

City of Sumter Design Review Board

June 25, 2026

HP-26-06, 129 N Washington St. (City)

I. THE REQUEST

Applicant: HRP Associates, Inc.

Status of the Applicant: Authorized Agent for Property Owner

Request: Request for Design Review Approval to install a 5,000-gallon aboveground storage tank and associated underground piping for backup fuel storage for Prisma Health Tuomey Hospital campus. The property is located at 129 N. Washington St. and is represented by Tax Map #228-12-04-077 and TMS #228-12-04-001.

Location: 129 N Washington St.

Present Use/Zoning: Hospital / CBD

Tax Map Reference: 228-12-04-001

Adjacent Property Land Use and Zoning:
North – Hospital / CBD
South – Parking Garage/ CBD
East – Commercial / CBD
West – Hospital / CBD

II. BACKGROUND

129 N. Washington St., shown in the photograph to the right, is the site of Prisma Health Tuomey Hospital.

The applicant is proposing to install a 5,000-gallon aboveground storage tank and required underground utility connections to provide fuel for the emergency generators at Prisma Health Tuomey Hospital.



The aboveground storage tank will be located in an alley directly behind the hospital's powerplant.

ARCHITECTURAL/HISTORIC CONTEXT:

The hospital at 129 N. Washington Street was not identified in the 1985 Historical Resources Survey. Although the site has been used for hospital purposes since at least 1940, none of the original structures remain due to piecemeal demolition and redevelopment over time.

According to information obtained from the Sumter County Assessor's Office property cards, the portion of the site occupied by the campus power plant, where the aboveground storage tank is proposed to be installed near, was constructed in 1998

While this use is vital to the health and well-being of the community, the buildings on the campus are not considered contributing structures to the National Register Historic District. However, the site is located in the City-designated Downtown Design District and is subject to the Design Guidelines.

SITE PHOTOS:

Following are photographs of the portion of the site slated for the installation of the storage tank.



Above: Alleyway where the storage tank will be located



Above: Current screening of the alleyway

SCOPE OF WORK:

The proposed project includes installation of an above ground storage tank at 129 N. Main St., as follows:

1. Install a 5,000-gallon aboveground storage tank and associated underground piping for backup fuel storage for Prisma Health Tuomey Hospital campus.

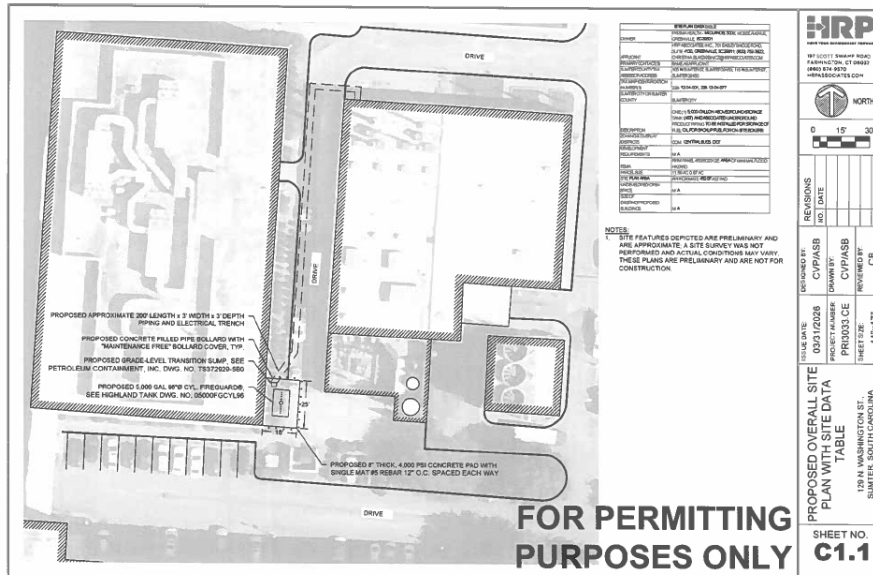
Illustrative photos, renderings, and plans provided by the applicant showing the scope of the proposed work are shown below:



Above: Example of proposed storage tank



Above: Example of proposed bollard



Above: Proposed site plan

DESIGN REVIEW:

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

5.8 Mechanical and Utilities Screening

- A. *Place site appurtenances in discreet locations to diminish visual impact.*
- B. *Minimize the visibility of Mechanical Equipment.*
 - *Place HVAC condensers at the rear of the building or on secondary elevations that are not visible from the public right of way.*
 - *Screen visible mechanical equipment located at grade with wood or brick fencing, lattice panels, or landscaping.*
 - *Do not place mechanical equipment on roofs of residential buildings.*
 - *Install window air conditioning units on the rear elevation or side elevations that are not visible from the public right-of-way*

Staff Analysis:

The proposed location of the fuel storage tank is in a discrete location on a site, where the tank will be at the least visible point from public rights-of-way in relation to the rest of the site. The proposed setting is consistent with the Design Review Guidelines.

Given that the install area is in a discrete location on the site, and that it is mostly screened from public view, staff finds that the proposed storage tank and the location of the storage tank is consistent with the Design Review Guidelines.

III. STAFF RECOMMENDATION

If the Design Review Board makes the findings necessary to approve this request, Staff recommends no additional conditions.

IV. DRAFT MOTION

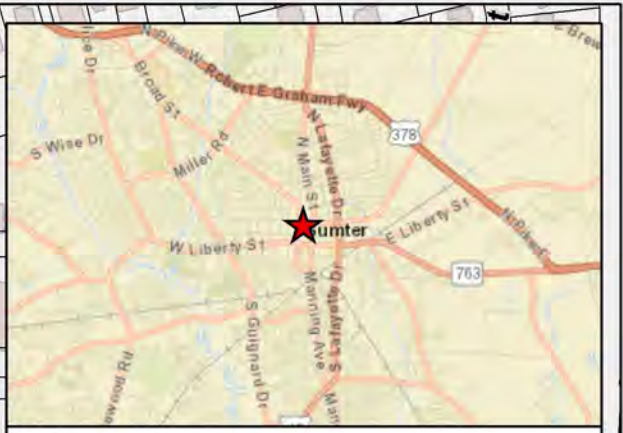
- 1) I move the City of Sumter Design Review Board ***approve*** HP-26-06 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board ***deny*** HP-26-06.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

IV.HISTORIC PRESERVATION- May 28, 2026

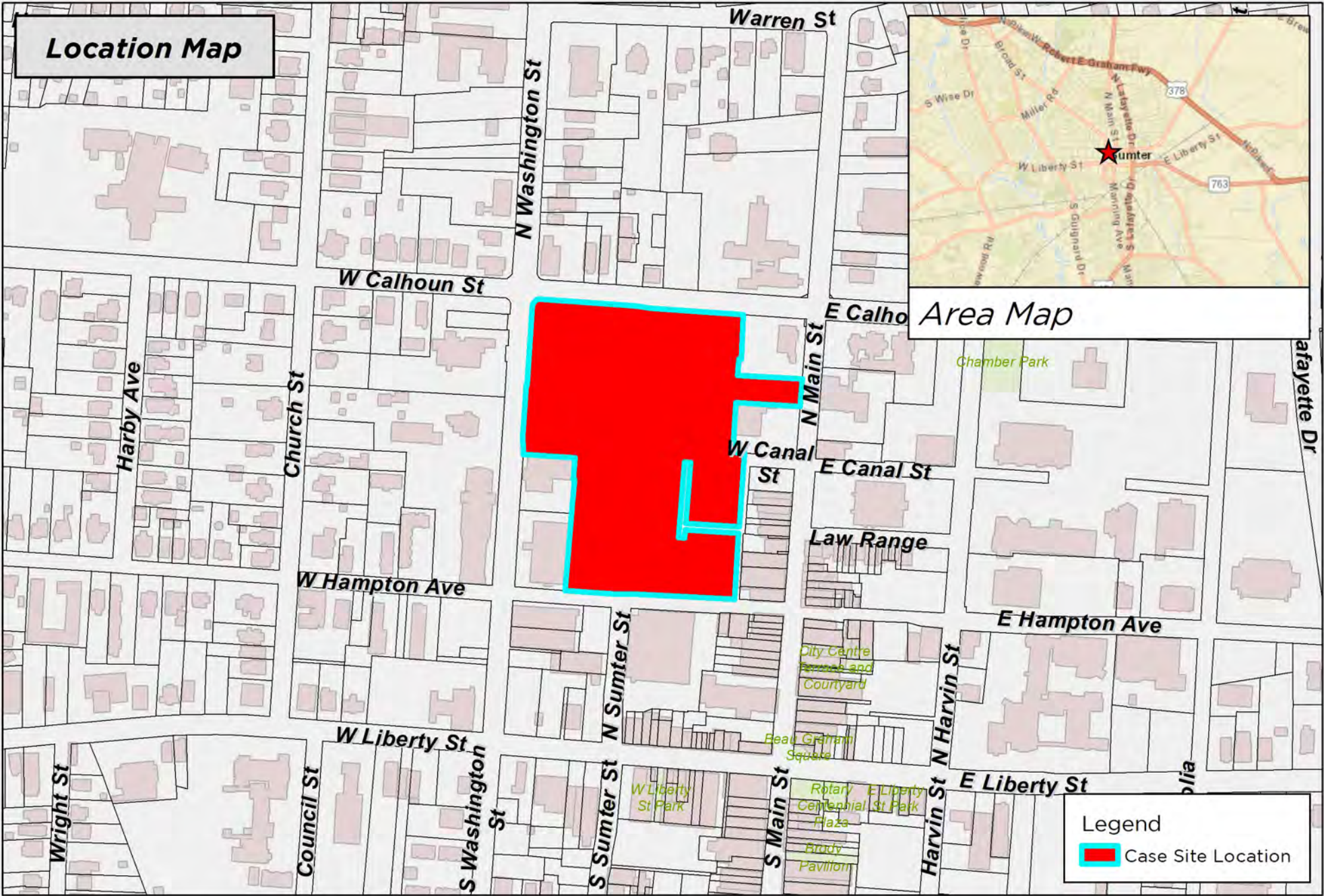
The City of Sumter Design Review Board at its meeting on Thursday, May 28, 2026, deferred your request to install a 5,000 gallon aboveground storage tank and associated underground piping for backup fuel storage for Prisma Health Tuomey Hospital campus until the next Design Review Board meeting on Thursday, June 25, 2026. The property is located at 129 N. Washington St. and is represented by Tax Map #228-12-04-077 and TMS #228-12-04-001.

V. HISTORIC PRESERVATION – JUNE 25, 2026

Location Map



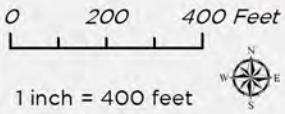
Area Map



Legend

 Case Site Location

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HP-26-06
 129 N Washington St, Sumter, SC 29150
 Tax Map # 228-12-04-007