

**Board of Architectural Review Minutes**  
**February 1<sup>st</sup>, 2022**  
**Via Zoom Meeting**

**Members Present:**

Phil Dixon, Chairman  
Dr. David Price, Vice Chairman  
NancyJean Nettles  
Rachel Burton  
Jeff Bowers  
Beth Huggins

**Members Absent:**

Tim Kennedy

**Staff Present:**

Becca Zimmerman, Planner II

Items on the agenda:

**Old Business:**

1. **105 Hansberry Lane-** New construction of a single-family residence
2. **136 Linwood Lane-** New construction of a detached garage

**New Business:**

1. **100 S. Pine Street-** Installation of a shed on a commercial property
2. **217 Sumter Avenue-** New construction of a detached garage

**Miscellaneous:**

1. N/A

Chairman Dixon opened the meeting at 6:02 pm and asked for consideration of the minutes from the February 1<sup>st</sup>, 2022. The minutes were unanimously approved.

**Old Business:**

1. **105 Hansberry Lane-** Mr. Runion presented his revised proposal for new construction at 105 Hansberry Lane. Several board members were not present at the previous meeting, so the board discussed the side entry driveway as opposed to having a detached garage. Ms. Zimmerman noted that the lot coverage restrictions for the lot would most likely not allow for a garage. The board members discussed areas of space on certain elevations of the house that did not have any windows or design elements to break up the vacant space. Mr. Runion explained that with the layout of the house windows could not be placed in certain areas. The board suggested that Mr. Runion utilize landscaping to break these areas up aesthetically. The board requested that Mr. Runion look into the option of adding false vents or the appearance of piers to the foundation of the house to provide the

visual of a crawlspace, however, maintaining at least a 30" foundation height was satisfactory. The project was unanimously approved

2. **136 Linwood Lane-** Mr. & Mrs. Wimberly presented their revised proposal for a detached garage. The board, homeowners and Ms. Zimmerman discussed logistics of approval should the design of the garage door change. The board members agreed that the design submitted within the drawings was acceptable, but that any change to this design would need to be brought back before the board. The project was unanimously approved as submitted with the condition that any change in design to the garage doors must come back before the board.

**New Business:**

1. **100 S. Pine Street-** Mr. Gamache, the business owner of the law firm at 100 S. Pine Street presented his proposal to install a storage shed on the rear of the property. The board members and Mr. Gamache discussed design details and the location of the shed. Mr. Gamache confirmed that the shed would match the existing building on the property. The board members clarified that if the shed were to be put on blocks as a foundation, there would need to be some sort of screening around the foundation of the shed. The project was unanimously approved with the condition that the shed have skirting around the foundation if blocks were utilized.
2. **217 Sumter Avenue-** Mr. Wishman presented the proposed detached garage project for 217 Sumter Avenue. The board members discussed the design of the garage itself and questioned the design of the garage doors. Mr. Wishman stated that he had expensive tools that he was going to store in the garage, and would prefer not to have windows on the garage doors. Ms. Burton presented a carriage style door design that did not have windows as an option for Mr. Wishman. Ms. Burton also questioned the dormer to the side of the garage. She suggested that the dormer be stepped back two feet. Mr. Wishman agreed that he could meet this condition. Ms. Zimmerman explained that revised drawings would need to be submitted at the time of permitting to reflect the revised door design as discussed and the relocation of the dormer. Mr. Wishman agreed to this condition. The project was unanimously approved with the conditions as discussed.

**Miscellaneous:** N/A

**Adjourn:** Chairman Dixon adjourned the meeting at 7:30pm.

Respectfully Submitted,

Becca Zimmerman, Planner II

Date: 2/24/22

Approved:   
Philip G. Dixon PE, CFM, Chairman Or,  
Dr. David Price, Vice Chairman