

**TOWN OF CHAPIN  
RESCHEDULED ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES**

**Thursday, February 13, 2020  
6:00 P.M.**

**Town Council Chambers  
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 and Town Clerk Shannon Bowers

**Guests:** Ethan Hart, David Anderson, Brooks Williams, Jeff Grover, and Al Koon

**Call to Order:** Chairman Reed called the meeting to order at 6:03 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 December 5, 2019 minutes. ARB Member Smith moved to approve the December 5, 2019 Meeting Minutes as presented. Member Tucker seconded the motion with the change to page two, date from September 5, 2019 to December 5, 2019. All were in favor, motion carried.

**Old Business**

None to report

**New Business**

**Recommendation to approve plans and an application for review of a new medical office building for Lexington Medical Center adjoining their current property at 557 Columbia Avenue:** Chairman Reed asked Zoning Administrator (ZA) Ian Ashford to present the project to the ARB.

ZA Ashford started the presentation by explaining the building plans that have been submitted. The building will be constructed on the portion of property that Lexington Medical Center (LMC) just purchased, located adjacent to the existing Urgent Care building currently owned by LMC. The proposed building will be 22,000 square feet. The Town of Chapin zoning ordinance requires them to have 1 parking space per 300 square feet, which totals to 74 parking spaces. The LMC plans add 85 parking spaces. The plans remove 5 spaces from existing parking lot, giving their overall total of having 185 parking spaces. This is still compliant with Town requirements as the plans show 50 spaces over the requirement for the two buildings together.

ZA Ashford then laid out the landscaping buffer zone. The west side of the property is zoned General Commercial and is required to have a five-foot buffer, which the plans meet this requirement. The property to the east is Lexington County property and has a 20 ft buffer, which complies since there are woods to that side of the property. The Town's requirement for a street buffer for large, maturing trees is .015 trees per linear foot. The plans have 575 linear feet which give a total of eight trees along with shrubs, flowers and mulch for screening. Plans also meet Town requirements for landscaping along the exterior building and parking lot islands. ZA Ashford noted that he does not have any concerns about the landscaping other than the trees may be in the vicinity for road widening, when that happens.

The building façade design is brick and stone which meets the Town requirement and also matches existing building. There is a sign pictured in the plans, but there is no signage submittal at this time. His recommendation to approve plans as presented, with any concerns or conditions presented by the ARB.

Member Smith made a motion to accept the plans as submitted. Member Tucker seconded the motion. Motion to accept was rejected unanimously. Further discussion about the plans followed.

Chairman Reed: No

Vice Chairman Meetze: No

ARB Member Smith: No

ARB Member Tucker: No

ARB Member Scheper: Absent

Vice Chairman Meetze noted that the landscaping would require more buffer on sides along the property lines, even though it is on the county line, but could be sold in the future. He also noted that the plans make the retention pond larger and would like to see that as well as the new parking on the west side to be screened. He also noted that he would like to see the trees pushed tighter to the parking lot in the event the road gets widened in the future. He also noted that the dumpster pad will need to be screened with fence and the parking lot islands may need to add more landscaping to make them match.

Vice Chairman Meetze asked if we were requiring them to install a sidewalk? Chairman Reed then asked if we would accept a contribution to the sidewalk fund. ZA Ashford noted that the decision would be up to the ARB. Vice Chairman Meetze stated he would be ok with the contribution in light of the planned road widening and due to the fact, there are no other connecting sidewalks. Chairman Reed also noted the road widening project and wanted to make sure the representatives from LMC were aware that this could change some of their landscaping plans as he would hate to see them lose any trees or sidewalks. Mr. Brooks Williams noted that they have the road widening information and will take that into consideration.

Vice Chairman Meetze noted that architecturally it looks like all the other LMC buildings. Member Tucker noted that plans have done a good job avoiding parking lot lights, but if bigger trees are added in the island may cause problems with the lighting. He asked what light loss factor was used on lighting because the average overall is slightly higher than ordinance. Beaufort/Goff laid out the lighting plan, but they wanted to utilize a lease lighting program with Dominion Energy so that they match.

Chairman Reed asked if Dan Lambert has had time to review the plans and wanted to make sure the Town of Chapin was in the loop. ZA Ashford attended the meeting with LMC, has the plans, and is aware but has not given an update at this time.

Chairman Reed noted architecturally a drive-through canopy was not considered. Mr. Williams noted that they felt it would take away from the look of this building as canopies fit better with their taller buildings. He also noted the repair costs with the canopy as they get hit a lot.

Vice Chairman Meetze asked if the rear elevation was the same. Mr. David Anderson noted it does not have the same entryway features as the front as it is not the main entry point, but does have the same brick consistency and windows to match the existing building. Vice Chairman Meetze asked where the mechanical systems were located. Mr. Anderson noted that they were on the backside and would develop brick wall or screens to match. Vice Chairman Meetze noted that they would need to heavier on the landscaping to conceal these since this was not noted on the plans. Chairman Reed asked if there were to be any condensing units near the dumpster. Mr. Brooks noted that no, the dumpster would be screened separately. Vice Chairman Meetze asked if it was possible to brick screen the condensing units. Mr. Williams noted that should not be a problem.

Vice Chairman Meetze asked if the front entrance was aluminum wall panels or brick and was it the same as the hospitals. He noted that the brick looked whiter in the picture than on the sample. Mr. Williams noted that at their larger medical facilities, they use architectural precast but would like to use brick instead of spending

additional money on architectural precast. He noted that this would keep with the architecture of the existing building and will try to match the mortar to brick as closely as possible.

Vice Chairman Meetze made a motion to accept plans with discussion points of moving the trees back, more landscaping to the east, showcasing the parking lot islands, contribution to the sidewalk fund, screen the dumpster and air conditioning units, matching the mortar to the brick and screen the retention pond. Member Tucker seconded. Motion passed unanimously.

Chairman Reed: Yes

Vice Chairman Meetze: Yes

ARB Member Smith: Yes

ARB Member Tucker: Yes

ARB Member Scheper: Absent

Chairman Reed asked for a motion to approve a Certificate of Appropriateness (COA). ZA Ashford noted that the COA will be postponed until the property has been annexed. New landscaping plans will be submitted to reflect changes based on discussion.

**Open Comments:**

Vice Chairman Meetze asked about the Zaxby's opening. ZA Ashford reported they are still waiting on SCDOT.

ZA Ashford noted that the Planning Commission (PC) has proposed amendments to zoning ordinance for approval by Town Council.

ZA Ashford noted that they will need to have a discussion about a new overlay district to set a general architectural standard for the Town of Chapin. He would like to also have a discussion about signage.

**Adjournment:** Vice Chairman Meetze moved to adjourn the ARB Meeting. ARB Member Smith seconded the motion. Meeting adjourned at 6:49 p.m.

ARB APPROVED (Date): October 1, 2020