

 <p>CITY OF <i>Sumter</i> SOUTH CAROLINA</p>	<p style="text-align: center;">CITY OF SUMTER DESIGN REVIEW BOARD</p> <p style="text-align: center;">Minutes of the Meeting</p> <p style="text-align: center;">June 26, 2025</p>
<p>ATTENDANCE</p>	<p>A meeting of the City of Sumter Design Review Board was held on Thursday June 26, 2025, in the City Council Chambers located on the 4th Floor of the Sumter Opera House. Six board members –Mr. Randy Abbott, Dr. Terri Smith, Ms. Hyacinth Kinley, Mr. Scott Horton, Ms. Lucy Wilson, and Ms. Heidi Burkett were present. Ms. Julie Herlong was absent.</p> <p>Staff members present were Mr. Kyle Kelly, Mr. Jeff Derwort, Mr. Kerlyn Mondesir and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:01 p.m. by Mr. Scott Horton.</p>
<p>MINUTES</p>	<p>Ms. Hyacinth Kinley made a motion to approve the minutes of the May 22, 2025, meeting. The motion was Dr. Terri Smith seconded by and carried a unanimous vote.</p>
<p>NEW BUSINESS</p>	<p><u>HP-25-08, 443 W. Hampton Ave. (City)</u> was presented by Mr. Kerlyn Mondesir. The Committee reviewed this request for a revision to construct a new 6 ft. wooden privacy fence and a 10 ft. wide gate to the side of the house.</p> <p>Mr. Mondesir stated the residence is a California Bungalow style, with a 1.5 story gable end brick design with exposed rafters and a five-window shed dormer at the front. The front porch is supported by brick piers, as is the porte cochere located on the east side of the structure. According to the 1985 Historic Resources Survey, the property’s existing single-family residence was constructed c. 1920. The Sumter County Assessor’s Office lists the construction date as 1924.</p> <p>Mr. Mondesir mentioned the property is a contributing structure to the fabric of the Hampton Park Historic District based both on age and architectural details.</p> <p>A previous design review approval granted via HP-22-07 for construction of an accessory building.</p>

	<p>Ms. Denise Vreeland was present to speak on behalf of the request.</p> <p>After some discussion, Ms. Hyacinth Kinley made a motion to approve the request to construct a new 6 ft. wooden privacy fence and a 10 ft. wide gate to the side of the home, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and Presentation and based on compliance with Design Review Guidelines. The motion was seconded by Ms. Lucy Wilson and carried by a unanimous vote.</p> <p><u>HP-25-09, 509 W. Hampton Ave. (City)</u> was presented by Mr. Kyle Kelly. The Committee reviewed this request to install +/- 80 ft. of black aluminum picket fencing along the east side of property, install new driveway lighting, and install 2 entry way lights at the front door of the house.</p> <p>Mr. Kelly mentioned the dwelling on the property is a 2-story hip roofed brick house. The roof contains a front gable with a round window. The entrance has a paneled front door with pilaster and a semi-elliptical pediment. The Sumter County Tax Assessor Records list the house as having been built in 1939.</p> <p>The property is a contributing structure to the fabric of the Hampton Park Historic District based both on age and architectural details.</p> <p>No previous design review approvals granted for this property.</p> <p>Ms. Lynn Garrett was present to speak on behalf of the request.</p> <p>After some discussion, Ms. Hyacinth Kinley made a motion to approve the request to install +/- 80 ft. of black aluminum picket fencing along the east side of property, install new driveway lighting, and install 2 entry way lights at the front door of the house, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and Presentation and based on compliance with Design Review Guidelines. The motion was seconded by Ms. Lucy Wilson and carried by a unanimous vote.</p> <p><u>HP-25-10, 13 Bland Ave. (City)</u> was presented by Mr. Kyle Kelly. The Committee reviewed this request for construction of a new 2,300 sq. ft. raised slab single-family home with an attached garage.</p> <p>Mr. Kelly mentioned the property is an undeveloped parcel adjacent to Swan Lake-Iris Gardens City Park. The applicant intends to construct a single-family residence on the property.</p>
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	<p>Mr. Kelly stated the Swan Lake Overlay District was created by City Council to protect Swan Lake-Iris Gardens and its surroundings from encroachments and non-compatible uses while maintaining the character of the surrounding landscape and structures.</p> <p>A Certificate of Appropriateness issued by the Design Review Board is required for all new construction, major renovation and rehabilitation of buildings, and landscape changes including removal of any trees. Compatibility with the park/gardens/lake is the major criteria for design review.</p> <p>The style of home proposed is identical to the home recently constructed at 43 Bland Ave. (43 Bland Ave. is outside the Swan Lake Overlay District).</p> <p>Mr. Kelly added the Swan Lake Overlay District is unique in that the overlay standards apply only to the lots on the east side of Bland Ave. around Swan Lake-Iris Gardens Park. There are 7 total lots subject to Overlay District review on Bland Ave., with 6 having established residences. While the overall housing style of Bland Ave. is diverse, much of the diversity comes from the west side of the street that is not subject to review. The 6 lots subject to review are generally characterized as Ranch styles, with some elements of Minimal Traditional.</p> <p>Ms. Vonda Mociun and Mr. Ron Wilkes were present to speak on behalf of the request.</p> <p>After some discussion, Mr. Scott Horton made a motion to approve the request to construct the new residence, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and Presentation and based on compliance with Design Review Guidelines, with the condition that the attached garage door be oriented to face the side property line, and that windows be included on the front façade of the garage. The motion was seconded by Ms. Hyacinth Kinley and carried by a unanimous vote.</p> <p><u>HP-25-12, 218 Church St. (City)</u> was presented by Mr. Kerlyn Mondesir. The Committee reviewed this request to construct a new +/- 616 sq. ft. accessory garage in the property's rear yard, and to replace an existing natural wood privacy fence with a new white-painted wood privacy fence to fully enclose the rear of the property.</p> <p>Mr. Mondesir mentioned the proposal also includes a 4-foot gate on the left side of the home and an 8-foot gate on the right side.</p>
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	<p>Mr. Mondesir stated the dwelling on the property is a 2-story clapboard house with pedimented dormer and a wraparound porch to the left of the home. The Sumter County Tax Assessor Records lists the house as having been built circa 1910.</p> <p>The existing dwelling is a contributing structure to the fabric of the Hampton Park Historic District based both on age and architectural details.</p> <p>Previous design review approval was granted via HP-23-09 for the new exterior paint on the residence.</p> <p>There were no individuals present to speak on behalf of the request.</p> <p>After some discussion, Dr. Terri Smith made a motion to approve the request to construct a new +/- 616 sq. ft. accessory garage in the property's rear yard, and to replace an existing natural wood privacy fence with a new white-painted wood privacy fence to fully enclose the rear of the property, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and Presentation and based on compliance with Design Review Guidelines. The motion was seconded by Ms. Hyacinth Kinley and carried by a unanimous vote.</p> <p><u>HP-25-13, 424 W. Hampton Ave. (City)</u> was presented by Mr. Kerlyn Mondesir. The Committee reviewed this request to construct a new 6 ft. vinyl fence in the lot's side yard.</p> <p>Mr. Mondesir mentioned the property features a two-story house with aluminum siding and a half-wraparound porch along the left side of the home. The Sumter County Tax Assessor Records list the house as having been built in 1900.</p> <p>Mr. Mondesir added the existing dwelling is a contributing structure to the fabric of the Hampton Park Historic District based both on age and architectural details.</p> <p>No previous design review approvals granted for this property.</p> <p>Mr. Mike Parnell was present to speak on behalf of the request.</p> <p>After some discussion, Ms. Hyacinth Kinley made a motion to approve the request to construct a new 6 ft. vinyl fence in the lot's side yard, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and Presentation and based on compliance with Design Review</p>
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	Guidelines. The motion was seconded by Mr. Randy Abbott and carried by a unanimous vote.
OTHER BUSINESS	Mr. Kelly gave a brief update on the Historic Resources Survey being conducted for the West End, Mason Croft neighborhoods and the Hampton Park neighborhood outside the current Hampton Park Overlay District.
CERTIFICATES OF APPROPRIATENESS	NONE DISCUSSED
ADJOURNMENT	With no further business, Mr. Randy Abbott made a motion to adjourn the meeting at 4:20 p.m. The motion was seconded by Ms. Hyacinth Kinley and carried by a unanimous vote.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary