

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

**Wednesday August 3, 2022
6:00 P.M.**

Town Hall

Members Present: Chair Harmon Reed, Member Bryson Tucker, Member Dan Smith, and Vice Chair Gerald Meetze

Members Absent: Member Alex Fisher

Staff Present: Zoning Administrator Kevin Singletary, Director of Public Affairs & Economic Development Nicholle Burroughs, and Town Clerk Shannon Bowers

Guests: David Brandez – EL Robinson Engineering, Bill Wiseman – McNeil Properties, Brett Flory – Cross Architects

Call to Order: Chair 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: Vice Chair Meetze made the motion to approve the July 13, 2022 meeting minutes with the addition of “developers to resubmit with Architectural Review Board (ARB) changes and lighting design to be reviewed by Member Tucker”. Member Tucker seconded the motion. No further discussion. All in favor, motion carried.

Chair Harmon Reed: Yes
Member Dan Smith: Yes

Vice Chair Gerald Meetze: Yes
Member Bryson Tucker: Yes

Public Comments

There were no public comments.

New Business

Preliminary Review: Caliber Collison:

ZA Singletary explained the applicant is proposing the construction of a Caliber Collision off of Columbia Avenue. This property is located off of Columbia Avenue, across from Eagle Chase. He stated that the ARB gave preliminary review to the adjacent properties at a previous meeting, and that the Planning Commission (PC) gave preliminary review to these properties at the August 2, 2022 meeting. This preliminary plan for Caliber Collision is in the Boulevard overlay district.

Mr. Brett Flory with Cross Architects presented the preliminary plan to the ARB. He stated that he as worked with Caliber Collision on locations located in North Carolina, South Carolina, and Virginia for the past 10 years, and this design is their standard build. He stated that it will be a 14,600 sq. ft. brick building with black efface accent above the garage bay doors and behind the Caliber Collison sign on the building. Mr. Flory explained that the building is set further back from the road so the building will not be immediately visible from Columbia Avenue. He also noted that the rooftop equipment and parts storage will all be screened.

Comments by the ARB included: rooftop screening to go around all sides of visible rooftop equipment, will need a lighting plan for the streetway leading to the building and for the building for approval, more landscaping on the

right front side of the building, and make the black stucco behind the sign wrap around the corner to the other side for continuity.

Mr. Flory did indicate that it was their desire to use as much natural vegetation on the right front side as possible. ZA Singletary stated that he did not find any major concerns with the development for the Caliber Collision property.

Open Comments:

ZA Singletary updated the ARB on the unified development ordinance progress. The steering committee has had several meetings with the consultants, with the latest reviewing the format of the document. The next meeting will be discussing the planning foundations report. He noted that MRB Group is tentatively looking at September for public engagement opportunities as well as a meeting with the ARB.

The ARB inquired into the progress of the I26 project. Director Burroughs stated that the Town did not receive regular updates on construction progress, except when the possibility of utility relocation is necessary. The ARB then inquired into the progress of the Columbia Avenue widening. Director Burroughs reported that SCDOT is still in negotiations and the project is projected at 18 to 24 months completion.

Adjournment: Vice Chair Meetze moved to adjourn the ARB Meeting. Member Tucker seconded the motion. Meeting adjourned at 6:30 p.m.

ARB APPROVED (Date): September 14, 2022