



CITY OF SUMTER DESIGN REVIEW BOARD

Minutes of the Meeting

March 23, 2023

ATTENDANCE

A meeting of the City of Sumter Design Review Board was held on Thursday, March 23, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Five board members –Ms. Julie Herlong, Ms. Heidi Burkett, Mr. Randy Abbott, Mr. Jerome Robinson and Ms. Lucy Wilson were present. Ms. Jean Whitaker and Ms. Hyacinth Kinley were absent.

Staff members present were Mr. Jeff Derwort, Mr. Kyle Kelly, Mr. Quint Klopfeisch and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Ms. Julie Herlong.

MINUTES

Ms. Lucy Wilson made a motion to approve the minutes from the January 26, 2023, as written. The motion was seconded by Mr. Randy Abbott and carried a unanimous vote.

NEW BUSINESS

HP-23-03, 129 N. Washington St. (City) was presented by Mr. Kyle Kelly. The Committee reviewed this request for Design Review approval for construction of 2 new roof-mounted cooling towers, demolition of 2 existing ground-mounted cooling towers and installation of 7 new parking spaces and associated landscaping at the hospital campus engineering building.

Mr. Kelly stated 129 N. Washington St. is the site of Prisma Health Tuomey Hospital. The hospital was not identified in the 1985 Historical Resources Survey. While there has been a hospital use on the site since at least 1940, no portion of the original structure remains due to the piecemeal demolition and redevelopment of the site. Based on information obtained from the Sumter County Assessor’s Office Property Cards, the eastern portion of the structure that will be receiving an addition was constructed around 2006.

Mr. Kelly added that 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.

Mr. Thomas Smith and Mr. Scott Bell were present to speak on behalf of the request.

After some discussion, Ms. Heidi Burkett made a motion to approve the request for removal of the existing ground-mounted cooling tower, installation of new parking and landscaping, and installation of 2 new cooling towers to be mounted on the roof of the complex's engineering building, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and Staff Presentation and based on compliance with Design Review Guidelines with the following condition:

1. City of Sumter Zoning and Development Standards Ordinance landscaping regulations require at least 1 canopy tree in each landscaped island or endcap. Include replacement of 2 (two) of the proposed crepe myrtle understory trees with an appropriate canopy tree species.

The motion was seconded by Ms. Lucy Wilson and carried by a unanimous vote.

HP-23-04, 216 N. Main St. (City) was presented by Mr. Quint Klopfeisch. The Committee reviewed this request for Design Review approval for exterior alterations and signage changes to convert the building into a 24-hour pharmacy.

Mr. Klopfeisch stated 216 North Main St. is the former BB&T bank building at the corner of N. Main St. and W. Calhoun St.

Mr. Klopfeisch added the applicant proposes to renovate a portion of the ground floor of the building to serve as a 24-hour retail pharmacy under Prisma Health Tuomey hospital's organizational umbrella.

Mr. Klopfeisch mentioned 216 N. Main St. was not identified in the 1985 Historical Resources Survey. The present building was built in 1964. It was used as a bank between at least 1993 and 2020. Two previous design reviews have been completed for the property (HP-19-07 and HP-21-06). Both requests involved signage and were approved at the staff level.

Mr. Thomas Smith was present to speak on behalf of the request.

After some discussion, Mr. Randy Abbott made a motion to approve the request or exterior alterations and signage changes to convert the building into a 24-hour pharmacy, 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 Mr. Lucy Wilson and carried by a unanimous vote.

OLD BUSINESS	NONE
CERTIFICATES OF APPROPRIATENESS	<p><u>HP-23-05, 30 W. Liberty St. (Signage)</u> Staff reviewed and approved a design review request for exterior signage for a business known as “ Everything 4 Sale”.</p> <p>The font (serif style), color (black background with white lettering) and material (metal) selected are compatible with the district’s standards, and the size (24 x 72 in.) are consistent with the standards.</p>
STAFF REPORT	NONE
ADJOURNMENT	<p>With no further business, Ms. Lucy Wilson made a motion to adjourn the meeting at 3:24 p.m. The motion was seconded by Mr. Jerome Robinson and carried by a unanimous vote.</p>
	<p>Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary</p>