

City of Sumter Design Review Board

May 28, 2026

HP-26-08: 20 Calhoun Pl. (City)

I. THE REQUEST

Applicant:	Carolina Conditions (Jordan Morphis)
Status of the Applicant:	Authorized Agent for Property Owner
Request:	Request for Design Review Approval to install a whole-house backup generator and associated electrical and gas line connections.
District:	Hampton Park Historic District
Location:	20 Calhoun Pl.
Present Use/Zoning:	Single Family Residential / Planned Development-PD
Tax Map Reference:	228-81-01-002
Adjacent Property Land Use and Zoning:	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 install a whole-house backup generator and associated electrical and gas line connections.

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.



ARCHITECTURAL/HISTORIC CONTEXT:

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.

Since approval of the 1991 development plan, updated guidelines were adopted that emphasize design standards more compatible with the existing character of Hampton Park. The residences constructed at 10, 20, and 80 Calhoun Pl. were based on alternate designs that were more compatible in architectural character and context to the Hampton Park District.

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)*, *HP-24-01*, and *HP-25-17*.



Above: Image from the entrance



Above: Image from across the street



Above: Image from the end of the road

PROPOSED SCOPE OF WORK:

The proposed project includes:

1. Install whole-house backup generator and associated electrical and gas line connections.

DESIGN REVIEW:

Design review approval is required prior to the proposed work. The *Design Review Guidelines* 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 applicant is proposing to install a whole-house backup generator and associated electrical and gas line connections. The generator was installed prior to design review approval, but it is situated to where it is screened by the home and not readily visible from the street or the internal drive.

This proposed generator and the location of the generator is constant 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-26-08 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board ***deny*** HP-26-08.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.

V. DESIGN REVIEW BOARD – May 28, 2026

Location Map

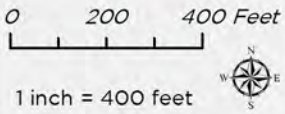


Area Map

Legend

 Case Site Location

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HP-26-08
20 Calhoun Pl, Sumter, SC, 29150
Tax Map # 228-81-01-002