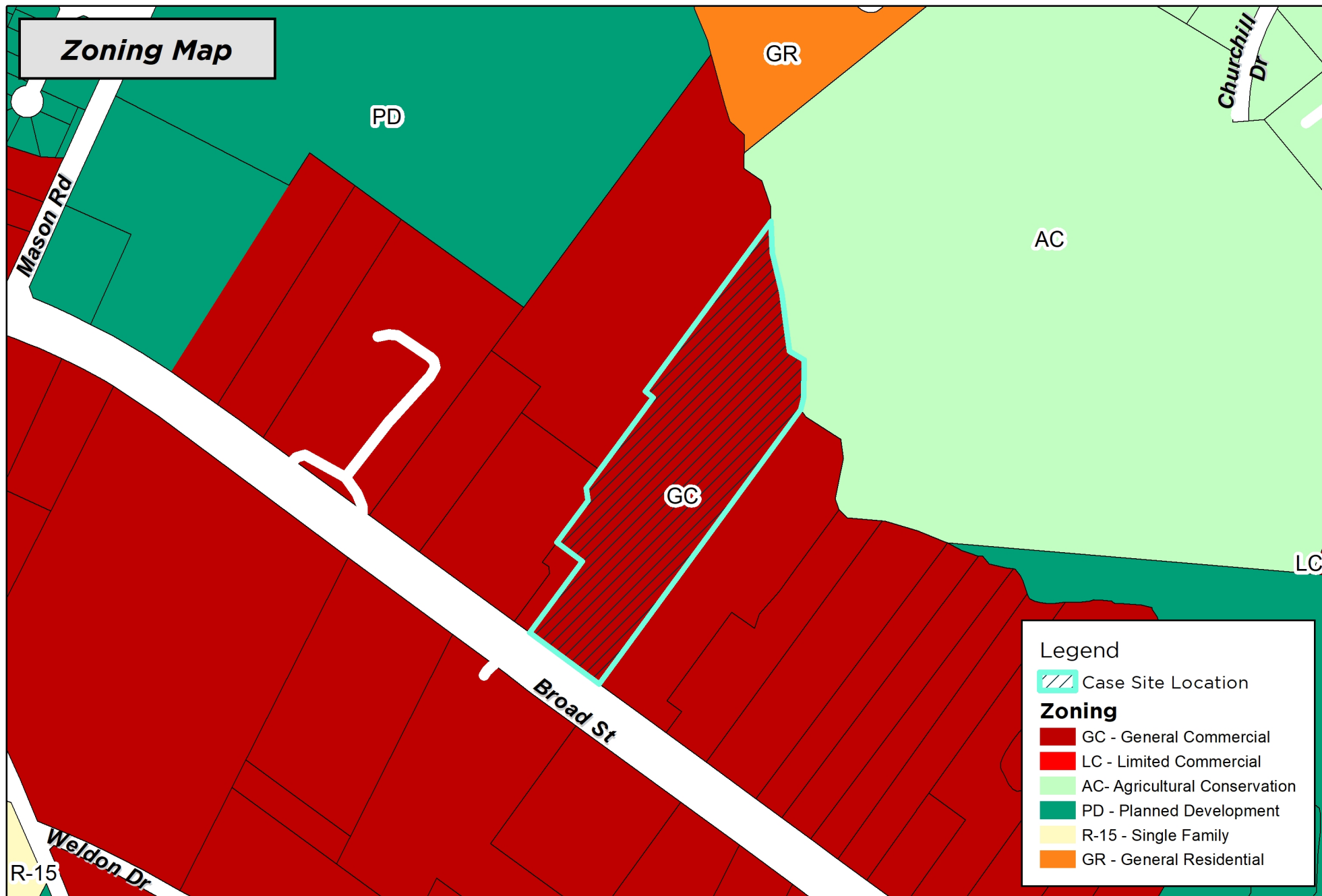


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Zoning Map



Legend

Case Site Location

Zoning

- GC - General Commercial
- LC - Limited Commercial
- AC- Agricultural Conservation
- PD - Planned Development
- R-15 - Single Family
- GR - General Residential

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0 200 400 Feet
1 inch = 400 feet

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