

**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