

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

**Thursday, July 11, 2019
6:00 P.M.**

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

Members Present: Vice Chairman Gerald Meetze, Member Dan Smith, and Member Bryson Tucker

Members Absent: Chairman Harmon Reed and Member Dan Douglas (Resigned)

Staff Present: Town Engineer Dan Lambert and Town Clerk Julie Hammond

Guests: Patrick Chambers, Gabe Waters, and Stan Shealy

Call to Order: Vice Chairman Meetze called the meeting to order at 6:08 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. ARB Member Tucker moved to approve the June 6, 2019 Meeting Minutes as presented. ARB Member Smith seconded the motion. All were in favor, motion carried.

Old Business

O'Reilly Auto Parts Development – 945 Chapin Rd: Patrick Chambers, NAI Columbia, representative for the 945 Chapin Rd Development was seeking a Certificate of Appropriateness.

ARB Members reviewed the engineered drawings “Exhibit A” and requested more landscaping (Holly or low ground cover) in the three islands at the entrance of the development and the use of medium bronze instead of dark bronze on the standing seam metal roof system. It was noted that the sidewalk ran the length of the property, the dumpsters were screened (including the front), and the two LED light poles in the parking lot would be 27’½” above grade with the building elevation at 23’.

Mr. Chambers noted the following items: The triangle portion of the property would remain natural (undeveloped at this time); and the driveway that runs along that piece would be removed. He also noted the drawing took into account previous comments from the ARB: Rendering illustrates two false windows in the center panel on the Left Elevation A2.1; the front elevation is all brick with the exception of EIFS (Exterior Insulation Finishing System) behind the sign.

ARB Member Smith moved to approve the Certificate of Appropriateness (COA) for O'Reilly Auto Parts with the additional island landscaping and the use of medium bronze. ARB Member Tucker seconded the motion.

O'Reilly Auto Parts COA was approved by unanimous vote:

Vice Chairman Meetze: Yes

Member Smith: Yes

Member Tucker: Yes

Cunningham Waters Construction Co Development – 105 Ellett Rd: The following items were noted:

1. Service drive will be constructed of heavy-duty asphalt (12-3-2);
2. Service drive radius increased to 50’;
3. Service drive egress remains in parking lot due to the slope to Ellett Rd requiring construction of a 20’ retaining wall;
4. Dumpsters were turned to a 45° angle with possible use of an underground refuse system;
5. Underground grease traps and meters will also be in the service drive;
6. HVAC is on the roof screened by parapet;
7. Requirement of a pump station on site would be worked out through Town Engineer Lambert and their Design Engineer;
8. Dress-up rear elevation – development of neighboring property would expose back side of buildings. A 6’ retaining wall would be constructed 10’ off of the property line with additional landscaping for screening purposes. Materials used would be a segmental block wall (preferably a flat segmented stone).

ARB Members reviewed the Chapin Civil Engineering Permit Set (1) “Exhibit B,” Chapin Retail Planting (1) “Exhibit C,” and Photometric Plan E1.0 “Exhibit D.”

ARB Member Dan Smith moved to approve a Conditional COA for the Cunningham Waters Construction Company Development (Chapin Retail Center) subject to resubmittal of the following: Civil/Site Plan (showing revision of main entrance - losing a few parking spaces and increasing landscaping island); Landscape Plan (showing more ground cover); Lighting Photometric Plan (showing photometrics along the property line); Rear Elevations (showing concrete/masonry block pilasters). ARB Member Tucker seconded the motion.

Cunningham Waters Construction Company Development (Chapin Retail Center) Conditional COA was approved by unanimous vote:

Vice Chairman Meetze: Yes

Member Smith: Yes

Member Tucker: Yes

New Business

None

Adjournment: Vice Chairman Meetze moved to adjourn the ARB Meeting. Member Tucker seconded the motion. Meeting adjourned at 7:08 p.m.

ARB APPROVED: August 1, 2019