

**TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
January 13, 2015
112 Confederate Street
4:30 PM**

AGENDA

CALL TO ORDER

ELECTION OF CHAIR & VICE-CHAIR FOR 2015

APPROVAL OF MINUTES

1. HRB Meeting: December 9, 2014 *[Pages 3-6]*

OLD BUSINESS

1. Request for Certificate of Appropriateness *[Pages 7-20]*

Applicant Name: JM & JC, LLC
Owner Name: Jason Cloud
Property Address: 203/205 Main Street
Purpose: Request to approve exterior modifications related to a proposed restaurant at 205 Main Street.
Zoning: LC / Historic Overlay

NEW BUSINESS

1. Request for Certificate of Appropriateness *[Pages 21-31]*

Applicant Name: Unity Presbyterian Church
Owner Name: Unity Presbyterian Church
Property Address: 301 Tom Hall Street
Purpose: Request to approve a temporary storage building behind the Unity sanctuary
Zoning: HC / Tom Hall Corridor Overlay

ITEMS FOR INFORMATION / DISCUSSION

1. Unified Development Ordinance Update

ADJOURN

**MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
December 9, 2014
Town Hall, 112 Confederate Street
4:30 PM**

Present: Chairman Louis Roman, Scott Couchenour, Atalie Zimmerman, Dan Dodd, Melissa White, Chip Heemsoth, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: Carolyn Blair

Guests: Jason Cloud, Jimmy Wilhide, Deborah Cox, Lynn Blackwell, Katie Henson

Chairman Roman called the meeting to order at 4:31 p.m.

APPROVAL OF MINUTES

Mr. Couchenour made a motion to approve the minutes from the November 11, 2014 meeting as presented, with a second by Ms. White. The minutes were approved by a vote of 6-0.

NEW BUSINESS

- 1. Request for Certificate of Appropriateness: 203/205 Main Street:** Chairman Roman provided a brief overview of the request, the purpose of which was to renovate the exterior of 203 and 205 Main Street for use as a restaurant. Jimmy Wilhide and Jason Cloud, architect and tenant respectively, presented the potential renovations to the Board. In discussing the proposed freezer/cooler, Chairman Roman and Mr. Couchenour noted that the metal may not be appropriate. Mr. Wilhide stated that a black, horizontal wood screen could be used to screen the metal from view. Mr. Dodd noted that the fencing and railing as proposed looked too residential in nature and suggested using elements found from the buildings and/or Confederate park as columns to break up the monotony of the fence. Mr. Dodd also noted a concern over the ADA compliance of the lawn area. Mr. Wilhide stated that ADA compliance would be further looked into as the Town's Building Department reviewed the application. The Board, in discussing the proposed location of televisions associated with the bar area, inquired as to whether televisions would be in any way regulated under the Town's LED or Video Board regulations related to signs. Mr. Cronin noted that the definitions provided within the Town's regulations would not consider televisions as signs and therefore they would not be regulated as Electronic Signs. Chairman Roman and Mr. Dodd noted concern over the visibility of the televisions from Confederate Park and Main Street. Mr. Cloud noted that the televisions could be angled in a way to minimize the visibility from the park and Main Street. The Board noted that the following items would need to be provided with more detail at a subsequent meeting prior to being approved:

- Fencing and railing for perimeter and deck;
- Landscaping;
- Lighting;
- Signage; and
- Any information about the upper portion of the exterior wall.

Mr. Dodd made a motion to approve the following exterior modifications:

- Installation of cooler/freezer with three sides screened with a black, horizontal wood screen;
- Installation of two side doors to match front door, including glass and silver, anodized aluminum frame;
- Installation of metal, art deco awning to match awning located at the front of the building;
- Installation of restaurant bar, with associated televisions angled away from Confederate Park and Main Street to minimize the visual impact; and
- Installation of wooden deck including steps and ramps.

Mr. Couchenour seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 6-0.

2. **Request for Certificate of Appropriateness: 123 N. White Street:** Chairman Roman provided a brief overview of the request, the purpose of which was to install a retaining wall and associated landscaping for the UC Synergetic monument sign. Deborah Cox with Cresa stated that the request is to use landscape blocks to form a 20" high retaining wall. Ms. Cox also mentioned the wall would meet distance requirements from the nearby fire hydrant. Mr. Cronin noted that the hydrant is frequently flushed, which may pose problems for the wall and nearby plants. Mr. Dodd stated that the proposed materials did not match the existing sign and building and that brick similar to the existing structures should be utilized instead. Ms. Cox stated that it should not be an issue using brick instead. Mr. Dodd also stated that the wall's proximity to the road right-of-way was a concern. Mr. Pettit noted that the applicant was made aware of the setbacks / right-of-way and that any structure would be required to meet those requirements. Mr. Couchenour made a motion to defer the application until a new design using brick can be completed and until the applicant can provide a survey showing the proposed structure meeting all setback requirements. Ms. White seconded the motion. There being no further discussion, Chairman Roman called for a vote. The application was deferred by a vote of 6-0.
3. **Request for Certificate of Appropriateness: 124 Main Street:** Chairman Roman provided a brief overview of the request, the purpose of which was to install handicap access along the Confederate Street frontage, install business signage, and discuss painting related to the Confederate Street mural. Ms. Henson, representing the property owner GDK Partners, provided an overview on the proposed modifications to the exterior of the property with Ms. Blackwell providing design related input as needed. Ms. Henson submitted an updated drawing for the Confederate Street handicap access and noted that

she had received approval from SCDOT and the Town Building Inspectors. Ms. Henson noted that the new brick would match the existing brick for the handicap access and that the railing would be black wrought iron. Ms. Henson discussed the proposed signage, which would include a projecting sign on Main Street and Confederate Street. Mr. Cronin noted that without an approved variance, the Town's Zoning Ordinance would limit the number of projecting signs to one per business. Mr. Cronin additionally noted that one projecting sign and one wall sign would be an allowed combination. The Board noted that an approval of two projecting signs could be contingent upon the applicant gaining variance approval from the Town Board of Zoning Appeals (BOZA). Ms. Henson discussed the difficulty of keeping the Confederate Street mural. The Board noted that the mural had no historical value, being painted in approximately 2005. Mr. Heemsoth made a motion to approve the following modifications:

- Painting over of the Confederate Street mural using previously approved color for building exterior;
- Projecting signage along Main Street & Confederate Street frontages (Per the provided design; Second projecting sign contingent upon Variance approval; Signage to include business logo and text with the background color being white or gray to match building);
- Wall signage along Confederate Street with design similar to projecting sign and meeting the size requirements of the Town's Zoning Ordinance; and
- Handicap ramp along Confederate Street frontage (To include wrought iron railing, brick bottom with colors matching building exterior).

Mr. Couchenour seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Update Regarding the Unified Development Ordinance:** Mr. Cronin provided an update regarding the ongoing development of a Unified Development Ordinance. Town staff prepared a Request for Proposals (RFP) in order to obtain a consultant group to assist the Town in the creation of a Unified Development Ordinance, an ordinance which combines all land development regulations into one, easy-to-read ordinance. The Town received eight proposals from consultant groups, of which four groups were invited to present their proposals to a staff review team. The review team selected the top consultant group via a unanimous decision and Town staff is working on finalizing a contract. A steering committee will be formed to assist with the process and will include the Planning Commission, Chair of the Board of Zoning Appeals, and Chair of the Historic Review Board.
2. **Information Regarding Continuing Education:** Mr. Cronin noted that members of the Historic Review Board, Board of Zoning Appeals, and Planning Commission must meet training/education requirements, which consists of 6 hours for new members and 3 hours for renewed members. Town staff is working with the City of Tega Cay to develop a training program for 2015. The first date of training would be either January 20th or January

22nd and would be a discussion of sustainability/low impact design related to stormwater. AMEC, a consultant group the Town has used in the past, would join Town staff in discussing these topics.

There being no further items listed on the agenda, Chairman Roman asked if there were any comments or questions from the Board. Mr. Heemsoth questioned the status of the banner above the Painted Parrot. Mr. Cronin noted that he was working to have the banner removed.

There being no further business, the meeting was adjourned at 6:04 pm.

Respectfully submitted,

Chris Pettit
Planning Department



T O W N O F F O R T M I L L

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Dec 9th
HAB

NO. _____
(supplied by secretary)

DATE Nov 18, 2014

Property Information

Location: Certified house no. 213 Street MAIN Street

Located between cross streets of _____
and _____

Applicant/Owner Information

Applicant name JM & JC, LLC Telephone 704-726-1931

Mailing address 937 Vogel Way, Fort Mill, SC 29715

Owner name (if different) Josow Cloud Telephone 704-726-1931

Mailing address 937 Vogel Way, Fort Mill, SC 29715

Other Project Contacts

Author of drawing James D. Wilhite Telephone 704-650-3284

Contractor, if known Echelon AEC, LLC Telephone 803-984-4801

COMMISSION STAFF CHECKLIST (to be checked by commission secretary to verify completeness of application)

- Application, adequately filled out
- Site plan
- Photos of existing, overall views
- Bldg. elevations, floor plans
- Detail photos
- Manufacturer's literature
- Streetscape photos
- Paint chips or other samples
- commission secretary's initials

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

WORK SUMMARY Please check areas of proposed work and explain below as needed.

	Type of work proposed (check all that apply)	Detailed on drawings (check as appropriate)	Explained below
DEMOLITION	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REHABILITATION OF EXISTING BUILDINGS			
* Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Masonry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gutters/downspouts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors/entrances	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cornice/frieze	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Awning/canopy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* Color/painting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (explain below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONS TO BUILDINGS			
Room addition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch or deck	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Orner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skylight	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (explain below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NEW STRUCTURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Foundations: Add column foundations for canopy

* Color/Painting: Refinish Existing Paint of Deck side only

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS, Page 3

SITE WORK

Fence or wall	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walks, patios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (explain below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GRAPHICS/SIGNAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MAINTENANCE (Explain below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EMERGENCY REPAIR (Explain below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLAIN PROPOSED WORK: (attach continuation sheets as needed)

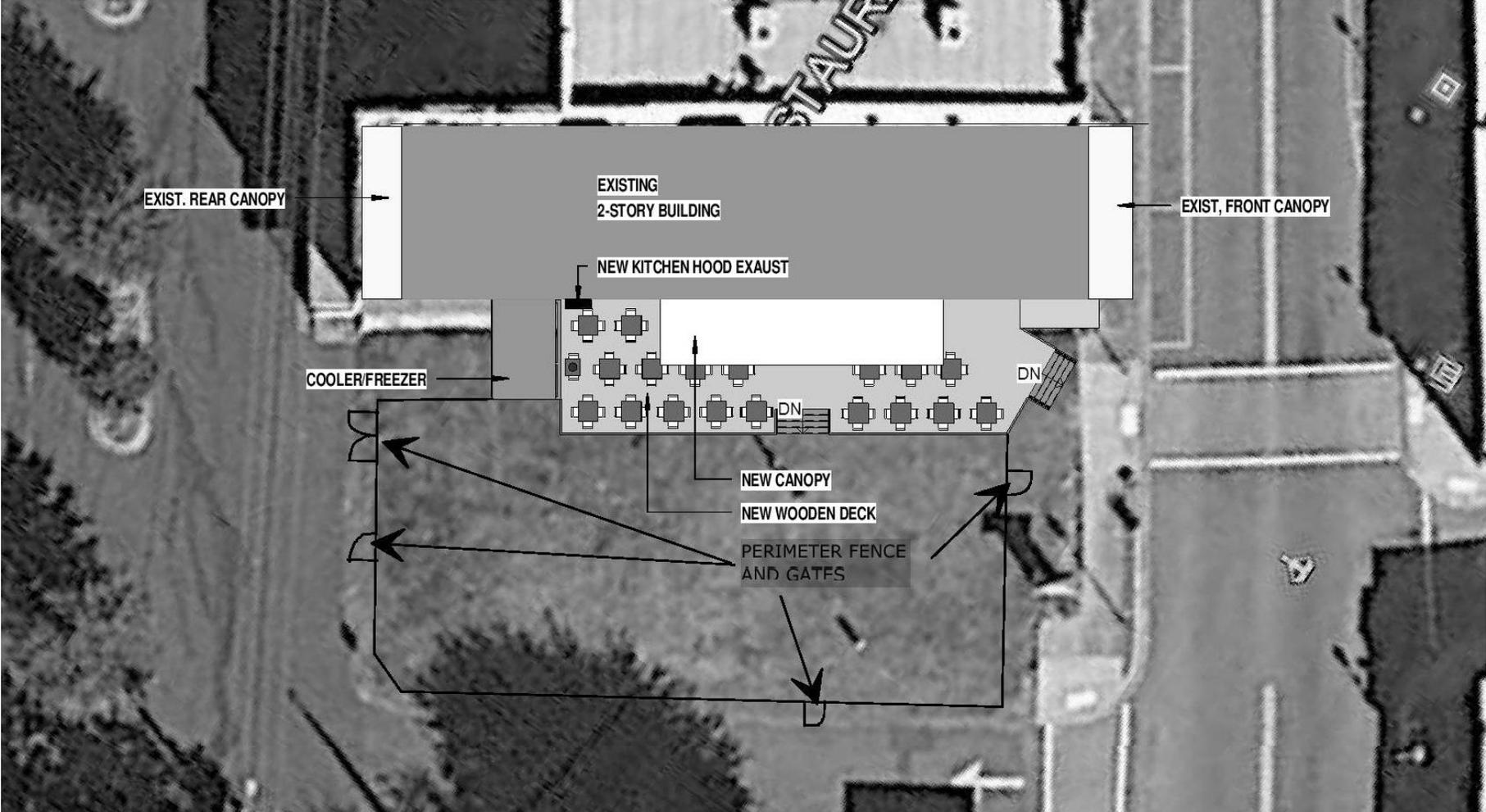
Foundations - For Exterior Concept
 Color - Refresh Existing Paint (back side only)
 Signage - TBD; Will submit application + details

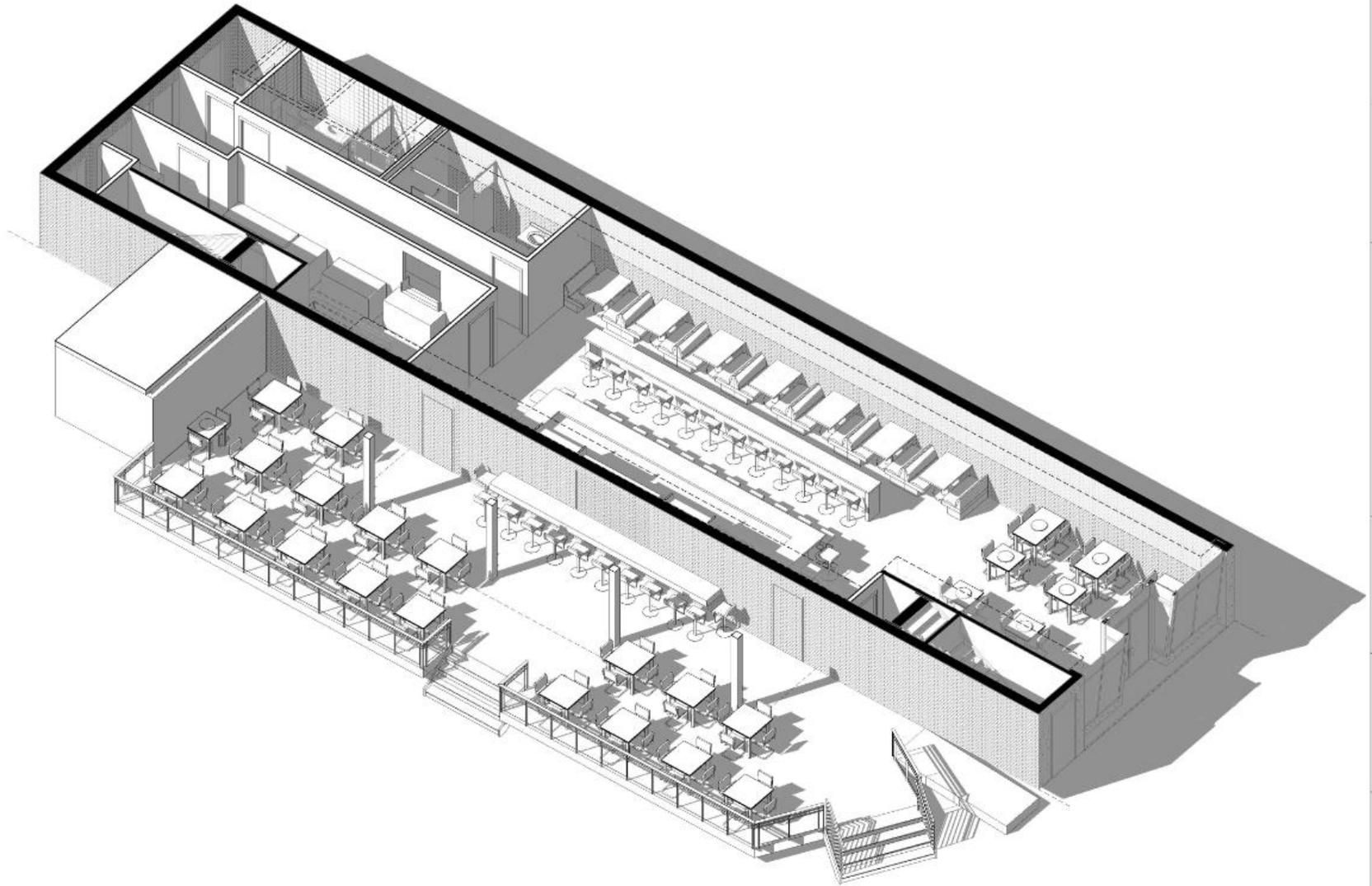

 Signature of Applicant

11-18-14
 Date

Applicant: Have you consulted the commission's guidelines for your project?

yes no (Applicant's Responsibility)





APPENDIX B

GENERAL INFORMATION

PROJECT: **RESTAURANT UPTT**
 ADDRESS: **213 MAIN STREET, FORT MILL, SC**
 CLIENT: **JM and JC, LLC**

DESIGNER: JAMES D. WILHE, JR., ARCHITECT
 1100 W. 10TH STREET, FORT MILL, SC 29504
 TEL: 803.547.1100

DATE: 10/15/2014

SCALE: AS SHOWN

PROJECT NO.: 14-001

DATE OF ISSUE: 10/15/2014

DATE OF PREVIOUS EDITIONS: NONE

REVISIONS: NONE

APPROVED: JAMES D. WILHE, JR., ARCHITECT
 DATE: 10/15/2014

SEAL: [Professional Seal]

PERMITS AND REGULATIONS

PERMITS: [List of permits and their status]

REGULATIONS: [List of applicable codes and standards]

PLUMBING COUNT:

WATER: [List of fixtures and counts]

SEWER: [List of fixtures and counts]

VENTING: [List of fixtures and counts]

MECHANICAL: [List of fixtures and counts]

*Revised Submittal
 for Landscape,
 Beek Columns,
 Exterior Paint*

JM and JC, LLC

Architect

JAMES D. WILHE, JR., AIA

**213 MAIN STREET
 FORT MILL, SC**

Architect

JAMES D. WILHE, JR., AIA

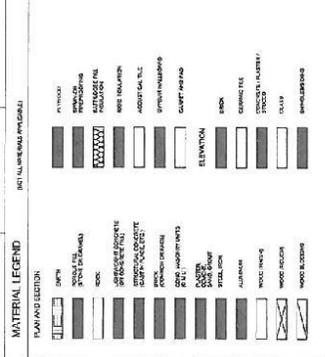
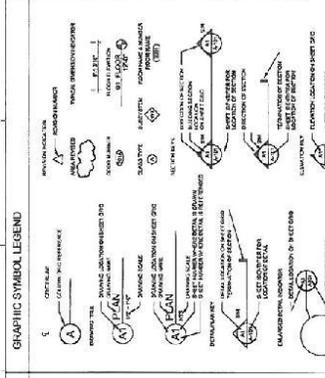
**213 MAIN STREET
 FORT MILL, SC**

RESTAURANT UPTT

COVER SHEET

G1

ISSUED FOR PERMIT



ABBREVIATIONS

AC	ACROLYLIC
AD	ADHESIVE
AG	AGGREGATE
AI	ALUMINUM
AL	ALUMINUM
AN	ANODIZED ALUMINUM
AP	APPLY
AR	ARCHITECTURAL
AS	ASPHALT
AT	ATMOSPHERIC
AV	AUTOMATIC VALVE
AW	AWNING WINDOW
AX	AXIS
BA	BATH
BB	BED ROOM
BC	BREAK ROOM
BD	BED ROOM
BE	BED ROOM
BF	BED ROOM
BH	BATH
BI	BATH
BJ	BATH
BK	BATH
BL	BATH
BM	BATH
BN	BATH
BO	BATH
BP	BATH
BQ	BATH
BR	BATH
BS	BATH
BT	BATH
BV	BATH
BW	BATH
BX	BATH
BY	BATH
BZ	BATH
CA	CASE
CB	CASE
CC	CASE
CD	CASE
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CF	CASE
CG	CASE
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CU	CASE
CV	CASE
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CX	CASE
CY	CASE
CZ	CASE
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DW	DAY
DX	DAY
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DZ	DAY
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ET	ELECTRICAL
EU	ELECTRICAL
EV	ELECTRICAL
EW	ELECTRICAL
EX	ELECTRICAL
EY	ELECTRICAL
EZ	ELECTRICAL
FA	FLOOR
FB	FLOOR
FC	FLOOR
FD	FLOOR
FE	FLOOR
FF	FLOOR
FG	FLOOR
FH	FLOOR
FI	FLOOR
FJ	FLOOR
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FW	FLOOR
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JA	JOB
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KT	KITCHEN
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KX	KITCHEN
KY	KITCHEN
KZ	KITCHEN
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LI	LIVING AREA
LJ	LIVING AREA
LK	LIVING AREA
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OE	OFFICE
OF	OFFICE
OG	OFFICE
OH	OFFICE
OI	OFFICE
OJ	OFFICE
OK	OFFICE
OL	OFFICE
OM	OFFICE
ON	OFFICE
OO	OFFICE
OP	OFFICE
OQ	OFFICE
OR	OFFICE
OS	OFFICE
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OU	OFFICE
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OY	OFFICE
OZ	OFFICE
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UO	UTILITY
UP	UTILITY
UQ	UTILITY
UR	UTILITY
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UT	UTILITY
UU	UTILITY
UV	UTILITY
UW	UTILITY
UX	UTILITY
UY	UTILITY
UZ	UTILITY
VA	VAN
VB	VAN
VC	VAN
VD	VAN
VE	VAN
VF	VAN
VG	VAN
VH	VAN
VI	VAN
VJ	VAN
VK	VAN
VL	VAN
VM	VAN
VN	VAN
VO	VAN
VP	VAN
VQ	VAN
VR	VAN
VS	VAN
VT	VAN
VU	VAN
VV	VAN
VW	VAN
VX	VAN
VY	VAN
VZ	VAN
WA	WALL
WB	WALL
WC	WALL
WD	WALL
WE	WALL
WF	WALL
WG	WALL
WH	WALL
WI	WALL
WJ	WALL
WK	WALL
WL	WALL
WM	WALL
WN	WALL
WO	WALL
WP	WALL
WQ	WALL
WR	WALL
WS	WALL
WT	WALL
WU	WALL
WV	WALL
WW	WALL
WX	WALL
WY	WALL
WZ	WALL
XA	X-RAY
XB	X-RAY
XC	X-RAY
XD	X-RAY
XE	X-RAY
XF	X-RAY
XG	X-RAY
XH	X-RAY
XI	X-RAY
XJ	X-RAY
XK	X-RAY
XL	X-RAY
XM	X-RAY
XN	X-RAY
XO	X-RAY
XP	X-RAY
XQ	X-RAY
XR	X-RAY
XS	X-RAY
XT	X-RAY
XU	X-RAY
XV	X-RAY
XW	X-RAY
XX	X-RAY
XY	X-RAY
XZ	X-RAY
YA	YARD
YB	YARD
YC	YARD
YD	YARD
YE	YARD
YF	YARD
YG	YARD
YH	YARD
YI	YARD
YJ	YARD
YK	YARD
YL	YARD
YM	YARD
YN	YARD
YO	YARD
YP	YARD
YQ	YARD
YR	YARD
YS	YARD
YT	YARD
YU	YARD

JM and JC, LLC

RESTAURANT UPFIT
213 MAIN STREET
FORT MILL, SC

Architect
JAMES D. WILBUR, JR. AIA
ARCHITECTURE
1000 W. 10TH ST.
FORT MILL, SC 29504
803.547.1111

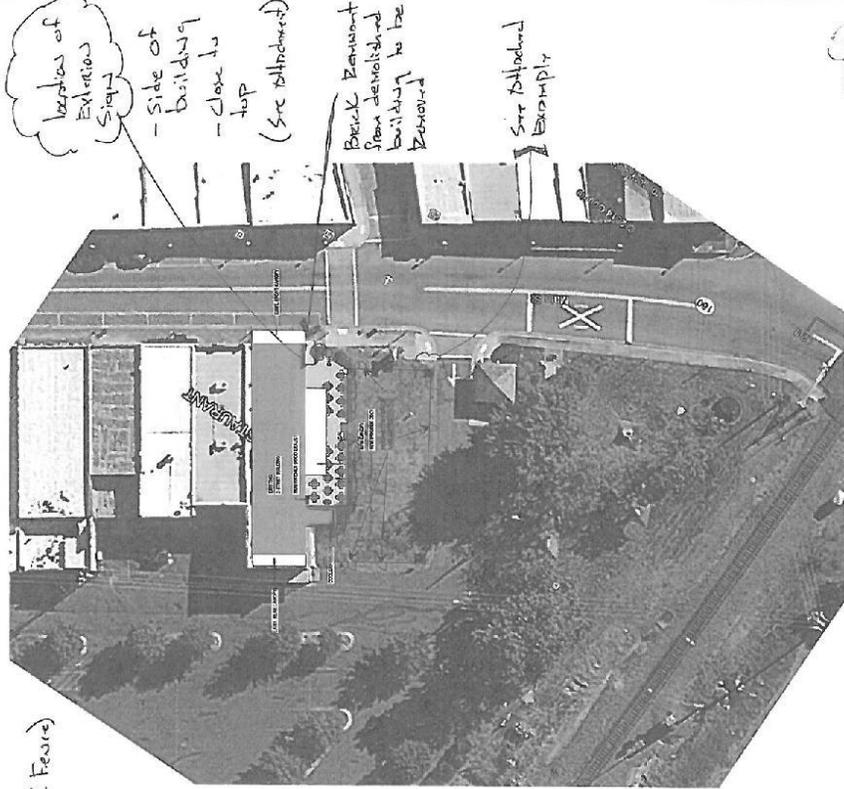


PROJECT: 213 MAIN STREET RESTAURANT UPFIT
DATE: 10/20/2014
DRAWN BY: JMW
CHECKED BY: JMW
SCALE: AS SHOWN

ARCHITECTURAL
SITE PLAN

A1

ISSUED FOR PERMIT



- Key
- Brick Column (to Match Height of Tower) (Example Attached)
 - Shields (also L-shaped) Laurel to be located @ Deck
 - + Tree (Pine Oak) or (Willow Oak)
 - VINE (Stone Jasmine) @ Perimeter of Exterior Col. (as lattice)

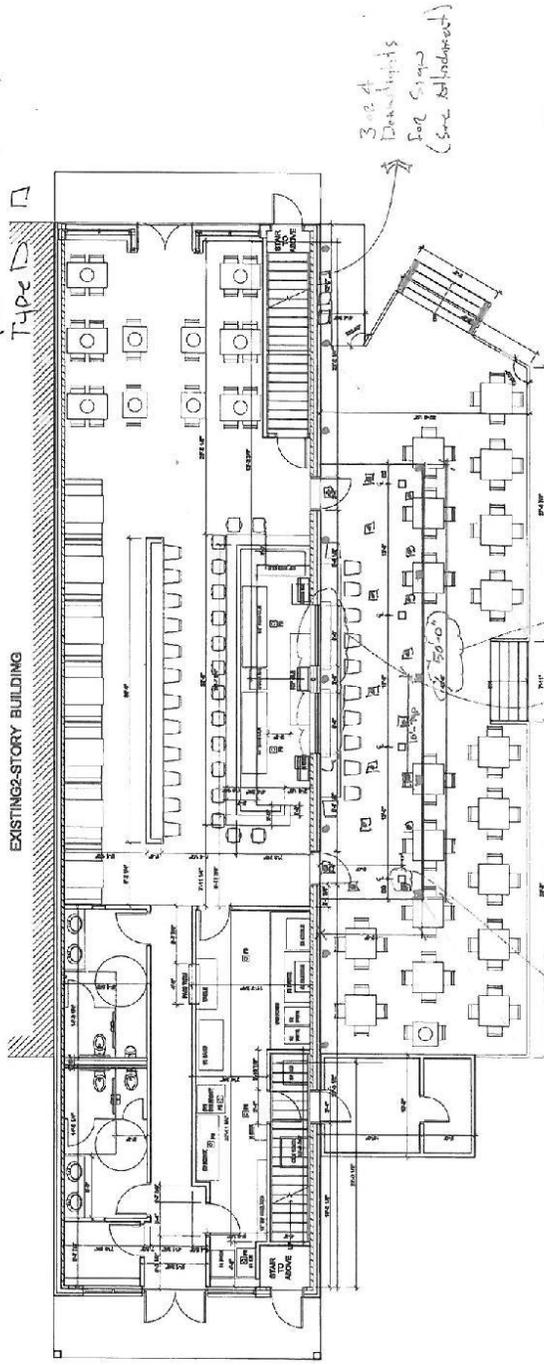
- Other Notes
- Exterior of building (Back Side) to be painted - same color of Front/Back of building (Except for area that is currently "Exposed brick")
 - Fill in eight (8) beam pocket in existing exterior wall

(A1) SITE PLAN



Lighting for Exterior

- Type A ○
- Type B □
- Type C ▣
- (cut sheets to be placed)

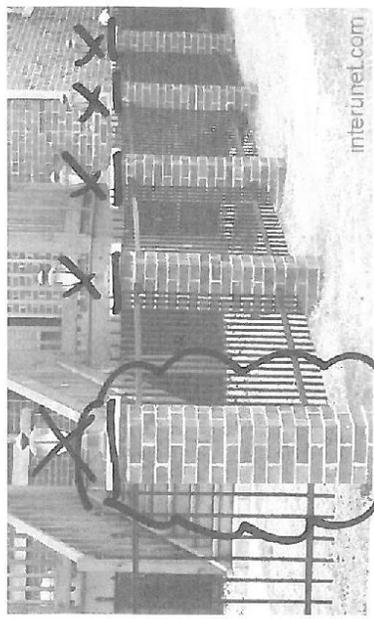


Revised Plan (1) 8' x 3' counter roll up door to (2) 6' x 3' counter roll up doors due to an existing plumbing waste line disconnection. The wall @ the location planned for the single roll up door.

(5) Columns (Not A)
50'-0" Not
48'-0"

46 bios 213 trans sheet

Page 1 of 1



Example of brick columns.

↑ right to match fence.

o No per col cap (will be capped w/ brick)

o No lignt @ top of columns

o Total of (4) columns

TYPE C

Your Store: Fort Mill, SC



Cascade Lighting 48-ft Black Plug-In String Lights

Item # 549321 | Model # STRING LIGHTS BKCT

Be the first to see this! **\$110.00**

Store Pickup
 Your order will be ready for pickup from Lowes's O'Fallon, IL, SC by 05/03/14

Lowes's Truck Delivery
 Your order will be ready for delivery to your home by 05/03/14. Delivery is by Lowes's truck.

Freight Shipping
 Rates by carrier to the U.S. & Mexico. UPS, etc.

Cascade Lighting 48-ft Black Plug-In String Lights \$110.00

Item # 549321 | Model # STRING LIGHTS BKCT

Description

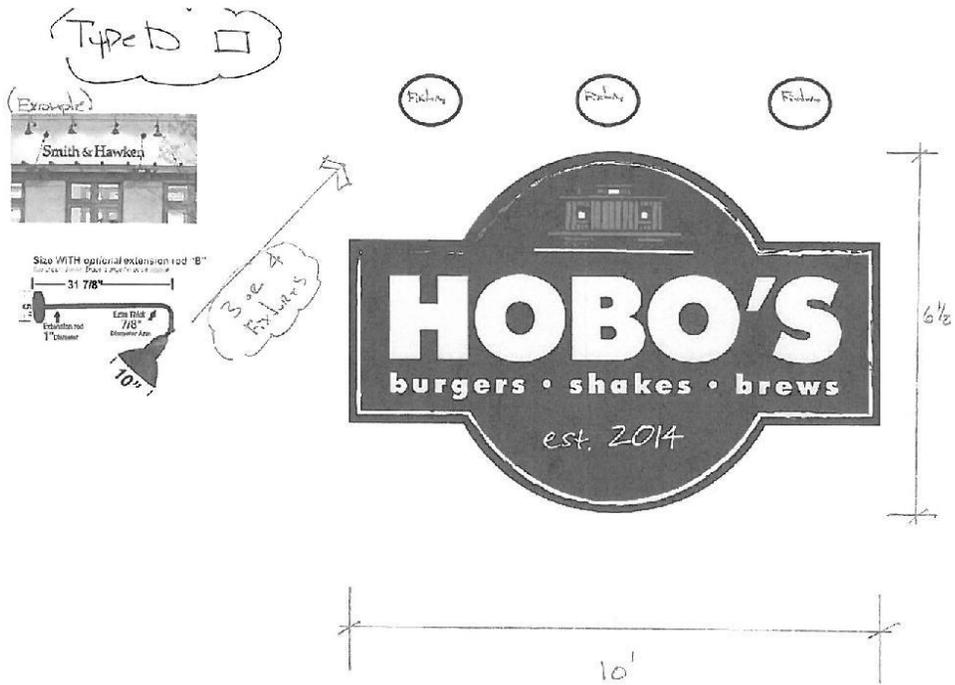
48 ft Black Plug-In String Light

- This light string has 15 bulbs in the string and is covered by a fabric tapestry.
- Corded plug string is approved for outdoor use.
- Connect up to 4 strings together.
- Includes 1500-hour lifetime warranty.
- Perfect for decks, patios, porches, and more.
- Maximum voltage for all string in a string set is 1800 watts.

Specifications

Stock Extended Life (Hours)	25	Color Family	Black
Bulb Type	Clear	Material	NA
Number of Bulbs	15	Maximum Bulb Voltage (Volts)	100
Design	NA	Power Source	Electrical outlet
Color Finish	Black	Package Quantity	1
Cord Length (Feet)	48	Plug or Inlet Ends	Yes
Warranty (Years)	1000000000	Trim Name	NA
UL Approved	Yes	Trim Finish	NA
Use	Decor		

Customers Also Purchased



Chris Pettit

From: James L. Britton, II <jbritton@ccorpusa.com>
Sent: Tuesday, January 06, 2015 12:58 PM
To: Chris Pettit
Cc: jasoncloud@cloud9martini.com; Jimmy Wilhide (jwilhideaia@gmail.com); James L. Britton, II
Subject: FW: 203 / 205 Main Street - Town of Fort Mill - Historic Review
Attachments: doc02876820150106123826.pdf

Chris-
See below and attached. We will be dropping off several hard copies shortly. If you have any questions, please let me know.

Jim

From: Chris Pettit [mailto:Cpettit@fortmillsc.gov]
Sent: Wednesday, December 10, 2014 4:09 PM
To: jwilhideaia@gmail.com
Cc: James L. Britton, II
Subject: 203 / 205 Main Street - Town of Fort Mill - Historic Review

Good afternoon –

I just wanted to provide you an update on the restaurant review. Last night, the Historic Review Board approved the following:

- Installation of cooler/freezer with three sides screened with a black, horizontal wood screen;
- Installation of two side doors to match front door, including glass and silver, anodized aluminum frame;
- Installation of metal, art deco awning to match awning located at the front of the building;
- Installation of restaurant bar, with associated televisions angled away from Confederate Park and Main Street to minimize the visual impact; and
- Installation of wooden deck including steps and ramps.

Please see the attached letter, which serves as official notice of the Historic Review Board's approval of the above items.

As mentioned at the meeting, the Historic Review Board would like to see the following items brought back for a later approval:

- Fence/railings for perimeter and deck; (Example of Fence is attached. Proposed fence is 4' in height. Four (4) brick columns were added. Deck railings will be 1.5" x 1.5" wood pickets that will be painted black)
- Landscaping; (Landscape Plan is attached)
- Lighting; (Lighting cut sheets / locations attached)
- Signage; and (Signage attached...example, size, and lighting)
- Any information about the cleaning up of the upper exterior wall. (We will in-fill the eight (8) beam pockets, paint the entire wall to match the color of the front of the building – except for the brick that is currently exposed which will be under the canopy)

We have completed the Zoning Permit review and sent all plans over to our Building Department. Once the Building Department has completed their review of the construction plans, they will give you guys a call.



T O W N O F F O R T M I L L

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

NO. _____
(supplied by secretary)

DATE 12-17-14

Property Information

Location: Certified house no. Unity Presbyterian Church Street Tom Hall Street
Located between cross streets of Unity Street
and Tom Hall

Applicant/Owner Information

Applicant name Unity Presbyterian Church Telephone 803-547-5543
Mailing address P.O. Box 1267
Owner name (if different) _____ Telephone _____
Mailing address _____

Other Project Contacts

Author of drawing _____ Telephone _____
Contractor, if known BARNYARD BUILDINGS Telephone 800-504-1880

COMMISSION STAFF CHECKLIST (to be checked by commission secretary to verify completeness of application)

Application, adequately filled out Site plan
 Photos of existing, overall views Bldg. elevations, floor plans
 Detail photos Manufacturer's literature
 Streetscape photos Paint chips or other samples
 commission secretary's initials

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

WORK SUMMARY Please check areas of proposed work and explain below as needed.

	<u>Type of work proposed</u> (check all that apply)	<u>Detailed on drawings</u> (check as appropriate)	<u>Explained below</u> (check as appropriate)
DEMOLITION	_____	_____	_____
REHABILITATION OF EXISTING BUILDINGS			
Foundations	_____	_____	_____
Masonry	_____	_____	_____
Siding	_____	_____	_____
Roof	_____	_____	_____
Gutters/downspouts	_____	_____	_____
Chimney	_____	_____	_____
Doors/entrances	_____	_____	_____
Windows	_____	_____	_____
Porch	_____	_____	_____
Cornice/frieze	_____	_____	_____
Ornamentation	_____	_____	_____
Awning/canopy	_____	_____	_____
Storefront	_____	_____	_____
Color/painting	_____	_____	_____
Other	_____	_____	_____
(explain below)	_____	_____	_____
ADDITIONS TO BUILDINGS			
Room addition	_____	_____	_____
Garage	_____	_____	_____
Porch or deck	_____	_____	_____
Greenhouse	_____	_____	_____
Dormer	_____	_____	_____
Skylight	_____	_____	_____
Chimney	_____	_____	_____
Other	_____	_____	_____
(explain below)	_____	_____	_____
NEW STRUCTURE	<u> ✓ </u>	<u> ✓ </u>	<u> ✓ </u>

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS, Page 3

SITE WORK

Fence or wall	_____	_____	_____
Site lighting	_____	_____	_____
Street furniture	_____	_____	_____
Special features	_____	_____	_____
Parking	_____	_____	_____
Walks, patios	_____	_____	_____
Other	_____	_____	_____
(explain below)			
GRAPHICS/SIGNAGE	_____	_____	_____
MAINTENANCE	_____	_____	_____
(Explain below)			
EMERGENCY REPAIR	_____	_____	_____
(Explain below)			

EXPLAIN PROPOSED WORK: (attach continuation sheets as needed)

see Document + Photos Attached

CR Wolfe
Signature of Applicant

12-17-14
Date

Applicant: Have you consulted the commission's guidelines for your project?
 yes no

m

Attachment for Town of Fort Mill – Application for a Certificate of Appropriateness

Reference: Storage building for Unity Presbyterian Church

Explain proposed work:

As previously approved by the Historic Review Board, Unity Presbyterian Church plans to demolish the house (aka Manse) located at 303 Tom Hall Street. The Manse is in disrepair and no longer used except for storage of Scout gear, and lawn equipment for the church. Before we can proceed with the demolition an interim storage solution is needed for approximately 3~5 years until a long term solution is determined.

Our plan is to purchase a 24' x 12' storage building from Barnyard Buildings and place it behind the Fellowship Hall. This location is not visible for any major streets, and only partially visible from the cemetery located in the rear. The building will have a roll-up door in one end and passage door on one side.

See photos attached of street views, proposed location of the storage building, and similar structure.

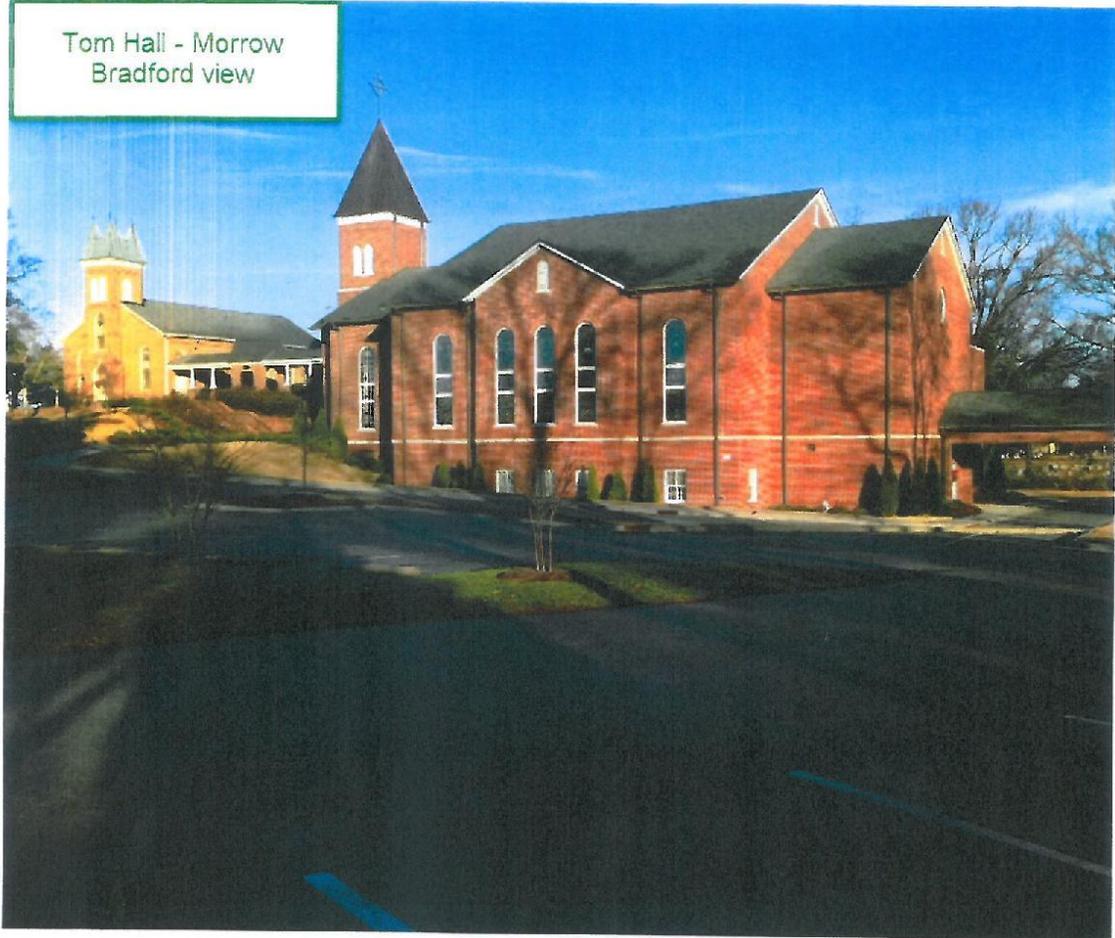
Chris Wolfe
Unity Presbyterian Church

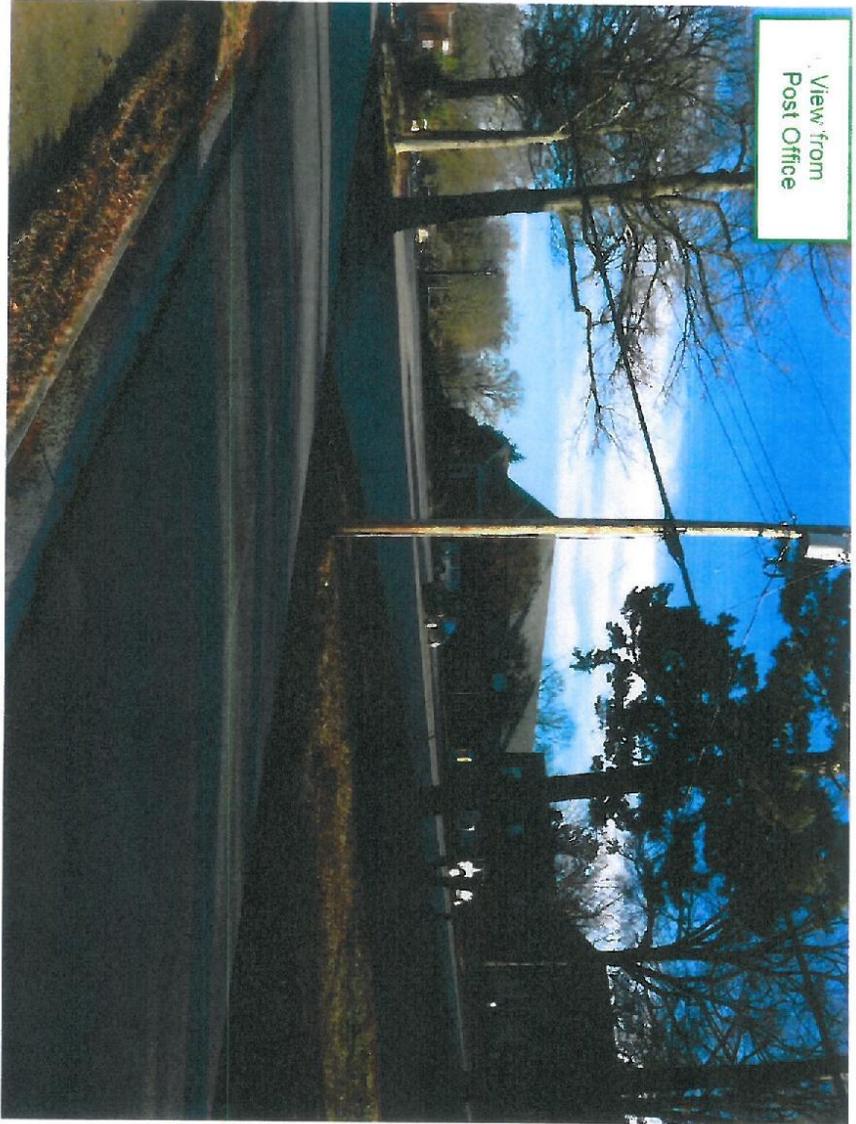




Tom Hall - Unity
Street Intersection

Tom Hall - Morrow
Bradford view





View from Post Office



building
location -
behind
trees



Not the exact building.
Actual will have roll-up door in one
end, passage door on one side.

