

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

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

Member Bryson Tucker: Recused

Vice Chairman Gerald Meetze: Yes

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

Member Bryson Tucker: Yes

Vice Chairman Gerald Meetze: 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): November 5, 2020