

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD
June 14th, 2022
112 Confederate Street
4:30 PM

Present: Chairman Louis Roman, David Booth, Megan Brinton, Scott Couchenour, Elizabeth Leventis, Jessica Scarlett, Nikki Todaro, Planning Director Penelope Karagounis, Senior Planner Alex Moore

Absent: N/A

Guests: Joseph Brennand, Tracey Roman

CALL TO ORDER

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

APPROVAL OF MINUTES

Chairman Louis Roman entertained a motion to approve the minutes. David Booth made a motion to approve the minutes from the April 26th, 2022, meeting as presented. Megan Brinton seconded the motion to approve the minutes. The minutes were then approved by a vote of 7-0.

NEW BUSINESS

Request for Certificate of Appropriateness (COA)

The only item on the agenda included a request for a Certificate of Appropriateness (COA) submitted by Joseph Brennand of Seaboard Signs, on behalf of 215 N. Main St, LLC, to install a wall sign and a projecting sign at 215 Main Street. Senior Planner Alex Moore noted the location of the property as being within the town's historic district along with the zoning of LC, Local Commercial.

Senior Planner Moore then provided the parameters for a wall sign within the town's historic district. This included discernable and appealing graphics, an appropriate location on the façade, compatibility with the architecture and scale of the building, compatibility with the building and surrounding businesses. Moore then stated that the zoning ordinance allowed for a wall sign could not exceed an area equal to 15% of the area of the wall to which it is affixed.

Moore then provided the parameters for a projecting sign. These parameters included the same as for the wall sign as noted above. He then stated that the zoning ordinance requires that a projecting sign shall not exceed an area of 12 square feet and may not extend more than three feet from the façade to which it is affixed.

Senior Planner Moore then introduced Joe Brennand with Seaboard Signs to answer any further questions that board members might have regarding the proposed signs.

Mr. Brennand stated that this was the second location of “Whitaker’s” that his company had made signs for, the first one being in Conway, SC, and located within a historic district. As with the Whitaker’s location in Conway, the signage would consist of aluminum and be painted matte black. The sign lettering would be aluminum plate, cut by a router. Thus, the signage would not look as “flat.”

Chairman Roman then asked board members if there were any questions.

Scott Couchenour asked if either of the signs would be lighted.

Mr. Brennand stated that neither sign would be lighted.

There being no further questions or comments, Chairman Roman entertained a motion

Elizabeth Leventis made a motion to approve the wall sign and projecting sign as presented.

David Booth seconded the motion.

Then, by a vote of 7-0, the HRB approved the wall sign and projecting sign as presented for 215 Main Street.

Planning Director Penelope Karagounis then introduced Mr. Tim Kramer, the new planner within the Fort Mill Planning Department. She noted that Mr. Kramer had a good deal of experience with trails and that the town was very happy to have him.

Mr. Kramer indicated that he was looking forward to working with the town as well as the historic review board in the future.

Chairman Roman and the historic review board welcomed Mr. Kramer as well.

There being no other business, Chairman Roman adjourned the meeting at 4:45 PM.

Respectfully submitted,

Alex J. Moore, AICP

Senior Planner

July 29th, 2022