

CHAPIN ARCHITECTURAL REVIEW BOARD SPECIAL CALLED MEETING MINUTES

Thursday, March 15, 2018
6:00 P.M.

Town Council Chambers
157 NW Columbia Ave, Chapin

Members Present: Chairman Ken Loveless, Co-Chairman Harmon Reed, Member Jason Mack, Member Gerald Meetze, and Member Bryson Tucker

Members Absent: None

Staff Present: Town Clerk Julie Hammond

Guests: Clay Cannon, Wes Taylor, and Stephen Goodman

Call to Order: Chairman Loveless called the meeting to order at 6:07 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Old Business

Proposed Chapin Crossing Outparcel Development: Wes Taylor, LTC Associates, requested an informal meeting for guidance in the revised design of the Chapin Crossing Outparcel.

The ARB Compliance Review was discussed, in particular the following items:

1. 1D – Site Relationships – Multiple buildings, unified design (building development at different times with different architectural regulations);
2. 2A – Building Frontage Requirement – 0-10' Requirement (15' setback was better);
3. 3H – Vehicular and Pedestrian Access – Contrasting paving materials to mark pedestrian circulation areas in parking lot (concrete, broom finished);
4. 4A – Loading, Outdoor Storage, and Service Areas – Area is in the public right-of-way Chapin Rd/US 76 (site plan may change - front of building to face Chapin Rd/US 76 or use of an earthen berm with screened service/access areas on the side);
5. 11F – Exterior Building Design – Building Materials (stucco to be used sparingly/appropriate use under signage);
6. 15D – Exterior Building Design – Rooftop Elements – (pitched roof or hip & gable stepping in and out with each tenant);
7. Landscape – Street trees;

Adjournment: Co-Chairman Reed moved to adjourn the ARB Special Called Meeting. Member Tucker seconded the motion. Meeting adjourned at 6:55 p.m.

ARB APPROVED: _____ April 5, 2018 _____