I. CALL TO ORDER

Chairman Pippin called the meeting to order at 4:00 p.m.

II. APPROVAL OF MINUTES

Clonts made a motion, seconded by Bullock, to approve the February 19, 2014 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. South State Bank – Sherri Hartsell, applicant, requests approval of signage replacement to the building and property located at 501 Main Street. (TMS# 137-02-07-004 and 137-02-07-005)

Leinwand said First Federal Bank was undergoing a name change to South State Bank. He said they were requesting changes to the monument sign, wall signs, directional signs and ATM signage. Two new wall signs were also being proposed. He said sign colors would be in blue and yellow to match South State Bank’s signage package.

Leinwand said the existing monument sign would only have a panel change. He said the existing ATM would be replaced with a new surround. He said the ordinance did not give specifics on ATMs.

Leinwand said the existing directional and public information signage would have no commercial information included on them.

Leinwand said there would also be door lettering and signage on the drive-thru.
Leinwand said staff recommended approving the requested signage replacements to the building and property as presented.

Ulrich made a motion, seconded by Clonts, to approve the South State Bank requested signage as presented. The vote in favor was unanimous. The motion carried.

B. 217 Laurel Street – Thomas J. Anderson II, property owner, requests review and approval for exterior improvements to the property located at 217 Laurel Street. (TMS# 137-06-19-025)

Anderson asked Leinwand to bring the slides up from the last meeting so he could go over his request.

Anderson started with the first slide in the presentation. This side of the building faces the dumpster and Elm Street. Anderson said he would be taking the frames out of the large opening and installing three panels of storefront glass. The glass would be opaque. The double window above the storefront window would also be opaque glass panes. A new wooden door, matching the old door, would be installed in the large door opening. It would be of treated wood and would be left to weather. The boarded up window would be a 3’x 6’ door with a window above.

Anderson asked Leinwand to go to slide three, which was the side of the building facing the side of the Hedgepath building at 211 Laurel Street. He said because the door opening on the left was large, he would be putting a double door with three panels of clear glass above the doors. He said the three windows openings would have clear glass and the larger open area of the windows would be smooth hardi plank with bed molding around the edge. The door opening on the right would have the rebuilt existing door.

Anderson asked Leinwand to go to slide seven, which was the side of the building closest to Third Avenue. The door opening on this side would be a 16’ x 8’-6” sliding door based on the same design as existing door. He said because the opening was so large, the door looked like two doors with a panel in between. He said the panel was for hanging the door since the door was so large. He said there was to the right, a doorway that had been bricked in. He was going to remove the brick and put a door back. It would be a 3’x6’ single light door.

Pippin asked Leinwand if he had any comments. Leinwand said he had not seen these new drawings. He said they appeared to be fine so far as presented.

Clonts asked Anderson what was different about today’s presentation than from the February 19, 2014 presentation. Anderson said he had drawn the sketches so they would have a better idea of what he was talking about. Clonts asked what was after this. Anderson said this was it. Pippin said this was not the tax incentive they had talked about at the last meeting. Anderson said this was approval to take the building
back the way it was. He said he had dropped the tax incentive as it was not worth the time and effort for the small amount of tax savings involved.

Leinwand said he was fine with the proposal, but he would like the motion to be outlined per each side of the building so the motion would be clear.

Ulrich made a motion to approve as follows:

1) dumpster side (facing Elm Street) – Window with the window the grid was being removed from be replaced with the three window panel. The door for the bay opening would be approved as presented fashioned after the original door, and to approve the 3 foot door being installed into the boarded up void as presented. The glass on the three paneled window will be opaque. The glass in the bay door would also be opaque. The glass in the 3 foot door would be clear.

2) courtyard side (facing Hedgepath building at 211 Laurel Street) – the second largest void will have a double-door access with three windows above. The double-doors and the glass panels above will be clear glass. There will be clear glass on each of the windows. The base of each window will be filled in with hardi plank. The large door being replaced will be fashioned similar to the door by the dumpster, but with clear glass.

3) alley side (closest to Third Avenue) – each window will have opaque glass installed. The door will be fashioned after the doors in the other two bay openings, however, it will be a smaller dimension, but appear to be two doors, making one single door. All the glass on this side of the building will be opaque. Immediately to the left of the large bay door there will be a 3 foot door with opaque glass installed.

seconded by Clonts, the vote in favor was unanimous. The motion carried.

Anderson was asked when he thought all the work would be completed. Anderson said he hoped in the next month. Bullock asked him if he had any events planned. Anderson said he had a couple of weddings lined up. He said he had been talking with Blake Lanford about extending the timeframe of the Farmers Market. He talked about a farm to table dinner once a month. Clonts asked if the thresholds at the sliding doors would still accommodate bringing vehicles into the building. Anderson said that was the plan. He said he had paying customers who parked in the building Monday through Friday. Bullock asked about the floor and potential oil from the vehicles. Anderson said it would stay concrete. He said he was debating pouring new concrete like the Episcopal Church on Main Street. He said they stained the concrete and put cut marks into to look like granite. He said he did not want to lose the ambiance of the building.

Anderson was asked about lighting. He showed where some receptacles would be put in the trusses. He said there was already a receptacle up. He said the lighting
could change for every event. He said eventually he would like to have an inventory of lighting fixtures.

Anderson said he needed air movement. He said he did not want to put up ceiling fans. He said he had thought about squirrel cage fans off to the side that would not be seen, but the air movement would be felt.

IV. PUBLIC INPUT

There was none.

V. ADJOURNMENT

There being no further business to come before the board, the meeting adjourned at 4:30 p.m.

Approved and signed this 12th day of March, 2014.

Jason Pippin, Chairman