

**MINUTES  
REGULAR MEETING OF THE  
ARCHITECTURAL REVIEW BOARD**

**Thursday, January 14, 2016  
6:30 P.M.**

**Town Council Chambers  
157 NW Columbia Ave, Chapin**

---

**Members Present:** Ken Loveless, Doug Clary, Harmon Reed, and Gerald Meetze

**Members Absent:** (Vacant Seat)

**Staff Present:** Chris Clauson

**Guest:** Mike Irons (Sonic), Darren Holcombe (Cox & Dinkins), Michael Metts, Keith Grimaud (Chapin Furniture), Councilman Mike Clonts, Anthony Banks (Resident)

A meeting of the Town of Chapin Architectural Review Board was held at Chapin Town Hall and called to order by Chairman Ken Loveless at 6:31 P.M. on January 14<sup>th</sup>, 2016 when a quorum was present.

1. **CALL TO ORDER:** 6:31 P.M.
2. **APPROVAL OF MINUTES:** Chairman Loveless presented the minutes from the July 21<sup>st</sup>, 2015 meeting for review. Mr. Clary made the motion to accept, and Mr. Reed seconded. Minutes were unanimously approved.
3. **OLD BUSINESS:**
  - a. Review of Chapin Furniture Landscape Plan Updates- Chairman Loveless introduced the next topic and asked Mr. Clauson if anything needed to be addressed. Mr. Clauson updated the Board on the need for Chapin Furniture's request for approval to modifications of landscaping plan. As background Mr. Clauson explained that SCDOT modified the access point and Chapin Furniture needed to alter the landscaping and elected to use a landscape architecture firm. Additionally, all landscaping within the Town Utility easement needed to be relocated and screening of the detention pond was overlooked prior. The firm elected to use a more natural clustering of trees, replaced tree selection to be more localized, and provided decorative plantings along long building expanse. Mr. Grimaud provided additional background details. Mr. Meetze then motioned to approve the landscaping plan as submitted and Mr. Reed seconded the motion. All voted in favor and the motion passed.
4. **NEW BUSINESS:**
  - a. Review of Sonic building plans- Chairman Loveless introduced the next agenda item and asked staff to report any findings. Due to technical difficulties with the projector the Board elected to review the plans at a table with the contractors and other interested

parties present. Mr. Holcombe (Cox and Dinkins, Civil Engineer) introduced the contractor Michael Metts, and explained that the Architect Jimmy Mann provided a written response. Outcomes of the review then included the need for: (1) parking in front of the building will be allocated to short term; (2) outdoor dining/paving area will include a scoring or staining of the patio area; (3) retaining wall will need to compliment the building; (4) a pedestrian barrier for the outdoor dining area.

Mr. Anthony Banks then addressed the Chairman and requested to speak. The Chairman allowed it and Mr. Banks asked about the traffic entry/exit plan and expressed concern for the local neighborhoods. Staff informed Mr. Banks that SCDOT issues encroachment permits and address traffic flow. Additionally, the right turn only signs depicted on the plans were displayed in answer to a concern for safety.

The review continued and the following outcomes were addressed: (1) a pitched roof was added with metal roofing; (2) additional information on buffer wall, brick columns with metal panels was provided; (3) planters on the sidewalk adjacent to the building need to be annotated; (4) the sidewalk near the detention pond will be reduced from 5 ft to 4 ft to include a planting strip; (5) further information is needed about the lighting plan to include certification from professional engineer that lighting will comply with the regulations and further clarification on any measures that can be used to reduce light pollution. The Board elected to require a comprehensive resubmittal and Chairman Loveless motion to reconvene once the resubmittal was received.

5. **PUBLIC COMMENT:** Mr. Banks thanked the owner of the Sonic franchise for coming into town, expressed his appreciation for the opportunity to be part of the planning process, and asked when other projects will be reviewed by this committee. Chairman Loveless explained the review process and assured Mr. Banks that additional meetings would occur in the future.
  
6. **ADJOURNMENT:** There being no further business Mr. Reed made a motion to adjourn the meeting and Mr. Meetze seconded the motion. The motion carried unanimously and the meeting was adjourned at 7:35 P.M.

Respectfully submitted,

Chris Clauson  
Zoning Administrator