



**TOWN OF SUMMERVILLE  
BOARD OF ARCHITECTURAL REVIEW – AGENDA  
Via Zoom Webinar  
August 4<sup>th</sup>, 2020 at 6:00 P.M.**

**(ALL APPLICANTS ARE REQUIRED TO PRESENT THEIR INDIVIDUAL REQUEST)**

*For additional information regarding this meeting please contact the Planning Department at 843.851.4214. All related documents for this meeting are available for review on the website [www.summerville.sc.gov](http://www.summerville.sc.gov)*

**Approval of Minutes:**

1. July 7<sup>th</sup>, 2020 Meeting Minutes

**Old Business:**

1. 215 W. 2nd South Street-Installation of a secondary sign

**New Business:**

1. 107 Joyce Lane- Installation of 26'x11'6" patio cover
2. 301 Clifton Street-Demolition of existing metal shed and addition to existing shed

**Miscellaneous:**

1. N/A

**Adjourn:**

**Agenda Posted:**

## Board of Architectural Review Minutes

June 25<sup>th</sup>, 2020

### Members Present:

Dr. David Price, Vice Chairman  
Jeff Bowers  
Tim Kennedy  
Cecile Cothran

### Staff Present:

Becca Zimmerman,  
Planner II

### Members Absent:

Beth Huggins  
Rachel Burton  
Phil Dixon, Chairman

Items on the agenda:

### New Business:

- 1. 103 Congress Street- Installation of a shed**
- 2. 129 Sumter Avenue- Replacement of front façade doors**
- 3. 215 W. 2nd South Street- Installation of a secondary sign**

Vice Chairman Dr. Price opened the meeting at 6:00 pm and asked for consideration of the minutes from the May 5<sup>th</sup>, 2020 meeting. Ms. Zimmerman noted that the minutes would have a small revision. Mr. Bowers motioned to approve the revised minutes; Mr. Kennedy seconded the motion. The motion passed unanimously.

### New Business:

- 1. 103 Congress Street-** Mr. Adcock presented his proposal to remove the existing shed on his property and replace it with a new shed. He explained that the existing shed was in very poor condition. The board members and Mr. Adcock discussed the location of the shed and visibility from the right of way. Mr. Bowers noted that the existing shed has windows, which made it more appealing, whereas the proposed shed does not have any windows. Mr. Adcock countered that they did not want windows because it was a way for someone to break in to the shed, and reasoned that the shed would not be visible due to the fencing that will be installed. Mr. Bowers asked about the colors of the shed. Mr. Adcock explained that the fencing and shed will be black to match the trim on the house. Mr. Adcock also confirmed that the shed would have a metal roof. The board members and Mr. Adcock again discussed the shed location options and visibility. Mr. Kennedy expressed that the existing shed had much more character than the proposed shed due to it have light fixtures and windows, and asked if Mr. Adcock could get lap siding for the shed. Mr. Adcock explained that this was not an option with the manufacturer selected. Mr. Adcock explained that there was an option to add windows, and he would be willing to take that option. Mr. Bowers stated that adding the windows would make a big difference, Mr. Kennedy agreed. Mr. Bowers motioned to approve the removal of the existing shed and the installation of the proposed shed with the condition that windows would be added, Mr. Kennedy seconded the motion.
- 2. 129 Sumter Avenue-** Mr. Ron Kennedy presented the proposal to replace the existing church doors on two of the buildings at 129 Sumter Avenue. He detailed that both sets of doors are in disrepair, and it was recommended by the deputy chief of police that the new doors have windows for security/safety reasons. Mr. Bowers inquired about the material of the new doors. Mr. Ron Kennedy explained that they would be fiberglass and painted to match the existing wood doors. The board members all agreed that the doors

presented were not in line with what the doors should be in the historic district and on these church buildings. Mr. Ron Kennedy requested recommendations on what acceptable doors would be. He reiterated the priorities of the church were to replace the doors and increase the security of the building. The board members agreed that the doors should be made of wood, have character similar to the existing doors and could have windows if the shape and style were similar to the existing doors. The board members went over several ways that the church could achieve these conditions, through restoration/alterations made to the existing doors, or the creation of new doors. Mr. Ron Kennedy and the board members discussed the steps to getting a new design proposal to the board, and that Mr. Ron Kennedy could possibly get the revised proposal reviewed at a staff level if the doors were replaced in kind. They explained he would have to come back before the board if the design of the proposed doors would not be in kind. The board did not vote on this agenda item.

3. **215 W. 2<sup>nd</sup> South Street-** No one was in attendance to present the secondary sign proposal, so it was moved to the next meeting's agenda.

**Miscellaneous:**

1. N/A

**Adjourn:** Ms. Cothran motioned to adjourn the meeting; Mr. Kennedy seconded the motion. The motion passed unanimously. Vice Chairman Dr. Price adjourned the meeting at 6:44pm.

Respectfully Submitted,

Becca Zimmerman, Planner II

Date: 7/6/2020\_\_\_\_\_

Approved: Philip G. Dixon PE, CFM, Chairman\_\_\_\_\_Or,  
Dr. David Price, Vice Chairman \_\_\_\_\_



**STAFF REPORT  
BAR Meeting  
August 4<sup>th</sup>, 2020**

**To:** Town of Summerville BAR  
**From:** Becca Zimmerman, Planner II  
**Date:** 7/31/2020

**GENERAL INFORMATION**

**Property Applicant:** Webb Charpia

**Owner:** Objection Your Honor LLC

**Requested Action:** Final Approval

**Existing Zoning/Land Use:** N-MX, Commercial

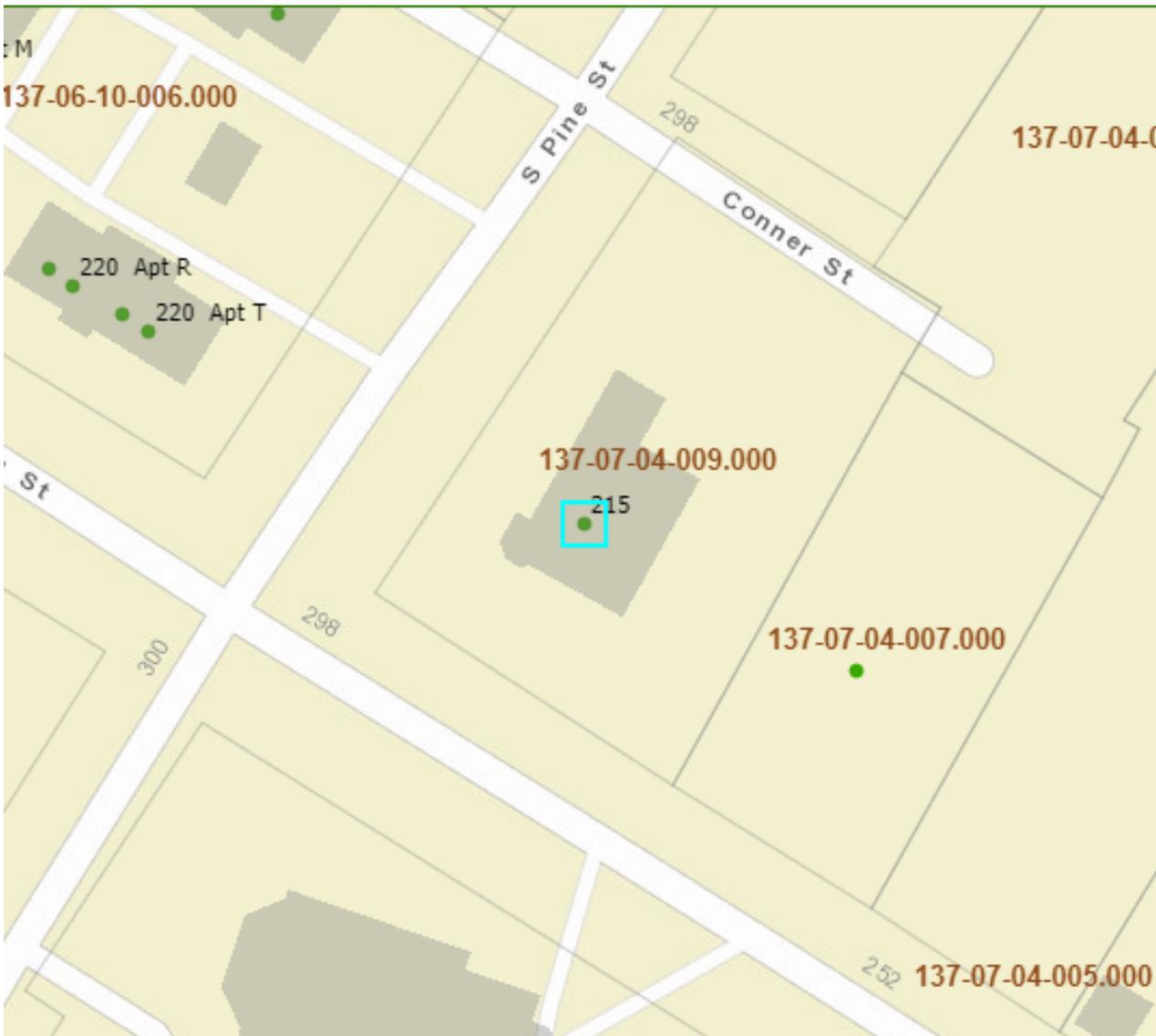
**Location:** 215 W. 2<sup>nd</sup> South Street

**Building Rating:** N/A

**Proposed Alterations:** Secondary sign on one lot for Law Firm

**Guideline Citation:** **5. Design Guidelines** – 5.15 Guidelines for Commercial Properties – *Signs & Awnings (refer to UDO Section 10.3, 10.4 and 10.10)*

**Evaluation:** Only one sign of this type is allowable per lot, however the UDO allows an exception to this regulation that is subject to the overlay district the property is within; “**B. Exceptions:** For all other requests for relief not addressed by A. above, the applicant may petition the DRB or the BAR (as applicable) to consider a waiver or exception to the rules of this chapter. Any such request shall be a waiver or exception to the standards of Sections 10.3, 10.4, and 10.5 only subject to the following: 1. The total area or maximum height for free-standing or wall signs may not be increased. 2. At no time may the opacity of any windows exceed the maximum standards.” The first sign of the same design for this property has already been approved.



## Location Information

This property is in the Town of Summerville (Dorchester County)

This property is in the Summerville Historic District

215 W 2ND SOUTH ST

TMS 137-07-04-009.000

First Owner OBJECTION YOUR HONOR LLC

Second Owner

Mapped Area 0.60

Subdivision

Zoning Classification N-MX

Zoning Description

Date Annexed 12/31/1846

Annexation Ordinance

Council District 2

Representative Terry Jenkins

2  
1  
5

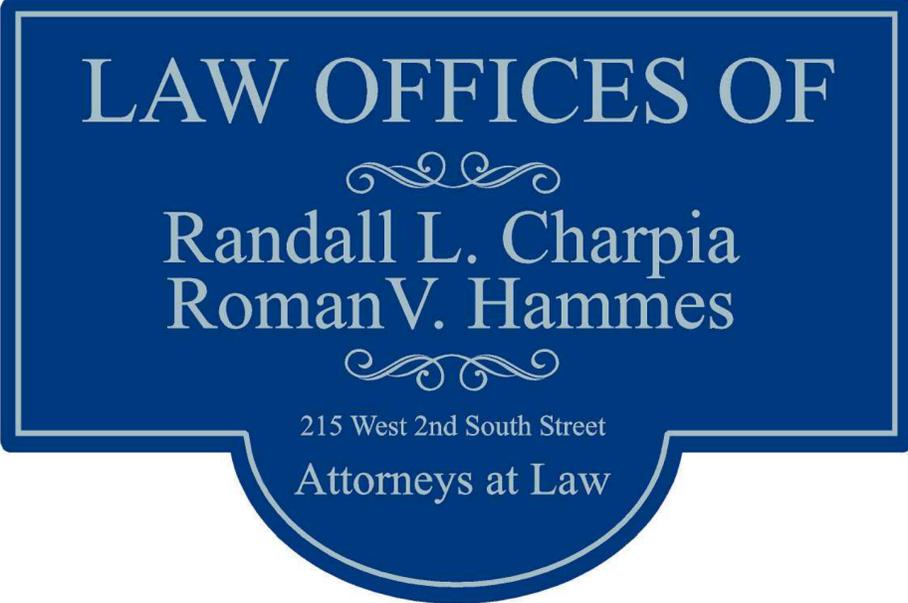


CHARPIA  
&  
HAMMES  
— LAW FIRM —

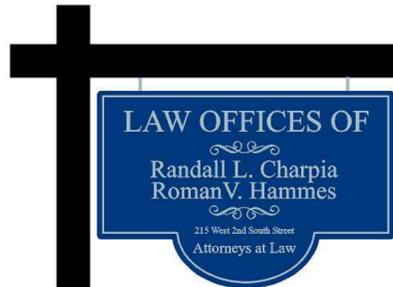
(843) 261-7026

[charpialaw.com](http://charpialaw.com)





(2) Double sided routed  
 24"(h)x36"(w) 1/8" Sign Faces  
 Total sq. ft of sign face equals 6 sq. ft. per sign



*Powder Coated Black Aluminum  
 Post includes aluminum caps  
 Post 60" h x 2 3/4" x 2 1/4"  
 Arm Size 36" w x 2 3/4" x 2 1/4"  
 Total sq. ft of post and arm equals 15 sq. ft.*

2' in ground

**\*Please note that Dunning Signs is not responsible for obtaining sign permit. It is the customers responsibility to obtain sign permit as well as make arrangements for the local municipalities to locate and mark underground utilities. Most municipalities offer this as a free service**

**SUBSTRATE AND SIZE**  
 (1) 48"(h)x96"(w) 1/8" white  
 Die-bond Routed to shown shape  
 Yields (2) Double sided routed  
 24"(h)x36"(w) 1/8" Sign Faces

**Black Aluminum Sign Posts**  
**Full Color Digital Prints**

*Randall L. Charpia  
 Roman V. Hammes*

**CUSTOMER ADDRESS:**  
 Community Market  
 215 West 2nd Street  
 Summerville, SC 29483

Date: 4/8/2020  
 Scale: As shown  
 Designer: Carey Dunning  
 carey@dunningsigns.net



5 Stutz Court, Charleston, SC 29414  
**843-469-6262**



**STAFF REPORT  
BAR Meeting  
August 4<sup>th</sup>, 2020**

**To:** Town of Summerville BAR  
**From:** Becca Zimmerman, Planner II  
**Date:** 7/31/2020

**GENERAL INFORMATION**

**Property Applicant:** Ken Evans

**Owner:** Ken & Jill Evans

**Requested Action:** Final Approval

**Existing Zoning/Land Use:** GR-2, Residential

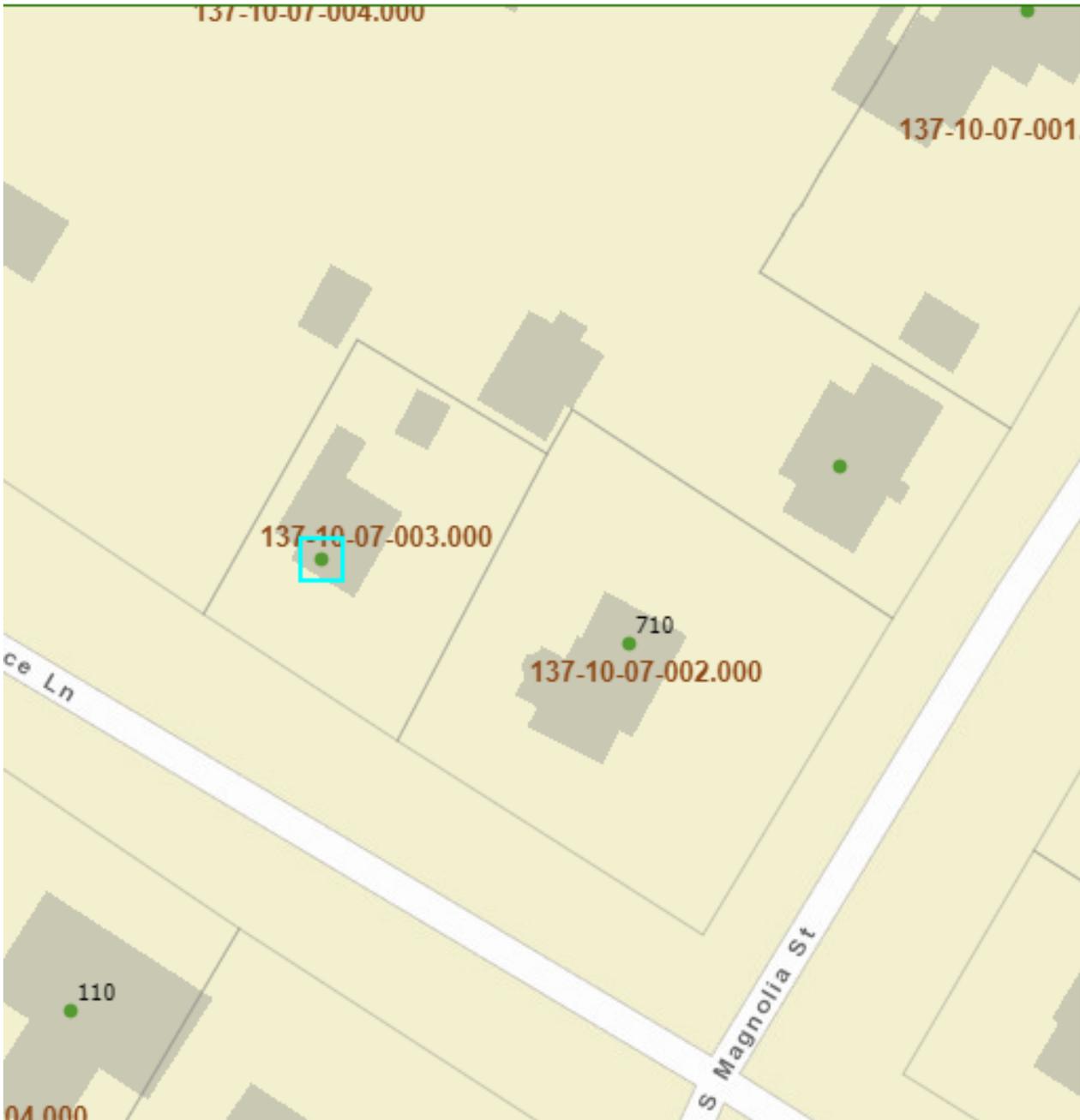
**Location:** 107 Joyce Lane

**Building Rating:** No Rating

**Proposed Alterations:** Installation of 26'x11'6" patio cover

**Guideline Citation:** **5. Design Guidelines** – 5.9 Universal Guidelines for Additions – *Guideline 24. Additions*

**Evaluation:** The proposed addition has been revised per Zoning and Engineering requirements to be Zoning compliant. The applicant has indicated that the materials of the addition will match the existing materials on the residence. The addition will not be visible from the right of way.



## Location Information

**This property is in the Town of Summerville (Dorchester County)**

**This property is in the Summerville Historic District**

107 JOYCE LN

TMS 137-10-07-003.000

First Owner EVANS JILL J & KENNETH G (JTROS)

Second Owner

Mapped Area 0.25

Subdivision

Zoning Classification GR-2

Zoning Description

Date Annexed 12/31/1846

Annexation Ordinance

Council District 2

Representative Terry Jenkins















PROPERTY LINE

DRIVE

PROPERTY LINE

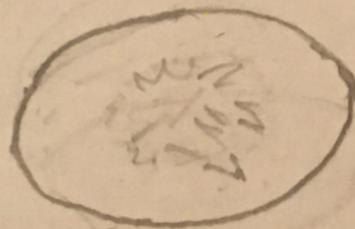
7'

26

EXISTING GARAGE

22

PROPERTY LINE



BRICK PATIO

Revised  
7/24/20

COVERED PORCH

PROPOSED PATIO COVER

11-6

1/8" = 1'

EXISTING ROOF

14'

12'

26'

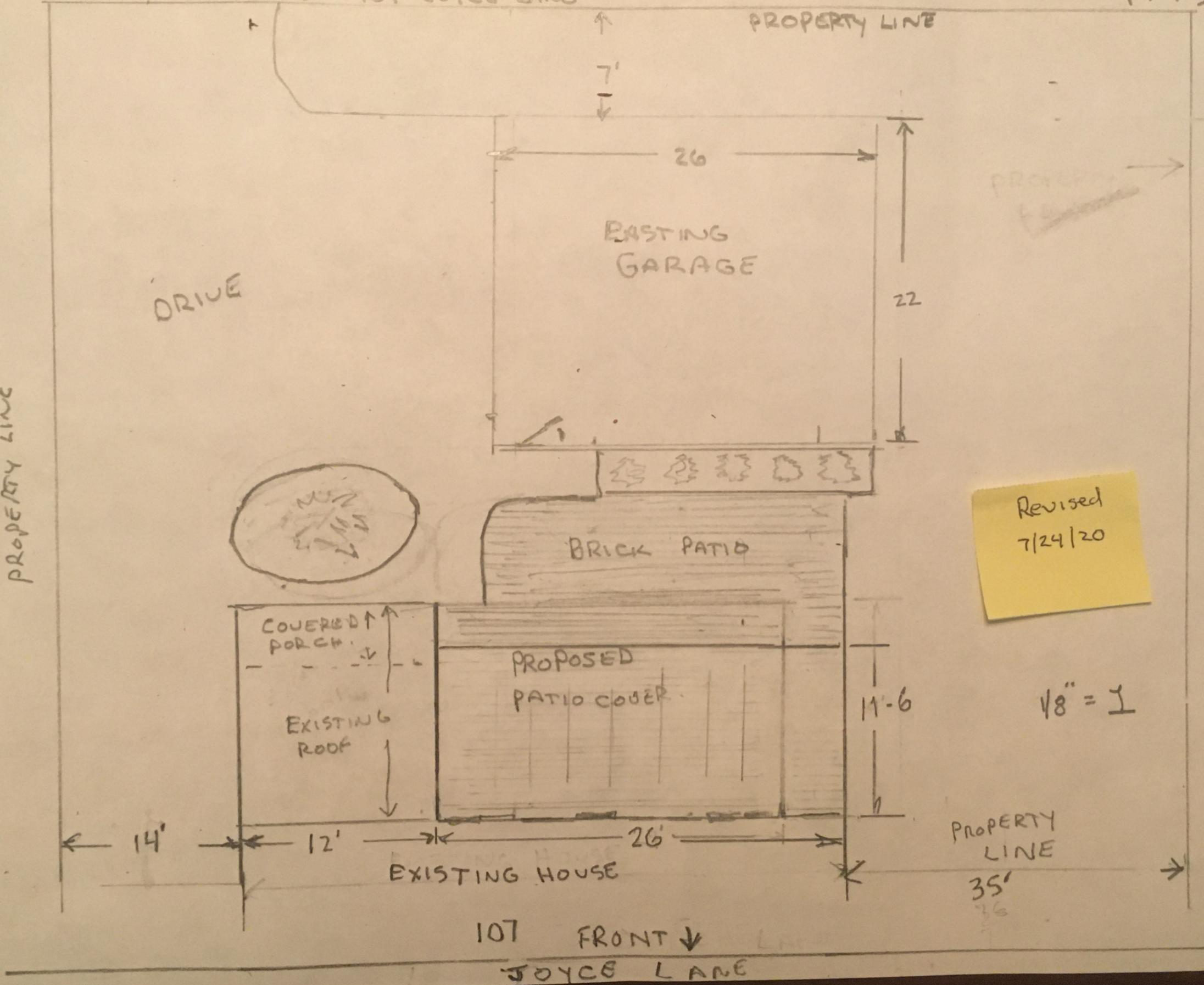
EXISTING HOUSE

PROPERTY LINE

35'

107 FRONT

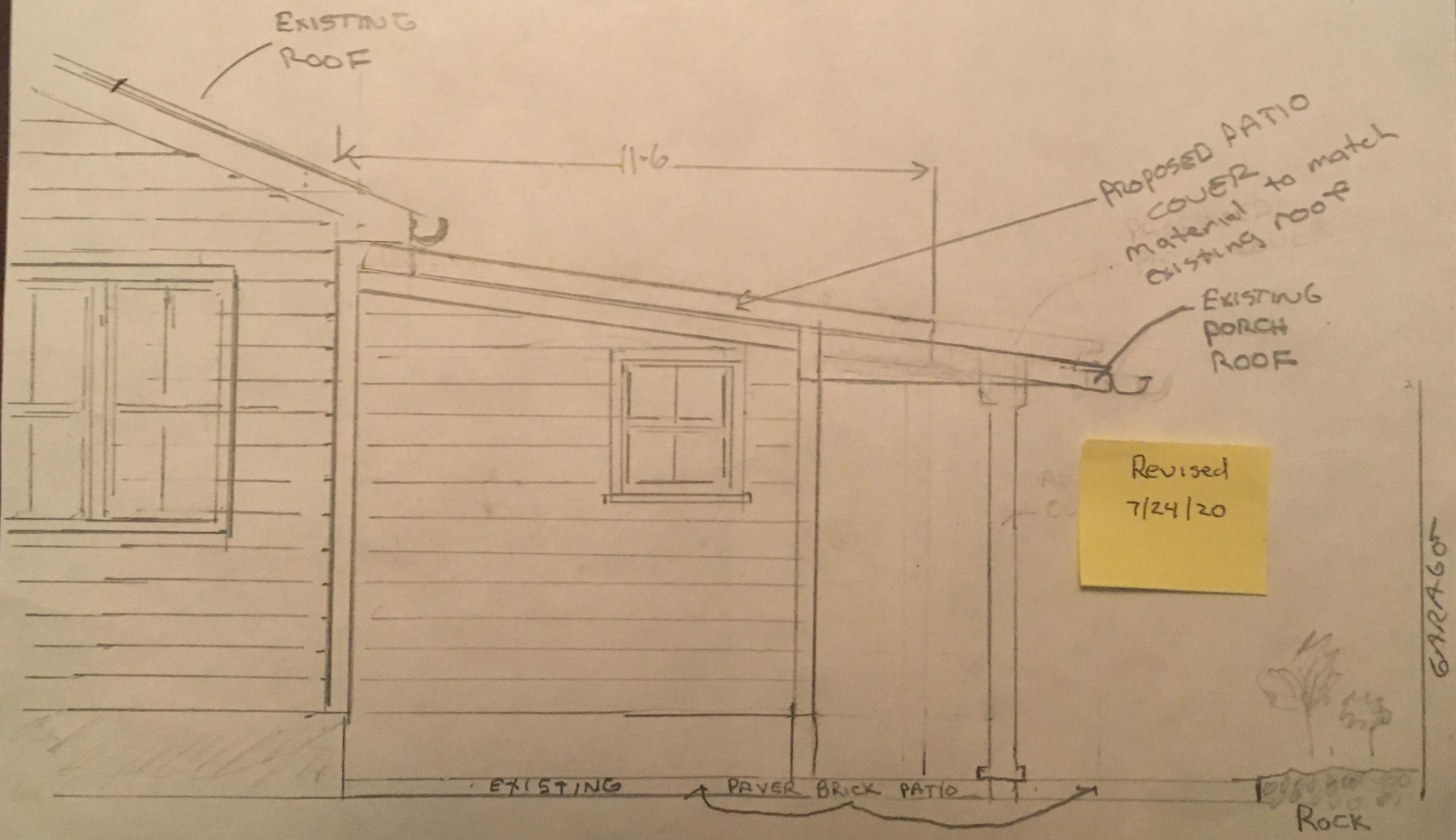
JOYCE LANE



KEN & JILL EVANS  
107 JOYCE LANE  
SUMMERVILLE SC

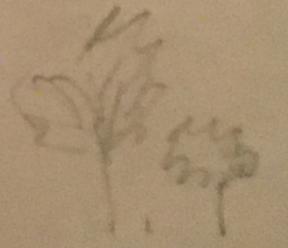
SCALE 3/8" = 1'

Page  
3 of 3



Revised  
7/24/20

GARAGE

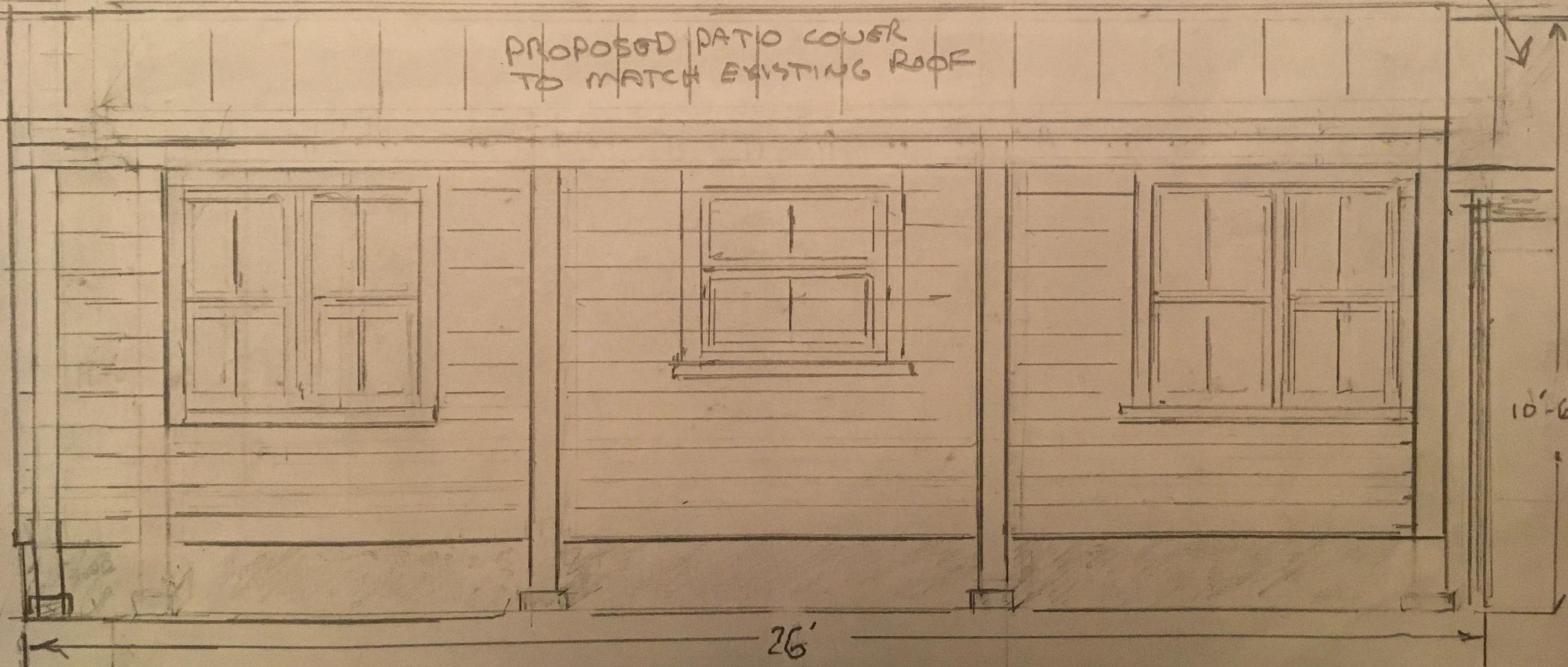


Rock

Revised  
7/24/20

EXISTING  
METAL  
ROOF

PROPOSED PATIO COVER  
TO MATCH EXISTING ROOF



26'

10'-6"

Material

PAINTED WHITE  
ALUMINUM ROOF,  
POSTS,  
HEADERS,  
MILLWORK,

PROPOSED ATTACHED  
PATIO COVER FOR:

Ken & Jill EVANS

107 JOYCE LANE

SUMMITTARVILLE SC, 29483

843-224-4486

evansk58@yahoo.com



**STAFF REPORT  
BAR Meeting  
August 4<sup>th</sup>, 2020**

**To:** Town of Summerville BAR  
**From:** Becca Zimmerman, Planner II  
**Date:** 7/31/2020

**GENERAL INFORMATION**

**Property Applicant:** Karen King

**Owner:** Karen & Jeffrey King

**Requested Action:** Final Approval

**Existing Zoning/Land Use:** GR-2, Residential

**Location:** 301 Clifton Street

**Building Rating:** N/A

**Proposed Alterations:** Demolition of existing metal shed and addition to existing shed

**Guideline Citation:** **5. Design Guidelines** – 5.9 Universal Guidelines for Additions – *Guideline 24. Additions*

**Evaluation:** The shed to be demolished is not of historical value. The existing shed to be added to is within the 10' side setback, as it is 3' from the side property line. The applicant will need to receive a variance from the Board of Zoning appeals in order complete the proposed addition. The addition should and appears to match in material and style to the home and existing shed.

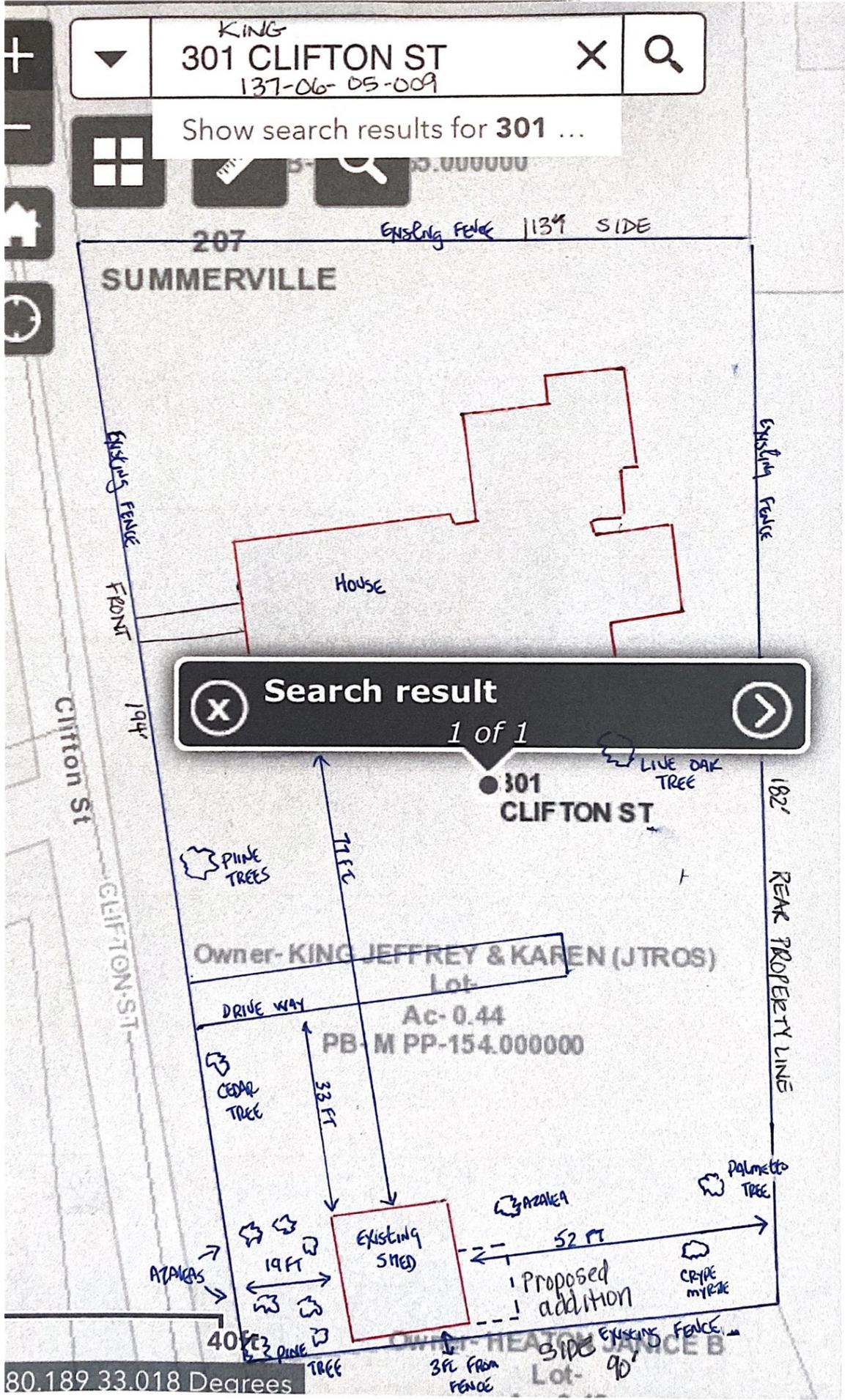


**Location Information**

**This property is in the Town of Summerville (Dorchester County)**

**This property is in the Summerville Historic District**

**301 CLIFTON ST**  
 TMS 137-06-05-009.000  
 First Owner KING JEFFREY & KAREN (JTROS)  
 Second Owner  
 Mapped Area 0.44  
 Subdivision PINE ACRES  
 Zoning Classification GR-2  
 Zoning Description  
 Date Annexed 12/31/1846  
 Annexation Ordinance  
 Council District 2  
 Representative Terry Jenkins



KING  
301 CLIFTON ST  
137-06-05-009



Show search results for 301 ...

207  
SUMMERVILLE

Existing Fence 113' SIDE

Existing Fence FRONT

House

Existing Fence

**X** Search result **>**  
1 of 1

● 301 CLIFTON ST

LIVE OAK TREE

PIKE TREES

Owner- KING JEFFREY & KAREN (JTROS)  
Lot

DRIVE WAY  
Ac- 0.44  
PB- M PP-154.000000

182' REAR PROPERTY LINE

CEDRAR TREE

33 FT

AZALEA

Existing Shed

52 FT

Proposed addition

PALMETTO TREE

CYPRESS TREE

ATLANTIS

19 FT

40 FT  
PINE TREE

Existing Fence SIDE  
3 FT FROM FENCE  
90'

80.189 33.018 Degrees







1. Remove metal shed

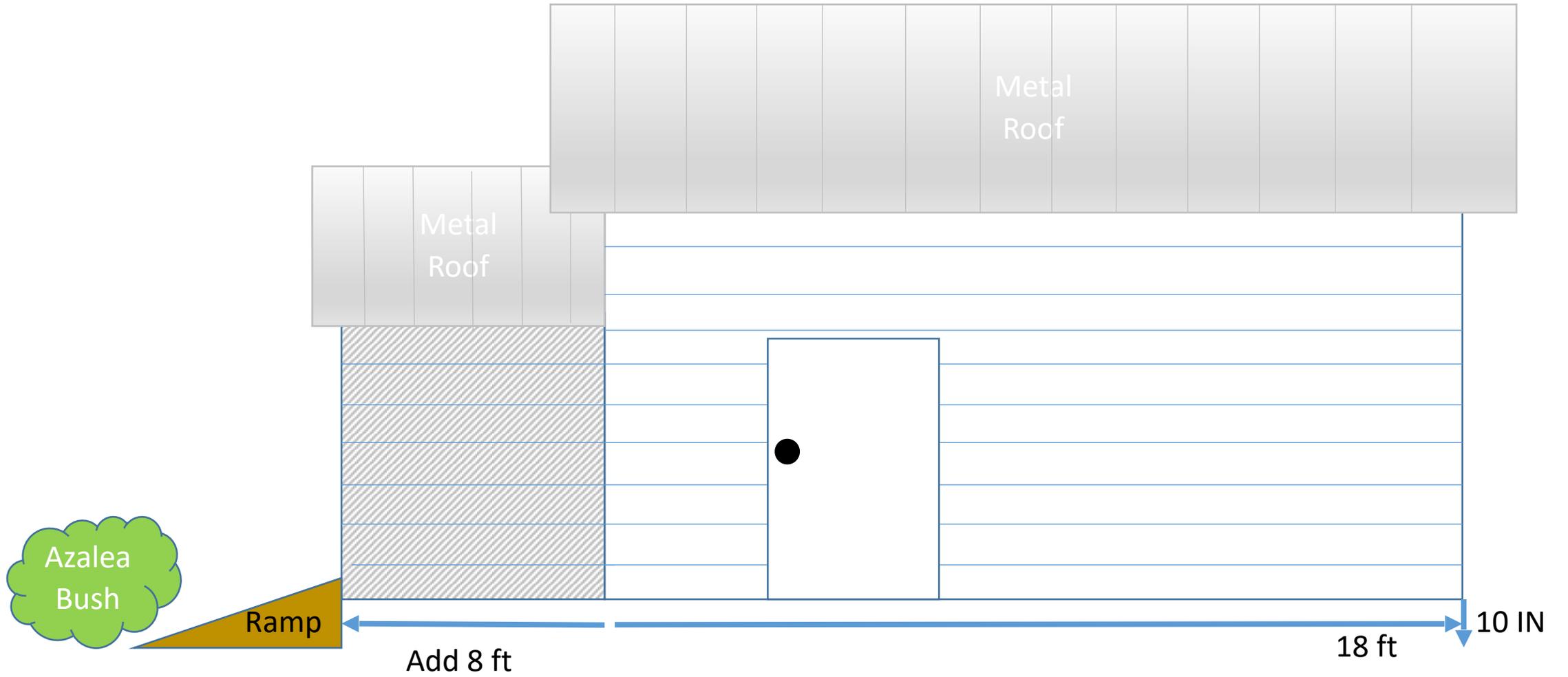
2. Add extension to existing shed

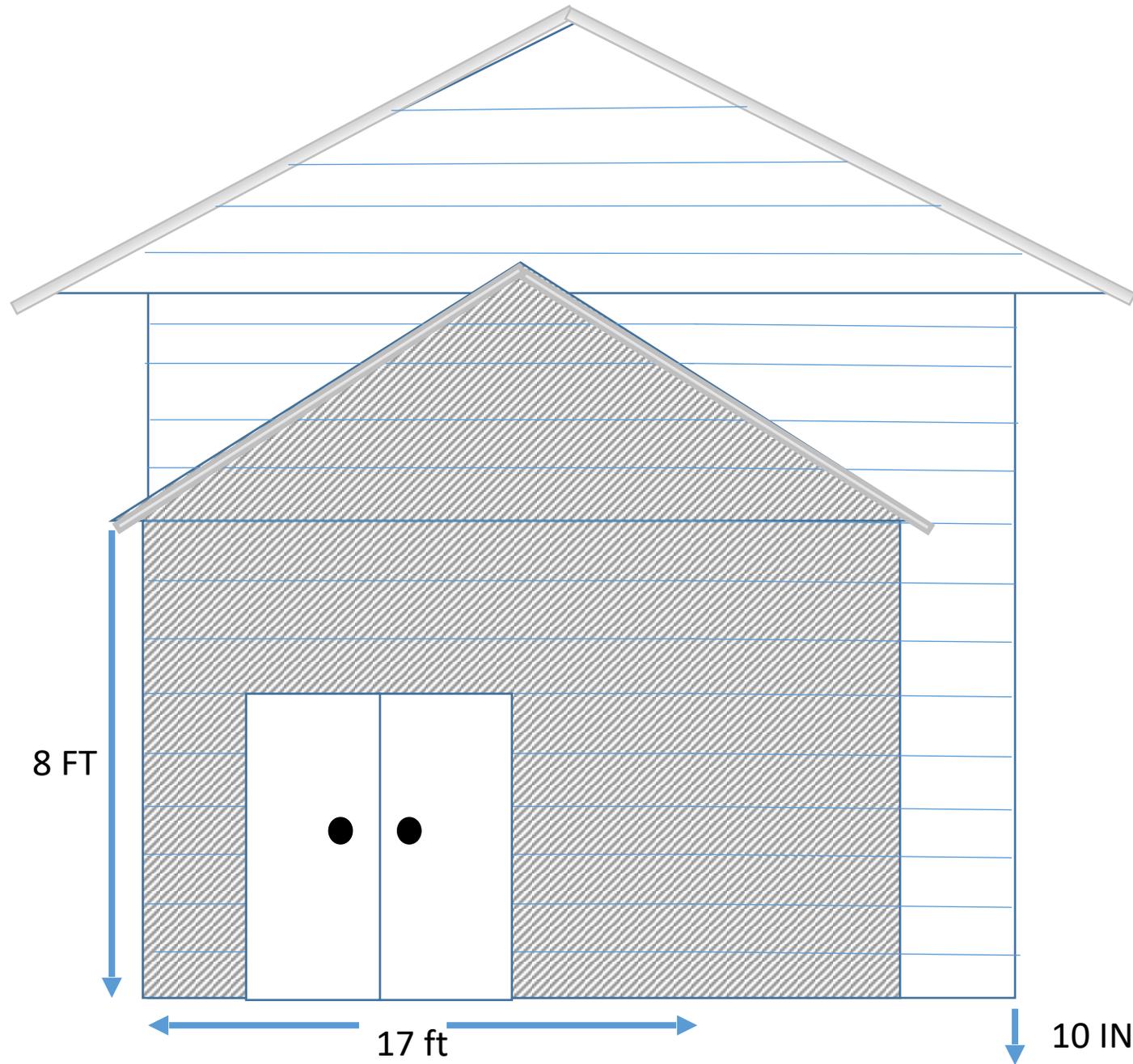


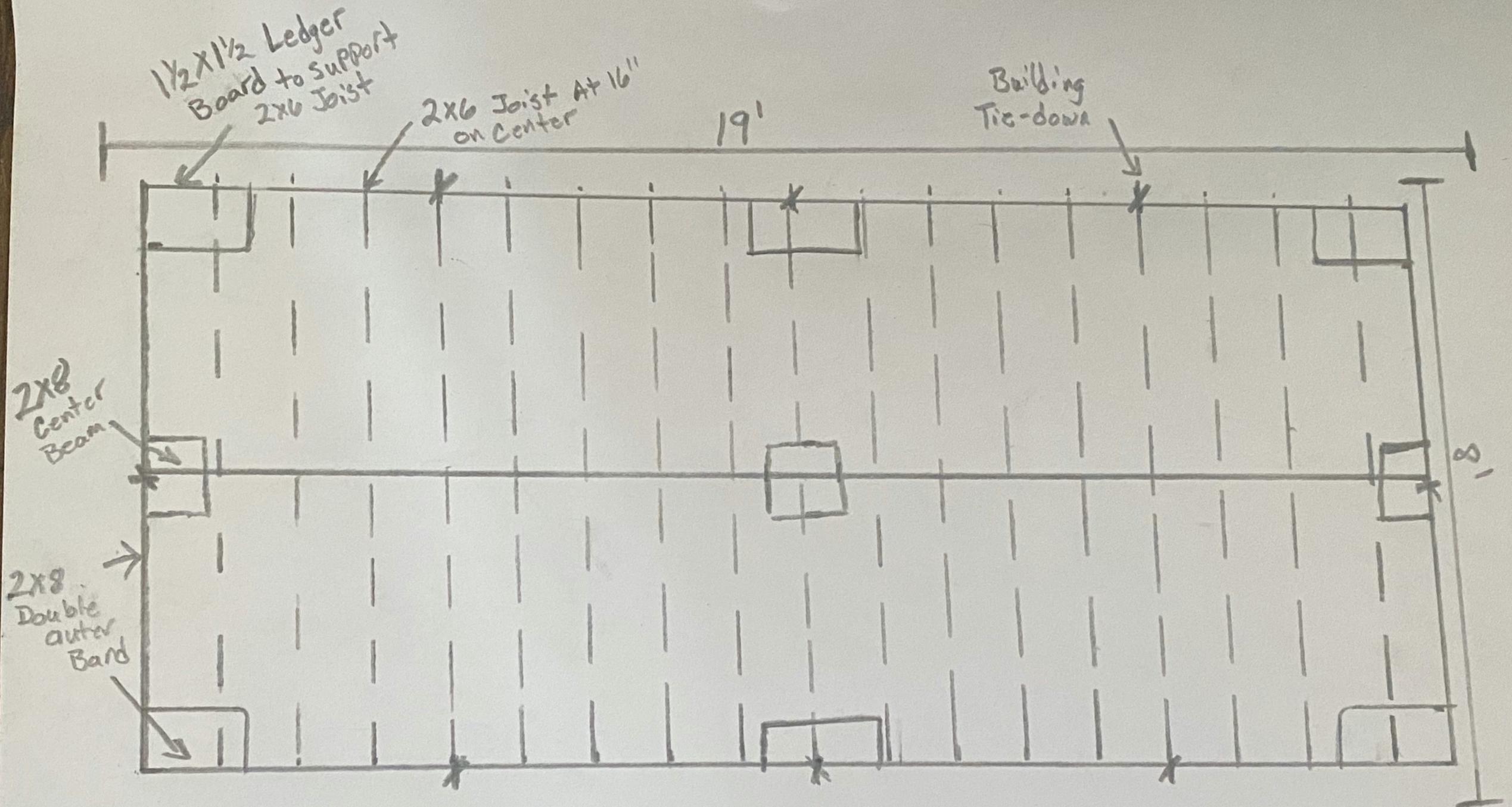


ROLL TIDE  
A

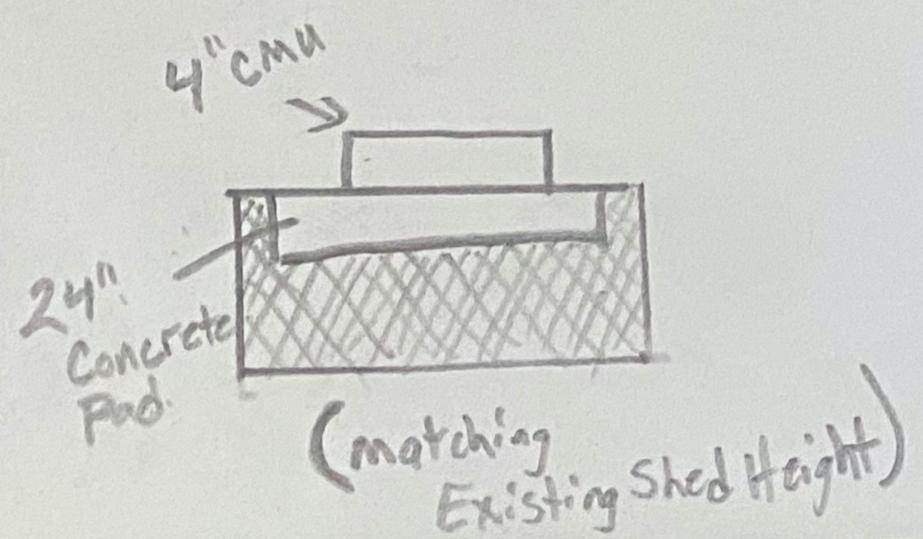
GO TIGERS  
[Paw Print]







Footer detail



King  
 301 Clifton St  
 Summerville, SC