TOWN OF SUMMERVILLE
BOARD OF ARCHITECTURAL REVIEW – AGENDA
Via Zoom Webinar
September 1st, 2020 at 6:00 P.M.
www.summervillesc.gov

(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.summervillesc.gov

Approval of Minutes:

1. August 4th, 2020 Meeting Minutes

Old Business:

1. **100 E Carolina Avenue-** New Construction of Single-Family Residence

New Business:

1. **224 Sumter Avenue-** Enclosure of Existing Accessory Structure

Miscellaneous:

1. N/A

Adjourn:

Agenda Posted:

Board of Architectural Review Minutes
August 4th, 2020

Members Present:
Phil Dixon, Chairman
Dr. David Price, Vice Chairman
Jeff Bowers
Tim Kennedy
Cecile Cothran
Beth Huggins
Rachel Burton

Staff Present:
Becca Zimmerman,
Planner II

Members Absent:
Tim Kennedy

Items on the agenda:

Old Business:
1. **215 W. 2nd South Street-Installation of a secondary sign**

New Business:
1. 107 Joyce Lane- Installtion of 26'x11'6" Patio Cover

Chairman Dixon opened the meeting at 6:00 pm and asked for consideration of the minutes from the July 7th, 2020 meeting. Dr. Price motioned to approve the revised minutes; Mr. Bowers seconded the motion. The motion passed unanimously among the members that were present at that meeting (Ms. Burton and Ms. Huggins were not present on July 7th.)

Old Business:

1. **215 W. 2nd South Street-** Mr. Charpia presented his proposal to install a secondary sign on the property where his law office resides. He explained that the sign would be the same as the approved and installed sign on the property. Mr. Charpia continued to detail that people accessing the property from Pine Street do not have a way to identify the business as the only sign is on W. 2nd South Street—which happens to be a one-way street. Mr. Charpia also mentioned that this has been an issue for his customers and Postal Service workers, and could potentially be an issue for emergency services should they need to find the property from Pine Street. Ms. Huggins asked if the signs were the same size, Mr. Charpia confirmed that they would be the same size. The board members and Mr. Charpia discussed visibility issues with one size versus two signs. Ms. Cothran moved to approve the secondary sign. Ms. Burton seconded the motion; the motion passed unanimously.

New Business:

1. **107 Joyce Lane-** Mr. Evans presented his proposal to install a patio cover on the rear of the primary residence and match the residence in material and color. Ms. Cothran asked if there would be columns underneath the patio cover. Mr. Evans confirmed that there would be columns, and perhaps even an additional column to the columns depicted in the elevation drawings submitted. Mr. Bowers moved to approve the project as presented. Ms. Cothran seconded the motion; the motion passed unanimously.

2. **301 Clifton Street-** Mr. & Ms. King presented their proposal to demolish an existing metal shed and expand the other shed on the property. Mr. King clarified that the addition would not be visible from the right of way and that the expansion materials would be in kind with the existing shed. Ms. Huggins moved to approved the

demolition of the existing metal shed and the other shed's expansion as presented. Dr. Price seconded the motion; the motion passed unanimously.

Miscellaneous:

1. N/A

Adjourn: Ms. Burton motioned to adjourn the meeting; Ms. Cothran seconded the motion. The motion passed unanimously. Chairman Dixon adjourned the meeting at 6:33pm.

Respectfully Submitted,

Becca Zimmerman, Planner II Date: 8/28/2020_____

Approved: Philip G. Dixon PE, CFM, Chairman_____Or,

Dr. David Price, Vice Chairman _____

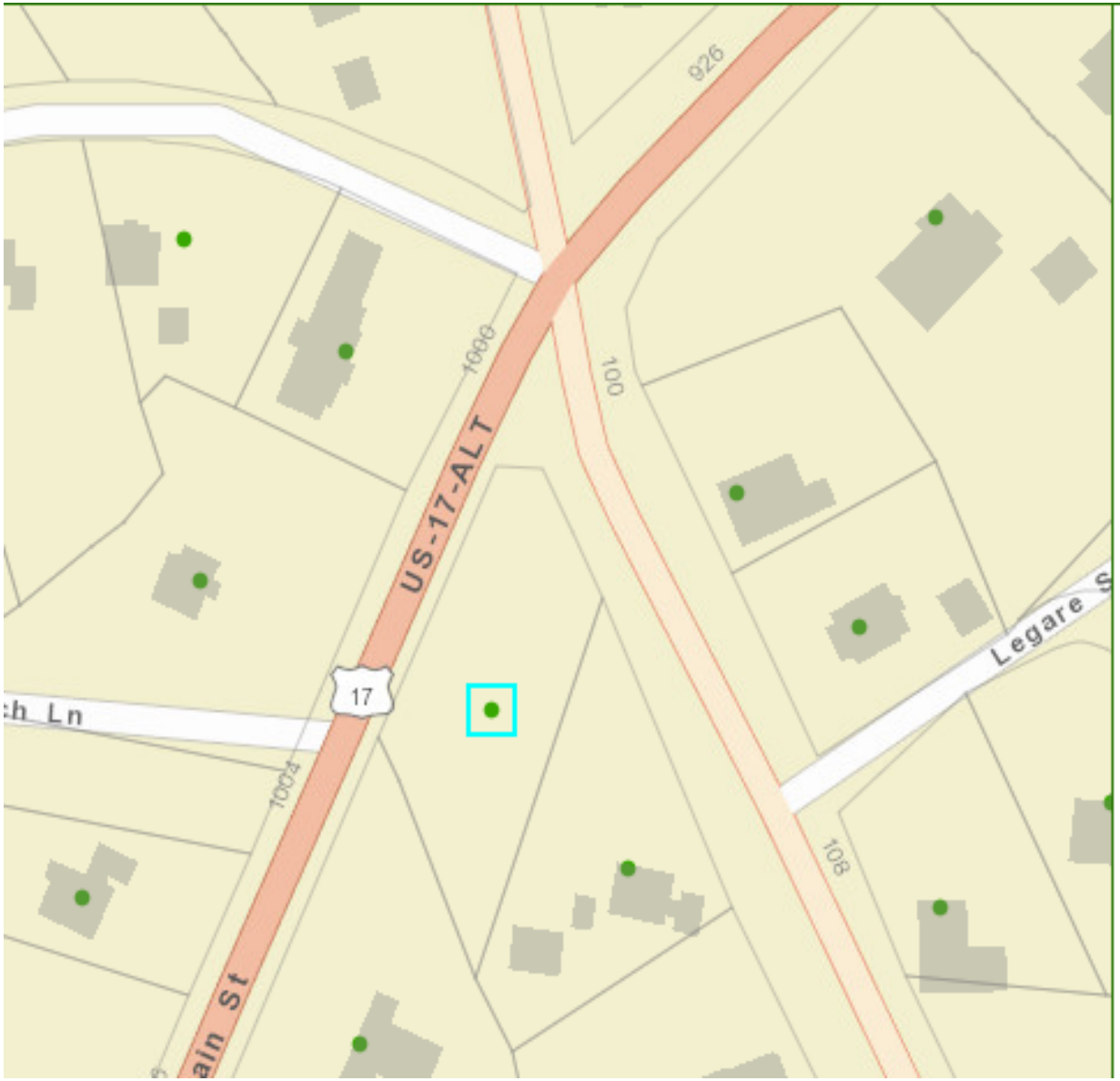
DRAFT

STAFF REPORT
BAR Meeting
September 1st, 2020

To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 8/28/20

GENERAL INFORMATION

Property Applicant:	Richard Padgett
Owner:	Richard Padgett
Requested Action:	Final Approval
Existing Zoning/Land Use:	GR-2, Vacant Lot (Residential)
Location:	100 E Carolina Avenue
Building Rating:	**N/A**
Proposed Alterations:	New construction of a single-family residence
Guideline Citation:	**5. Design Guidelines:** 5.10 Universal Guidelines for New Standalone Construction- *Guidelines 29-36*
Evaluation:	The proposed single-family residence cannot be confirmed as Zoning compliant until the site plan is updated to match the footprint of the new house design. The height of the house is 2 ¼ inches over the height maximum allowance, the plans will need to be revised or a variance would need to be granted prior to permitting. The garage doors could be revised to have carriage style details. The applicant may want to give the concrete piers the appearance of brick, and will need to confirm the make up of the material between the piers. The applicant has indicated that they would utilize white as the base color of the house with black as an accent color, the garage doors will be white. Roofing material and colors will need to be confirmed.



Location Information

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

This property is in the Summerville Historic District

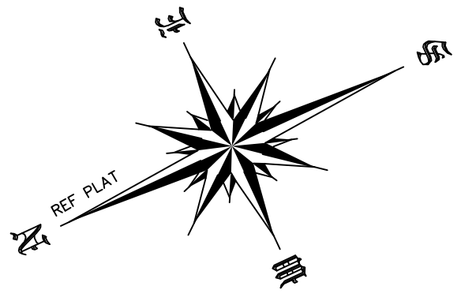
100 E CAROLINA AVE

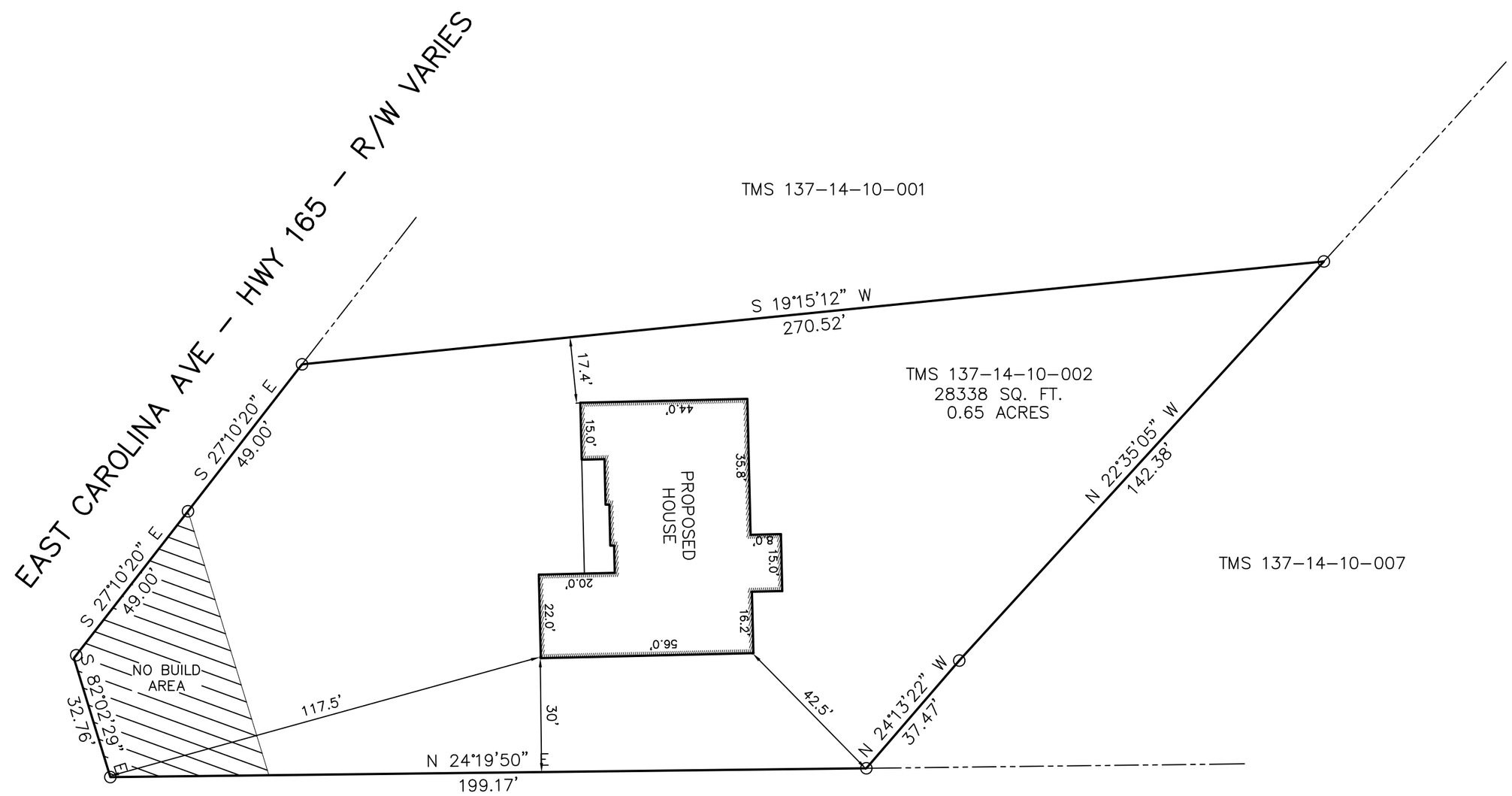
TMS	137-14-10-002.000
First Owner	PADGETT RICHARD A & DINA M (JTROS)
Second Owner	
Mapped Area	0.64
Subdivision	
Zoning Classification	GR-2
Zoning Description	
Date Annexed	12/31/1846
Annexation Ordinance	
Council District	3
Representative	Walter Bailey

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- SETBACK LINE
- ADJACENT R/W LINE
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER, 5/8" REBAR, SET
- WATER METER
- ELECTRICAL PEDESTAL
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- CALCULATED PROPERTY CORNER
- PERC TEST SITE
- TEMPORARY BENCH MARK
- CONCRETE MONUMNENT FOUND
- SIGN
- POWER POLE
- UTILITY POLE

RESERVED FOR STAMPING





NOTES

1. THIS SITE PLAN DOES NOT DELINEATE A BOUNDARY SURVEY OF TMS 137–14–10–002.
2. PROPERTY IS ZONED R–1 IN THE TOWN OF SUMMERVILLE.
3. BUILDING SETBACKS ARE: ' FRONT SETBACK, ' SIDE SETBACK, AND ' REAR SETBACK.
4. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X AS PER FIRM MAP 450068 0105 C, EFFECTIVE DATE OF APRIL 15, 1994.
5. TOTAL ACREAGE IS 0.65 ACRES

REFERENCES

1. TMS 137–14–00–002
2. PLAT BY L BRUCE KING DATED SEPTEMBER 19, 2007 RECORDED IN PLAT BOOK L PAGE 113 DORCHESTER COUNTY RMC

0' 30' 60' 90'

SCALE: 1" = 30'

KENNERTY SURVEYING INC.
42 LORD CALVERT DRIVE
CHARLESTON, SC 29407
843-571-2121
EMAIL:lkennerty@comcast.net

SOUTH CAROLINA AUTHORIZATION CERTIFICATE OF KENNERTY SURVEYING INC. NO. C02101

SOUTH CAROLINA REGISTERED LAND SURVEYOR LAWRENCE J. KENNERTY, JR 12520

LAWRENCE J. KENNERTY PLS
REG. NO. 12520

SITE PLAN

100 EAST CAROLINA AVE
TMS 137-14-00-002

LOCATED IN THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY SC

PREPARED FOR SCHUMACHER

SCALE:	1" = 30'
DRAWN:	
DATE:	04 / 08 / 20
CHECKED:	
REVISED:	
JOB NO#:	083-20

SHEET

1 OF 1

MEADOWVIEW AMERICAN TRADITION / CUSTOM

FRONT ELEVATION
9' CEILING HEIGHT
FIRST FLOOR ONLY

NOTE:
CONTINUOUS RIDGE VENTS
ALL ROOF RIDGES

MEADOWVIEW AMERICAN TRADITION / CUSTOM

REAR ELEVATION
9' CEILING HEIGHT
FIRST FLOOR ONLY

SQUARE FOOTAGE:
FIRST FLOOR: 1616 SQFT
SECOND FLOOR: 828 SQFT
FOUNDATION: 1616 SQFT
PORCH: 560 SQFT

DRAWN BY: JTB
DATE: 8/4/2020
SCALE: 1/8" = 1'-0"
SHEET: 1

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CUSTOM BUILT FOR:
RICHARD ALAN & DINA MICHELLE PADGETT

JOB #: CET00.020.0141
CN #: 30951
YN • PA130

LOCATION:
100 EAST CAROLINA AVENUE
SUMMERVILLE, SC, 29483
DORCHESTER COUNTY

Charleston, SC
211 Treeland Dr.
Ladson, SC 29546
(877) 267-3482
www.schumacherhomes.com

SCHUMACHER HOMES

MEADOWVIEW AMERICAN TRADITION / CUSTOM

RIGHT ELEVATION
9' CEILING HEIGHT
FIRST FLOOR ONLY

MEADOWVIEW AMERICAN TRADITION / CUSTOM

LEFT ELEVATION
9' CEILING HEIGHT
FIRST FLOOR ONLY

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DRAWN BY: JTB
DATE: 8/4/2020
SCALE: 1/8" = 1'-0"
DWG: 2

SQUARE FOOTAGE:
FIRST FLOOR: 1616 SQFT
SECOND FLOOR: 828 SQFT
FOUNDATION: 1616 SQFT
PORCH: 560 SQFT

CUSTOM BUILT FOR:
RICHARD ALAN & DINA MICHELLE PADGETT

JOB #: CET00.020.0141
CN #: 30551
YN • PA130

LOCATION:
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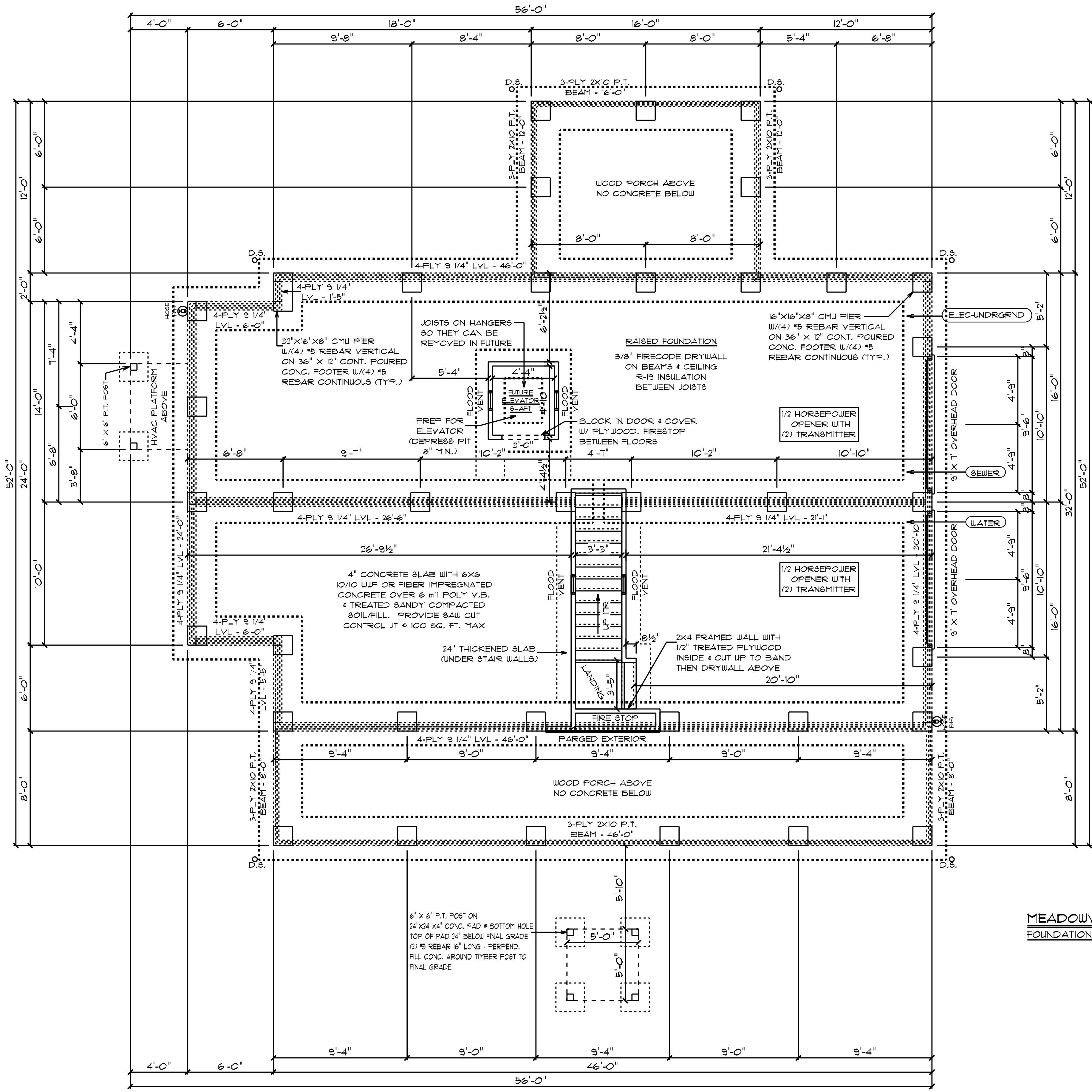


FOUNDATION NOTES:

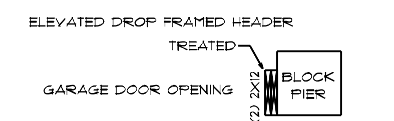
- 15 COURSE 16"X16" PARGED BLOCK PIERS ON 36" X 12" CONT. POURED CONCRETE FTG W/ (4) #5 REBAR CONTINUOUS, TYPICAL.
- EACH PIER TO HAVE (4) #5 VERTICAL REBAR (TYP)
- 4" CONCRETE SLAB W/ 6X6 10/10 WWF OR FIBER IMPREGNATED
- CONCRETE OVER 6 MIL POLY V.B. & TREATED SANDY COMPACTED SOIL/FILL
- PROVIDE SAW CUT CONTROL JT @ 100 SQ. FT. MAX
- 5/8 DRYWALL ON CEILING

PIERS:

1. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED 10 TIMES THEIR LEAST DIMENSION. WHEN HOLLOW CONCRETE MASONRY UNITS ARE USED FOR ISOLATED PIERS TO SUPPORT BEAMS AND GIRDERS, THE CELLULAR SPACES SHALL BE FILLED SOLIDLY WITH CONCRETE.

NOTE:

- SEE ENGINEER PRINTS FOR ADDITIONAL NOTES



GARAGE DOOR JAMB DETAIL

MEADOWVIEW AMERICAN TRADITION / CUSTOM

FOUNDATION PLAN

DRAWN BY: JTB | DATE: 8/4/2020 | SCALE: 1/8" = 1'-0" | DWG: 3

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SQUARE FOOTAGE:
FIRST FLOOR: 1616 SQFT
SECOND FLOOR: 828 SQFT
FOUNDATION: 1616 SQFT
PORCH: 560 SQFT

CUSTOM BUILT FOR:
RICHARD ALAN & DINA MICHELLE PADGETT

JOB #: CET00.020.0741 | CN #: 30551 | VN #: PA130

LOCATION: 100 EAST CAROLINA AVENUE
SUMMERVILLE, SC 29483
DORCHESTER COUNTY

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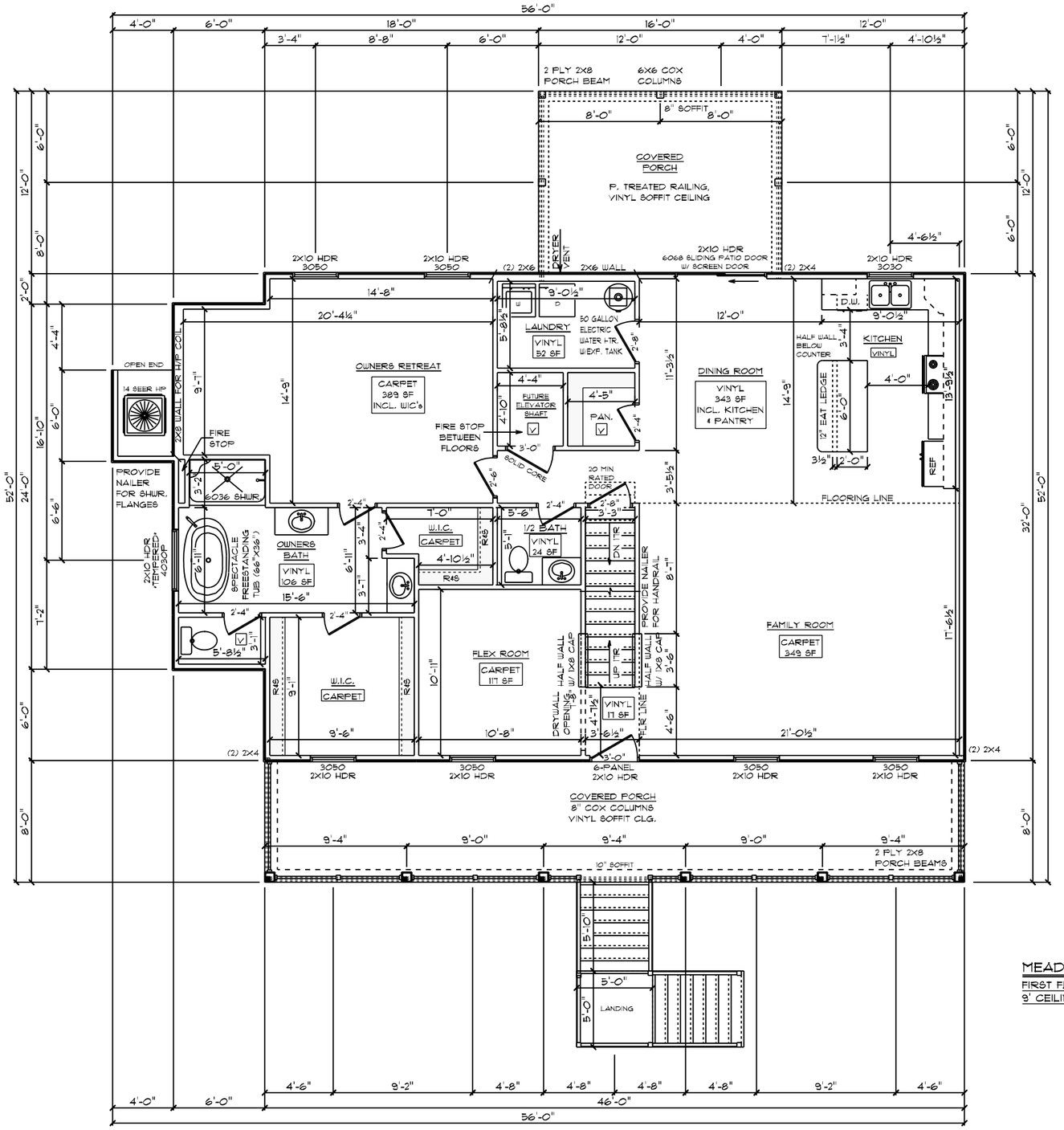


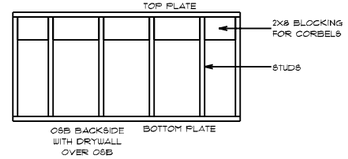
• VERIFY DIMENSIONS OF ELEVATOR. IS THE ORIENTATION CORRECT?

GENERAL FRAMING NOTES:
- DRYWALLED OPENINGS TO BE 7'-8" HEIGHT UNLESS OTHERWISE NOTED
- HEADERS TO BE 2-PLY 2X10 W/ (1) KING & (2) JACK STUDS UNLESS OTHERWISE NOTED

PLAN NOTES:
- SMOOTH CEILINGS THROUGHOUT HOME
- PAINTED TRIM
- 5-1/4" BASEBOARDS
- 3-1/4" CASING ON INTERIOR DOORS AND WINDOWS HAVE DRYWALLED RETURNS WITH A WINDOW SILL
- 2-PANEL HOLLOW CORE MOLDED INTERIOR DOORS
- ANDERSEN 100 SERIES LOW-E WINDOWS

FLOORING NOTES:
- ALL FLOORING BREAKS OCCUR @ CENTER LINE OF DOOR OPENINGS UNLESS OTHERWISE NOTED
- FLOORING SQUARE FOOTAGES INCLUDE CLOSETS RELATIVE TO THE AREA UNLESS OTHERWISE NOTED
- SOME FLOORING SQUARE FOOTAGES MAY INCLUDE HALLS OR AREAS THAT CONNECT WITHOUT WALL SEPARATION IF THE SAME FINISH IS CONTINUED
- QUARTER ROUND TRIM INSTALLED IN ALL HARD SURFACE FLOORING AREAS

TYPICAL ISLAND WALL FRAMING



MEADOWVIEW AMERICAN TRADITION / CUSTOM

FIRST FLOOR PLAN
9' CEILING HEIGHT

SQUARE FOOTAGE:
FIRST FLOOR: 1616 SQFT
SECOND FLOOR: 828 SQFT
FOUNDATION: 1616 SQFT
PORCH: 560 SQFT

DRAWN BY: JTB
DATE: 8/4/2020
SCALE: 1/8" = 1'-0"
DWG: 6

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RICHARD ALAN & DINA MICHELLE FADGETT

JOB #: CE100.020.0741
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LOT #: PA130

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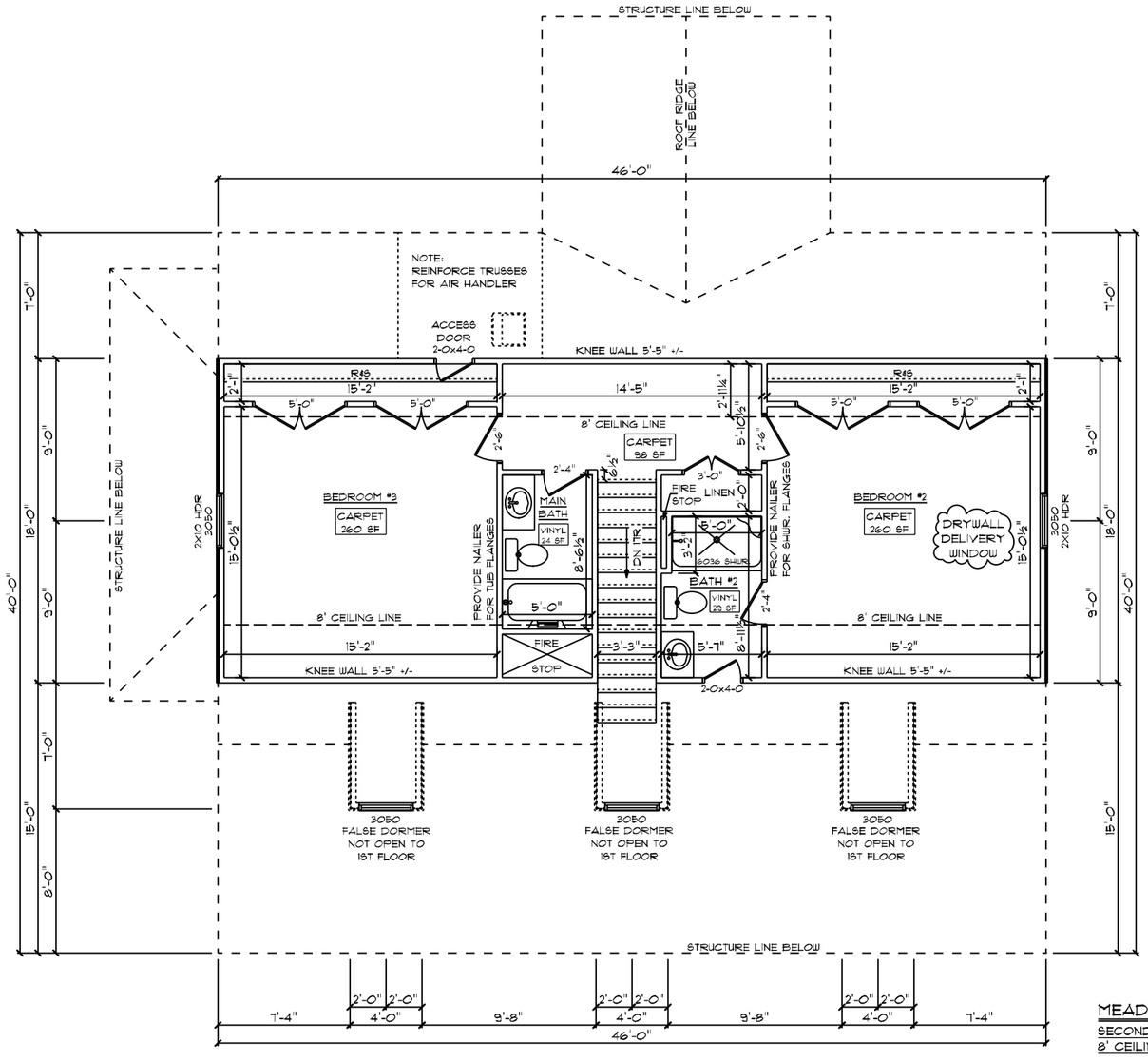

MEADOWVIEW AMERICAN TRADITION / CUSTOM

SECOND FLOOR PLAN
8' CEILING HEIGHT

GENERAL FRAMING NOTES:
- DRYWALLED OPENINGS TO BE 6'-8" HEIGHT UNLESS OTHERWISE NOTED
- HEADERS TO BE 2-PLY 2X10 W/ (1) KING & (2) JACK STUDS UNLESS OTHERWISE NOTED

PLAN NOTES:
- SMOOTH CEILINGS THROUGHOUT HOME
- PAINTED TRIM
- 5-1/4" BASEBOARDS
- 3-1/4" CASING ON INTERIOR DOORS AND WINDOWS HAVE DRYWALLED RETURNS WITH A WINDOW SILL
- 2-PANEL HOLLOW CORE MOLDED INTERIOR DOORS
- ANDERSEN 100 SERIES LOW-E WINDOWS

FLOORING NOTES:
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- QUARTER ROUND TRIM INSTALLED IN ALL HARD SURFACE FLOORING AREAS

DRAWN BY: JTB
DATE: 8/4/2020
SCALE: 1/8" = 1'-0"
DWG: 6

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JOB #: CET00.020.0141

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DORCHESTER COUNTY

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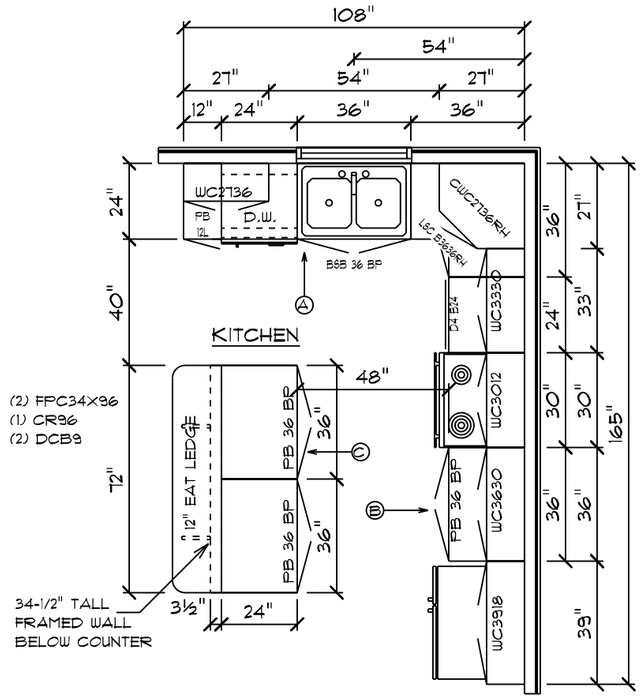
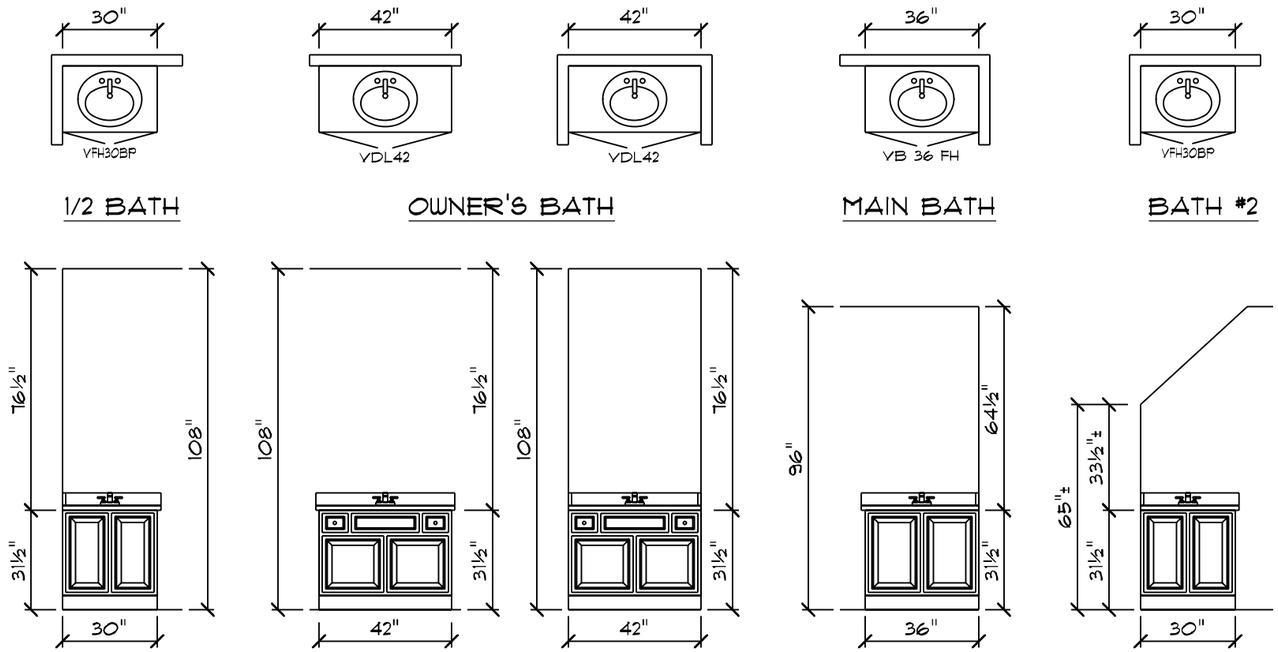




MEADOWVIEW AMERICAN TRADITION / CUSTOM

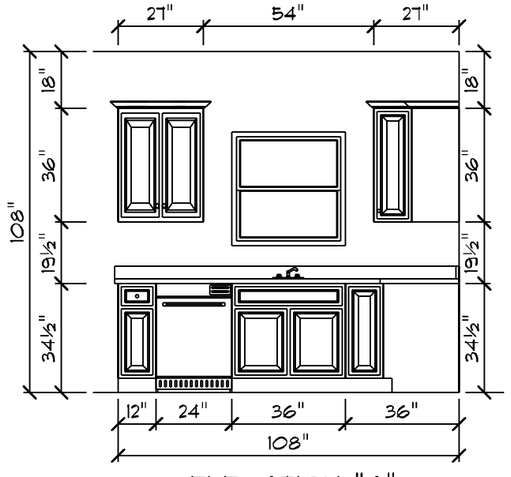
CABINET PLAN

NOTE: CABINET DRAWING DIMENSIONS
ACCOUNT FOR 1/2" OF DRYWALL

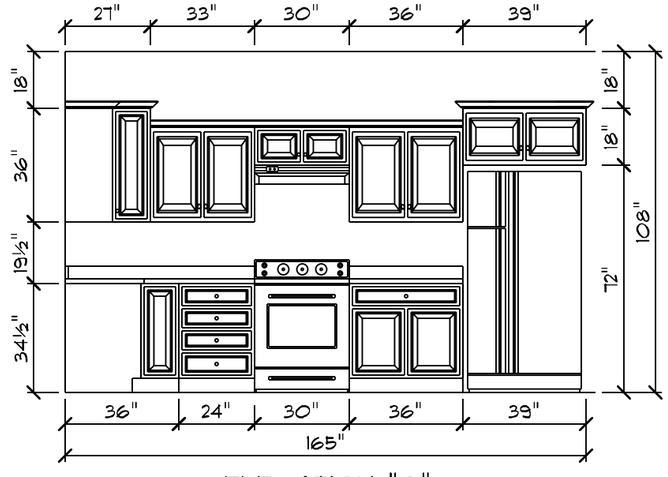
CABINET NOTES:

KITCHEN
- MARSH BIRCH CABINETS W/ TRADITIONAL OVERLAY
- 2-1/4" KITCHEN CABINET CROWN MOLDING
- GRANITE COUNTERTOPS
- UNDERMOUNT STAINLESS STEEL KITCHEN SINK
- SATIN NICKEL ROUND KNOBS

BATHS
- MARSH BIRCH CABINETS W/ TRADITIONAL OVERLAY
- GRANITE COUNTERTOPS
- SATIN NICKEL ROUND KNOBS



ELEVATION "A"



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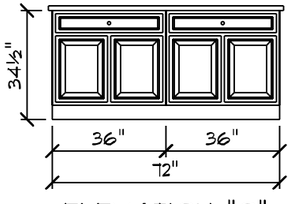
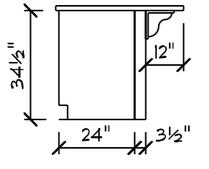


ELEVATION "C"



ELEVATION "C"
SIDE VIEW

DRAWN BY: JTB
DATE: 8/4/2020
SCALE: 1/4" = 1'-0"
DWG: 11

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SQUARE FOOTAGE:
FIRST FLOOR: 1616 SQFT
SECOND FLOOR: 828 SQFT
FOUNDATION: 1616 SQFT
PORCH: 560 SQFT

CUSTOM BUILT FOR:
RICHARD ALAN & DINA MICHELLE FADGETT

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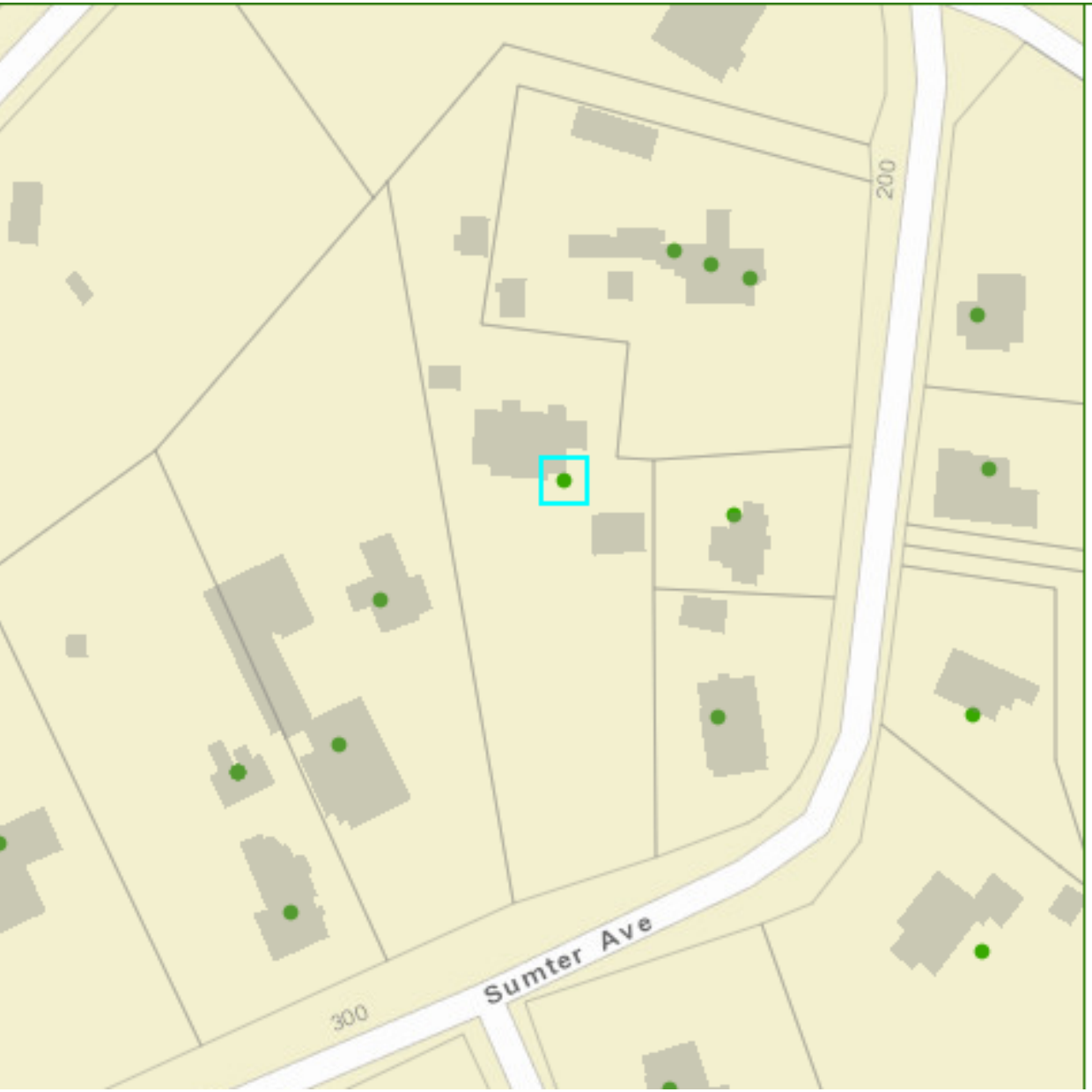
STAFF REPORT
BAR Meeting
September 1st, 2020

To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 8/28/20

GENERAL INFORMATION

Property Applicant:	David Price
Owner:	David Price
Requested Action:	Final Approval
Existing Zoning/Land Use:	GR-2, Residential
Location:	224 Sumter Avenue
Building Rating:	**N/A** (Accessory Structure)
Proposed Alterations:	Enclosure of existing accessory structure for use as a greenhouse
Guideline Citation:	**5. Design Guidelines:** 5.10 Universal Guidelines for New Standalone Construction- *Guideline 30. New Garage or Outbuilding Construction*
Evaluation:	The proposed project is Zoning compliant. It does not appear that the structure is visible from the right of way. The structure is existing and this enclosure does not appear to violate any of the BAR guidelines. Specific colors and materials for vents and doors will need to be detailed by the applicant.



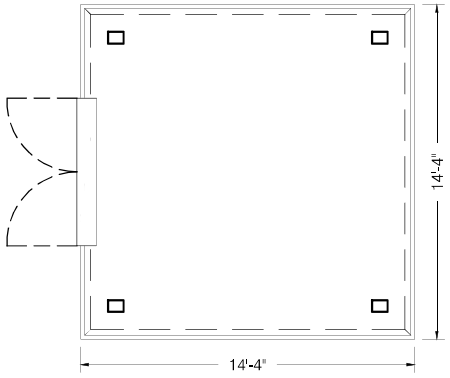
Location Information

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

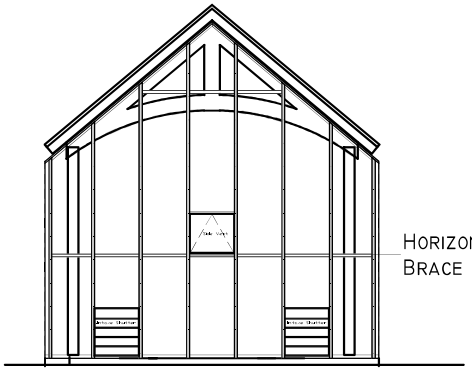
This property is in the Summerville Historic District

224 SUMTER AVE

TMS	137-10-09-019.000
First Owner	PRICE WILLIAM D & JENNIFER N
Second Owner	
Mapped Area	1.60
Subdivision	
Zoning Classification	GR-2
Zoning Description	
Date Annexed	12/31/1846
Annexation Ordinance	
Council District	2
Representative	Terry Jenkins

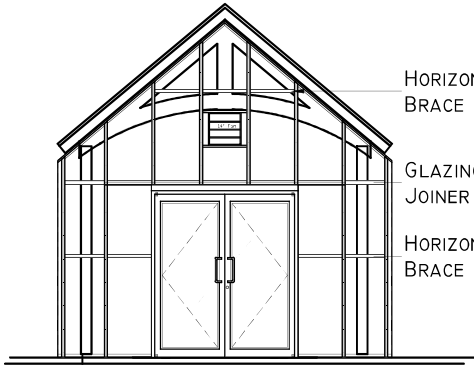


1 First Floor Plan
Scale: 1/2" = 1'-0"



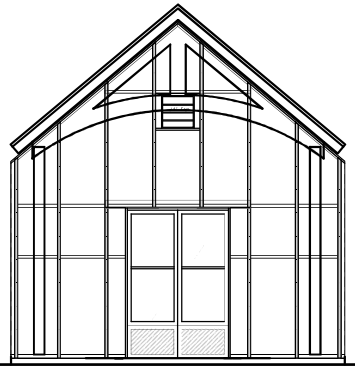
4 Back Elevation
Scale: 1/2" = 1'-0"

5 Right Side Elevation
Scale: 1/2" = 1'-0"



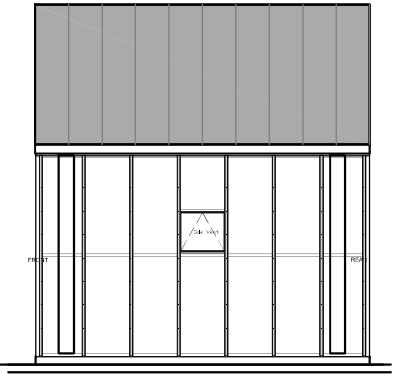
STOREFRONT DOOR

2 Front Elevation
Scale: 1/2" = 1'-0"



STORM DOOR

2 Front Elevation
Scale: 1/2" = 1'-0"



6 Left Side Elevation
Scale: 1/2" = 1'-0"

Customer:
Gothic Arch Price, D

Date Created:
June 19, 2020

Revised:
June 19, 2020

Gothic Arch Greenhouses

Model:
Infill Walls

Drawn By:
DK

Scale:
3/16" = 1'-0"

Sheet Name:
Layout Large

Page:
1

224

224
224
PRICE HOUSE
COTTAGE
BED & BREAKFAST

214
NAVIGATOR

208