

Historic Preservation Minutes
March 1, 2018 – 6:00pm

Present: Greg Winters, Cheryl McBrayer, Roy Swisher
Not Present: Gracy Justice, Frank Dominick
Meeting call to order: Greg Winters at 6.05 pm

Item discussed: 146 West End Street Chester SC 29706

1. Mr. Bryan Gardner and Lucy Price Mother in law filed an application for 146 West End Street to build a storage building 16' X 12' 196 sg/ft; roof line above 6/12 pitch, roof matches main house with storage above. Wood boxing overhang and siding match main residential home Rear yard slopes to rear of the property building built up minimum 3ft above the ground on pressure treated post. Storage building meet front, side and rear yard setbacks from the rear of the house.

Action taken: Motion to approve by Cheryl McBrayer, 2nd Roy Swisher motioned carried 3-0
Members voted: Cheryl McBrayer, Roy Swisher, Greg Winters voted 3-0.
Members against: None

Items discussed: 115 Foote Street, Chester SC 29706

2. Greg Matthews to convert residential garage to a 25 x 25 in-law suite apartment for mother in law only external changes are double garage door will be changed to double French doors and 3 x 5 window, building siding would remain the same as the main residence.

Action taken: Commission discussed the apartment zoning classification because of its change from and garage to an apartment which would make the lot a double residential building on one lot. Did meet setbacks from primary residential structure, side and rear yard setbacks. HPC also mentioned that the building would be adjacent to the rear a bed and breakfast.

Building Official Zoning Administrator mentioned to Mr. Matthews that he have to apply for zoning approval, upon approval of zoning a building permit would have to be obtained and that the building would require inspections in order to meet the State 2015 IRC.

HPC made a motion to accept Mr. Matthews request upon approval of zoning classification review and recommendation to forward to ZBA should setbacks are not meet from the original HPC application.

Member voted for: Cheryl McBrayer motioned to approve the request upon approval of zoning, Roy Swisher seconded. Motion carried vote 3-0.
Member against: None

Items 3: Election of HPC Chairman; Cheryl McBrayer nominated Greg Winters for Chairman, Roy Swisher 2nd, Voted 2-0 Greg Winters accepted the nomination for HPC Chairman

Meeting adjourned: Roy Swisher motioned to adjourned, Cheryl McBrayer 2nd; Vote 3-0.

Minutes prepared by Reginald McBeth CBO CFM MCO
Building Official/Zoning Administrator