

A meeting of the Historic District Review Board was held on **January 9, 2019 at 2:00 p.m.** in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Chuck Symes, board members Bill Allison, Quinn Peitz, John Dickerson and Katherine Pringle, and Libby Anderson, guest planning staff.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80(d) as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

CALL TO ORDER

Chairman Symes called the meeting to order at 2:01 p.m.

MINUTES

Mr. Peitz made a motion, second by Mr. Allison to approve the minutes of the September 19, 2018 HDRB meeting. Mr. Dickerson abstained from voting because he was not present at that meeting. **The motion to approve the minutes as submitted passed 4-0.**

Mr. Dickerson made a motion, second by Chairman Symes, to approve the minutes of the December 12, 2018 HDRB meeting. Mr. Allison and Mr. Peitz abstained from voting because they were not present at that meeting. **The motion to approve the minutes as submitted passed 3-0.**

REVIEW OF FULL BOARD PROJECTS

708 NEW STREET, PIN R120 004 000 0551 0000

Alterations & additions

Applicant: Lora Acker (19-01 BRB.1)

The applicant is requesting conceptual approval for construction of a new garage.

Ms. Anderson said the dwelling on the site is listed as contributing. The applicant wants to construct a 1-story garage; to do so, property needs to be purchased from an adjoining property owner, so the applicant is requesting conceptual approval of the project before purchasing the property.

Ms. Anderson said the garage would be wood-framed with a metal gable roof. Wood lap siding and the metal roof would match the primary dwelling, she said, and a carriage house door is proposed.

On the site plan, 2 trees are proposed to be removed, and they are shown on the site plan, but Ms. Anderson said she neglected to point them out in the staff report. One is a 28" live oak and the other is a 21" water oak.

The building seems to be sited properly in general, Ms. Anderson said. If there were to be a change in the driveway access where it connects to the street, an encroachment

permit from SCDOT would be required. The driveway should be made of pervious paving material, Ms. Anderson said.

On the building, details will be needed on the door, Ms. Anderson said, and if any windows are planned, details are needed.

Ms. Anderson said with a conceptual approval, details could be done at staff level for final approval.

Beekman Webb said this is a pretty straightforward building with details to match the house.

Ms. Pringle asked about the difference between subdivision and a lot recombination. Subdivision creates a new lot, Ms. Anderson said, and this just changes the shape of the lot; one lot gives to the other. In general, they try to avoid little juts/cutouts because it is hard to keep track of them over time, she said; it's a little easier to see when there is going to be a building on it.

Mr. Peitz said he is fine with this and with allowing the lot recombination and Mr. Allison working with staff on the rest of the plan.

Mr. Dickerson asked Mr. Webb if the applicant has talked to the neighbor about this because that's not mentioned in the application. Mr. Webb said yes, and the neighbor's willing to sell the applicant a portion of the lot.

Mr. Dickerson said the trees are large but are not grand oaks, so he has no problem with their removal.

Ms. Pringle and Mr. Allison said they're fine with this.

Chairman Symes said he is fine with tree removal and the siting, as well as with Mr. Allison helping staff if **Lauren Kelly** is not back from maternity leave.

Mr. Dickerson made a motion for conceptual approval and for tree removal, with Mr. Allison helping staff if Ms. Kelly hasn't returned to work. Mr. Peitz seconded the motion. The motion passed unanimously.

There being no further business to come before the board, **Chairman Symes made a motion, second by Mr. Dickerson, to adjourn the meeting. The motion passed unanimously,** and the meeting was adjourned at 2:14 p.m.