

# City of Sumter Design Review Board

August 28, 2025

## HP-25-17: 20 Calhoun Pl. (City)

### I. THE REQUEST

<b>Applicant:</b>	TKO Homes
<b>Status of the Applicant:</b>	Authorized Agent for Property Owner
<b>Request:</b>	Construct a 4 ft tall white picket in the front yard of the property
<b>District:</b>	Hampton Park Historic District
<b>Location:</b>	20 Calhoun Place
<b>Present Use/Zoning:</b>	Single Family Residential / Planned Development-PD
<b>Tax Map Reference:</b>	228-81-01-002
<b>Adjacent Property Land Use and Zoning:</b>	North – Single-Family Residence / PD South – Single-Family Residence / PD East – Single-Family Residence / R-6 West – Vacant / PD

### II. BACKGROUND

The applicant is requesting Design Review approval to construct a 4 ft tall white picket style fence in the front yard of the property to fully enclose the area in front of the porch.

20 Calhoun Pl. shown in the photo to the right, was purchased by the applicant in 2024. The property currently contains a +/- 1,917 sq. ft. single-family dwelling on a +/- 0.10-acre lot.



Under a plan approved in 1991, the property formerly known as 315 W. Calhoun St. was to be developed for 8 single-family detached units, each on its own parcel.

The site plan to the right shows how the remainder of the parcel was subdivided following construction of the two residences at the rear of the site. This request is related to 20 Calhoun Pl. (highlighted in yellow).

The residence constructed at 20 Calhoun Pl. in 2022 is not a contributing structure to the National Register Historic District-eligible Hampton Park Historic District or to the City-designated Hampton Park Historic Overlay District.

Design review approvals were previously granted for the site via *HP-22-20*, *HP-22-20 (Rev1)*, and *HP-24-01*.



## PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Construct a 4 ft. white picket fence in the front yard, to fully enclose the area in front of the porch.

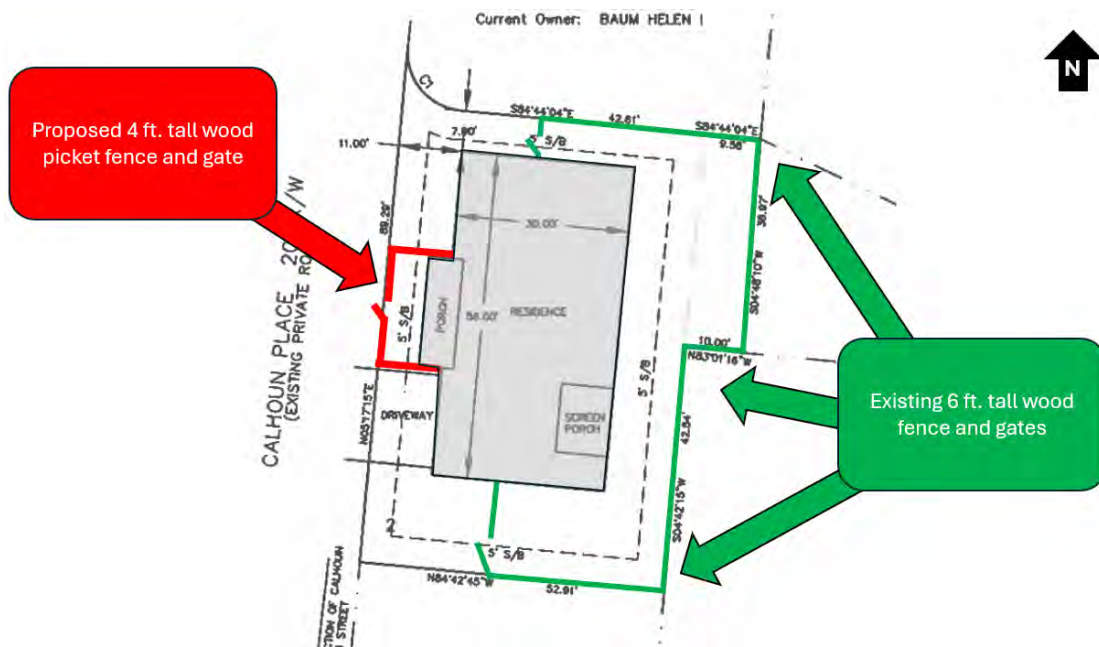
Diagrams and images for the proposed scope of work are illustrated below.



**Figure 1** – Example of the location of the fence



**Figure 2** – Example of Fence Style



**Figure 3** - Aerial view of existing and proposed fencing

## DESIGN REVIEW:

Design review approval is required prior to the proposed work. The *Design Review Guidelines* states:

### **5.2 Fences and Walls**

*B. Choose new fencing that enhances the architecture of the building.*

- *Select a fence design that relates to the style and character of the building.*
- *Use traditional materials to build new fences or use appropriate contemporary materials with a traditional appearance.*
- *Limit front yard fencing to open designs, such as painted wood picket or simple wrought iron fencing that will not obscure views of the building from the street.*
- *Avoid incompatible fencing along prominent, visible property lines.*
- *Do not exceed fence heights of 4 feet on the front property line and six feet on side and rear yards.*

#### **Staff Analysis:**

The applicant proposes to install a 4-foot-tall white picket fence enclosing a portion of the front yard, directly in front of the porch, to establish a defined and secure outdoor area.

The new fence is complimentary to the style and character of the house along with the neighborhood as a whole, and is consistent with the Design Review Guidelines.

## **III. STAFF RECOMMENDATION**

Staff is **supportive** of this request.

The proposed alterations (size, style, and location) are consistent with the Design Review Guidelines.

## **IV. DRAFT MOTION**

- 1) I move the City of Sumter Design Review Board **approve** HP-25-17 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board **deny** HP-25-17.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

## **V. HISTORIC PRESERVATION – August 28, 2025**



## Location Map

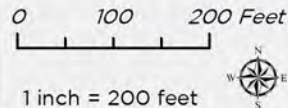


## Area Map

### Legend

 Case Site Location

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HP-25-17  
20 Calhoun Pl, Sumter, SC, 29150  
Tax Map # 228-81-01-002