Architectural Review Board Meeting
March 3, 2020 3:30 PM
Minutes

MEMBERS PRESENT: Georgene Brazer, Shannon Baughman, Jon Seagraves

COUNCIL PRESENT: Steve Scholar

STAFF PRESENT: Scott Allison, Randy Dykes, Amanda Styer

GUEST PRESENT: Audrey Singleton, Bill Glass, Melanie Marks, Troy Baird, Travis Bazemore

APPROVAL OF MINUTES:

1. Approval/Disapproval of the meeting minutes from the January 7, 2020 ARB meeting.

Shannon Baughman made a motion to approve the meeting minutes from the January 7, 2020 ARB meeting; motion seconded by Jon Seagraves and carried by all.

2. Approval/Disapproval of the meeting minutes from the February 4, 2020 ARB meeting.

Shannon Baughman made a motion to approve the meeting minutes from the February 4, 2020 ARB meeting; motion seconded by Georgene Brazer and carried by all.

PLAN REVIEW:

1. Approval/Disapproval of the building elevations plan submitted by Troy Baird with U.S. 17 Boat Sales to be located at 3035 Highway 17.

Troy Baird with U.S. 17 Boat Sales explained he has another location in Charleston and looking to open a boat sales and service location here. Assistant City Manager, Scott Allison, explained the property is within the Gateway Overlay District and the building elevations sample shown indicates the building will have white clapboard siding, a brick similar to Savannah Grey brick, black trim, and some stucco. Mr. Allison stated the identical building elevations can come before them at a later time, but this rendering reflects the materials that will be used and they do meet the ordinance requirements.

Jon Seagraves made a motion to approve the building elevations submitted by Troy Baird with U.S. 17 Boat Sales to be located at 3035 Highway 17; motion seconded by Shannon Baughman and carried by all.

RECOMMENDATION TO PLANNING COMMISSION:

1. Recommendation for approval/disapproval of the site plan submitted by Troy Baird with U.S. 17 Boat Sales to be located at 3035 Highway 17.

Mr. Baird explained he will have new boats for sale with a retail building in the front of the property and a maintenance area in the back. He stated he plans to fence in the area around the boats with a fence that will meet the ordinance requirements.

Jon Seagraves asked if the site plan meets ordinance requirements and Mr. Allison replied the allotted landscaping area, setbacks, and parking all meet ordinance requirements.

Mr. Allison explained if there are significant changes to the plan it will come back before the ARB for review and recommendation.

Bill Glass, attorney for Audrey Singleton, came forward stating the Singletons developed the Montessori school and have since then sold the business to Endeavor Schools, but they still own the property. He explained traffic backs up at peak times onto Highway 17 along the front of this property. Mr. Glass expressed they are happy to have boat sales as a neighboring business and have no concerns with the proposed building design, but they have great concern about boats being hauled in and out during peak hours at the school when traffic backs up. Mr. Glass recommended a separate entrance for boats, trucks, and trailers going in and out of the property.

Jon Seagraves asked if this concern pertains to the ARB review and Mr. Allison explained, somewhat, because the ARB is providing a recommendation of approval or disapproval of the site plan to the Planning Commission.

Mr. Allison stated boat sales is a conditional use in a C-1 zone and therefore this use will have to go before the Planning Commission for that approval as well. He explained that when the conditional use is reviewed by the Planning Commission that will be their chance to ask about traffic and hours of operation.

Mr. Allison explained that the City has discussed extending Edsel Drive to connect with Highway 17, so that should be discussed further at some point as well.

Mr. Glass explained they do not have an issue with regular customer traffic on the main existing entrance, but their concern is with boat and truck traffic.

Mr. Glass asked that the ARB considers their concerns and that the Planning Commission is made aware of them as well and Mr. Allison explained the Planning Commission will be provided a copy of the unofficial ARB minutes prior to their meeting which will include their concerns.

Mr. Allison asked what the hours of operation would be and Mr. Baird replied they would open at 8am, but he could schedule when boats are delivered in order to work with the school schedule.

Audrey Singleton stated their peak traffic hours are early morning between about 6:45-8:45 and then again in the afternoon.

Mr. Baird replied they will figure out more of these details before the Planning Commission Meeting.

Shannon Baughman made a motion to recommend approval of the site plan submitted by Troy Baird with U.S. 17 Boat Sales to be located at 3035 Highway 17 with the recommendation the Planning Commission considers the traffic concerns expressed by the neighboring property owner; motion seconded by Jon Seagraves and carried by all.

Shannon Baughman made a motion to close the meeting; motion seconded by Jon Seagraves and carried by all.

With nothing further, the meeting closed at 4:22 pm.

Respectively submitted by,

Amanda Styer
Zoning Administrator