

**TOWN OF CHAPIN
ARCHITECTURAL REVIEW BOARD
SPECIAL CALLED MEETING MINUTES**

**Thursday, April 11, 2019
5:30 P.M.**

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

Members Present: Chairman Harmon Reed, Co-Chairman Gerald Meetze, Member Dan Smith, and Member Bryson Tucker

Members Absent: Member Dan Douglas

Staff Present: Town Clerk Julie Hammond

Guests: Patrick Chambers, Glenda Lindler, Judy Dominick, Bill Dominick, Dorinda Reed, and Al Koon

Call to Order: Chairman Reed called the meeting to order at 5:30 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 minutes. Member Smith moved to approve the March 7, 2019 Regular Meeting Minutes as presented. Member Tucker seconded the motion. All were in favor, motion carried.

Old Business

O'Reilly's Auto Parts – 945 Chapin Rd Development Discussion: Patrick Chamber, NAI Columbia, representative for the 945 Chapin Rd Development was seeking preliminary approval from the ARB. Mr. Chambers indicated the following changes were made to the renderings “Exhibit A” from the ARB’s previous feedback.

Building:

1. Hip roof elements – Inspired by Palmetto Bone & Joint Building;
2. Metal roof section raised – Additional screening;
3. Added cornice to parapet walls - Additional detail;
4. Use of stucco – Limited to sides and under signage;
5. Reduced storefront;
6. Added red background back in – Branding purposes;
7. Added awnings/canopies; and
8. Added accent windows.

Landscape Plan:

1. Added landscape side and front;
2. Use of Cherry Trees for limited root system because of neighbor’s block wall;
3. Cut site of 3,500 to 4,000 cubic yards of export materials;
4. Remove existing driveway and re-grass;

Co-Chairman Meetze moved to deny plans as submitted. Member Tucker seconded the motion. ARB Members proceeded with discussion.

Landscape Plan:

1. Landscape buffer on all sides
 - a. Natural buffer along contour;
 - b. Add buffer along left side of triangle piece;
 - c. Additional plantings under existing trees;
 - d. Varied mixture of different species with wider buffer;
 - i. Reduce Willows;
 - ii. Accent with different grasses and ornamental shrubs;
 - e. Sidewalk;
 - f. Retention ponds - sod all slopes and hydroseed bottoms.

Parking:

1. Two rows of parking deal breaker for O'Reilly's;
 - a. Variance Request to go to Zoning Board of Appeals.

Chairman Reed produced pictures of other O'Reilly Auto Parts Buildings for purpose of color and design. Co-Chairman Meetze sketched changes on the current elevations "Exhibit B" for an additional sloped roof element and canopies/awnings.

Co-Chairman Meetze moved to amend his motion to submit a new landscape plan with approval contingent on the requested changes including landscape buffer on all four sides, sidewalk along Highway 76, more sod on all sloped areas including retention ponds, dumpster screened in front, note everything to be left natural, and more variety in landscape buffer (more species and more variation). Member Smith seconded the motion. All were in favor, motion carried.

Co-Chairman Meetze moved tentative approval as noted: remove red, run roof across the front and around the side, slope of 6:12, canopy across the front, awnings over the windows, accent lighting in lieu of wall packs, add two windows to both left and right side of elevation (door not centered), more brick less stucco (stucco on top of parapet areas), color spec on mansard roof (submit all colors), photometric plan and cut sheets on any exterior mounted lights and parking lot lights. Member Smith seconded the motion. All were in favor, motion carried.

A copy of "Exhibit B" was provided to Mr. Chambers.

Adjournment: Co-Chairman Meetze moved to adjourn the ARB Meeting. Member Tucker seconded the motion. Meeting adjourned at 6:23 p.m.

ARB APPROVED: _____ May 2, 2019