

City of Sumter Design Review Board

May 28, 2026

HP-26-05, 509 W. Hampton Ave. (City)

I. THE REQUEST

Applicant: Lynn M. Garrett

Status of the Applicant: Property Owner

Request: Request for Design Review Approval to install +/- 150 linear feet of wooden shadowbox privacy fencing along the property's east and north boundaries (rear yard).

District: Hampton Park Historic District

Location: 509 W. Hampton Ave.

Present Use/Zoning: Single Family Residential / R-9

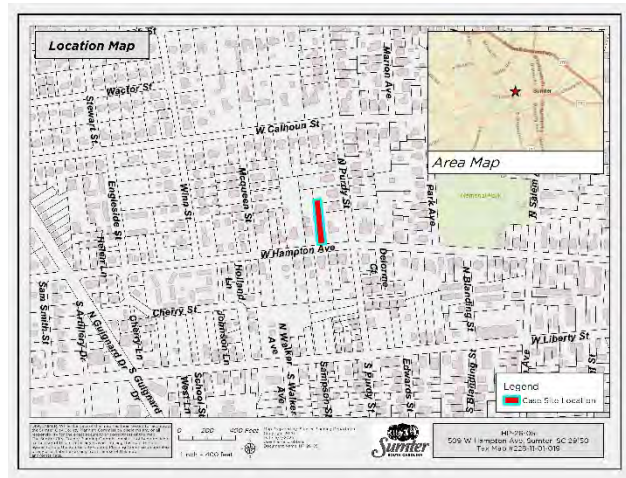
Tax Map Reference: 228-11-01-019

Adjacent Property Land Use and Zoning:
North – Single-Family Residence / R-9
South – Single-Family Residence / R-9
East – Single-Family Residence / R-9
West – Single-Family Residence / R-9

II. BACKGROUND

The applicant is requesting Design Review Board approval to install +/- 150 linear feet of shadowbox wooden privacy fence along the property's east and north boundaries (rear yard).

The property currently contains a +/- 3,013 sq. ft. single-family residential dwelling on a +/- 0.41-acre lot. The property is identified in red on the map to the right.



ARCHITECTURAL/HISTORIC CONTEXT:

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 lists the house as having been built in 1939.

The existing dwelling is a contributing structure to the fabric of the Hampton Park Historic District based both on age and architectural details. Any proposed exterior changes must be reviewed and approved by the Design Review Board.

Previous Design Review approval was granted in 2025 via *HP-25-09* for front yard fencing and lighting improvements.

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Remove existing
2. Install +/- 100 linear feet of 6 ft. tall natural wood shadowbox fence on rear side property line (east)
3. Install +/- 50 linear feet of 6 ft. tall natural wood shadowbox fence on rear property line (north)

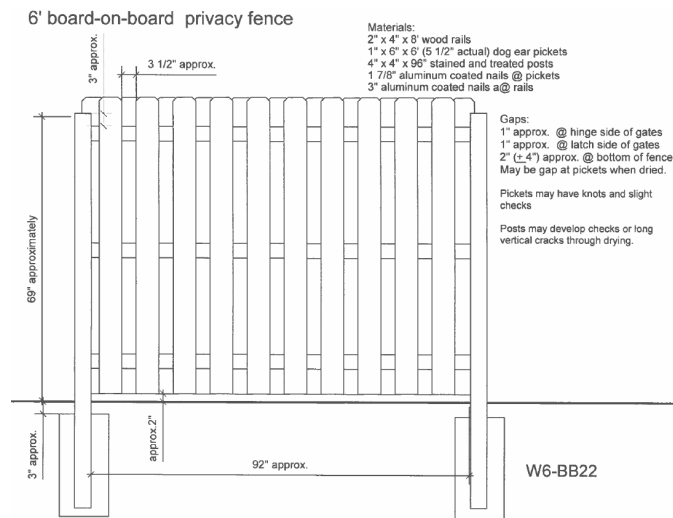


Figure 1: Diagram of Proposed Fence Style

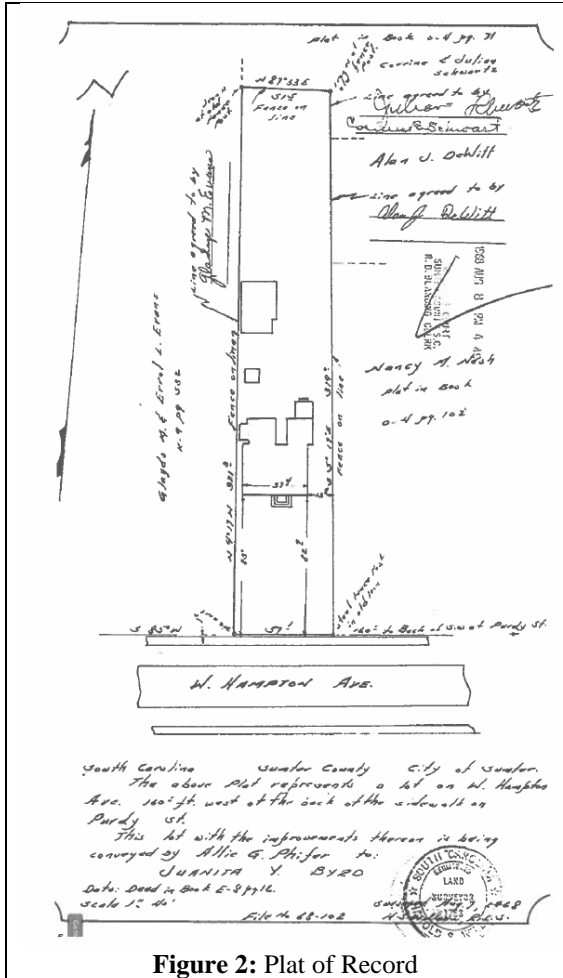


Figure 2: Plat of Record

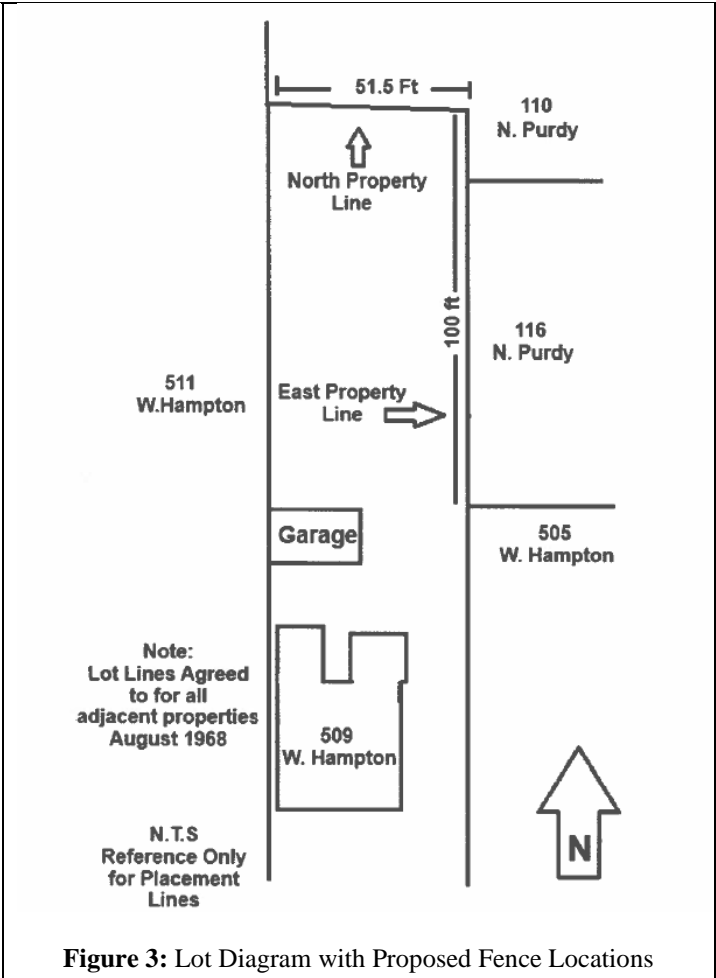


Figure 3: Lot Diagram with Proposed Fence Locations



Figure 4: Existing Conditions (North View)



Figure 5: Proposed Change (North View)



Figure 6: Existing Conditions (East View)



Figure 7: Proposed Change (East View)

DESIGN REVIEW:

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

5.2 Fences and Walls

- A. *Preserve and maintain historic fences and retaining 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.*
 - *In downtown commercial locations, use simple, low metal fencing in an open design that will not obscure views of the building from the street.*
 - *Avoid incompatible fencing—such as wood plank, split rail, vinyl, solid brick, or chain link fences—along prominent, visible property lines. Wood plank fences and solid wall brick fences may be added on the side property lines of corner lots adjacent to the street.*
 - *Do not use split rail fences in the historic districts.*
 - *Use ivy, vines, or other plant materials to cover or screen chain link fences.*
 - *Do not exceed fence heights of 4 feet on the front property line and 6 feet on side and rear yards.*

Staff Analysis:

The applicant is proposing to install +/- 150 ft. of new 6 ft. tall natural wood shadowbox fencing along the east and north sides of the rear yard.

The new fence is complimentary to the style and character of the house, is proposed in an appropriate location, and proposes to use appropriate materials.

III. STAFF RECOMMENDATION

Staff is supportive of this request.

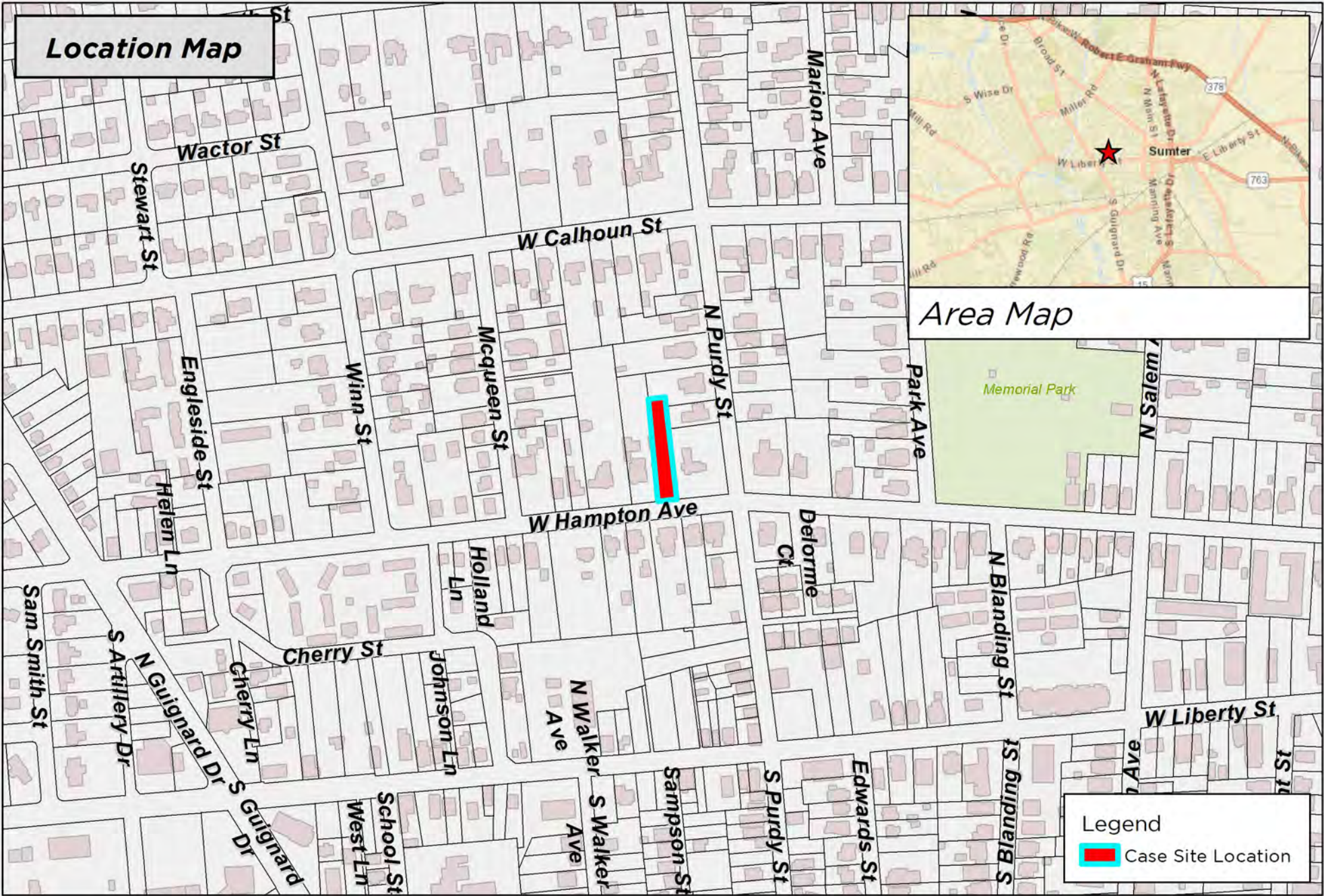
The proposed alterations (size, style, and location) are consistent with the Design Approval Guidelines.

IV. DRAFT MOTION

- 1) I move the City of Sumter Design Review Board approve HP-26-05 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board deny HP-26-05.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – May 28, 2026

Location Map

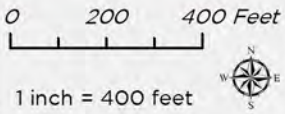


Area Map

Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



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HP-26-05
 509 W Hampton Ave, Sumter, SC 29150
 Tax Map #228-11-01-019