

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

**Wednesday April 6, 2022
6:00 P.M.**

Town Hall

Members Present: Member Bryson Tucker, Chairman Harmon Reed, Member Alex Fisher, and Vice Chair Gerald Meetze

Members Absent: Member Dan Smith

Staff Present: Zoning Administrator Kevin Singletary and Town Clerk Shannon Bowers

Call to Order: Chairman Reed 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: Member Tucker made the motion to approve the January 5, 2022 meeting minutes as presented. Vice Chair Meetze seconded the motion. No further discussion. All in favor, motion carried.

Chairman Harmon Reed: Yes

Member Bryson Tucker: Yes

Vice Chair Gerald Meetze: Yes

Member Alex Fisher: Yes

Public Comments

There were no public comments.

New Business

Preliminary review of:

Columbia Avenue Storage Building:

ZA Singletary explained this application, as well as the rest on the agenda, are all preliminary reviews. If there were any issues with the site plans regarding major concerns or accommodations for designs, this meeting could address those before an official application was submitted.

ZA Singletary then explained the potential for a storage/open storage facility located off of Columbia Avenue near Woodthrush. He explained that the Planning Commission (PC) discussed storage building/open storage at their meeting on April 5, 2022 for clarification but any changes recommended by the PC would not affect this application. Based on the PC's discussion, current zoning of general commercial (GC) allows for mini warehouses and this preliminary application would be considered an approved use in this zoning district. This property is in the Gateway overlay district.

The applicant, Harris Cohn, explained plans for this property which included: building closer to the road with parking in the back, boat storage with secured fencing access and screened with landscaping, and shared access with the adjacent property.

The ARB noted that the applicant should go through the design standards with ZA Singletary to ensure all elements are met and maximum square footage of building is in compliance with the ordinances.

Amicks Ferry Dental: ZA Singletary explained this property is located at the intersection of Amicks Ferry and Broomstraw Rd. They are currently in the process of annexation and anticipates the ARB would see and

official submission in approximately two months. The PC has recommended to council a zoning of Neighborhood Commercial, and this property is located in the Gateway overlay district.

The applicants, Mike Ray and Charlie Lucas, explained the design and site layout for this property were based off of the Gateway overlay requirements and requirements for SCDOT, since this property fronts two roads.

Lowes outparcel retail building: ZA Singletary explained this property is located in the Town Center overlay district, and have identified Town Center setback concerns.

The applicant, Michael Edwards, explained the owners of the Lowe's Foods buildings are purchasing this property for development and expressed their desire to build something feasible for the center and the tenants. The ARB expressed their concerns over the orientation of the proposed building on the lot (the back would be facing St. Peters Church Road). The ARB suggested the applicants provide several options to consider to help eliminate site plan issues. ZA Singletary noted he would review the parking requirements with the applicant to assist with the site plan.

Open Comments: ZA Singletary updated the ARB on the status of the unified zoning and development ordinance (UDO). He stated the committee provided a recommendation to Council, which Council approved for the Mayor to request and sign a contract. There may be some budget issues, and the contract negotiations are currently underway. The plan will be for the PC to be the steering committee with input from the ARB in regards to design standards and overlay districts.

Adjournment: Vice Chair Meetze moved to adjourn the ARB Meeting. Member Tucker seconded the motion. Meeting adjourned at 7:45 p.m.

ARB APPROVED (Date): May 4, 2022