



**CHAPIN ARCHITECTURAL REVIEW BOARD  
Community Room  
Chapin Town Hall  
AGENDA**

November 5, 2020  
6:00 p.m.

1. Call To Order And Determine Quorum
2. Statement Of Freedom Of Information Act Compliance
3. Approval Of Minutes
  - 3.I. October 1, 2020 Meeting Minutes

Documents:

[OCTOBER 1 ARB MEETING MINUTES.PDF](#)

4. Public Comment
5. Old Business
  - 5.I. La Fogata - 105 Amicks Ferry Road

Documents:

[LA FOGATA ARB PACKET.PDF](#)

6. New Business
  - 6.I. A. Proposed Board Term Updates
7. Open Comments For ARB Members And Staff
8. Adjourn

**\*\*\*\*PLEASE NOTE: Town Hall will only be open to the public for the purposes of this meeting. Proper social distancing will be observed and face masks are highly encouraged for those wishing to attend this meeting.**

## TOWN OF CHAPIN RESCHEDULED ARCHITECTURAL REVIEW BOARD MEETING MINUTES

**Thursday, October 1, 2020  
6:00 P.M.**

**Town Hall Community Room  
157 NW Columbia Ave, Chapin**

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**Members Present:** Chairman Harmon Reed, Vice Chairman Gerald Meetze, Member Dan Smith, and Member Bryson Tucker

**Members Absent:** Member Terri Scheper

**Staff Present:** Zoning Administrator Ian Ashford, Public Affairs Director Nicholle Burroughs, and Town Clerk Shannon Bowers

**Guests:** Steve Costell and Scott Lambert with Goodwill, Edwin Moreno and Ladislao Castrejon with La Fogata

**Call to Order:** Chairman Reed called the meeting to order at 6:00 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

**Approval of Minutes:** The Architectural Review Board (ARB) reviewed the February 13, 2020 Re-scheduled Meeting Minutes. Member Tucker made a motion to approve the February 13, 2020 meeting minutes as presented. Member Smith seconded the motion. All were in favor, motion carried.

### **Public Comments**

None to report

### **New Business**

**Goodwill – 524 Columbia Avenue:** Zoning Administrator (ZA) Ashford noted that plans for Goodwill to build a new facility at 524 Columbia Avenue have been submitted for review. The lot is 4.43 acres and is located in the Boulevard overlay district. The plans detail a 15,000 square foot building, predominately brick. Heating and air systems are located on the roof. The dumpster will be a large compactor and will be located at the southwest portion of the property and screened from view by a company trailer. The landscaping buffer meets all of the zoning requirements with a majority of the back portion of the property left untouched. Parking requirements are 1 space per 200 square feet for a total of 75 spaces required. The plans meet these requirements, including handicap spaces. There will be windows along the roadside and staff recommended adding visual awnings to the windows to make the façade more visually pleasing. It is the recommendation by staff to approve the plans as submitted.

Member Smith made a motion to approve the plans as submitted. Vice Chair Meetze seconded the motion. Discussion followed.

Member Tucker developed the lighting plan for this project and was recused from voting. He was able to answer questions from the ARB about the lighting. The light poles in the parking lot are 25 feet and there will be lighting across the front and along the right side of the building along the sidewalk and loading dock. There will be no uplighting and the building will not be lit up at night.

Vice Chair Meetze requested that a more detailed landscaping plan be submitted for review that specified the types of trees and shrubbery to be used and irrigation plan. He also suggested staggering the landscaping to give it more of a natural look for the buffers.

Chairman Reed inquired how the dumpster/compactor is to be screened. Steve Costell and Scott Lambert with Goodwill explained that the location of the dumpster/compactor is at the back portion of the property and is screened on one side by the landscape buffer and by a truck trailer on the other side. They noted that the building does screen a large portion of the dumpster area as well.

The ARB voted to approve the plans, contingent on a detailed landscape plan being submitted to ZA Ashford on Monday October 5, 2020. All in favor, motion carried.

Chairman Harmon Reed: Yes  
Vice Chairman Gerald Meetze: Yes

Member Bryson Tucker: Recused  
Member Dan Smith: Yes

**La Fogata – 105 Amicks Ferry Road:** ZA Ashford noted that plans for a new addition to La Fogata have been submitted for review. The new addition will be on the roadside of the existing structure and is approximately 735 square feet. There are to be changes to the architectural façade colors. The only issue that ZA Ashford noted was with the lack of a pitched accent on the façade of the main building. The existing building is currently in an overlay district and a flat roof is not allowed. The new addition exceeds the current parking requirements of 1 space per 200 square feet requiring 14 spaces. The plans show a total of 25 spaces. ZA Ashford noted that there is too much stucco being used in the new addition. Stucco is only allowed in this overlay district as an accent to the building. It is the recommendation by staff to deny the plans due to non-compliance.

Member Smith made a motion to deny the plans as presented due to non-compliance. Member Tucker seconded the motion. Discussion followed.

Chairman Reed made the recommendation to the representatives from La Fogata to have a meeting with ZA Ashford to go over the design guidelines. This would allow them to make sure their plans meet the zoning requirements. Vice Chairman Meetze noted that he would be in favor of the stucco as it fits the character of the business. He also noted that they would need to address the pitched roof issue.

The ARB voted to deny the plans due to non-compliance. Vote was unanimous.

Chairman Harmon Reed: Yes  
Vice Chairman Gerald Meetze: Yes

Member Bryson Tucker: Yes  
Member Dan Smith: Yes

**Open Comments:**

ZA Ashford stated that he would like to meet with the ARB about overlay districts. There are specifications that need to be refined and he would like the ARB to be involved. A two by two by two meeting between the ARB, Planning Commission, and Town Council could be arranged to discuss. Vice Chairman Meetze recommended that ZA Ashford prepare what he wants the overlay districts to be and present it to each board.

Chairman Reed informed the group that he was approached about designing architectural drawings for a project at Zorba’s. He turned it down due to a conflict of interest because he is the Chairman of the ARB.

Chairman Reed also informed the group that there is to be a tree planting dedication ceremony at Town Hall on November 6, 2020. The Chapin Garden Club will have the ceremony outside to dedicate the tree to Toni Brown, a community member that had many years of service to the Chapin Community.

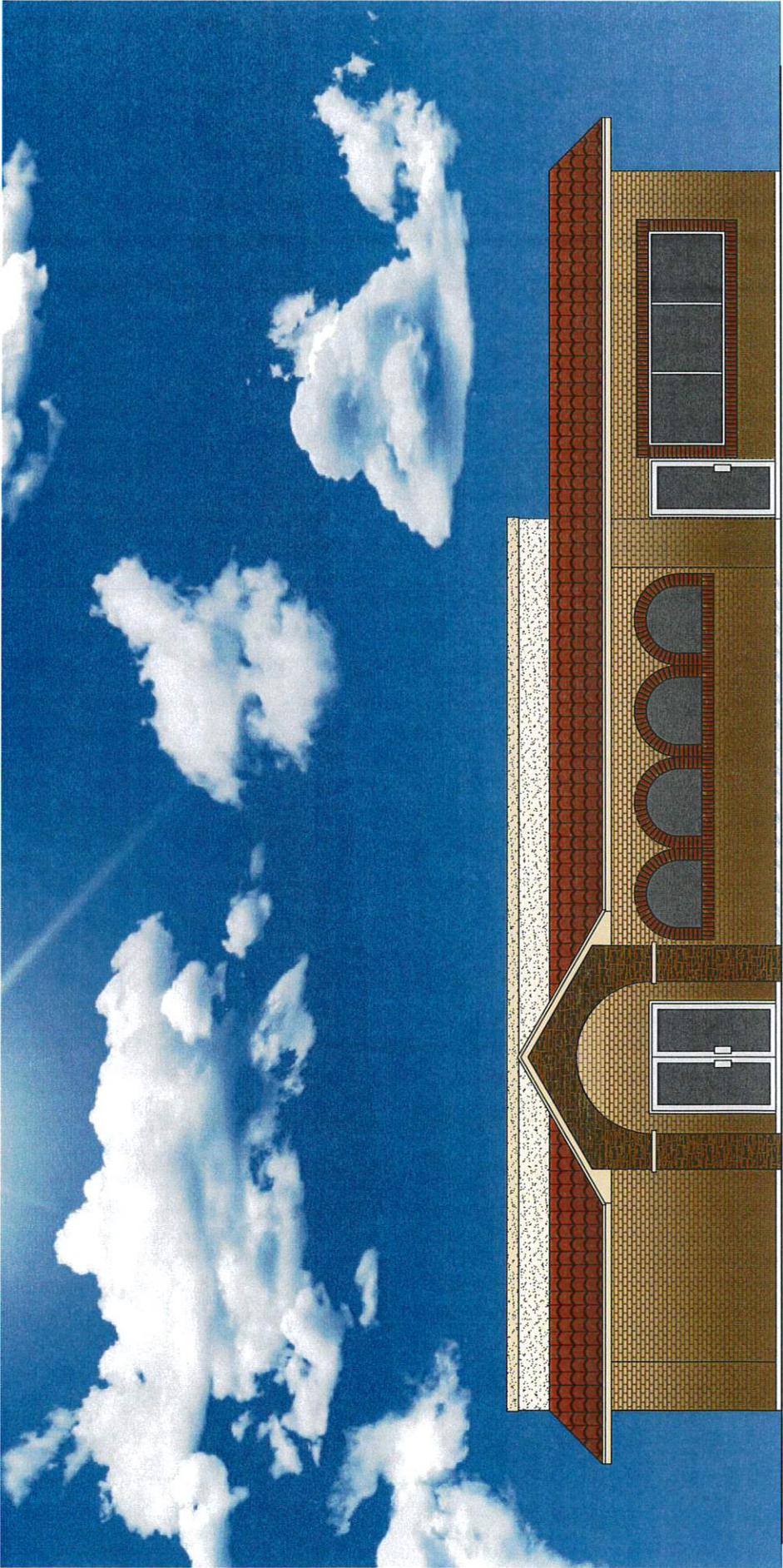
**Adjournment:** Member Smith moved to adjourn the ARB Meeting. Vice Chairman Meetze seconded the motion. Meeting adjourned at 7:29 p.m.

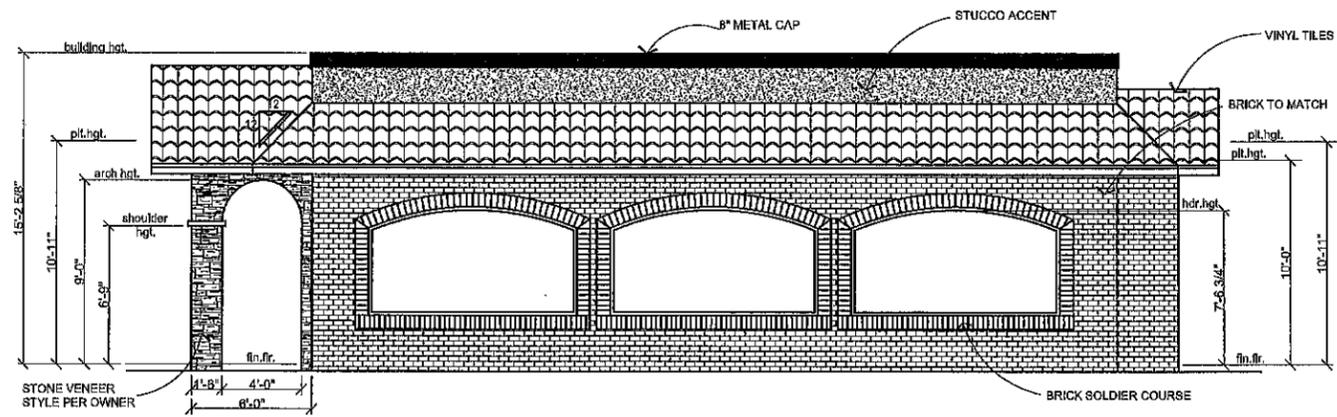
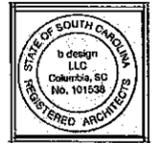
ARB APPROVED (Date): \_\_\_\_\_

\_\_\_\_\_  
Chairman Harmon Reed or Vice Chairman  
Gerald Meetze

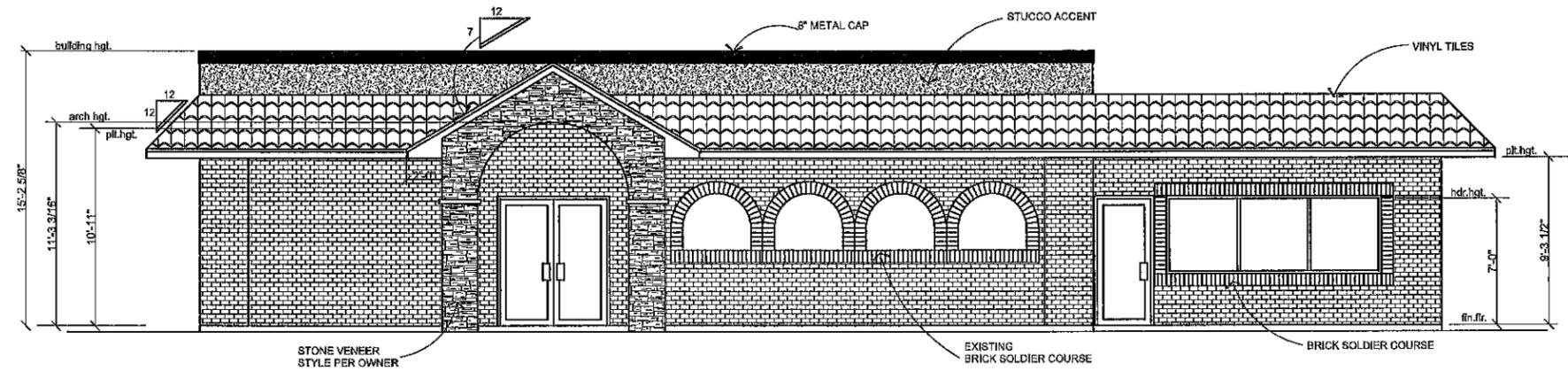
Attest:

\_\_\_\_\_  
Town Clerk, Shannon Bowers

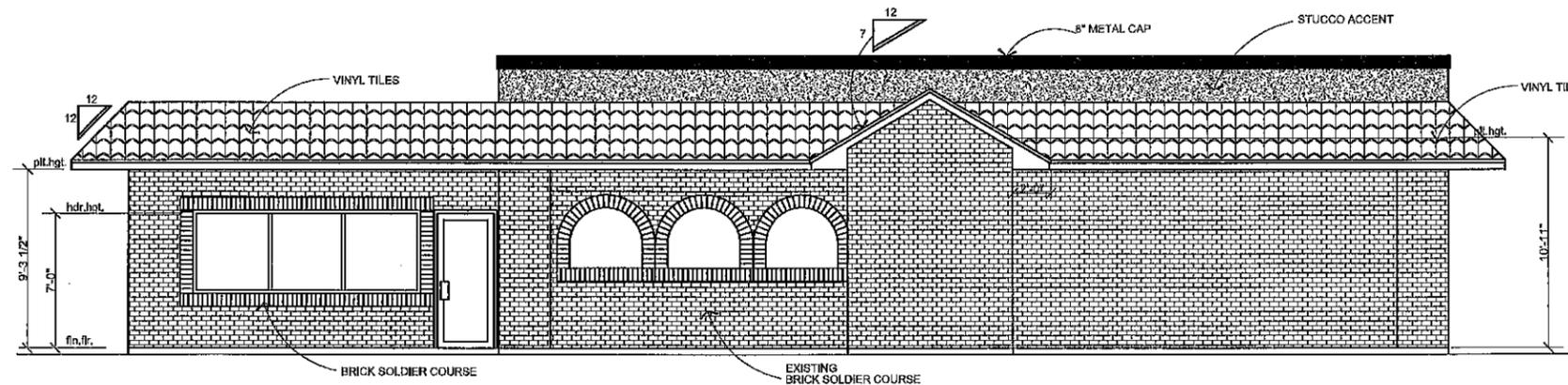




West Elevation



North Elevation



South Elevation

LA FOGATA  
ELEVATIONS

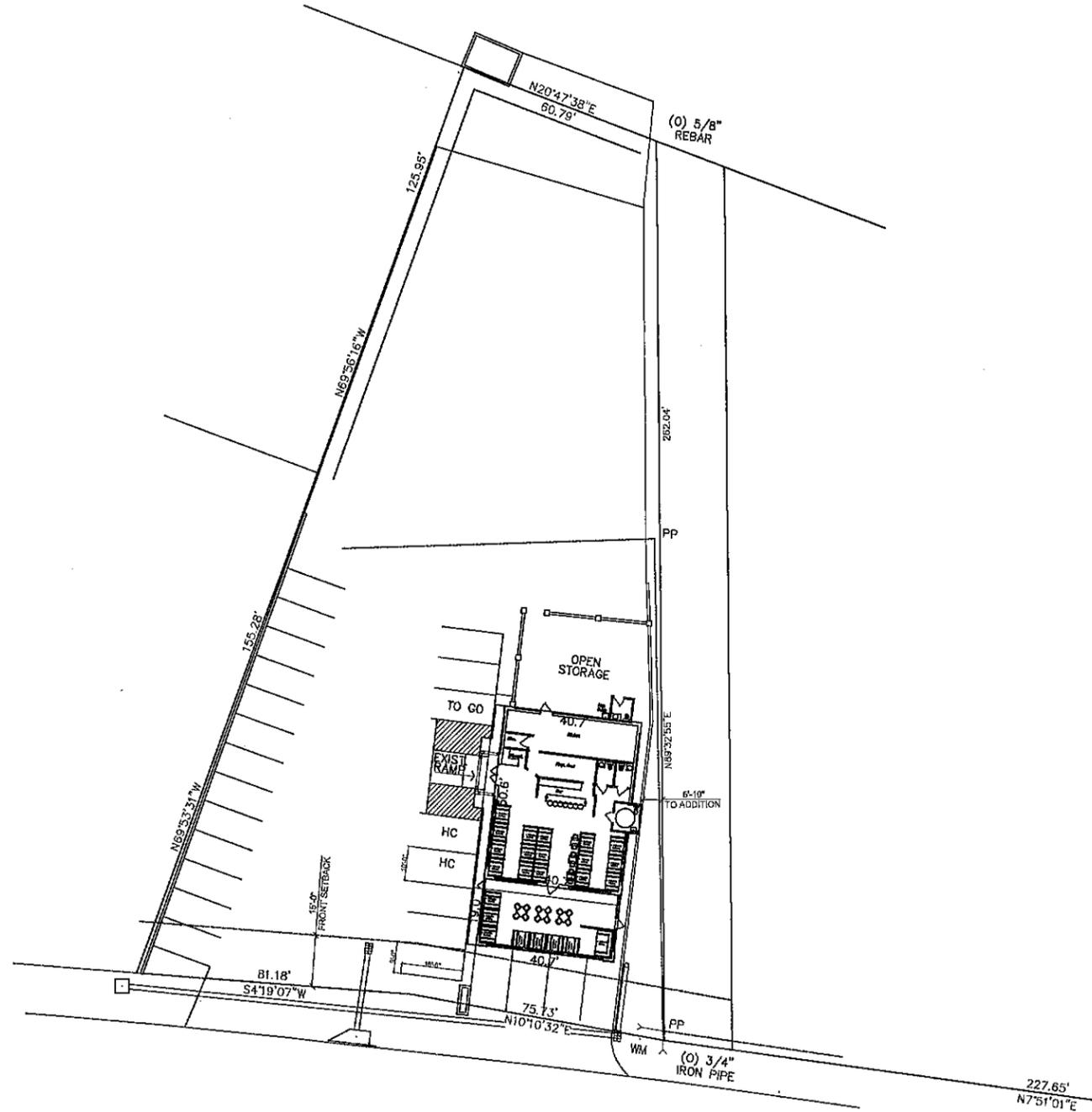
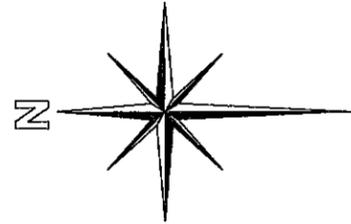


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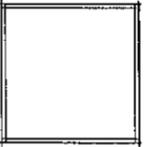
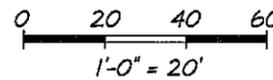
DATE: 12-23-2019  
REV: 10-18-2020

A - 1

1/4"=1'-0"



Site Plan



LA FOGATA  
SITE PLAN



b Design  
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AIA  
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Irmo, SC 29063  
Phone  
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Email  
cburdett3k@gmail.com

DATE: 12-23-2019  
REV:

C-1

CODE FOOTPRINT

# LA FOGATA MEXICAN RESTAURANT

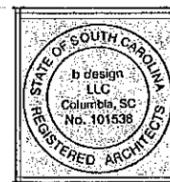
105 AMICKS FERRY ROAD  
CHAPIN, SC 29036

## INDEX TO THE DRAWINGS

### ARCHITECTURAL

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TEL. (803) 422-5542  
CBURDETT3K@GMAIL.COM

CO-1	COVER SHEET
C-1	SITE PLAN
A-1	ELEVATIONS
A-2	FLOOR PLAN
A-3	WINDOW / DOOR SCHEDULES
A-4	LIGHTING / ELECTRICAL PLAN



COVER SHEET CODE REVIEW



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DATE: 12-23-2019  
REV:

CO-1

SHEET

APPLICABLE BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE WITH SC MODIFICATIONS
2015 INTERNATIONAL FIRE CODE WITH SC MODIFICATIONS
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL CODE WITH SC MODIFICATIONS
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2014 NATIONAL ELECTRIC CODE WITH SC MODIFICATIONS
2017 ICC A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

#### BASIC CODE REVIEW INFORMATION CHAPTER 3, 5 & 6

OCCUPANCY CLASSIFICATION, PER SECTION 303.3  
ASSEMBLY GROUP A2 RESTAURANT  
TYPE OF CONSTRUCTION, PER SECTION 602  
CONSTRUCTION CLASSIFICATION TYPE V-B, UNPROTECTED, UN-SPRINKLED

#### BUILDING HEIGHTS AND AREA - PER IBC TABLE 504.3, 504.4 & 505.2

	HEIGHT IN FEET		HEIGHT IN STORIES		BUILDING AREA PER FLOOR	
	ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL
MOST RESTRICTIVE A2	40'-0"	20'-0"	1	1	6,000	
EXISTING FLOOR PLAN						2,200
ADDITION FLOOR PLAN						782
TOTAL						2,782

#### FIRE RESISTANCE RATING OF BUILDING ELEMENTS

BUILDING ELEMENT CONSTRUCTION TYPE V-B	RATING AS DESIGNED	RATING AS REQUIRED	TESTING AGENCY AND DESIGN #	MAX. ALLOWABLE UNPROTECTED OPENINGS
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS AND TRUSSES (PER IBC TABLE 601)	0	0		NA
BEARING WALLS AND PARTITIONS - EXTERIOR - GREATER THAN 30'-0" FROM ASSUMED PROPERTY LINE (PER IBC TABLE 602)	0	0		NA
BEARING WALLS - INTERIOR (PER IBC TABLE 603)	0	0		NA
NONBEARING WALLS AND PARTITIONS - EXTERIOR - GREATER THAN 30'-0" FROM ASSUMED PROPERTY LINE (PER IBC TABLE 602)	0	0		NA
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (PER IBC TABLE 603)	0	0		NA
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (PER IBC TABLE 603)	0	0		NA
FIRE WALLS (PER IBC SECTION 706.4)	NA	NA		NA
FIRE BARRIERS (PER IBC SECTION 707.3.10)	2	2		NA
SHAFT ENCLOSURES (LESS THAN 4 STORIES)	NA	1 HR.		NA
SEPARATION OF OCCUPANCIES	NA	NA		NA
EXIT ENCLOSURE	NA	NA		NA
CORRIDORS	NA	NA		NA
HORIZONTAL EXIT	NA	NA		NA
INCIDENTAL USE AREAS	NA	NA		NA

FIRE AREAS, SECTION 707.3.10 REFERS TO TABLE 707.3.10 REQUIRED SEPARATION OF MIXED OCCUPANCIES, A/B, 2HR FIRE BARRIER  
FIRE PROTECTION SYSTEMS PER 2015 IBC 903.2.1.2  
FACILITY IS LESS THAN 5,000 SQ. FT. FACILITY IS GREATER THAN 100 OCCUPANTS, FACILITY IS SEPARATED INTO 2 FIRE AREAS WITH OCCUPANT LOADS LESS THAN 100. FACILITY IS NOT SPRINKLED.

#### BUILDING DESIGN OCCUPANT LOAD - PER IBC TABLE 1004.1.2

OCCUPANCY TYPE	ROOM	SQUARE FEET PER OCCUPANT	OCCUPANTS FOR THIS OCCUPANCY TYPE	TOTAL OCCUPANT LOAD
FIRE AREA 1, A-2	DINING BOOTH	142' LF / 2'	70	138 PEOPLE
	DINING BAR	132' LF / 15'	8	
	KITCHEN	583/200	3	
FIRE AREA 2, A-2	DINING BOOTH	80' LF / 2'	40	
	DINING TAB CHAIR	250/15	17	

#### REQUIRED EGRESS WIDTH CALCULATION

A-2	OCCUPANT LOAD	OTHER EGRESS @ .20" PER OCCUPANT, SPRINKLER @ .15" PER OCCUPANT	
		MIN. CLEARANCE @ .20" PER OCCUPANT	MIN. CLEARANCE @ .15" PER OCCUPANT
	138 PEOPLE	34" MIN.	136"

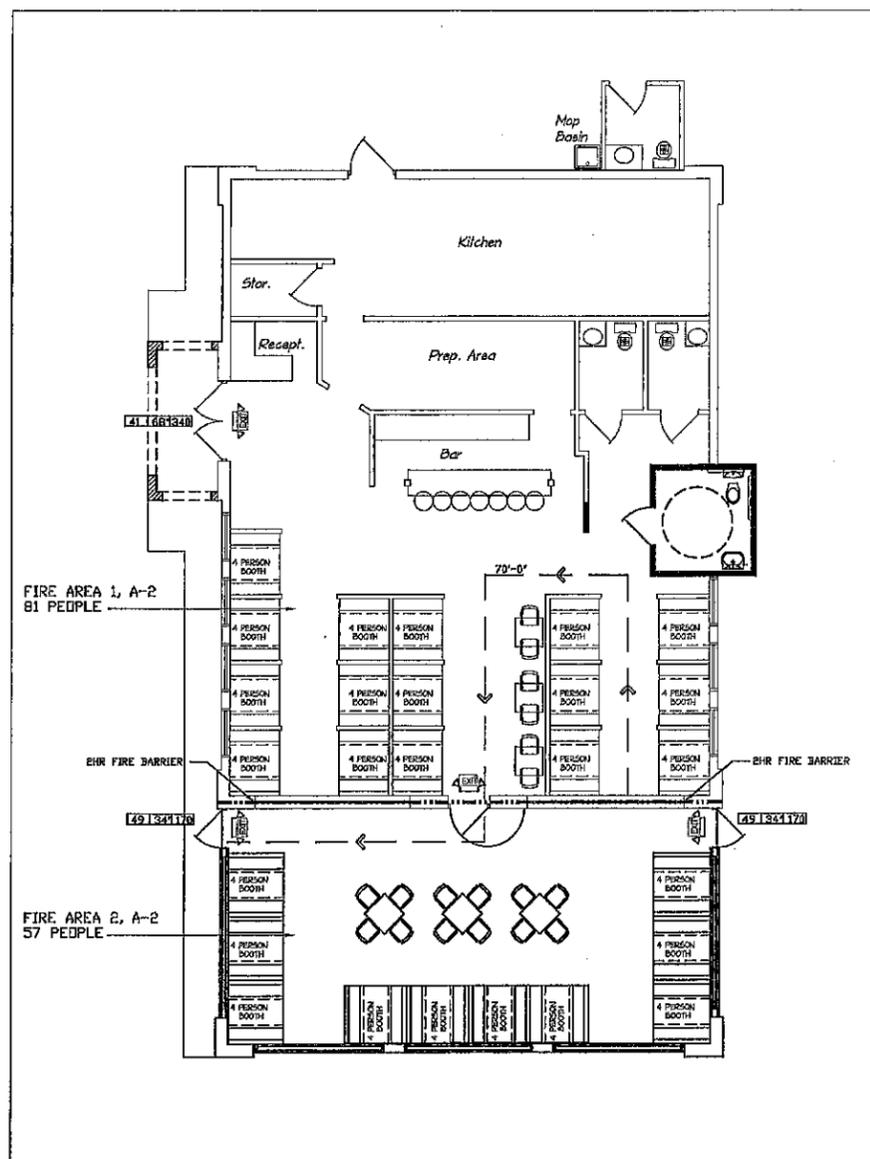
#### CHAPTER 10 EGRESS REQUIREMENTS

	OCCUPANCY	REQUIRED	ACTUAL PROVIDED MAX.
TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE	A-2	600'-0" MAX.	70'-0" MAX.
SECTION 1020.2 - CORRIDOR WIDTH	A-2	44" MIN.	4'-0" MIN.

#### PLUMBING INFORMATION

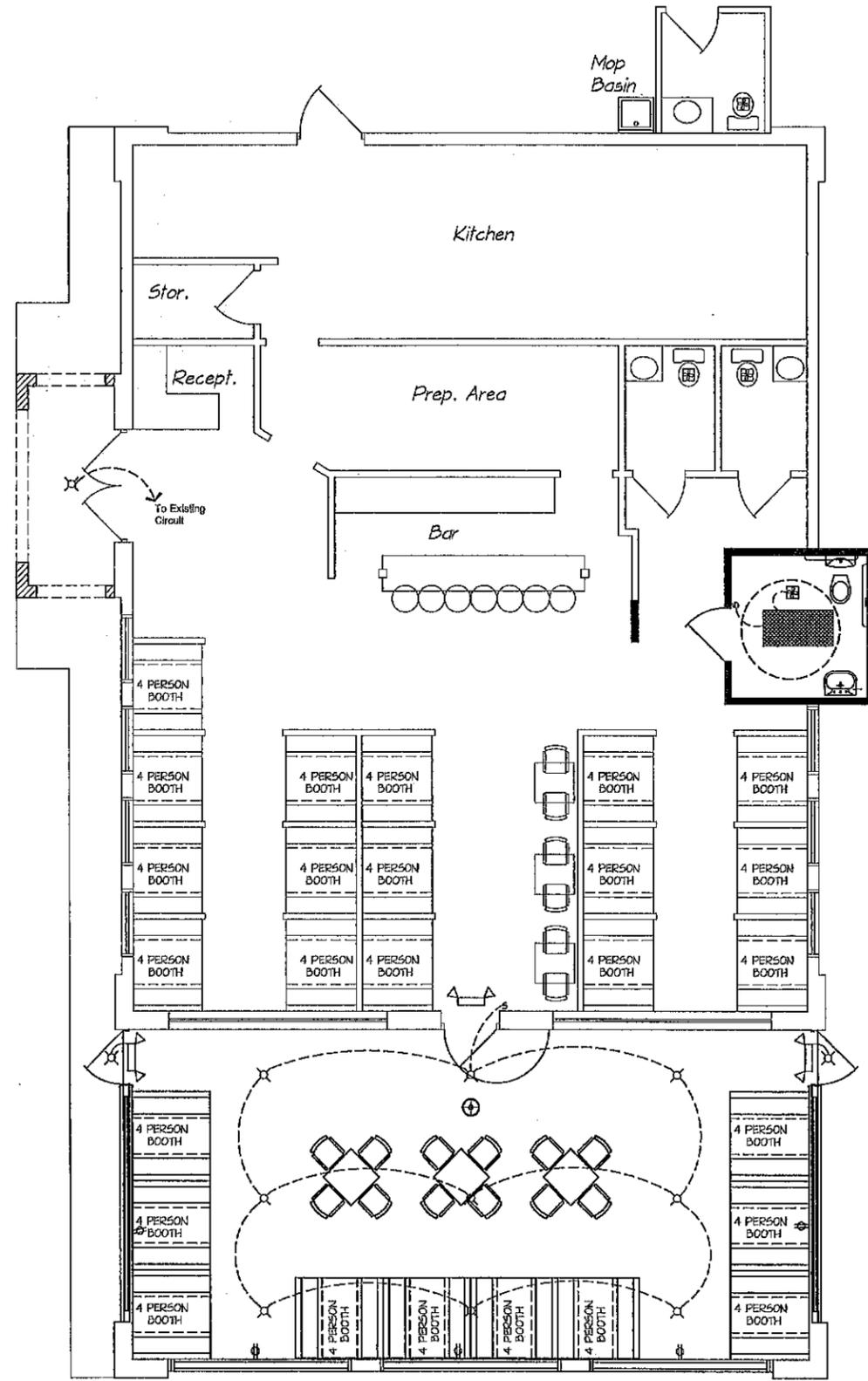
BUILDING AREAS & OCCUPANCY CLASSIFICATION	OCCUPANT LOAD	REQUIRED								ACTUAL												
		M.	C./U.	LAV.	B.	F.	SER. SINK	M.	C./U.	LAV.	B.	F.	SER. SINK									
138 PEOPLE	69 MALE 69 FEMALE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

### LIFE SAFETY PLAN



- 172'-0" PATH OF TRAVEL AND DISTANCE
- ⊙ FIRE EXTINGUISHER & CABINET
- EXIT EXIT SIGN WITH EMERGENCY LIGHTS
- 248/53/368 ACTUAL OCCUPANT LOAD CLEAR OPENING OCCUPANT LOAD PROVIDED
- 2HR FIRE BARRIER



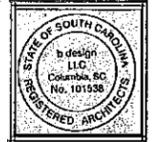


**ELECTRICAL LEGEND**

⊗	LIGHT BOX
■	4' - 4 BULB FLUORESCENT
⏏	LIGHTED EXIT SIGN W/ BATTERY BACKUP AND EMERGENCY STROBE AND EXTERIOR LOW VOLTAGE LAMP
⏏	LIGHTED EXIT SIGN W/ BATTERY BACKUP
⏚	OUTLET 110V
s	LIGHT SWITCH
⊕	SMOKE DETECTOR

**Note:**  
Telephone, Cable and Data outlets to be located on site with owners.

1/4" = 1'-0"



**LA FOGATA**  
LIGHTING AND ELECTRICAL

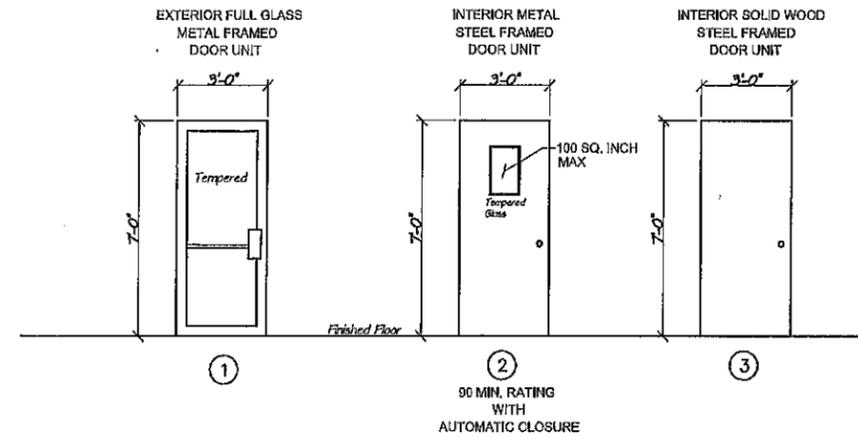


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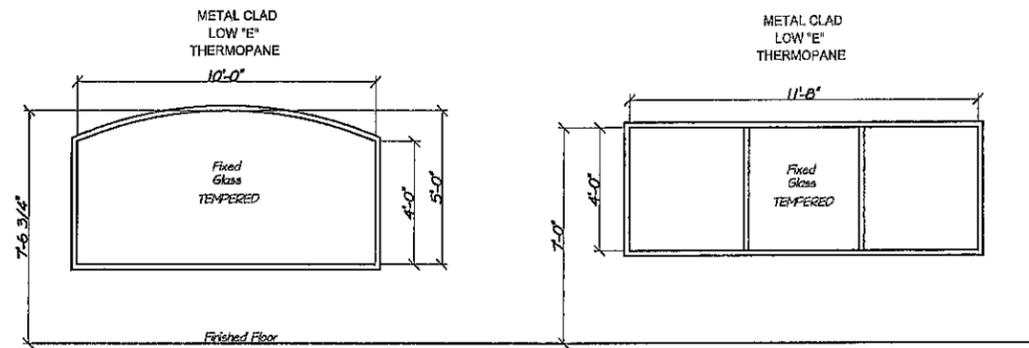
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**A - 4**

**DOOR TYPES**



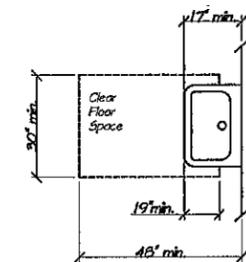
**WINDOW TYPES**



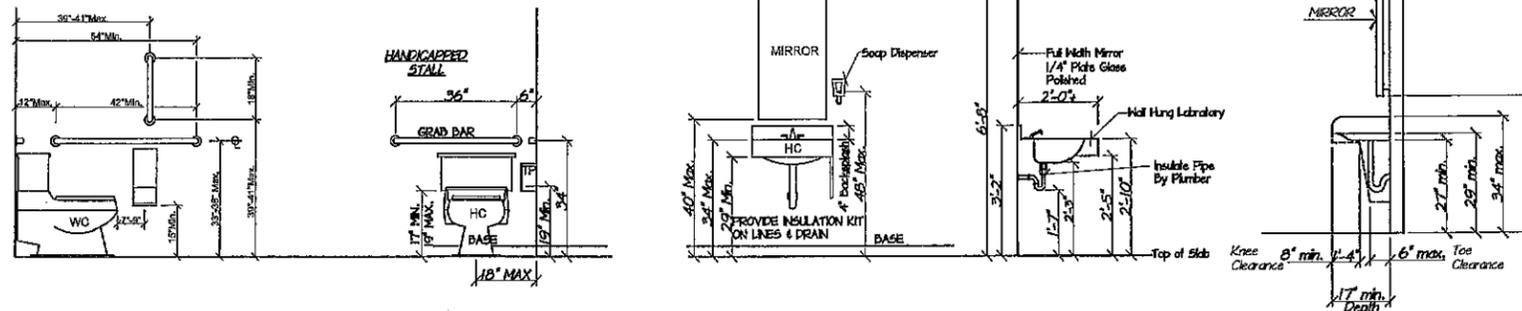
**L A FOGATA**  
WINDOW / DOOR SCHEDULES

**BATHROOM NOTES - ICC/ANSI A117.1**

- CLEARANCE AROUND WATER CLOSET SHALL BE 60 INCHES MINIMUM, MEASURED PERPENDICULAR FROM THE SIDE WALL, AND 56 INCHES MINIMUM, MEASURED PERPENDICULAR FROM THE REAR WALL. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE WATER CLOSET CLEARANCE.
- A CLEAR FLOOR SPACE 30 INCHES MINIMUM BY 48 INCHES MINIMUM SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED TO PROTECT AGAINST CONTACT.
- MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES ABOVE THE FINISH FLOOR.
- GRAB BARS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM, OR SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
- HEIGHT OF GRAB BARS TO BE 33 INCHES MINIMUM AND 38 INCHES MAXIMUM. SEE DETAIL.
- TOILET PAPER DISPENSERS SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. THERE SHALL BE A CLEARANCE OF 1 1/2 INCHES MINIMUM BELOW AND 23 INCHES MINIMUM ABOVE THE GRAB BAR. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY, OR THAT DO NOT ALLOW CONTINUOUS PAPER FLOW.



CLEAR FLOOR SPACE AT LAVATORIES



LAVATORY/TOILET ELEVATION

SCALE 1/2" = 1'-0"

LAVATORY CLEARANCES



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DATE: 12-23-2019  
REV:

**A - 3**

SHEET