



**TOWN OF BLYTHEWOOD  
BOARD OF ARCHITECTURAL REVIEW AGENDA  
AUGUST 19, 2019 – 6:00 PM  
DOKO MANOR  
100 ALVINA HAGOOD CIRCLE  
BLYTHEWOOD, SOUTH CAROLINA**

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PAM DUKES • JIM MCLEAN • ALISHA COLEMAN • ALAN GEORGE • JOHN MILES •  
DEBORAH HUMPHRIES

- I. **CALL TO ORDER AND DECLARATION OF A QUORUM**
  - A. **NOTIFICATION AND POSTING OF THE AGENDA**
  - B. **ADOPTION OF THE AGENDA**
  - C. **PLEDGE OF ALLEGIANCE**
- II. **REGULAR AGENDA**
  - A. **APPROVAL OF MINUTES** - (July 15, 2019)
  - B. **2019-05-COA** – 201 McNulty Street (TMS# 15213-04-01) Certificate of Appropriateness for a community picnic shelter (Thom Walker) (TC) (AO)
  - C. **CITIZEN COMMENTS**
- III. **ADJOURNMENT**

# BOARD OF ARCHITECTURAL REVIEW

THE MANOR  
100 ALVINA HAGOOD CIRCLE  
BLYTHEWOOD, SC 29016  
MONDAY, JULY 15, 2019  
6:00PM

## MINUTES

### Members Present

Pam Dukes, Chair  
Jim McLean, Co Chair  
John Miles  
Deborah Humphries  
Alan George

### Staff Present

Brian Cook, Town Administrator  
Kirk Wilson, Building & Zoning Analyst

### Members Absent

Alisha Coleman

### Staff Absent

Melissa Cowan, Town Clerk  
Saralyn Yarborough, Admin Assistant

## I. CALL TO ORDER & DECLARATION OF A QUORUM

Chairperson Dukes called the meeting to order at 6:00 PM and declared a quorum was present.

### A. NOTICE AND POSTING OF AGENDA

Brian Cook confirmed the agenda was properly posted and the media notified.

### B. APPROVAL OF AGENDA

Alan George made a Motion to approve the agenda. The Motion was seconded by Jim McLean. **All in favor; 5-0**

### C. PLEDGE OF ALLEGIANCE

## II. REGULAR AGENDA

### A. APPROVAL OF MINUTES – (June 17, 2019)

Jim McLean made a Motion to approve the minutes of June 17, 2019. The Motion was seconded by Deborah Humphries. **All in favor; 5-0**

### B. 2019-03-COA – 126 Blythewood Road (TMS# 15112-02-02) Certificate of Appropriateness to expand facilities for the purpose of a food pantry (John Covert) (TC) (AO)

John Covert said the freeze board will be consistent to what is on the building now. A new window that will match two of the windows on the left side of the building. The grid pattern will be the same. He said that he would like to add shrubs to screen the ramp.

Following discussion the BAR approved Certificate of Appropriateness with corrections.

Jim McLean made a Motion to approve based correction of the freeze, window size, addition of brick wall to the front of the house and bricks to match existing bricks. The Motion was seconded by Alan George. **All in favor; 5-0**

- C. **2019-04-COA- 11 Samuel Bookhart Lane (TMS# 15213-02-26)** Certificate of Appropriateness for the alteration of the Blythewood Depot Building (Ray Hill) (TC) (AO)

**Alan George recused himself from this portion of the meeting at 6:10 pm, due to the fact that First Community Bank is financing the building.**

Ray Hill from Hill Construction explained this proposal includes the replacement of two rear windows with entry doors consistent in appearance with the doors present on the existing structure. The proposed alterations will provide entry to and from a music/storage room and accommodate food deliveries to the restaurant. Additionally, a door located at the north end of the building will be relocated to direct means of access and egress for citizens. The proposed doors will visually match the existing doors.

The applicant is also proposing the installation of two new windows on the rear of the building (side facing Main Street). The windows will provide additional light for classrooms. The window will be identical to the existing window and the character of the property will be maintained. Any signage shall be reviewed by the Board of Architectural Review or in consultation with staff.

Following discussion the BAR approved Certificate of Appropriateness as presented.

Debra Humphries made a Motion to approve COA as presented. The Motion was seconded by Jim McLean. **All in favor; 4-0**

**Alan George rejoined the meeting at 6:18 pm.**

D. **CITIZENS COMMENTS**

No Citizens signed in to speak.

III. **ADJOURNMENT**

Chairperson Dukes adjourned the meeting at 6:19 PM.

Respectfully submitted,

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Melissa Cowan, Town Clerk



**Memo**

**To: Board of Architectural Review**  
**From: Staff**  
**Date: August 19, 2019**  
**Subject: Certificate of Appropriateness**  
**TC (Town Center District) AO (Architectural Overlay District)**  
**Location: 201 McNulty Street**  
**TMS# 15213-04-01**

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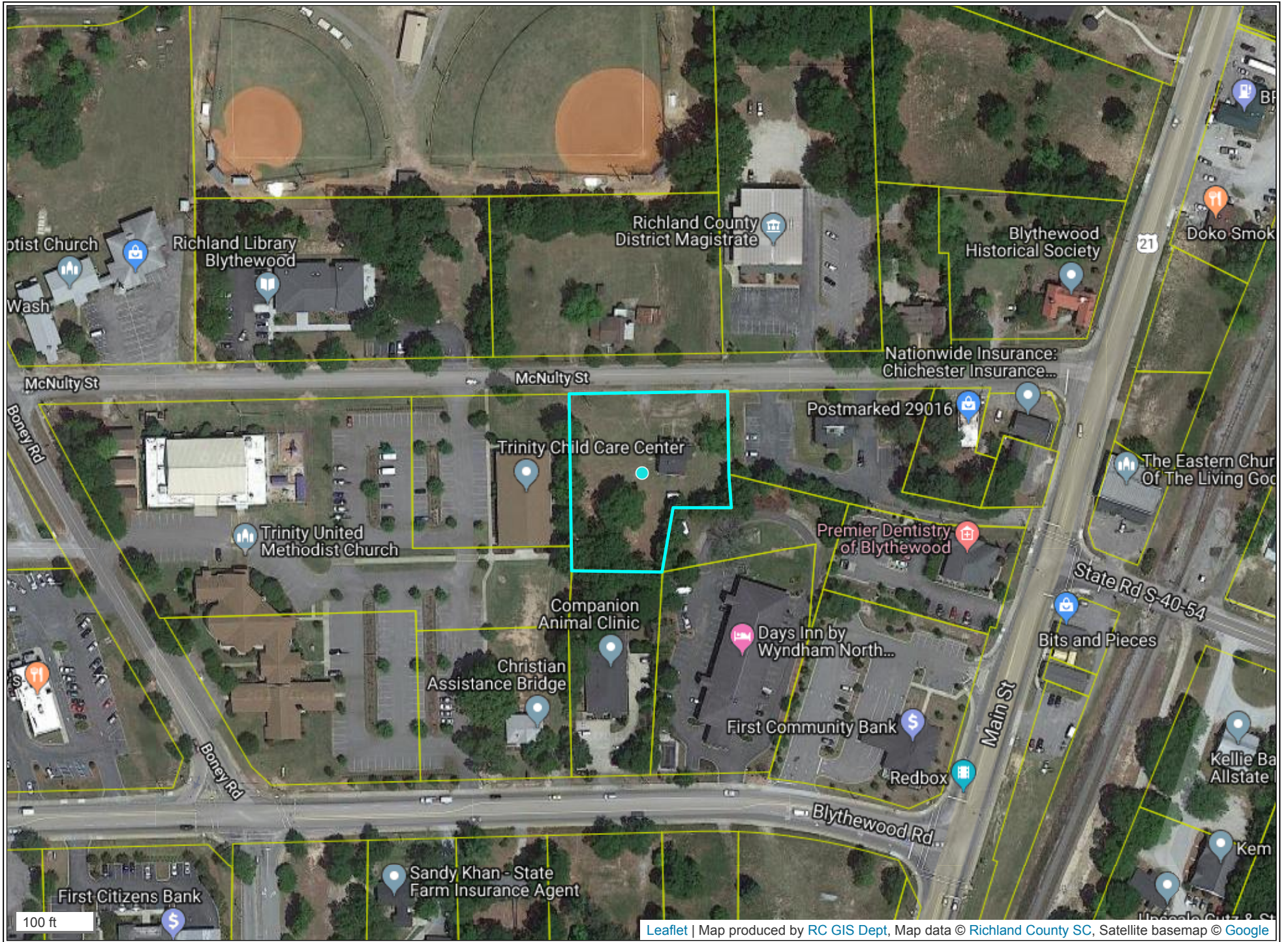
The applicant, Trinity United Methodist Church, has requested COA approval for the construction of a 30'x60' community picnic shelter (+/- 1,800 sq. ft.). This project is before the BAR because as required under §155.316 of the zoning ordinance, the BAR has COA authority over structures located in the Town Center (TC) District portion of the Architectural Overlay (AO) District. The proposed project is designed to reflect the existing youth building located at the southeastern corner of the property. The intent is to blend the architectural characteristics of the youth building with the picnic shelter.

The picnic shelter shall consist of 4"x8" fiber-cement siding/paneling on each end, designed to closely match the existing youth building. The roof shall be constructed of a burnished slate metal. The proposed structure is compatible in style with the youth building, using similar materials and architectural detailing.

As depicted on the site plan, a 20" oak tree and 12" pine tree are located on either side of the proposed picnic shelter. Upon BAR approval, both trees shall be protected with a visible fence, both during and after construction (§155.391).

As depicted on the site plan included in your packet, the proposed location of the picnic shelter is over the property line. Therefore, Trinity United Methodist Church will need to submit a survey to staff showing the property line next to the youth building as being abandoned. Upon approval, the survey will be submitted to the Richland County Register of Deeds Office to be recorded.



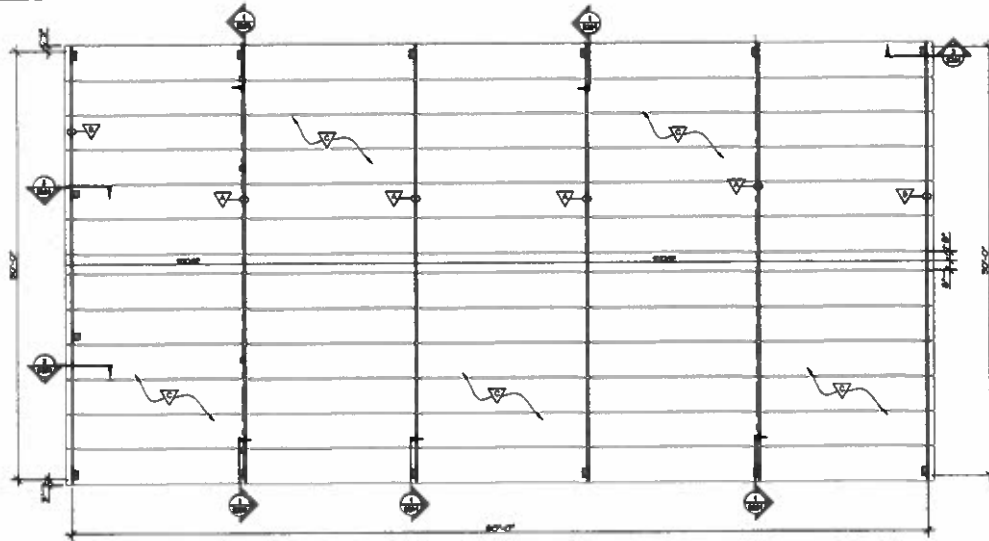






**FRAMING PLAN NOTES**

- ▽ PROVIDE PRE-MANUFACTURED WOOD TRIM
- ▽ PROVIDE PRE-MANUFACTURED ROOF JOIST AND TRUS DETAILING ON RAFT CONDITIONS
- ▽ PROVIDE 2x6 ROOF FLOORING BRACED AT 9' O.C.



**ROOF FRAMING PLAN**  
SCALE W.P. = 1/4"

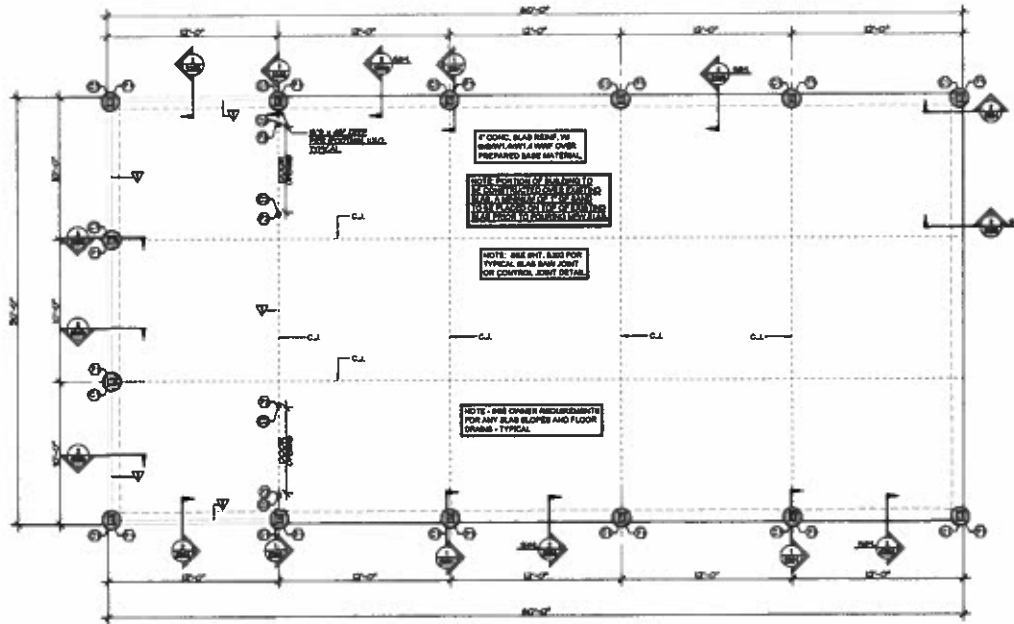
**COLUMN & FOOTING DESCRIPTIONS**

- ⊕ 12" x 16" REINFORCED CONCRETE FOUNDATION
- ⊕ BRICK FOOTING SET WITH COMPACTED SAND AROUND POST.
- ⊕ 6x6 TREATED WOOD POST
- ⊕ 4x4 TREATED WOOD POST
- ▽ 6x6 WOOD POST OR 4x4 OR 6x6 EXT. BRASS PLATE OR JACK BATED WOOD SHIMS

**SYMBOL LEGEND**

- ⊕ CONCRETE FOOTING REFERENCE TO THE PLAN FOR FOOTING TYPE & LOCATION.
- ⊕ WOOD COLUMN IDENTIFICATION - SEE THE PLAN FOR COLUMN SIZE & LOCATION.
- ⊕ CONCRETE COLUMN REFERENCE TO THE PLAN FOR SIZE AND LOCATION.

S.A. / C.A.



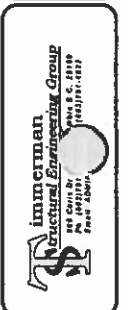
**FOUNDATION PLAN**  
SCALE W.P. = 1/4"

REVISIONS  
DATE: 10/24/2014  
CATEGORY: I

Revision	By	Date
1	AW	10/24/14



**Pole Building For Trinity United Methodist Church**  
90 Boney Rd.  
Blythewood, South Carolina 29016



Project No: 140177D

Scale: AS NOTED

Job Number: 14-17D

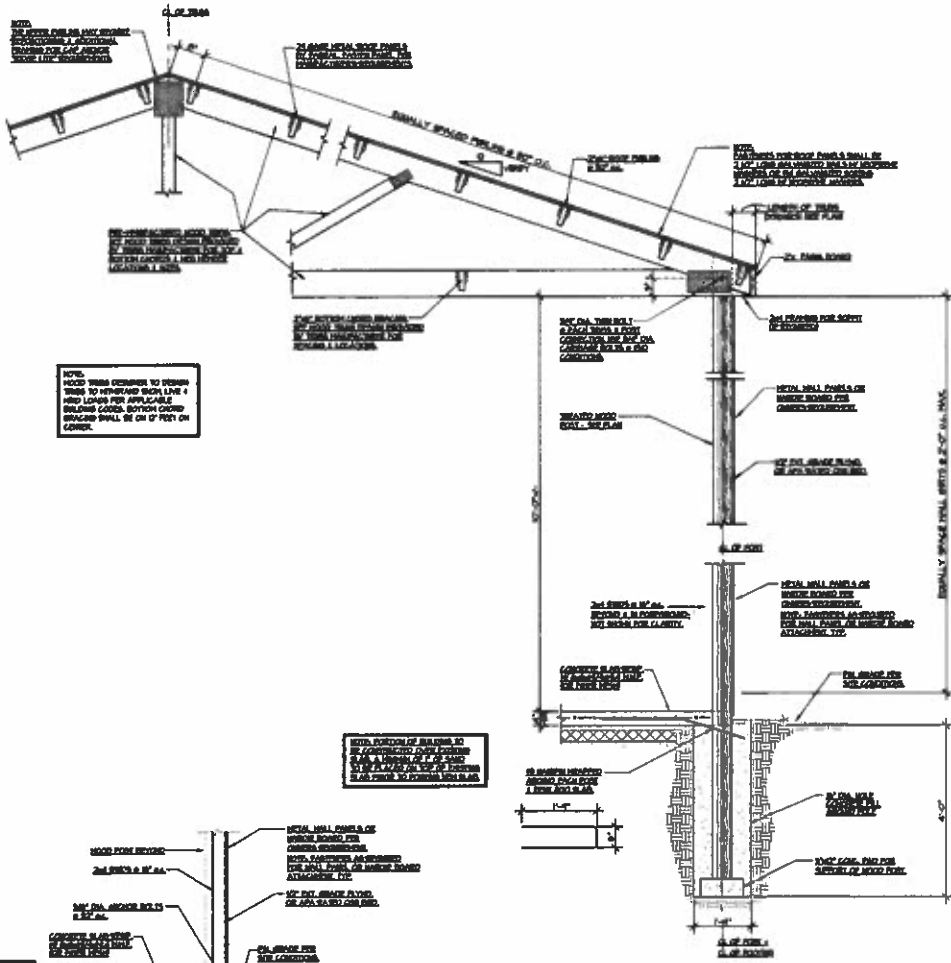
Designed by: AW

Checked by: AW

Date: MAY 26, 2014

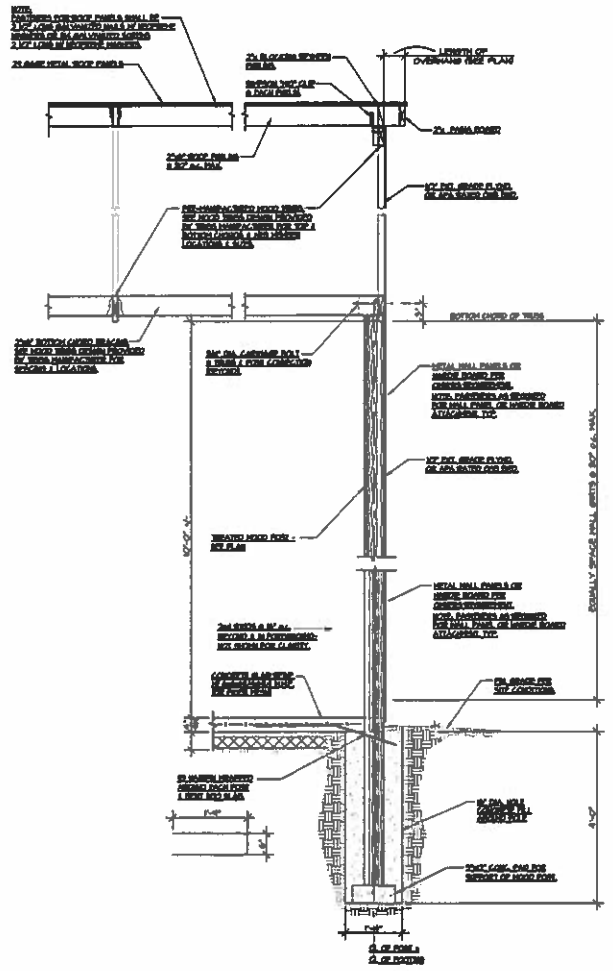
**S100**





WALL SECTION AT TRUSS (W/ TRUSS EXTENSION)  
SCALE 3/4" = 1'-0"

SECTION 1



WALL SECTION AT END WALL

SECTION 2  
SCALE 3/4" = 1'-0"

NOTE: WOOD FRAMING MEMBER TO PERFORM SHALL BE NOTIFIED BY LINE 4 WIND LOADS FOR APPLICABLE BUILDING CODES. BOTTOM CHORD BRACING SHALL BE ON TOP OF POST ON CORNER.

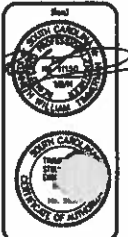
NOTE: EXISTING WALL BUILDING TO BE DEMOLISHED. ONLY EXISTING WALL TO BE RECONSTRUCTED. ALL OTHER WALLS TO BE DEMOLISHED. ALL OTHER WALLS TO BE DEMOLISHED.

NOTE: PORTION OF WALL TO BE RECONSTRUCTED. ONLY EXISTING WALL TO BE RECONSTRUCTED. ALL OTHER WALLS TO BE DEMOLISHED. ALL OTHER WALLS TO BE DEMOLISHED.

TYPICAL SLAB EDGE BETWEEN POST  
NOTE: AS SHOWN THIS DETAIL CAN BE USE FOR OPEN END WALL. SO WALL PANELS OR WALL BRYS AT OPEN PORTION OF BILDING.

SECTION 3  
SCALE 3/4" = 1'-0"

Revision	By
1-0-19	ERT



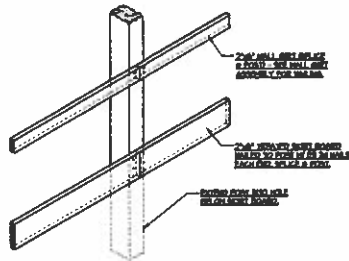
Pole Building For Trinity  
United Methodist Church  
90 Boney Rd.  
Blythewood, South Carolina 29015



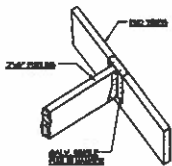
WALL SECTIONS	
Date:	08/10/20
Alt. Number:	10-071
Designed by:	ERT
Drawn by:	ERT
Checked by:	ERT
Date:	JULY 24, 2019

**\$200**

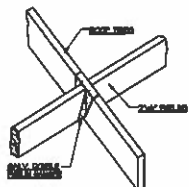




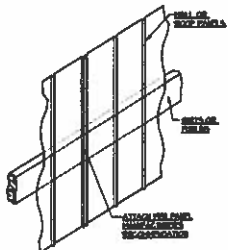
TYPICAL ENDWALL GIRT AND SKIRT BOARD ASSEMBLY



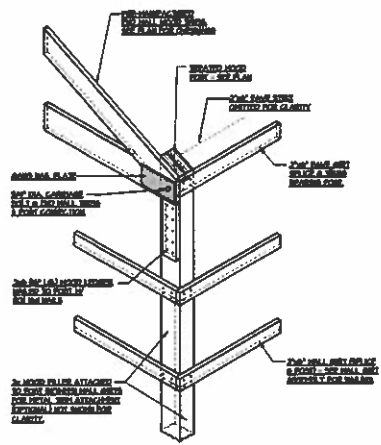
ROOF PURLIN CONNECTION



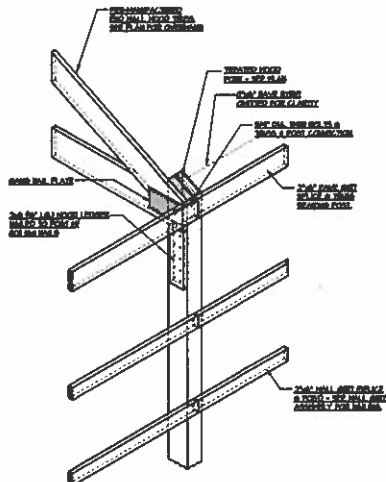
ROOF PURLIN CONNECTION



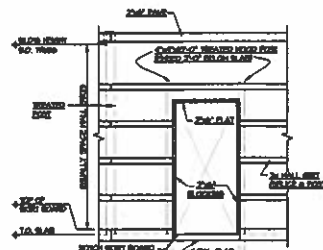
PANEL NAILING



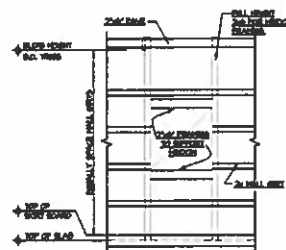
TRUSS TO POST CONN. FOR ENCLOSED BLDG AT GABLE ENDS  
(NOTE: FOR OPEN END BLDG USE 5/8" DIA. THRU BOLT)



TRUSS TO POST CONN. FOR ENCLOSED BLDG AT INTERMEDIATE POST  
(NOTE: FOR OPEN END BLDG USE 5/8" DIA. THRU BOLT)

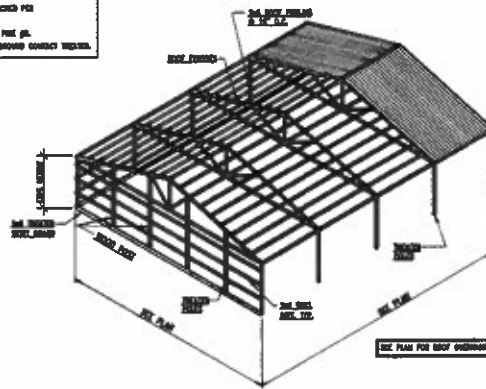


WALK-DOOR FRAMING ELEVATION  
TO SCALE



WINDOW FRAMING ELEVATION  
TO SCALE

- GENERAL NOTES**
1. ALLOWABLE SOIL BEARING TO BE 3000 P.S.F.
  2. ALL CONCRETE (EXCEPT TO BE 3000 P.S.F. IN SOIL).
  3. ALL ROOF & WALL PANELS SHALL BE ATTACHED PER MANUFACTURER'S RECOMMENDATION.
  4. ALL LIGHTING SHALL BE OUTDOOR VULNERA-FREE GL.
  5. ALL PANELS AND ROOF DOWNS SHALL BE GROUNDED CORRECTLY.

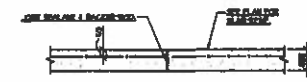


SEE PLAN FOR ROOF OVERLAP

- MINIMUM CONCRETE COVER**
- A. CONCRETE CAST AGAINST EARTH: 2" COVER
  - B. CONCRETE EXPOSED TO EARTH OR WEATHER:
    1. 20 REBAR AND 20# 2" COVER
    2. 30# AND 30# 1-1/2" COVER
  - C. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
    1. 20# & 20# 1-1/2" COVER
    2. 30# & 30# 1-1/2" COVER
    3. 30# & 30# 1-1/2" COVER



TYPICAL SAW JOINT DETAIL



TYPICAL CONTROL JOINT DETAIL

**NOTE:** THE CONTRACTOR MAY INSTALL AN ADDITIONAL WALL GIRDERS ABOVE OR BELOW THE WINDOW COVERING TO HOLD THE PLACE OF THE CURTAIN RODS AFTER ALLOWING FOR THE REMOVAL OF THE WINDOW WALL GIRDERS 2" ON EACH SIDE OF THE WINDOW.

Revision	By
1-01	WWT

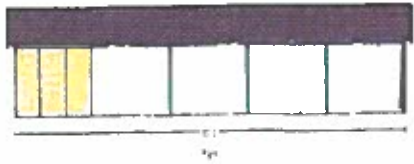


Pole Building For Trinity United Methodist Church  
90 Boney Rd.  
Elytheewood, South Carolina 29615



Drawing Title	
TYPICAL WALL SECTION, DETAILS AND BUILDING ISOMETRIC	
Scale	AS NOTED
Job Number	20-175
Designed By	WWT
Checked By	WWT
Date	JULY 24, 2004

**S202**



Project Description: TRINITY UMC		Date: 7/10/2019
Estimate Number: BDL-0026	Salesman No.:	Estimator No.:
For:	Comments:	

Application for Certificate of Appropriateness  
TOWN OF BLYTHEWOOD

Date Filed: \_\_\_\_\_ Fee Paid \_\_\_\_\_ (\$100.00)

Instructions

If the application is on behalf of the property owner(s), all owners must sign.  
If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.

The applicant hereby requests a certificate of appropriateness pursuant to Section 155.316 of the  
Zoning Ordinance to use the property described below in the following manner:

30'X60' community picnic shelter; to be located by the southeastern corner of the existing youth building approximately 21 feet off the property line;  
materials used will be wood frame, with roof trusses, metal roof, metal eaves, cement board 4x8 panels on ends to closely match youth building; built on site

APPLICANT(S): Trinity UMC

ADDRESS: 90 Boney Road, PO Box 864, Blythewood, SC 29016

TELEPHONE: (DAY) \_\_\_\_\_ (EVENING) \_\_\_\_\_

OWNER(S): Contacts: Bill Lackey - 803-518-8753

Thom Walker - 803-513-8746

ADDRESS:

TELEPHONE: (DAY) \_\_\_\_\_ (EVENING) \_\_\_\_\_

(Use reverse side of this form if additional space is needed).

LEGAL DESCRIPTION: LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_

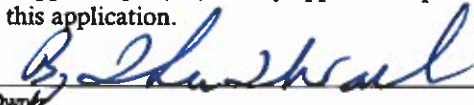
TAX MAP NO. R15213-04-01 DEED BOOK R1628 PAGE 2771 / 2768

Property is Zoned R12 Use of Property church / commercial

Physical Address or Location: 201 McNulty Road, Blythewood

DESIGNATION OF AGENT [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: 7/15/19

(sign)   
Owner

(sign) \_\_\_\_\_  
Owner

I (We) certify that the information in this request is correct.

Date: \_\_\_\_\_ (sign) \_\_\_\_\_  
Applicant

(sign) \_\_\_\_\_  
Applicant