

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD
March 9th, 2021
Virtual Meeting
4:30 PM

Present: Chairman Louis Roman, David Booth, Megan Brinton, Scott Couchenour, Samantha Nifong,
Planning Director Penelope Karagounis, Senior Planner Alex Moore

Guests: TJ Christenburg

CALL TO ORDER

Chairman Louis Roman called the meeting to order at 4:30 PM.

ELECTION OF CHAIRPERSON & VICE-CHAIRPERSON

Scott Cochenour made a motion to nominate Louis Roman as Chairman. Chairman Roman recused himself and Vice-Chairman David Booth then presided Vice-Chairman. Megan Brinton then seconded the motion to nominate Louis Roman as Chairman. By a vote of 4-0, the HRB elected Louis Roman as Chairman for the year 2021.

Chairman Roman returned to the meeting and noted that nominations would then be accepted for vice-chairperson. Samantha Nifong made a motion to nominate Megan Brinton as Vice-Chairwoman for the year 2021. David Booth seconded the motion. By a vote of 4-0, the HRB elected Megan Brinton as Vice-Chairwoman for the year 2021.

APPROVAL OF MINUTES

Chairman Louis Roman entertained a motion to approve the minutes. Mr. Couchenour made a motion to approve the minutes from the December 8th, 2020, meeting as presented. Samantha Nifong seconded the motion to approve the minutes. The minutes were then approved by a vote of 5-0.

NEW BUSINESS

Chairman Louis Roman opened the new business portion of the meeting by noting the contents of the agenda and the associated packet of information.

NEW BUSINESS ITEM

The first item on the agenda included a request for a Certificate of Appropriateness (COA) submitted by TJ Christenburg of Sign Techniques. Mr. Christenburg represented several business owners located at 135 Confederate Street who wished to install a pole mounted/freestanding sign. The location of this address is within the Town of Fort Mill Historic District. The property is not listed on the National Register of Historic Places (NRHP).

Mr. Christenburg gave an overview of the proposed sign and noted that Bliss Real Estate, one of the businesses at 135 Confederate Street, was leading this initiative. He stated that they desired for the sign to be interchangeable in the event any of the existing tenants left and a new tenant(s) wished to then lease space within the building. Mr. Christenburg referred to this type of sign as a “post and panel” sign. The panels would be acrylic.

Chairman Roman then asked if there were any questions from HRB members about this proposal.

Megan Brinton asked if this sign would be replacing an existing sign.

Mr. Christenburg stated that no sign currently existed on site. Additionally, he noted that the only issue that had been brought forth regarding the proposed sign was with the height of the sign. Mr. Christenburg indicated that due to this that the design had been adjusted.

Chairman Roman then asked if the submitted package represented the actual color scheme that would be used with any future tenants.

Mr. Christenburg answered affirmatively.

Chairman Roman inquired if the proposal as submitted met Town of Fort Mill requirements.

Senior Planner Alex Moore stated that the only issue with the sign as presented included the height of the sign. The staff report noted that the recommendation was that the sign not exceed the height of the front porch plus 36-inches.

Chairman Roman concurred and asked if there were any other comments from HRB members on the sign proposal.

Ms. Brinton asked about the location of the driveway location on Confederate Street as shown within the submitted drawing. She also asked if there was additional parking on site.

Senior Planner Moore noted that this is a driveway and that there was at least one ADA space at this location. He also noted that there was additional parking immediately off Monroe White Street within this site.

There being no further questions or comments, Chairman Roman entertained a motion on the COA application.

Scott Couchenour made a motion to approve the COA application with the condition that the sign not exceed the height of the front porch plus 36-inches.

Chairman Roman then noted that he would like to add a condition that future tenants could change out signage panels, to the extent that the existing color backgrounds were maintained, without being required to come back to the HRB for approval.

Scott Couchenour accepted this condition to his original motion.

Megan Brinton seconded the motion with the conditions that the sign not exceed the height of the front porch plus 36-inches and that future tenants could change out signage panels, to the extent that the existing color backgrounds were maintained, without being required to come back to the HRB for approval.

The motion then carried by a vote of 5-0 by the HRB.

Chairman Roman then asked Senior Planner Moore if he had any other items that needed to be addressed by the HRB.

Moore stated that he did not.

Megan Brinton then stated that she would like to discuss the possibility of conducting a historic survey of properties within the Town of Fort Mill. She noted that there were grants available from the South Carolina State Historic Preservation Office (SCSHPO) and that the town would need to match the available funds. Ms. Brinton also discussed several additional tools that could be advantageous to preserving the historic heritage of the town.

Chairman Roman stated that this was talked about a few years earlier but that there were some challenges such as finding property owners who wish to cooperate with being listed on the NRHP or having property owners who agree with the expansion of the town's historic district. However, Chairman Roman indicated that such endeavors could be beneficial to the town.

There being no other business the meeting was adjourned at 5:18 PM.

Respectfully submitted,
Alex J. Moore, AICP
Senior Planner
March 30th, 2021