



# HISTORIC PRESERVATION DESIGN REVIEW

## Minutes of the Meeting

December 20, 2012

### ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on December 20, 2012, in the conference room of the Sumter City-County Planning Department. Five board members – Mr. Scott Bell, Ms. Lynda Parker, Mr. Billy Taylor, Ms. Jean Whitaker, Mr. Grady Locklear – and the secretary were present. Ms. Mary Kolb was absent. The meeting was called to order at 3:30 p.m. by Mr. Scott Bell – Chair.

### MINUTES

Mr. Grady Locklear made a motion to approve the minutes of the November 29, 2012 meeting as presented. The motion was seconded by Ms. Lynda Parker and carried a unanimous vote.

### NEW BUSINESS

#### HP-12-24, 14, 16, 18 & 20 N. Main St. (City)

Ms. Claudia Rainey presented this request for Historic Preservation Design Review approval for the demolition of the structure(s) located on property at 14, 16, 18 and 20 N. Main St. Ms. Rainey stated this request is for the demolition of the CitiTrends and Maxway stores on N. Main St., across the street from the Opera House. She stated from the front, it looks like one structure on the property, but there are actually four (4) parcels and two buildings. She stated the City is hoping to attract a hotel downtown and in order to show the market availability and to provide an opportunity for that, this demolition is needed first. Ms. Rainey went on to state that City Council is considering several options for a temporary open space concept for that area in the interim. Something that will be a green space that will look nice but will not require a lot of investment or time to utilize the space and make it nice until something else happens. She stated one of the nice things to having an open space at that location is it will provide better views

of the Opera House that are not available now. Ms. Rainey went on to explain that historically, the parcels in question have been used both as buildings and open space. Ms. Rainey stated the structures have completely lost their architectural integrity. Both buildings have been either completely or mostly dismantled and changed up until about 1950 and don't contribute to the character of the district. She stated the staff is in support of the demolition as it meets the criteria set forth in the guidelines.

Ms. Lynda Parker asked what was happening to Maxway and CitiTrends (the current occupants of the buildings).

Present to speak on behalf of the request were: Mr. Deron McCormick, City Manager; Mr. Robert Fluery, Special Projects Manager for the City of Sumter and Julie Coker, Commercial Development Coordinator. Mr. McCormick stated he had hoped to be able to shed some light on numerous things being done Downtown and as it relates back to this project. To answer Ms. Parker's question, he stated the current occupants have other locations and if the City had not instigated this move, they would continue to stay in this site; as a company they are doing quite well.

Mr. Bell asked Mr. McCormick to expand on the long range plans for downtown revitalization.

Mr. McCormick gave the board a brief history of a 1999/2000 charette in which the feasibility of having a full service hotel in the Central Business District was discussed as part of the on-going revitalization process for Downtown Sumter. He stated the City recently purchased the property and wanted to be prepared when and if the opportunity for a hotel were to present itself. The next step is demolition of the buildings. Plans are to create public green space after the demolition is complete. Mr. McCormick provided the board with four different renderings of what the site could look like after demolition and before the next thing (hotel) happens.

Mr. Bell asked about the timeline if the request was approved.

Mr. McCormick stated the first thing once the buildings are empty would be to immediately have an environmental

	<p>review done to make sure nothing has to be remediated before demolition, then demolition. While all of that is going on, the construction plans would be solidified.</p> <p>With no further discussion, Mr. Grady Locklear made a motion to approve this request based on the Design Review Guidelines demolition criteria #4 being met:</p> <p>“Where buildings have lost their original architectural integrity and no longer contribute to the character of the district.” The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.</p>
<p><b>OTHER BUSINESS</b></p>	<p><b>2013 Calendar</b></p> <p>Mr. Grady Locklear made a motion to approve the 2013 calendar as presented. The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.</p>
<p><b>ADJOURNMENT</b></p>	<p>With no further business, Ms. Lynda Parker made a motion to adjourn the meeting at approximately 3:55 p.m. The motion was seconded by Mr. Billy Taylor.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Board Secretary</p>

# Historic Preservation Design Review

Meeting Date: Dec. 20, 2012

NAME (Please Print)	Which request are you here for?
GEORGE. RAM	
Deron McCormick	City Manager
Julie Coke	City Commercial Dev.
Robert Fluery	City Special Projects