

**MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD
June 13th, 2023
112 Confederate Street
4:30 PM**

Present: Vice chairman David Booth, Scott Couchenour, Hynek Lettang, Elizabeth Leventis, Joanne Walker, Planning Director Penelope Karagounis, Senior Planner Alex Moore

Absent: Megan Brinton, Jessica Scarlett

Guests: Sarah Donelan

CALL TO ORDER

Vice chairman David Booth called the meeting to order at 4:30 PM.

APPROVAL OF MINUTES

Vice chairman David Booth entertained a motion to approve the minutes from the May 9th, 2023, HRB meeting. Scott Couchenour made a motion to approve the minutes. Hynek Lettang seconded the motion. Then, by a vote of 4-0, the minutes for the May 9th, 2023, meeting were approved.

OLD BUSINESS

1. Request to modify a Certificate of Appropriateness (COA)

The first item on the agenda included a request to modify a certificate of appropriateness (COA) at 219 & 221 Main Street. However, the applicant, Kuester Commercial, informed town staff that they wished to defer this request until the July 11th, 2023, HRB meeting.

Vice chairman David Booth entertained a motion on the requested deferral.

Scott Couchenour made a motion to defer this business item until the July 11th, 2023, HRB meeting.

Elizabeth Leventis seconded this motion.

Then, by a vote of 4-0, the HRB voted to defer action on this request until the July 11th, 2023, HRB meeting.

NEW BUSINESS

1. Request to modify a Certificate of Appropriateness (COA)

The second item on the agenda included a request to modify a certificate of appropriateness (COA) at 314 N. White Street.

Senior Planner Alex Moore gave a brief overview of the application and associated materials for this proposed modification. The applicant is Noble Food and Pursuits, which is the company that owns Bossy Beulah's. Moore stated that this proposed amendment indicated changes to the paint scheme on the front elevation of the building along with changes to the approved signage package.

Senior Planner Moore noted that the original COA was granted by the HRB on October 12th, 2021. For the proposed amendment to the paint scheme of the building, he presented slides showing what was approved compared to the existing condition of the building.

The first slide illustrated the approved front elevation paint scheme. This included a black, roof eave, white, corrugated metal fascia, and a black, lower fascia section. Two additional slides revealed a photograph of the existing condition of the building and an architectural rendering reflecting this preferred condition. The existing, preferred condition included a white, roof eave, black, corrugated metal fascia, and a white, lower fascia section.

Senior Planner Moore then presented the proposed amendments to the signage for this project. The signage package was approved by the HRB on March 15th, 2023. The requested changes to this package included moving approved signage from the corrugated metal fascia to the lower fascia area, the addition of signage to the interior of the front door, along with a change to the signage on the rear elevation.

In that the corrugated metal fascia was now black, rather than white as originally approved, the applicant wished to move the **CHICKEN SANDWICHES · BITES · WINGS** signage to the now white lower fascia section of the front elevation.

The applicant's second request regarding signage package amendment included the addition of white vinyl lettering on the interior of the front door. This signage would reflect the name of the business along with the hours.

Additionally, the applicant desired to reduce the area and design of the approved signage on the rear elevation of the building. The revised signage on the rear elevation is proposed to include **Bossy Beulah's Chicken Shack Since 1906** in red lettering.

Senior Planner Moore noted that the proposed changes were in accordance with town standards. He then introduced Sarah Donelan, Creative Director, with Noble Food and Pursuits. For the record, Moore stated that staff recommends approval of the proposed changes as submitted.

Ms. Donelan began by stating that she made the change to the paint scheme in the field for a couple of reasons. First, she stated the signage package that was originally created placed the **CHICKEN SANDWICHES · BITES · WINGS** signage against the corrugated metal, making it difficult to read. Additionally, she noted, this corrugated metal fascia was somewhat set back, potentially making it hard to read.

HRB member Joanne Walker arrived at the meeting.

Ms. Donelan then stated that she also asked the exterior building painters to paint the lower fascia white rather than black so that “ghosting” from the Coleman’s Wrecker Service business signage would be more legible, thus preserving some of the site’s history.

Ms. Donelan then indicated that they wanted to also amend the approved signage package so that they would be able to have their business name and hours on the front door.

Ms. Donelan noted that the purpose for the proposed change on the rear elevation was to make the respective wall signage at that location less busy, and to create a more appealing message. Additionally, the previous design did not include the business name whereas the new design would.

Senior Planner Moore then presented a slide highlighting the section of lower fascia which revealed the location of the Coleman’s Wrecker Service signage.

Joanne Walker then asked Ms. Donelan if all the signage on the building would be painted or applied graphics.

Ms. Donelan stated that it would all be painted on the building.

Ms. Walker indicated that she appreciated this along with the ghosting of the Coleman’s Wrecker Service sign which was left on the building.

Hynek Lettang then stated that he believed the vibe of the building was awesome and that it has what many places do not have. He anticipated that the establishment would be an absolute supreme success and he congratulated Ms. Donelan on what her group had accomplished with the refurbishment of this building.

Ms. Donelan thanked Mr. Lettang for his comments.

Vice chairman David Booth then asked if the signage on the rear elevation was originally approved as an applied graphic rather than painted.

Subsequent discussion indicated that there was no mandate that the rear elevation signage be an applied graphic.

Ms. Walker then asked if there was a residence behind the building.

Senior Planner Moore responded that there was a residence behind the building.

Ms. Donelan also noted that there was a parking lot between the building and the residence and that it was a good distance away.

Senior Planner Moore stated that there was also landscaping along the buffer area between the parking lot and the residential lot to the rear.

Scott Couchenour then asked if synthetic turf might be considered at the front of the building where pine needles had been put down.

Ms. Donelan indicated that at this time the plan was for this area to remain pine straw along with the small bushes that had been planted.

Mr. Couchenour then stated that the sidewalks were not marked for ADA purposes.

Vice chairman David Booth replied that a transition section was included at this crossing as required.

Planning Director Penelope Karagounis stated that this area was also under the purview of SCDOT and the associated encroachment permit.

Ms. Donelan then noted that Mr. Noble's middle daughter is wheelchair bound and that as a result ADA compliance is important within all their restaurants.

Vice chairman Booth then stated that he wished to return to the front elevation view to confirm all the requested changes.

Senior Planner Moore presented the respective slides which included a current picture of the front elevation along with the associated drawing showing the requested revision. The request included a paint scheme consisting of a white roof eave, black corrugated metal fascia, and white lower fascia section.

Senior Planner Moore then presented the proposed changes with the front elevation. This included the placement of the **CHICKEN SANDWICHES · BITES · WINGS** signage on the lower section of white fascia and the placement of vinyl white lettering on the interior of the front door. Moore then also illustrated the proposed signage change on the rear elevation of the building, which included **Bossy Beulah's Chicken Shack Since 1906** in red lettering.

Vice chairman Booth then asked if there were any other questions.

Mr. Lettang asked Ms. Donelan if they had considered adding a small bicycle rack to the site.

Ms. Donelan said that they would consider adding this to the site.

Ms. Walker then asked about benches that had recently been placed beneath the canopy area in front of the building.

Ms. Donelan replied that these were picnic tables for outdoor seating that were recently added.

There being no other questions or comments, Vice chairman Booth entertained a motion.

Elizabeth Leventis made a motion to approve the modification to the COA as proposed.

Ms. Walker seconded the motion.

Then, by a vote of 5-0, the HRB voted to approve the modification to the COA as proposed.

There being no further business, Vice chairman Booth then adjourned the meeting at 4:55 PM.

Respectfully submitted,

Alex J. Moore, AICP

Senior Planner

June 29th, 2023