

## CHAPIN ARCHITECTURAL REVIEW BOARD SPECIAL CALLED MEETING MINUTES

**Thursday, April 11, 2018  
5:00 P.M.**

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

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**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, RB Todd and Wes Taylor, LTC Associates

**Call to Order:** Chairman Loveless called the meeting to order at 5:17 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:** Mr. Cannon and Mr. Taylor provided a new site plan and elevations to the Architectural Review Board (ARB) Members per discussions and the Compliance Review submitted by the Council of Governments at the April 5, 2018 ARB Meeting.

ARB Members reviewed the revised site plan which designated the building to front Chapin Rd and discussed whether or not setback requirements would be a problem. Relocation of the sewer lines would also be required with the building fronting Chapin Rd.

Site Plan recommendations included:

1. Removal of sidewalk on the east side of the structure and adding plantings;
2. Addition of stamped concrete between the parking area and building on the east side of the structure;
3. Removal of short sidewalks located north and south of the service/dumpster screening area;
4. Extension of the sidewalk diagonally on the south-west corner of the building to meet the service/dumpster screening area.

Verification was made that the site plan matched the elevations. Stone was removed from the elevations making the structure all brick with stucco accents where signage would be placed. Chairman Loveless noted that the ARB would like review of all signage. False windows were added to all four sides of the building. The ARB reiterated rooftop equipment be sufficiently screened so it could not be seen from the high point on Lexington Ave.

Member Meetze moved to approve the site plan as submitted with recommendations and approve elevations with modifications including addition of fake louvers on A3.2 Back Elevation and create stone pilasters around the dumpsters and building on A3.3 and A3.4 Left & Right Elevation. Member Mack seconded the motion. All were in favor, motion carried.

The lighting and landscape plans would be submitted via e-mail for ARB comments. Final approval/Certificate of Appropriateness was pending submittal of the landscape plan, lighting plan, revised sidewalk plan, and utility plan.

**Adjournment:** Chairman Loveless moved to adjourn the ARB Special Called Meeting. Member Mack seconded the motion. Meeting adjourned at 6:17 p.m.

ARB APPROVED: \_\_\_\_\_ June 7, 2018 \_\_\_\_\_