

 CITY OF <i>Sumter</i> SOUTH CAROLINA	CITY OF SUMTER DESIGN REVIEW BOARD Minutes of the Meeting July 23, 2026
ATTENDANCE	A meeting of the City of Sumter Design Review Board was held on Thursday July 23, 2026, on the First Floor James E. Clyburn Intermodal Transportation Center Santee Wateree Regional Transit Authority (RTA) Building Meeting Room, 129 South Harvin St., Sumter, South Carolina. Six board members – Mr. Randy Abbott, Ms. Heidi Burkett, Ms. Frenche Brewer, Ms. Hyacinth Kinley, Ms. Lucy Wilson and Mr. Scott Horton were present. Ms. Julie Herlong was absent. Staff members present were Mr. Kyle Kelly, Mr. Kerlyn Mondesir and Ms. Kellie Chapman. The meeting was called to order at 3:00 p.m. by Mr. Scott Horton.
MINUTES	Ms. Hyacinth Kinley made a motion to approve the corrected minutes of the June 25, 2025, meeting. The motion was seconded by Mr. Scott Horton and carried a unanimous vote.
NEW BUSINESS	<i>Mr. Randy Abbott recused himself from the request.</i> <u>HP-26-09, 417 W. Calhoun St. (City)</u> was presented by Mr. Kerlyn Mondesir. The Committee reviewed this request to renovate and convert an existing guest house and adjacent carport (total size 1,175 sq. ft.) into a single garden house accessory dwelling unit and garage (total size 1,775 sq. ft.) in the property's rear yard. Mr. Mondesir stated the proposed building size does not comply with the current zoning ordinance; however, it will be permitted under the new ordinance, which is anticipated to be adopted in September. Mr. Mondesir mentioned the property is located at 417 W. Calhoun St., was acquired by the applicant in 2018. The 1.45-acre lot currently contains a residential structure that measures 5,169 sq. ft. Mr. Mondesir added the principal structure at 417 W. Calhoun St.

	was not included in the 1985 Historic Resources Survey. This could be the result of exterior renovations that gave the home the appearance that it was not at least 50 years old at the time the survey was completed. The home does appear on 1931 Sandborn Fire Insurance maps, and the Sumter County Accessors office lists the year of construction as 1920. The building is a contributing structure to the fabric of the Hampton Park Historic District based both on its age and architectural details. After some discussion, Ms. Frenche Brewer made a motion to approve the request to renovate and convert an existing guest house and adjacent carport into a single garden house accessory dwelling unit and garage, with the following conditions: 1. Obtain approval from the Board of Zoning Appeal on all applicable variances, 2. Obtain approval of minor site plan from the Sumter City-County Planning Department, 3. Obtain approval of building permits from the Sumter City-County Building Department. The motion was seconded by Ms. Hyacinth Kinley and carried by a unanimous vote. <u>HP-26-10, 128 S. Main St. (City)</u> was presented by Mr. Kyle Kelly. The Committee reviewed this request to demolish a +/- 800 sq. ft. accessory building (garage) located to the rear of the commercial storefront on S. Main St. Mr. Kelly mentioned 128 S. Main St. is a currently vacant +/- 2,600 sq. ft. commercial building, behind the commercial storefront is a +/- 800 sq. ft. accessory garage/storage structure. Mr. Kelly added the property owner desires to demolish the garage due to its loss of structural integrity and to improve the aesthetic of the area's rear service area. Mr. Kelly stated the commercial structure at 128 S. Main St. was identified as site #76 in the 1985 Historic Resources Survey conducted for Downtown Sumter. The date of construction is identified as circa 1913, however, the structure was partially burned in 1968 and was rebuilt. On the 1985 Historic Resources Survey, the site was identified as the University Shop. The building has a rectangular floor plan, and is 2 stories.
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	The accessory structure at the rear of the site is not referenced in the survey. Mr. Kelly added neither the principal commercial structure nor the garage appear on the 1944 Sanborn Fire Insurance Map for the City of Sumter, which is the final year for which Sanborn Maps were produced in Sumter. Based on the principal structure's current age and architectural character, the structure, particularly the upper level, is considered contributing to the City-designated Downtown Design District and is subject to the Design Guidelines. Previous design review approval was granted via HP-06-02 to install a 6 ft. tall chain link fence and gate in the rear of the property. After some discussion, Ms. Hyacinth Kinley made a motion to approve the request to demolish a +/- 800 sq. ft. accessory building (garage) located to the rear of the commercial storefront on S. Main St. The motion was seconded by Mr. Scott Horton and carried by a unanimous vote.
OLD BUSINESS	NONE
OTHER BUSINESS	Mr. Kelly provided an update on the continuing development of the City's new Unified Development Ordinance for the Board's information.
CERTIFICATES OF APPROPRIATENESS	NONE
ADJOURNMENT	With no further business, Ms. Hyacinth Kinley made a motion to adjourn the meeting at 4:03 p.m. The motion was seconded by Mr. Scott Horton and carried by a unanimous vote.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary