



REGULAR MEETING OF COMMUNITY APPEARANCE BOARD

SEPTEMBER 15, 2026 - 5:30 PM

MUNICIPAL COURTROOM
2222 HIGHMARKET STREET
GEORGETOWN, SOUTH CAROLINA

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of Minutes from the August 18, 2026 Community Appearance Board Regular Meeting

III. PUBLIC INPUT ON NON-AGENDA ITEMS

IV. OLD BUSINESS

V. NEW BUSINESS

- A. **CAB-2026-0013 - Request: New construction for 1098 Whitton St. TMS# 05-0045-016-00-00.**
Request to complete construction of a new 4-unit commercial building, with addition.
1. Staff Presentation
 2. Applicant Presentation *(5 minute time limit)*
 3. Public Input *(Chairman to determine time limit)*
 4. Applicant Reply
 5. Motion and Board Discussion
- B. **CAB-2026-0014 - Request: Construction of an accessory structure for 2119 Highmarket St. TMS# 05-0012-145-00-00.** Request to install a new metal carport.
1. Staff Presentation
 2. Applicant Presentation *(5 minute time limit)*
 3. Public Input *(Chairman to determine time limit)*
 4. Applicant Reply
 5. Motion and Board Discussion
- C. **CAB-2026-0015 - Request: Fence and lighting for 800 Church St. TMS# 05-0027-032-00-00.**
Request to install a fence along the sides and front of the property, to include in-ground lighting.
1. Staff Presentation
 2. Applicant Presentation *(5 minute time limit)*
 3. Public Input *(Chairman to determine time limit)*
 4. Applicant Reply
 5. Motion and Board Discussion
- D. **CAB-2026-0016 - Request: Sign for 204 S Fraser St (unit 210 S Fraser St). TMS# 05-0026-199-00-**

00. Request to install a new wall sign and window sign.

1. Staff Presentation
2. Applicant Presentation *(5 minute time limit)*
3. Public Input *(Chairman to determine time limit)*
4. Applicant Reply
5. Motion and Board Discussion

VI. BOARD DISCUSSION

VII. MOTION TO AUTHORIZE STAFF TO TYPE HANDWRITTEN CHANGES ON THE ORDERS OF THE BOARD

VIII. ADJOURNMENT

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN COMMUNITY APPEARANCE BOARD

MEETING DATE: September 15, 2026

AGENDA ITEM: CAB-2026-0013 - Request: New construction for 1098 Whitton St. TMS# 05-0045-016-00-00. Request to construct a new 4-unit commercial building.

CURRENT STATUS:

Applicant:	Robert Cox, Cox Consultants LLC
Property Owner:	Rodney Oralls
Zoning District:	General Commercial (GC) <i>(Reference item 1)</i>
Overlay District:	Main Corridor Overlay District (MCOD) <i>(Reference item 1)</i>
2040 Comprehensive Plan – FLUM:	Corridor Commercial <i>(Reference item 2)</i>
Flood Zone:	X <i>(Reference item 3)</i>
Intended Use of the Property:	Mini-shopping center/offices

APPLICABLE COMMERCIAL CORRIDOR DESIGN OVERLAY DISTRICT GUIDELINES:

2105 Certificate of Approval Required

A COA must first be obtained prior to the initiation of work within the Main Corridor Design Overlay. Approvals are granted by the Community Appearance Board through the issuance of a COA.

2109 Landscaping and Site Development

2109.1 Proposed development shall avoid excessive or unsightly grading, indiscriminate earth moving or clearing, and removal of trees and vegetation which could cause disruption of natural water courses, or disfigure natural landforms. All requirements set forth in the Army Corp. of Engineers and/or OCRM will be addressed at this time.

2109.2 Proposed developments shall be located and configured in a visually harmonious manner with the terrain and vegetation of the subject parcel and with that of surrounding parcels.

2109.3 The landscape plan for proposed developments shall provide visually harmonious and compatible settings for structures on the same lot and on adjoining lots and shall blend with the surrounding natural landscape. Extreme care shall be given to the preservation of existing natural vegetation on the site and shall be incorporated into proposed landscape plans.

2109.4 Plant materials shall be selected and placed with regard to the estimated mature height and width of such materials.

2110 Lighting

2110.101 Parking lot lighting shall be no greater than twenty-five (25) feet in height and be shielded to ensure that no spillover occurs onto adjacent rights-of-way or private property.

2110.2 A lighting plan will be required with submittal of all commercial development plans within the MCOD. Emergency lighting for public safety and hazard warning, holiday decorations, residential lighting, and public streetlights are exempted from the provisions of this ordinance.

2110.3 Lighting Orientation and shielding: All light fixtures, except streetlights shall be located, aimed or shielded as to minimize stray light trespassing across property boundaries. No illumination in excess of one (1) foot candle shall spill across any residentially zoned lot line. The orientation of all lighting shall be downward.

2110.4 Out parcels shall conform to the master lighting and landscaping plan prepared by the developer of the primary lot.

2110.5 Property owners and managers are encouraged to safely illuminate building entry/exit locations; however, such areas shall only be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from off of the property. Building walls may be illuminated.

2111 Architectural Design Standards

2111.1 All proposed structures will contribute to the image of the City of Georgetown as a unique place of visual character, integrity and quality. Structures shall meet all applicable Building Code requirements in addition to the following:

2111.101 All structures within a proposed development (including gasoline canopies) shall utilize a uniform architectural theme.

2111.102 The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area.

2111.103 Out parcels shall conform to the master architectural, and signage plan prepared by the developer of the primary lot.

2111.104 The architectural design and finish details of the buildings (i.e. signage, canopies, railings, metal work, window casements, flashing and other finish elements) shall be appropriate and compatible with one another and surrounding structures.

2111.105 Long, monotonous façade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted. **2111.106** Porches and porticos with vertical posts or columns of simple, traditional design shall be incorporated into designs where practical.

2112 Elevations.

2112.1 All elevations of a structure shall be in harmony with one another in terms of scale, mass, proportion, detail, material, color and high design quality.

2112.101 The side and rear elevations of buildings shall be visually attractive, especially where the side or rear elevations are most often viewed by the public. Roof lines and architectural details shall present consistency in quality design.

2112.102 Roofs should be Hipped or gabled and have a 6/12 pitch for at least 60% of the roof area. Mansard roofs are not permitted in the MCOD.

2112.103 The use of a parapet is acceptable with approval from the Zoning Administrator and should screen HVAC mechanical equipment and otherwise enhance the appearance of the building.

2112.104 Porch or canopy roofs may be of a lesser slope. Canopies designed as domineering or overpowering architectural features shall not be permitted.

2113 Windows. Large Expansions of Glass shall be delineated by architectural features. Where possible, glass expanses shall be divided into smaller lights through the use of transoms, mullions or muntin's. The transom, mullion or muntin size shall be in proportion to the glass pane. The Zoning Administrator shall review the type of business to determine appropriate expanse of glass. The use of transoms with glass windows above and below or glass windows above a door are encouraged. True divided light or simulated divided light windows shall be of wood, vinyl-clad wood, or metal.

2114 Mechanical Equipment and Electric Services

2114.1 Mechanical equipment, whether ground level, raised or roof-top visible from the corridor or rights-of-way shall be enclosed or screened to ensure that such features are not visible. Enclosures and screens shall be compatible with the architectural style of the proposed building.

2114.2 All new electrical services shall be buried where possible.

2115 Building Materials and Exterior Color

2115.1 Appropriate Exterior materials include finished wood, brick, wood shingles or shakes, hard plank (or other synthetic products which show a wood grain and closely resemble finished wood siding, stucco, or split face block). Only materials selected from this list shall be specified in design submissions.

2115.101 No unadorned concrete masonry units or corrugated and/or sheet metal or unfinished wood shall be allowed on the front façade of any building within the MCOB.

2115.102 Shingles, metal standing seam, tile, or other roofing materials with similar appropriate texture and appearance shall be utilized on roofs visible from any adjacent public right of way.

2115.103 Shutters, when used, shall be either louvered, paneled or board and batten. They shall be hung or hinged from window sides and sized to fit the window.

2115.104 Trim, Windows and doors shall be finished in white, or a contrasting value of the cladding color.

2115.105 Fences. Wood palisade, lattice, aluminum, and iron shall be used in the MCOB. Black plastic coated galvanized chain link fencing may be used with if screened with landscaping on the side and rear of property and approved by the Zoning Administrator. Chain link fencing shall not be placed in the front yard.

2115.106 Color Palette. Color combinations of paints and stains shall be complementary. No more than three different colors per building shall be permitted. Primary colors, fluorescent, psychedelic, and phosphorescent are not permitted in the Overlay Corridor District. Colors such as black, dark blue, grays, and other dark colors can be used for doors, trim, and shutters.

2116 Sign Design Standards

2116.1 Signage shall meet all applicable requirements of Article XVII: Sign Regulations and all applicable Building Codes in addition to the following requirements set forth within the MCOB.

2116.101 The location and dimension of wall signs shall be indicated upon the architectural elevations of the proposed structures.

2116.102 Signs (monument and wall signs) shall complement the architectural style of the building and shall be designed as an architectural element of the building.

2116.103 The materials, colors, and lighting of signs shall be compatible with the materials used in the construction of the building.

2116.104 Wall signs shall fit within the confines of the architectural details of the building and not obscure or detract from those features.

2117 Landscaping/Buffer Requirements

All landscape plans must be submitted to and approved by the Zoning Administrator.

2118 Affected Property

2118.1 New Developments: All new developments, buildings, structures, and parking areas shall comply with the minimum landscape requirements set forth herein.

2119 Percentage of Property to be landscaped.

Each property shall devote a minimum of fifteen (15%) of its total area to landscaping which may include existing or transplanted trees, shrubs, and lawns. Paved areas, gravel areas, and retention/detention ponds shall not be calculated as part of the minimum fifteen (15%) percent.

2119.1 Landscape requirements for the perimeter of Parking Areas

2119.101 Perimeters adjacent to Public Rights-of-way: Parking areas that do not exceed 20,000 sq. ft. in area shall be required to have a minimum landscape buffer of ten (10') feet in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs for every 35 linear feet of street frontage. Parking areas that exceed 20,000 sq. ft. in area shall be required to have a minimum landscape buffer of fifteen (15') in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs for every 35 linear feet of street frontage.

2119.102 Perimeters not adjacent to Public Rights-of-way: In addition to the landscaping requirements for Perimeters adjacent to public rights-of-way, the remaining perimeter of any parking area shall be surrounded by a continuous five (5') foot landscape strip. Such landscape border shall be required between any paved area and any property line, yard, or structure. The landscape border may be interrupted for ingress and egress of structures and adjoining lots. Such border shall consist of one (1) shade tree or one (1) ornamental tree and ten shrubs for every 35 linear feet of perimeter. Borders between the structures and parking shall be a minimum of five (5) feet in width and consist of ten (10) shrubs for every 35 linear feet of perimeter.

2119.2 Landscape Requirements for the Interior of Parking Area

2119.201 The interior of parking areas shall contain landscape islands and peninsulas located in such a manner as to preserve existing trees and vegetation; guide traffic flow and direction; divide and break up large expanses of parking; and promote pedestrian and vehicular safety.

2119.202 A maximum of fourteen (14) consecutive parking spaces in a row shall be permitted without a landscape island.

2119.203 Each end row of parking spaces shall require a landscape island unless the end of such row of parking spaces is adjacent to a perimeter landscape border as required in Section 2151 of this ordinance.

2119.204 The minimum width of a landscape island that is parallel to a parking space shall be nine (9) feet, and the minimum length for the same shall be eighteen (18) feet. Each landscape island shall contain a minimum of one (1) shade tree or one (1) ornamental tree and five (5) shrubs.

2119.205 Every fourth group of rows of parking spaces shall be separated from one another by a four (4) foot landscape island that extends the entire length of the row of parking spaces. Such landscape island shall contain a minimum

of one (1) shade tree or one (1) ornamental tree and 10 shrubs for every thirty-five (35) linear feet.

2120 Retention Pond Landscape Requirements.

Developments that provide for on-site retention ponds shall be required to plant wetland plant materials in and around such ponds. The plant species selected shall be those which are commonly known to flourish in wetland areas and improve the quality of surface water runoff. In addition, grasses, shrubs, and other herbaceous materials shall be provided in and around the retention area in appropriate quantity and placement to ensure the propagation of such materials to approximately one half the retention area within a three (3) year period. Appropriate plants for wetlands are listed below:

Wetland Plant Species	
Common Name	Botanical Name
Maidencane	Panicum hemilomon
Giant cutgrass	Zizaniopsis miliacea
Prairie cordgrass	Spartina pectinata
Giant bulrush	Schoenoplectus californicus
Cattail	Typha latifolia
Blue flag iris	Iris virginica
Canna lily	Canna indica
Cypresses	Taxodium distichum, Taxodium ascendens
Water-willow	Justicia americana
Tupelo gums	Nyssa aquatica
Button bush	Cephalanthus occidentalis

Willows	Salix nigra, Salix babylonica
Loblolly Bay	Gordonia lasianthus

2121 Landscape requirements for Monument Signs.

A landscape border of a minimum of three (3') feet in depth and a minimum width equal to the greatest width of the sign shall be required for all monument signs. The landscape border shall contain one (1) shrub per three (3) linear feet with appropriate ground cover. No portion of the sign shall project beyond the landscape border.

2122 Requirements for Landscape Buffer

2122.1 Subject parcel boundaries adjacent to delineated wetlands shall have a required minimum buffer of twenty (20) feet.

2122.2 Required perimeter landscape may be grouped to ensure visibility and to allow for creativity. Equal spacing of plant materials shall not be required.

2122.3 Existing trees, regardless of classification may be counted toward requirements for shade trees or ornamental trees provided such trees are a minimum of 5" inches in caliper, in good health, and located in the approximate area as required.

2122.4 Shade Trees: Any deciduous or leaf bearing tree that reaches a mature height in excess of forty (40) feet. Shade trees shall be a minimum of three (3) inches in caliper and ten (10) to twelve (12) feet in height at the time of installation.

2122.5 Ornamental trees: Any deciduous or evergreen tree that has a particular ornamental characteristic and tends to have a mature height less than that of a shade tree. The ornamental characteristics of such trees may include a distinctive shape, color, flower, or limb configuration. Ornamental trees shall be a minimum of one and one half (1.5) inches in caliper and six (6) to eight (8) feet in height at the time of installation.

2122.6 Shrubs: Shrubs shall be a minimum of three (3) gallons in size and one and one half (1.5) feet in height at the time of installation.

2122.7 Groundcover: Groundcover shall consist of grass, turf, sod, ivy, bulbs, potted flowers, and bedding plants. Pebbles, wood chips, bark, mulch, straw and similar materials may be used in conjunction with groundcover to delineate planting beds, but in no instance shall such materials be used for the purpose of sidewalks, parking areas, or driveways. Areas dedicated for lawns shall be cleared of debris, graded level, and covered with sod, turf, or grass seed.

2122.8 When the configuration of a structure and parking area are such that the required landscaping set forth herein has to be placed under overhead utility services, consideration shall be given to the estimated mature height or required plant materials. Substitutions of plant materials or types (i.e. shade trees) when needed due to overhead utilities may be replaced with ornamental trees.

2122.9 No structures or portions of structures (except public utility services) shall be permitted in a required landscape buffer. Ingress and egress shall be permitted through required landscape.

2122.10 The owner, occupant, tenant, or agent shall be jointly and severally responsible for the maintenance of all landscaping. Landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance. Proper maintenance shall include watering, weeding, mowing, mulching, fertilizing, and pruning. Any dead, dying, or damaged landscaping material shall be promptly replaced with materials of an approved size and type.

2125 Recommended Plant List.

The table below specifies trees and shrubs that are native or have been determined to be suitable for the climate. Applicants seeking to incorporate landscaping materials not listed in the recommended plant list shall submit the request to the Zoning Administrator, who shall determine if such materials are appropriate.

APPLICABLE ZONING CODES:

500 Area, Yard, and Height Requirements Table.

District	MINIMUM LOT SIZE		Lot Width at Building Line	MINIMUM SETBACK FROM PROPERTY LINE				Maximum Height of Structure
	Area in Square Feet	Area in Acres		Front	Side	Rear	Principal Street Side on Corner Lot (S11)	
R1 Residential	10,000	--	70	30/(508)	10	20	15	35
R2 Residential	8,000/(501.1)	--	60/(502.1)	30/(508)	10	20	15	35
R3 Residential	8,000 /501.2,509/ 12,000 (MF) /502.1,510.1/	--	60/(502.2)	30/(508)	8	10	12	35
R4 Residential	6,000 /501.2,510.2/ 10,000 (MF)/(501.2, 510.2/	--	60/(502.3)	25/(508)	8	10	12	35
R5 Residential	5,000 /501.2/	--	50	20/(508)	7/(509)	10	10.5	35
MR Residential	10,000	--	70	30/(508)	10	20	15	35
IC Commercial	2,500	--	25	0/(503)	0/(503)	25	0/(503)	35
CC Commercial	--	--	--	--	--/(504)	--/(504)	--/(504)	45
WC Commercial	15,000	--	70	30	10	20	15	35
GC Commercial	10,000	--	60	50/(505)	10	10	15	35
NC Commercial	6,000	--	60	25	8	10	12	35
PS Public Service	10,000	--	60	50/(503)	10	10	15	35
LI Industrial	--	1	100	40	20	20	30	35/(506.1)
HI Industrial	--	5	300	40	20	25	30	35/(506.1)
CP Conservation	--	--	--	30	--	--	--	25

Article XVIII: Off-Street Parking

Section 1810 Parking Space Requirement Table

Use	Parking Requirement
Retail (Single tenant):	
Retail floor area less than 1,000 sq ft	Minimum one space per 200 sq ft of retail floor area (or fraction thereof) Maximum one stall per 100 sq ft of retail floor area
Retail floor area 1,000-5,000 sq ft	Minimum three spaces, plus one per 250 sq ft retail floor area Maximum three spaces, plus one per 200 sq ft retail floor area
Retail floor area 5,000-50,000 sq ft	Minimum eight spaces, plus one per 300 sq ft retail floor area Maximum eight spaces, plus one per 250 sq ft retail floor area
Retail floor area over 50,000 sq ft	Minimum thirty-three spaces, plus one per 350 sq ft retail floor area Maximum thirty-three spaces, plus one per 300 sq ft retail floor area
Mini shopping mall	Minimum of one stall per 300 sq ft of retail floor area Maximum of one stall per 250 sq ft of retail floor area
Regional shopping mall	Minimum of eight stalls, plus one per 350 sq ft of retail floor area Maximum of eight stalls, plus one per 300 sq ft of retail floor area

OPTIONS:

1. Approve request, as submitted by applicant.
2. Approve application with conditions imposed by the Community Appearance Board.
3. Deny request.
4. Defer request for more information. *(A time frame for deferral must be agreed upon between the board and the applicant)*

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Building & Planning Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map

Parcel View



Block View



REFERENCE ITEM 2: Future land use designation.



REFERENCE ITEM 3: FEMA Flood Map

Overview	Activity	Records	Files
Flood info		Effective FIRM	
Flood zone		X	
Supplemental Coastal A		No	
In Floodway		No	
In CBRS		No	
In OPA		No	
Base Flood Elevation		Add	
Design Flood Elevation		Add	
Datum		NAVD88	
FIRM Panel Effective Date		5/9/2023	
FIRM panel		45043C0485G	

An aerial photograph showing a residential neighborhood. A blue rectangular outline highlights a specific property or area. Within this outlined area, there is a blue pin icon. The surrounding area includes other houses, trees, and a road labeled 'S Fraser St'.

Date Filed:

8/3/26



Cab-2026-0013

Application #:

**CITY OF GEORGETOWN
DESIGN OVERLAY DISTRICT APPLICATION
COMMUNITY APPEARANCE BOARD (CAB)**

Please note that all projects will be reviewed by the Planning and Community Development Department for compliance prior to the issuance of any zoning and/or building permit.

Property Information:

The applicant hereby requests approval for the project described on ARB Request Form (attached):

Property Address:

Tax Map Number:

1098 Whitton St
Georgetown, SC 29440

65-0045-016-0000

Type of Application:

Type of Request:

☒ New Application☐ Demolition☒ New Construction☐ Application of Revisions☐ Alteration☐ Fence☐ Repair☐ Addition☐ Other**Description of Request:**

The request CAB approval for a 4 Unit office complex located in GC zoning district.

List of materials to be used:

Hardie Siding
Vinyl windows
Architectural shingles
Sherwin Williams paint colors

In addition to this application, the following supporting materials have been submitted.

Paint samples
Site Plan

Date Filed: 8/3/20

Design Overlay District Application #: _____

**CITY OF GEORGETOWN
DESIGN OVERLAY DISTRICT
CHECKLIST FOR REQUIRED MATERIALS**

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please email this application to planning@georgetownsc.gov or submit in person to the Planning Department within City Hall, located at 1134 N Fraser Street, Georgetown, SC.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☒ Yes ☐ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

CAB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable,

Site Plans.

☒ Yes ☐ No The site plan must include: setbacks, building location and dimensions (existing and proposed), easements (public and private), location of service areas, sign location, parking, lighting plan, and fencing

☒ Yes ☐ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all proposed landscaping.

☒ Yes ☐ No Floor plan

Building Plan Information.

☒ Yes ☐ No Elevations. Include all sides of any structure detailing fenestrations.

☒ Yes ☐ No Building Materials

- Paint (provide sample); Brick; Hard Plank; Siding; Wood; Wood Shingles or shakes

☒ Yes ☐ No Roofing Materials

- Shingles (slate, concrete composition, wood/shakes); Copper/tin; Painted Galvanized standing seam or v-crimp metal

Date Filed:

8/3/26

Design Overlay District Application #:

☐ Yes ☒ No

Shutter design

- Louvered; Paneled; Board and batten

☒ Yes ☐ No

Windows

- Exterior lighting fixtures (include image)

☐ ☒ Yes ☐ No

Mechanical equipment and when visible from the ROW, include materials for screening

☐ Yes ☒ No

Screening material

☒ Yes ☐ No

Lighting plan, with proposed exterior light fixtures

Sign Information.

☒ Yes ☐ No

Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

☒ Yes ☐ No

Color samples/descriptions included for:

- Building; Trim; Doors; Exterior details, Etc.

Additional Materials.

☐ Yes ☐ No

Additional materials for: _____

If the application requires additional information to make a decision, staff will contact you. Once the application is approved, you may then apply for applicable zoning and/or building permits.

PLEASE BE AWARE THAT STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

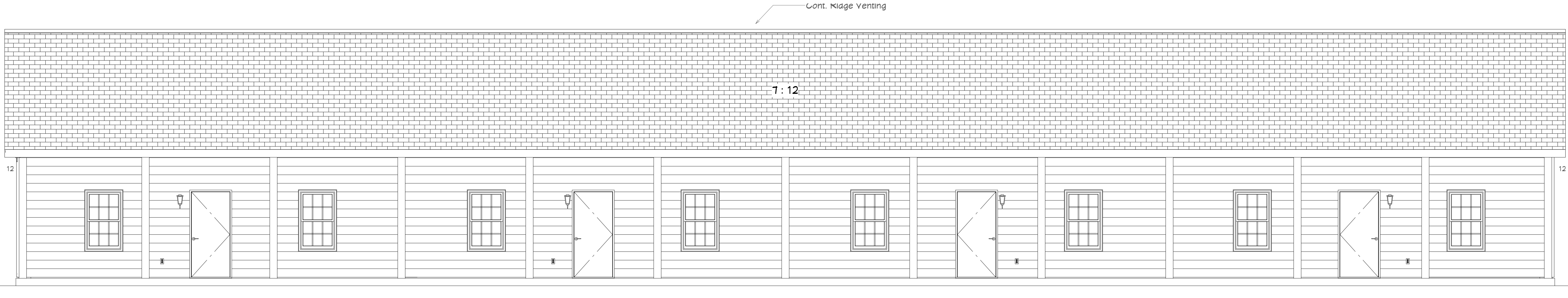




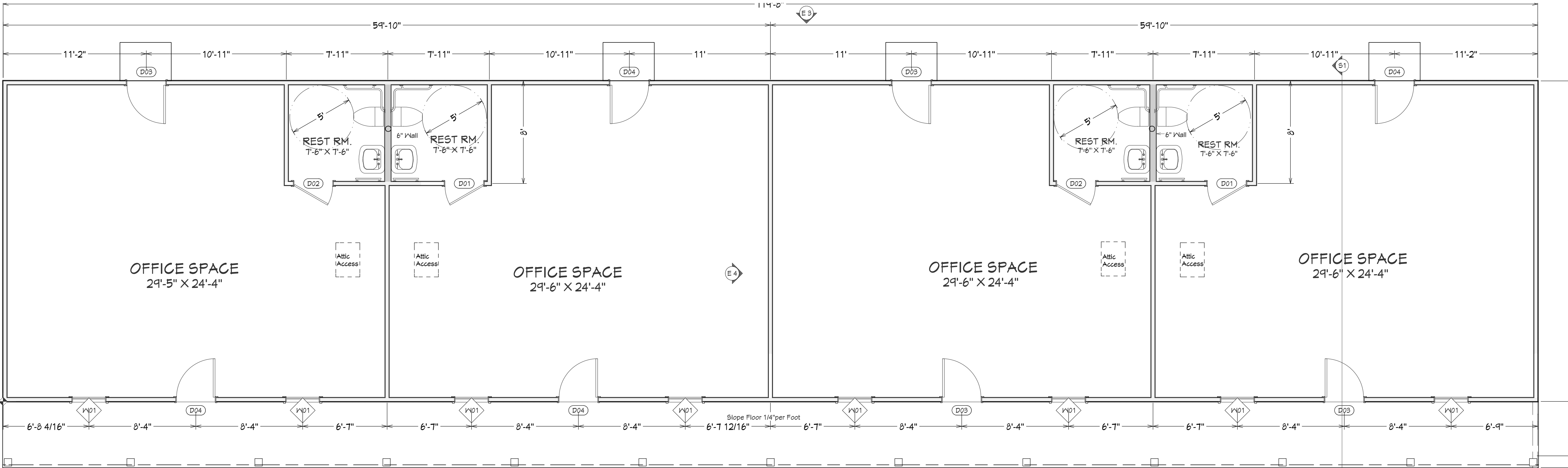








FRONT ELEVATION scale 1/4"=1'0"



FLOOR PLAN scale 1/4"=1'0"

HEATED AREA
2992 SQ FT

Window Schedule						
Number	Label	Qty	Floor	Size	Egress	Description
W01	2846SH	8	1	2846SH		Single Hung

Door Schedule						
Number	Label	Qty	Floor	Size	Thickness	Description
D01	3068	2	1	3068 L IN	1 3/8"	Hinged-Door P04
D02	3068	2	1	3068 R IN	1 3/8"	Hinged-Door P03
D03	3068	4	1	3068 L EX	1 3/4"	ext. Hinged-Slab
D04	3068	4	1	3068 R EX	1 3/4"	ext. Hinged-Slab

NOTE: These plans are the property of QUALITY HOME PLANS, INC. of which only one residence can be built from without the permission of the designer, which is copyright protected. The contractor shall verify all dimensions and enclosed drawings. QUALITY HOME PLANS, INC. is not liable for errors once construction has begun. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE	REVISION BY	DESCRIPTION
3	5/5/26	R. Owens	Addition to

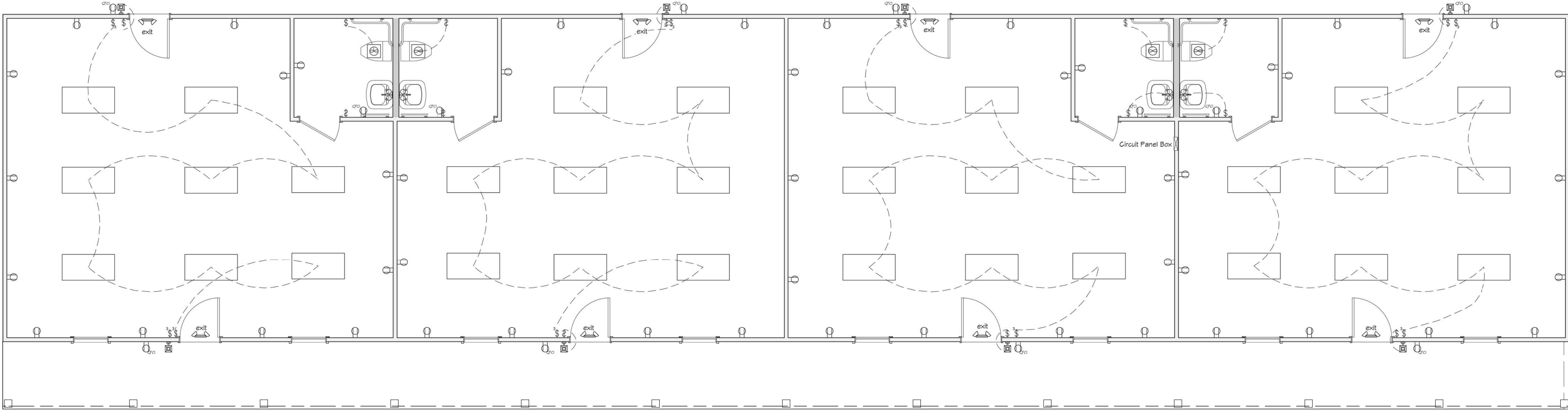
PROJECT NAME: Rodney Orell		DRAWN BY: R. Owens
PROJECT LOCATION: City of Georgetown		FILE NAME: Cox Robert Rodney Building 4-units opt 3C-Cox Robert Rodney Building 4-units opt 3

QHP
HOMES FOR
TODAY
Copyright ©

Quality Home Plans, Inc. 3599 Choppee Rd.
Georgetown, S. C. 29440
Email: qualityhomeplans@gmail.com

START DATE
1/21/26

SHEET:
A-1



ELECTRICAL PLAN scale 1/4"=1'0

ALL CEILING LIGHTING SHALL BE ADJUSTED ACCORDING TO OWNER'S CHOICE OF LIGHTING FIXTURES, ETC.

2024 International Energy Conservation Code Compliance

Design and construction of this building to comply with all provisions of the 2009 International Energy Conservation Code (IEEC).

ENVELOPE SUMMARY			
R-Value for the following Components:			
Flat Ceiling/Roof	30	Foundation Slab	N/A
Exterior Wall	13	Cantilevered Floor	N/A
Attic Knee wall	13	Slope/Vault Ceiling	N/A
Basement Stud wall	N/A	Above Grade Mass Wall	N/A
Crawlspace Stud Wall	N/A	Attic Knee-wall Sheathing	N/A
Basement Continuous	N/A	Crawlspace Continuous	N/A
Floors over Unconditioned Space	19	Other Insulation	N/A

FENESTRATION COMPONENTS			
Window U-factor	0.30	Window SHGC	0.25
Skylight U-factor	N/A	Skylight SHGC	N/A
Glazed Door U-factor	0.30	Opaque Door U-factor (<50% glazed)	0.50

MECHANICAL SUMMARY			
☐ Water heater energy factor- Electric_____ef		☐ Fuel type ☐ Electric ☐ gas	
☐ Number of heating and cooling systems _____		Programmable Thermostats _____Yes_____No	

HEATING SYSTEM TYPE choose one			
☐ Gas---gas-pack_____AFUE 80%		☐ Air-sorce heat pump_____HSPF	
☐ Other _____		☐ Efficiency_13-Seer _____	

Unit sizing per M1401.3 IRC Manual J is included			
Unit 1-ton _____	Unit 2 ton _____	Unit 3-ton _____	Unit 4-ton _____

MISCELLANEOUS			
☐ Wood-burning fireplace (Gasketed doors & outside combustion air)		☒ Lighting equipment (min. 50% of lamps shall be high-efficacy lamps).	
☐ Pool heater switching		☐ Time switches ☐ Pool Covers	

AIR SEALING AND INSULATION OPTION choose one			
☐ Testing Option Blower door		☒ Visual Inspection	

DUCT SEALING choose one			
☐ Post-Construction test		☒ Rough-in Test	

Along with the Mandatory Requirements one of the following methods must be used			
☒ Prescriptive Methos		☐ Simulated Performance Method (ie. ResCheck)	

NOTE:To be filled out by Owner & Mechanical Contractor

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Exit Lights

- ELECTRICAL DATA & AUDIO NOTES:**
OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
- ELECTRICAL NOTES:**
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING OFFICES. CONNECT SMOKE DETECTORS TO BUILDING POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH OWNER.
5. FIXTURES TO BE SELECTED BY OWNER.
- AUDIO:**
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS REQUIRED BY OWNER. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO PANEL AS REQUIRED.
2. AUDIO SPEAKERS TO BE APPROVED BY OWNER.
3. LOCATE JACKS AS PER OWNER'S REQUIREMENT. IN THE PLAN: INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY OWNER.
- DATA / CABLE:**
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY OWNER.

NOTE: These plans are the property of QUALITY HOME PLANS, INC. of which only one residence can be built from without the permission of the designer, which is copy right protected. The contractor shall verify all dimensions and enclosed drawings. QUALITY HOME PLANS, INC. is not liable for errors once construction has begun. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

PROJECT NAME:

PROJECT LOCATION:

QUALITY HOME PLANS, INC. 3599 Choppee Rd.
Georgetown, S. C. 29440
Email: qualityhomeplans@gmail.com

QHP
HOMES FOR
TODAY

Copyright ©

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
3	5/5/26	R. Owens	Addition to

DRAWN BY:

R. Owens

FILE NAME:

Cox Robert Rodney Building 4-units opt
SC-Cox Robert Rodney Building 4-units opt 3

RODNEY ORELL

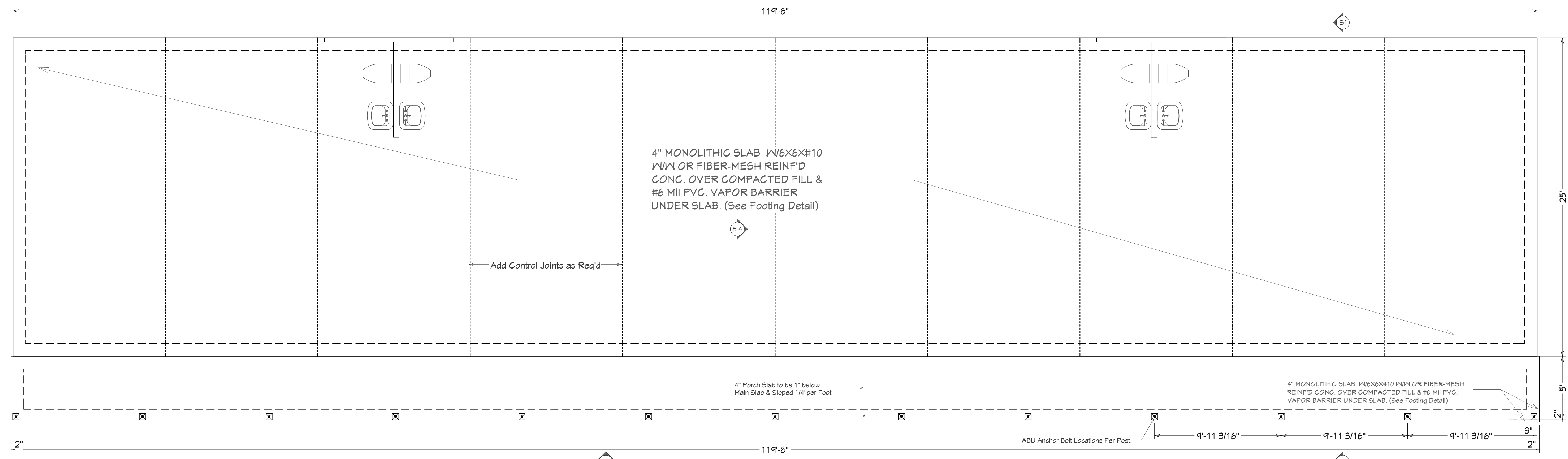
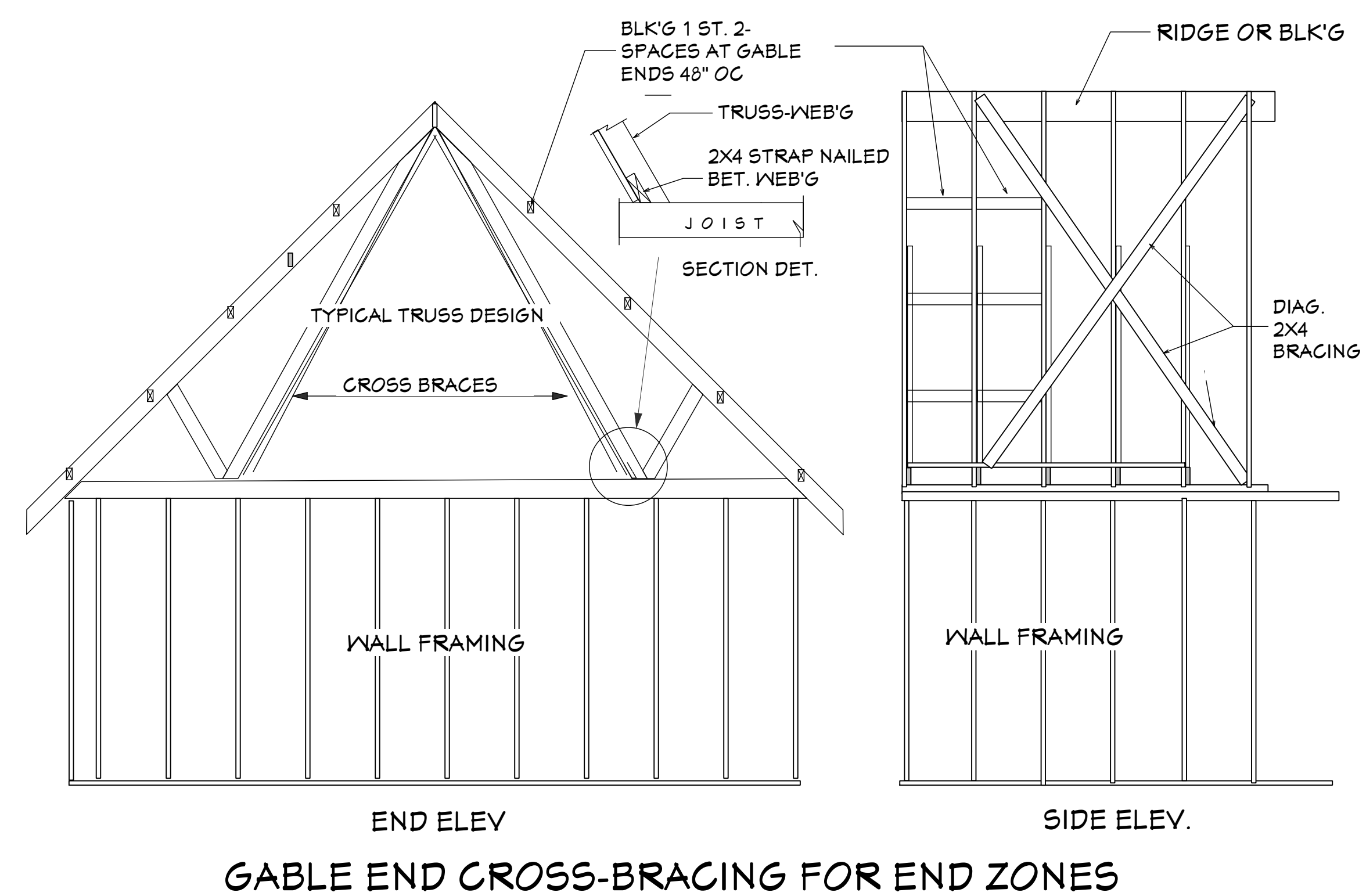
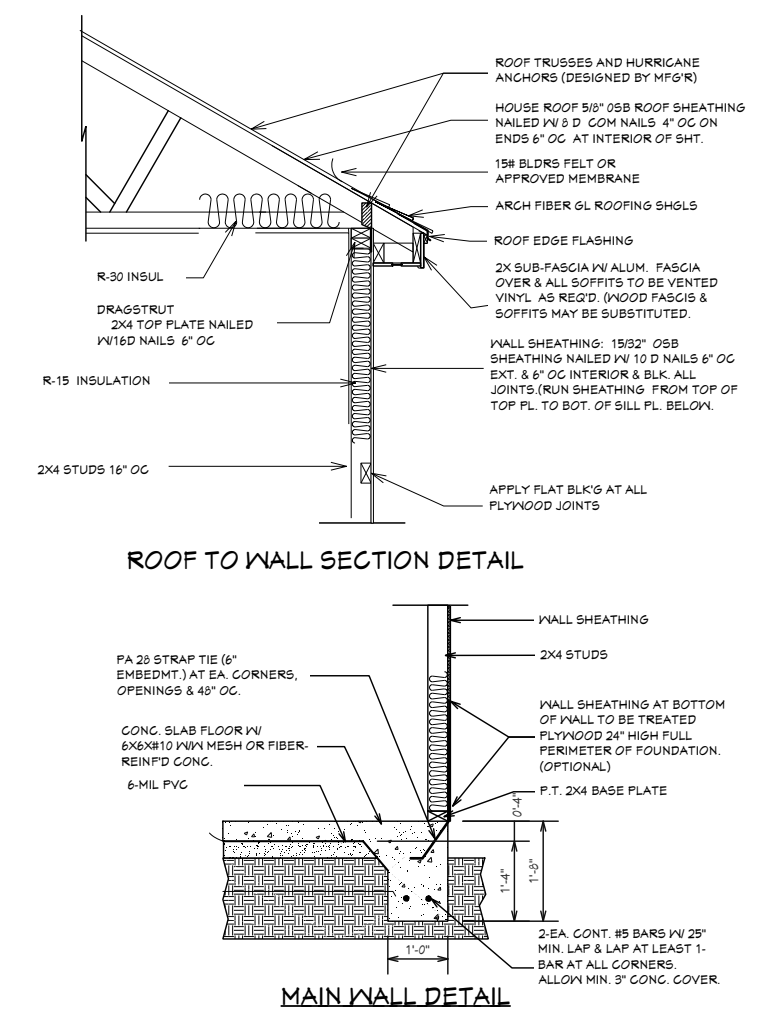
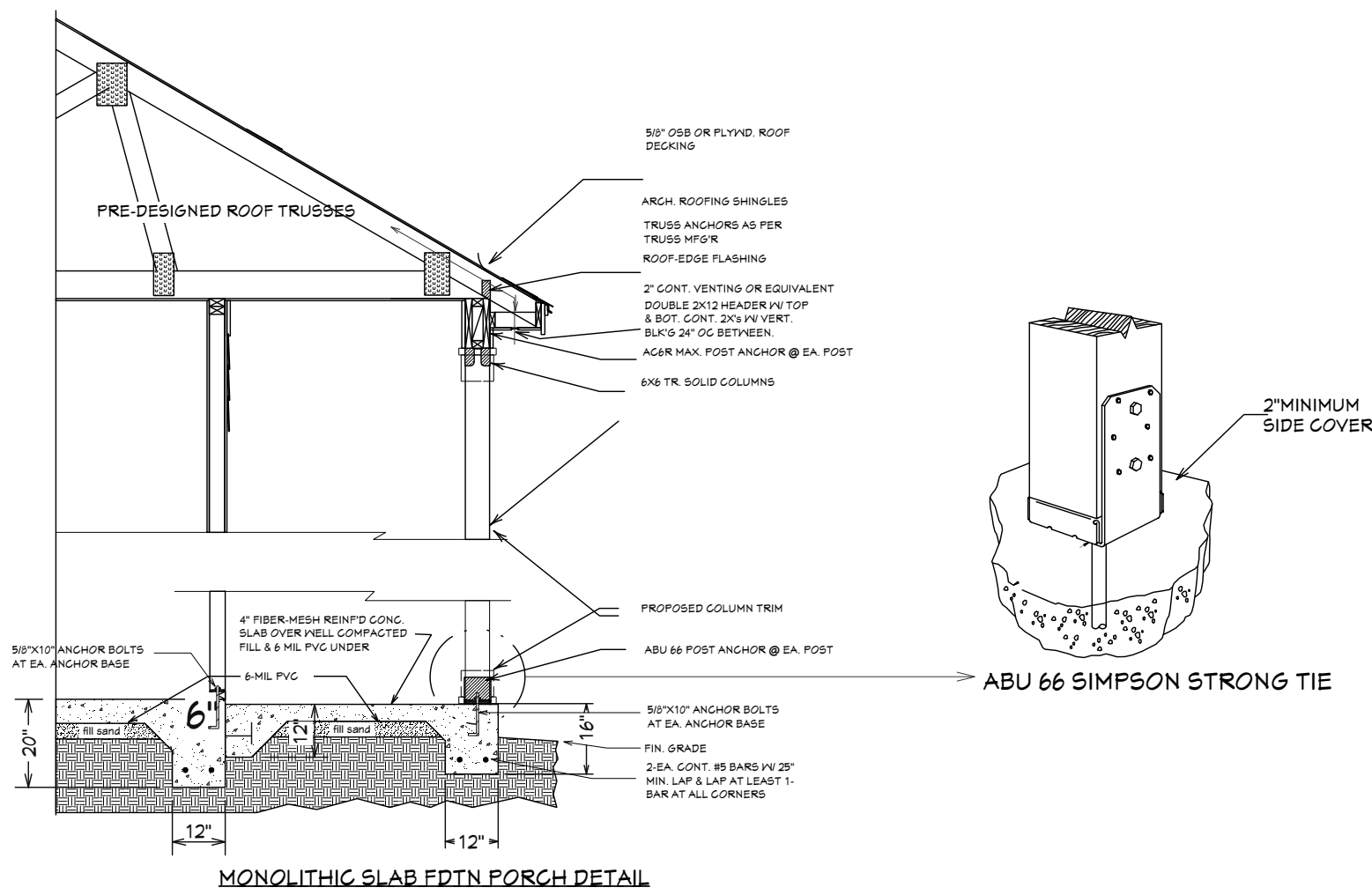
CITY OF GEORGETOWN

START DATE

1/21/26

SHEET:

A-3



NOTE: These plans are the property of QUALITY HOME PLANS, INC. of which only one residence can be built from without the permission of the designer, which is copy right protected. The contractor shall verify all dimensions and enclosed drawings. QUALITY HOME PLANS, INC. is not liable for errors once construction has begun. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

REVISION TABLE	
NUMBER	DATE
3	5/5/26
R. Owens	
DESCRIPTION	
Addition to	

DRAWN BY: R. Owens
FILE NAME:
Cox Robert Rodney Building 4-units opt 3C-Cox Robert Rodney Building 4-units opt 3

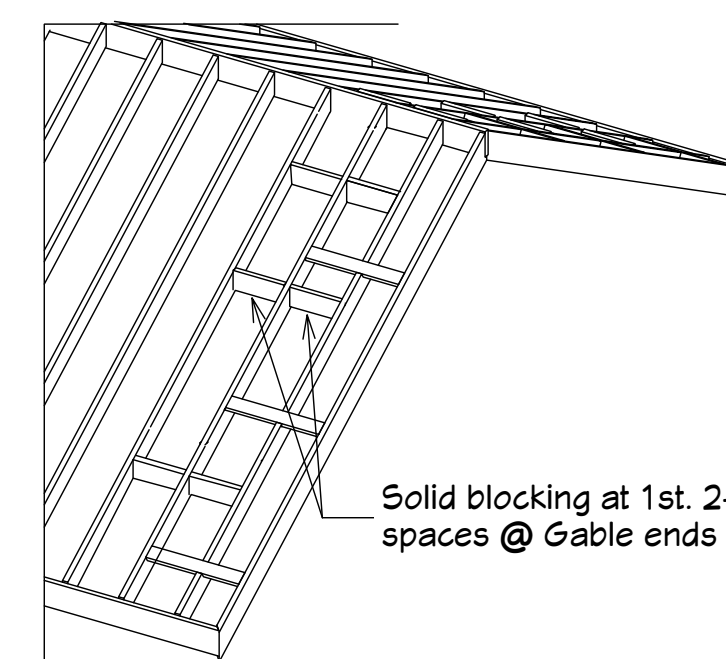
PROJECT NAME: Rodney Orell
PROJECT LOCATION: City of Georgetown

Quality Home Plans, Inc. 3599 Choppee Rd.
Georgetown, S. C. 29440
Email: qualityhomeplans@gmail.com

QHP
HOMES FOR
TODAY
Copyright C

START DATE
1/21/26

SHEET:
A-4

[illegible]

NOTE: ALL WINDOW & DOOR HEADERS TO BE 2-EA. 2X10'S



NOTE: These plans are the property of QUALITY HOME PLANS, INC. of which only one residence can be built from without the permission of the designer which is copy right protected. The contractor shall verify all dimensions and enclosed drawings. QUALITY HOME PLANS, INC. is not liable for errors once construction has begun. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

REVISION TABLE		
NUMBER	DATE	REVISD BY DESCRIPTION
3	5/5/26	R. Owens Addition to

DRAWN BY: R. Owens

Cox Robert	Rodney Building 4-U
AC: Cox Robert	Rodney Building

FILE NAME:

Rodney Orell
City of Georgetown

PROJECT NAME:
PROJECT LOCATION:

Quality Home Plans, Inc. 3599 Choppee Rd,
Georgetown, S. C. 29400
Email: qualityhomeplans@gmail.com

QHP
HOMES FOR
TODAY

START DATE
1/21/26

SHEET:

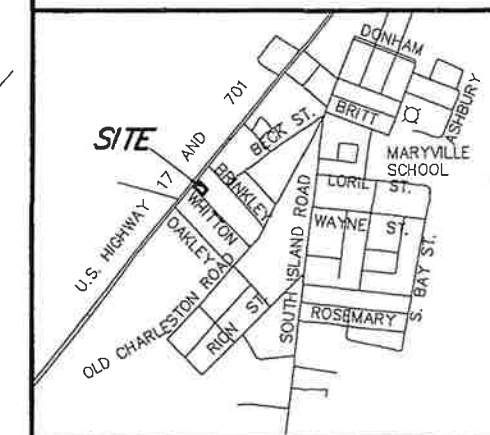
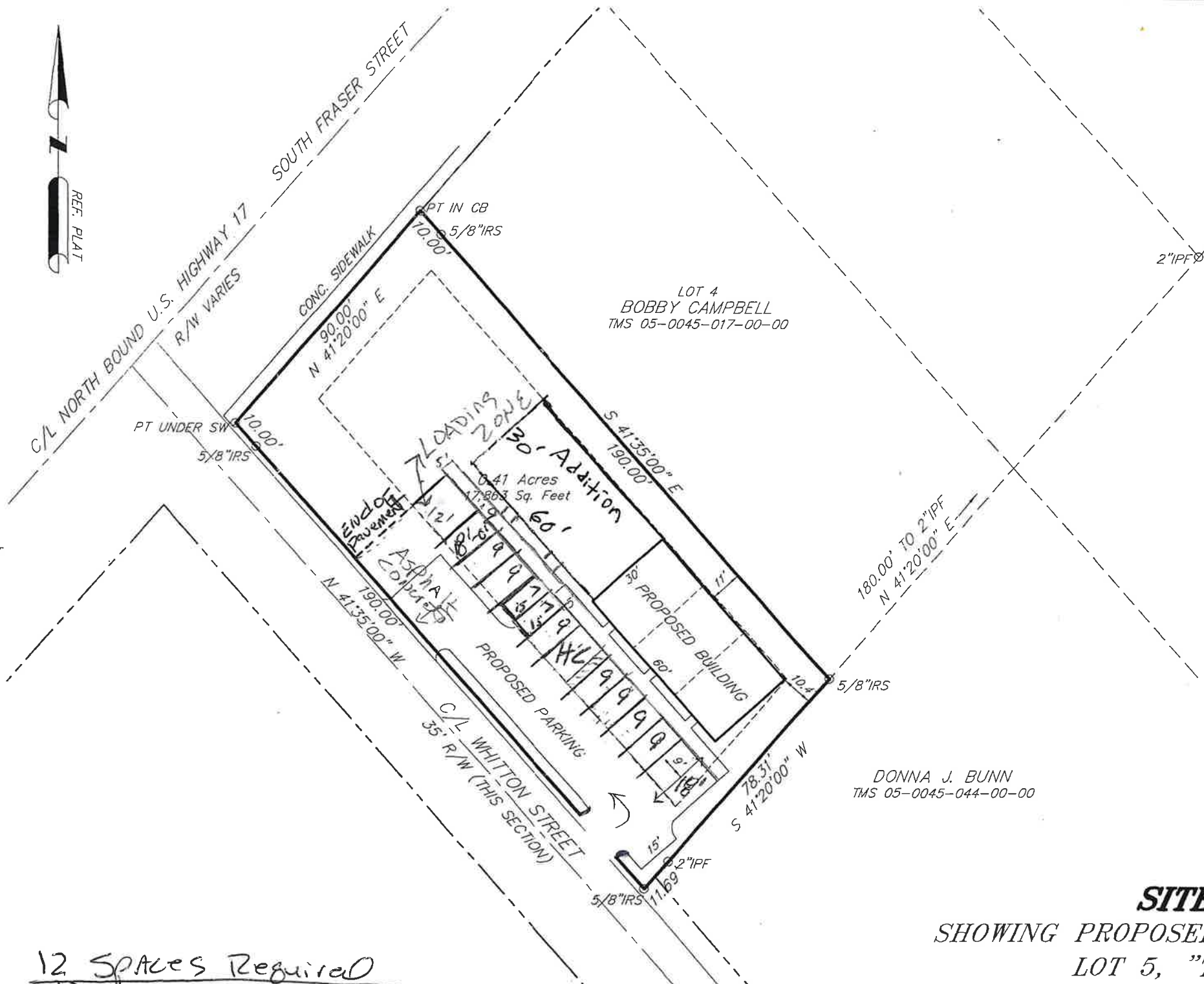
A-5

REFERENCES:

1. PLAT SHOWING "THE PINES", DATED NOVEMBER 7, 1946, BY BEVERLY H. SAWYER, C.E., AND RECORDED IN PLAT BOOK F, PAGE 94.
2. DEED RECORDED IN RECORD BOOK 3659, PAGE 25.
3. GEORGETOWN COUNTY TAX MAP 05-0045-016-00-00.

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL 45043C 0485 G, REVISED MAY 9, 2023.
 2. ALL PROPERTY CORNERS SET ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
 3. OWNER OF RECORD: RODNEY J. ORALLS
901 PYATT STREET
GEORGETOWN, SC 29440
 4. ZONED: GC
BUILDING SETBACKS: FRONT = 50'
SIDE = 10'
REAR = 10'
- * SETBACKS TO BE VERIFIED BY GEORGETOWN COUNTY (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARB).
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
 6. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY PARKER LAND SURVEYING, LLC.
 7. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.



LOCATION MAP
N.T.S.

EXISTING LOT OF RECORD

CERTIFIED TO BE A RESURVEY OF A PIECE, PARCEL OR LOT OF LAND SHOWN ON A MAP OR PLAT PREVIOUSLY RECORDED IN GEORGETOWN COUNTY IN PLAT BOOK F, PAGE 94.

12 SPACES Required
(9) 9x18-11 HC
(3) 7x15 compact

12 SPACES Required

SITE PLAN
SHOWING PROPOSED IMPROVEMENTS ON
LOT 5, "THE PINES"
PREPARED FOR
RODNEY J. ORALLS

LOCATED IN THE MARYVILLE SECTION,
CITY OF GEORGETOWN,
GEORGETOWN COUNTY, SOUTH CAROLINA

DATE: JANUARY 27, 2025
SCALE: 1" = 40'

Parker Land Surveying, LLC
400 Church Street
Georgetown, SC 29440
Phone: (843) 485-4405
Fax: (843) 554-7779

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

GREGGORY F. CUNNINGHAM
LAND SURVEYOR
No. 17924
F. CUNNINGHAM, S.C.P.L.S. No. 17924

SOUTH CAROLINA
PARKER LAND SURVEYING, LLC
No. C03814
CERTIFICATE OF AUTHORIZATION

LEGEND:

- IRF=IRON REBAR FOUND
- IRS=IRON REBAR SET
- IPF=IRON PIPE FOUND
- CB=CATCH BASIN
- SW=SIDEWALK



MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN COMMUNITY APPEARANCE BOARD

MEETING DATE: September 15, 2026

AGENDA ITEM: CAB-2026-0014 - Request: Construction of an accessory structure for 2119 Highmarket St. TMS# 05-0012-145-00-00. Request to install a new metal carport.

CURRENT STATUS:

Applicant:	Kory Johnson
Property Owner:	Georgetown Church of God Trustees
Zoning District:	General Commercial (GC) <i>(Reference item 1)</i>
Overlay District:	Main Corridor Overlay District (MCO) <i>(Reference item 1)</i>
2040 Comprehensive Plan – FLUM:	Corridor Commercial <i>(Reference item 2)</i>
Flood Zone:	X <i>(Reference item 3)</i>
Intended Use of the Property:	Church and associated parking lot

APPLICABLE COMMERCIAL CORRIDOR DESIGN OVERLAY DISTRICT GUIDELINES:

2105 Certificate of Approval Required

A COA must first be obtained prior to the initiation of work within the Urban Core Design Overlay. Approvals are granted by the Community Appearance Board through the issuance of a COA.

2111 Architectural Design Standards

2111.1 All proposed structures will contribute to the image of the City of Georgetown as a unique place of visual character, integrity and quality. Structures shall meet all applicable Building Code requirements in addition to the following:

2111.101 All structures within a proposed development (including gasoline canopies) shall utilize a uniform architectural theme.

2111.102 The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area.

2111.103 Out parcels shall conform to the master architectural, and signage plan prepared by the developer of the primary lot.

2111.104 The architectural design and finish details of the buildings (i.e. signage, canopies, railings, metal work, window casements, flashing and other finish elements) shall be appropriate and compatible with one another and surrounding structures.

2111.105 Long, monotonous façade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted

2111.106 Porches and porticos with vertical posts or

columns of simple, traditional design shall be incorporated into designs where practical.

2112 Elevations.

2112.1 All elevations of a structure shall be in harmony with one another in terms of scale, mass, proportion, detail, material, color and high design quality.

2112.101 The side and rear elevations of buildings shall be visually attractive, especially where the side or rear elevations are most often viewed by the public. Roof lines and architectural details shall present consistency in quality design.

2112.102 Roofs should be Hipped or gabled and have a 6/12 pitch for at least 60% of the roof area. Mansard roofs are not permitted in the MCOB.

2112.103 The use of a parapet is acceptable with approval from the Zoning Administrator and should screen HVAC mechanical equipment and otherwise enhance the appearance of the building.

2112.104 Porch or canopy roofs may be of a lesser slope. Canopies designed as domineering or overpowering architectural features shall not be permitted.

APPLICABLE ZONING CODES:

500 Area, Yard, and Height Requirements Table.

District	MINIMUM LOT SIZE		Lot Width at Building Line	MINIMUM SETBACK FROM PROPERTY LINE				Maximum Height of Structure
	Area in Square Feet	Area in Acres		Front	Side	Rear	Principal Street Side on Corner Lot (S11)	
R1 Residential	10,000	--	70	30/508	10	20	15	35
R2 Residential	8,000/501.1	--	60/502.1	30/508	10	20	15	35
R3 Residential	8,000/501.2, 509/12,000 (MF)/502.1, 510.1	--	60/502.2	30/508	8	10	12	35
				35/508	30	30	45	
R4 Residential	6,000/501.2, 510.2/10,000 (MF)/501.2, 510.2	--	60/502.3	25/508	8	10	12	35
				25/508	10	15	15	
R5 Residential/507	5,000/501.2	--	50	20/508	7/509	10	10.5	35
MR Residential/506.2	10,000	--	70	30/508	10	20	15	35
IC Commercial	2,500	--	25	0/503	0/503	25	0/503	35
CC Commercial	--	--	--	--	--/504	--/504	--/504	45
WC Commercial	15,000	--	70	30	10	20	15	35
GC Commercial	10,000	--	60	50/505	10	10	15	35
NC Commercial	6,000	--	60	25	8	10	12	35
PS Public Service	10,000	--	60	50/505	10	10	15	35
L1 Industrial	--	1	100	40	20	20	30	35/506.1
H1 Industrial	--	5	300	40	20	25	30	35/506.1
CP Conservation	--	--	--	30	--	--	--	25

802 Accessory Use, Building, Structure.

No accessory building, structure or use in any district shall be established, erected, or maintained without a principal use or without a permit. Accessory uses, buildings and structures shall not be located forward of the principal structure.

802.1 General Provisions. All zoning districts shall limit cumulative area of accessory uses, buildings and structures to 10% of the gross square footage of the parcel. A site plan shall be approved by the Zoning Administrator and a permit shall be required.

802.101 Pools shall not count towards the maximum number of accessory structures but shall count towards maximum gross square footage and shall adhere to setbacks and separation requirements.

802.102 Commercial Shipping Containers shall only be utilized for Temporary Storage purposes.

802.103 Temporary storage units shall require a permit, shall not remain on-site for more than 30 days, must be placed out of view from the public right-of-way, and shall be securely anchored. Successive or repeated permits for temporary storage units intended to extend occupancy beyond the 30-day limit shall not be permitted.

802.3 Commercial and Industrial Properties.

Each accessory use, building or structure shall be separated at least six (6) feet from any other building, structure or use. Accessory structures must abide by the regulations defined in Article V: Area, Yard, and Height Requirements for the applicable commercial or industrial zoning district.

OPTIONS:

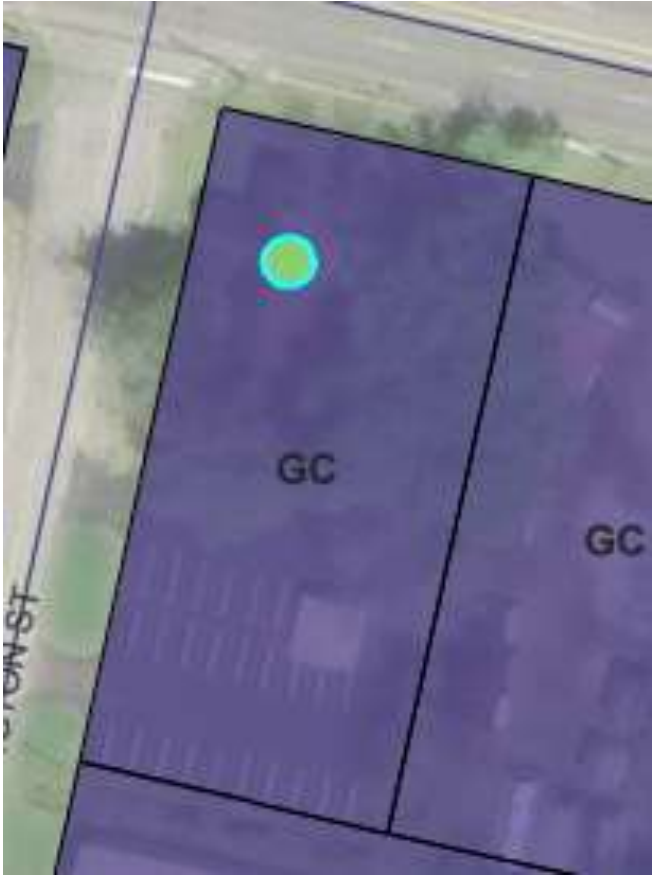
1. Approve request, as submitted by applicant.
2. Approve application with conditions imposed by the Community Appearance Board.
3. Deny request.
4. Defer request for more information. *(A time frame for deferral must be agreed upon between the board and the applicant)*

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Building & Planning Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map

Parcel View



Block View



REFERENCE ITEM 2: Future land use designation.



REFERENCE ITEM 3: FEMA Flood Map

2119 Highmarket St, Georgetown, SC 29440

Edit Share

Overview Activity Records Files

Flood Info Effective FIRM

Flood zone	X
Supplemental Coastal A	No
In Floodway	No
In CBR5	No
In CPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0343G
FEMA MSC Products	Link
Initial FIRM date	9/29/1978
Pre or Post-FIRM	Pre-FIRM

An aerial photograph showing a property outlined in blue. The property is located near a road labeled 'HIGHMARKET'. The surrounding area includes other buildings and parking lots.

Date Filed: _____



CAB 2026-014
Application #: _____

**CITY OF GEORGETOWN
DESIGN OVERLAY DISTRICT APPLICATION
COMMUNITY APPEARANCE BOARD (CAB)**

Please note that all projects will be reviewed by the Planning and Community Development Department for compliance prior to the issuance of any zoning and/or building permit.

Property Information:	
The applicant hereby requests approval for the project described on ARB Request Form (attached):	
Property Address:	Tax Map Number:
2119 High Market Street Georgetown SC 29440	
Type of Application:	Type of Request:
☒ New Application ☐ Application of Revisions	☐ Demolition ☐ Alteration ☐ Repair ☒ Other metal Carport
☐ New Construction ☐ Fence ☐ Addition	
Description of Request:	
To have A Metal Carport installed to Park our Church Van under.	
List of materials to be used:	
Square Metal tubing and sheets of tin. Screws will hold it all together and rebar will anchor it to the foundation	
In addition to this application, the following supporting materials have been submitted.	
A Building Permit	

Date Filed: _____

Design Overlay District Application #: _____

**CITY OF GEORGETOWN
DESIGN OVERLAY DISTRICT
CHECKLIST FOR REQUIRED MATERIALS**

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please email this application to planning@georgetownsc.gov or submit in person to the Planning Department within City Hall, located at 1134 N Fraser Street, Georgetown, SC.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☐ Yes ☐ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

CAB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable,

Site Plans.

☒ Yes ☐ No The site plan must include: setbacks, building location and dimensions (existing and proposed), easements (public and private), location of service areas, sign location, parking, lighting plan, and fencing

☒ Yes ☐ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all proposed landscaping.

☒ Yes ☐ No Floor plan

Building Plan Information.

☒ Yes ☐ No Elevations. Include all sides of any structure detailing fenestrations.

☒ Yes ☐ No Building Materials

- Paint (provide sample); Brick; Hard Plank; Siding; Wood; Wood Shingles or shakes

☒ Yes ☐ No Roofing Materials

- Shingles (slate, concrete composition, wood/shakes); Copper/tin; Painted Galvanized standing seam or v-crimp metal

Date Filed: _____

Design Overlay District Application #: _____

- ☐ Yes ☒ No Shutter design
- Louvered; Paneled; Board and batten
- ☐ Yes ☒ No Windows
- Exterior lighting fixtures (include image)
- ☐ ☐ Yes ☒ No Mechanical equipment and when visible from the ROW, include materials for screening
- ☐ Yes ☒ No Screening material
- ☐ Yes ☒ No Lighting plan, with proposed exterior light fixtures

Sign Information.

- ☐ Yes ☒ No Sign Plan. Show location of all existing and proposed signs.
- Sign image (attach image). Include dimensions of all signs.
 - Building materials

Color.

- ☒ Yes ☐ No Color samples/descriptions included for:
- Building; Trim; Doors; Exterior details, Etc.

Additional Materials.

- ☐ Yes ☒ No Additional materials for: _____

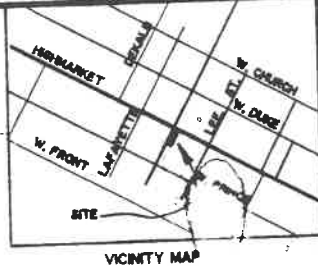
If the application requires additional information to make a decision, staff will contact you. Once the application is approved, you may then apply for applicable zoning and/or building permits.

PLEASE BE AWARE THAT STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Feel Free to Visit Anytime! Especially Sundays + Wednesdays!

I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ARE CORRECT AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

CERTIFIED TO BE A RESURVEY OF A PIECE, PARCEL OR LOT OF LAND SHOWN ON A MAP OF PLAT PREVIOUSLY RECORDED IN GEORGETOWN COUNTY IN PLAT BOOK B AT PAGE 66

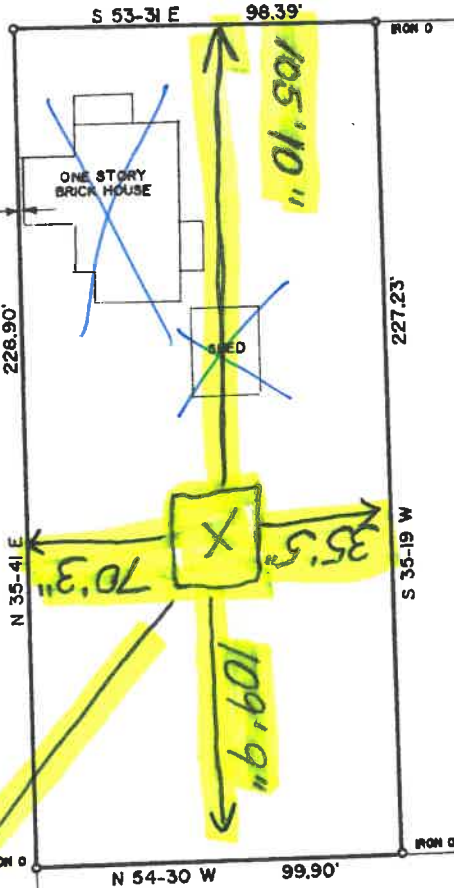


HIGHMARKET STREET

House & Shed Demo

WASHINGTON STREET

BOBBY THORNELL



BOOK 15 PAGE 307
 GEORGETOWN CO., S.C.
 J. LUCKEY SANDERS R.L.S.

95 JUN - 1 AM 10:29

FILED
 BETTY L. WILLIAMS
 C.C.P. & G.S.

N / F CHARLES FOXWORTH

PLAT

OF LOT 1, BLOCK 89, LAND ASSOCIATION SUBDIVISION

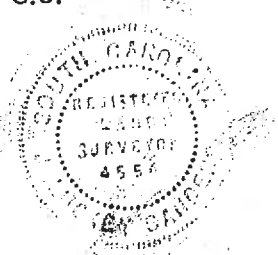
SURVEYED FOR

CHURCH OF GOD OF GEORGETOWN, S.C.

GEORGETOWN CO., S.C. (TAX DISTRICT # 5)
 SCALE: 1" = 40'

APRIL 13, 1995

J. LUCKEY SANDERS R.L.S.



L-23602

NOT IN A FLOOD ZONE

Order Number #000161

ABN TERMS & AGREEMENT

The following terms and conditions are material terms of the agreement between American Building Network, LLC ("ABN") and Customer for the sale and purchase of the Metal Structure (the "Contract"). The Contract consists of the Dealer Sales Order, the ABN Contract Terms and Conditions, and documents and other written information provided to Customer by ABN with specifics of the Metal Structure and/or leveling and site installation information (collectively the "Contract Documents"). The Contract Documents constitute the entire agreement between ABN and Customer and supersede all prior or contemporaneous understandings, agreements, negotiations, representations, and communications, written and oral, with respect to the Order of the Metal Structure. The contract in its entirety becomes in effect upon Order Payment (down payment) made to the dealer or manufacturer. If terms, conditions, or other document(s) from the manufacturer of the Metal Structure are provided by ABN to Customer, such are not part of the Contract Documents, but rather are part of a separate contract between Customer and the manufacturer of the Metal Structure.

1. The contract price is set forth on order form as **Sub Total Due** and is subject to change due to but not limited to material shortages, material price increases, limitations set forth beyond control, pandemics, etc. Terms of payment are specified in the contract. The contract will be in effect for up to one year at manufacturer discretion from the time of original order payment. Prior to processing the order, ABN will require a fully completed and signed Contract in its entirety, initial order payment paid in full, and any documentation deemed necessary. ABN reserves the right to void the contract at our discretion.
2. ABN agrees to use said materials or equivalent during the construction of your Metal Structure.
 - a. Roofing: 29 gauge colored or galvalume panel with a 5 rib pattern.
 - b. Fasteners: Self drilling roof fasteners will be provided for panel to structure installation.
 - c. Anchors: Wedge anchors or screw auger equivalent for installation to concrete footers/slabs/piers. Rebar, helix auger and asphalt anchors may be used depending on conditions.
 - d. Doors: Canister roll up doors that will come with necessary hardware to install and operate for manual operation. Walk in man doors that are classified as standard, premium and commercial (dependent upon what is purchased) and will come with a knob that contains lock and key.
 - e. Structure: Unit framing will consist of galvanized square tubing that meets and complies with local building standards.
 - f. Labor & Materials: ABN will have labor and materials that are compliant with our standards used on the Metal Structure.
3. The contract is based upon accurate information provided by or for the Customer. Any changes made to the Contract may be subject to fees incurred as well. Those fees are at ABN's discretion and determined upon each individual situation. If Customer information provided is found to be inaccurate, ABN reserves the right to cancel the contract in its entirety. If an error is discovered by ABN prior to installation, or if the location is different from contract, or if the taxes are different from when the Order was prepared, Customer will be notified by ABN and appropriate price revisions will be made, the total price will be adjusted, and Customer will pay any increase that results from correction of the Order.
4. Customer is obligated to pay the total price (the "Price") for the Metal Structure as shown on the Order, or as may be corrected because of an error, as described herein. Customer's price is valid up to (30) days or less, depending on industry conditions, from original order payment and at company's discretion to retain contract for up to one year. It is the responsibility of the Customer to notify ABN when the site is leveled to 3" and square and clear. If Customer does not take delivery of all materials specified herein ABN can declare the contract for install and delivery is void and Customer is liable to ABN for any loss suffered. The loss can include but not be limited to full price of materials and labor, a service fee of 2.25% or more (maximum allowed by state) per month on any amount owed, any attorney fees or cost and expenses, etc. incurred in seeking recovery from the Customer. ABN reserves the right to charge 10% or more of material costs from any customer who states the order is ready and at a later date reschedules or delays the project after Metal Structure has had acceptance of installation date. By making the Order Payment, Customer acknowledges the contract is in effect in its entirety. **Customer also agrees that the Order Payment and any payment made to ABN is NONREFUNDABLE.** Remaining balance is due and payable by the billing schedule as directed by ABN. In the case that Customer has secured financing outside of the Company all documentation will need to be provided prior to commencement of any fabrication and if needed confirmation that funds are readily available for payout prior to installation. Customer grants the manufacturer and the installer of the Metal Structure a security interest in the Metal Structure, to secure payment of any unpaid portion of the Balance Due. Customer additionally grants the manufacturer rights to place a lien on such property as well in accordance with local laws. If an attorney is needed, their services and any additional costs shall be added to the unpaid balance. To clarify and avoid doubt any amount not paid in full when due will be subject to service fees, attorney fees, filing fees, collection fees, and any costs deemed reasonable with interest at highest allowed value from due date to payment in full date.

BUILDING VIEW

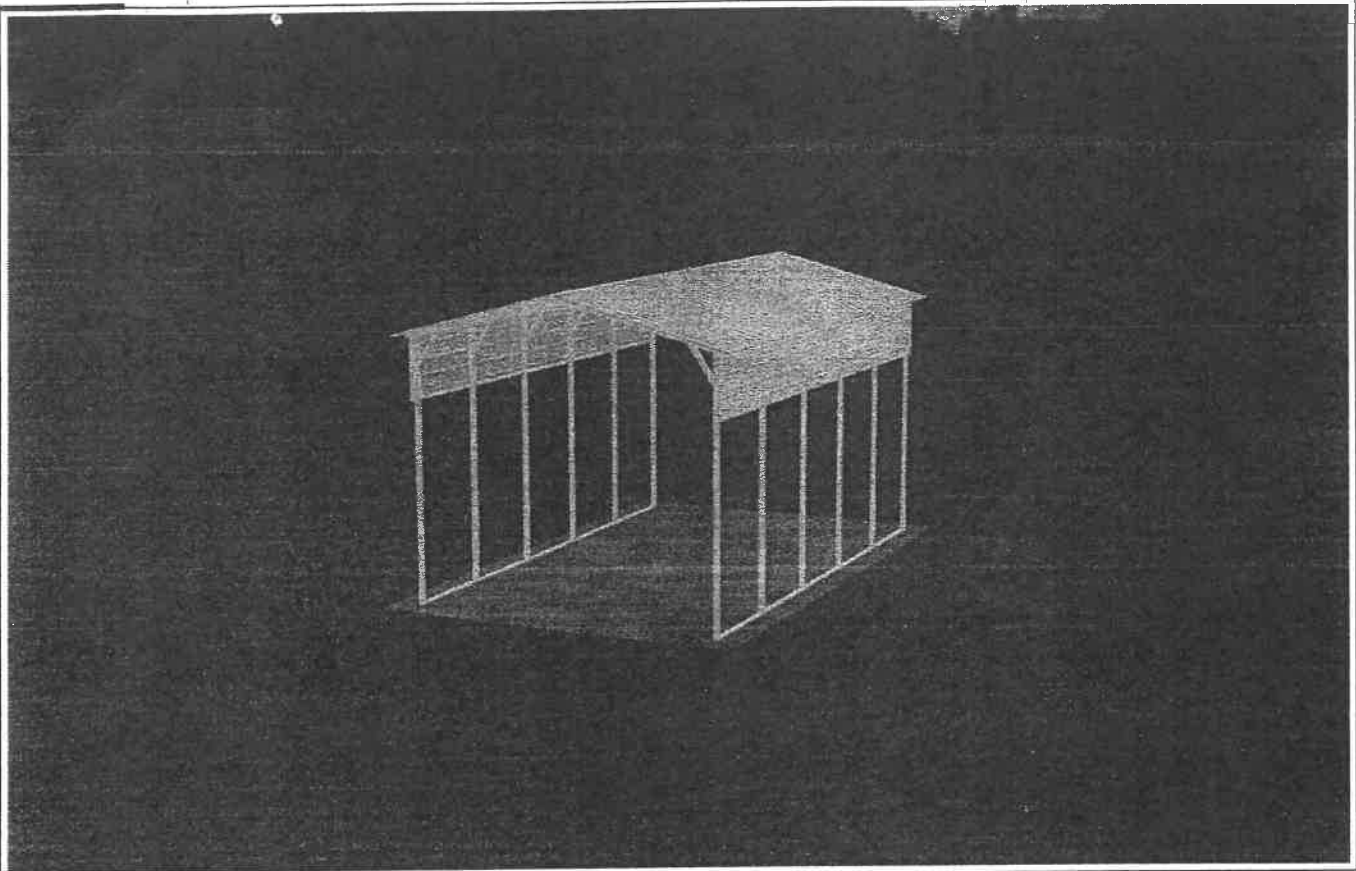


IMAGE 1

Sandstone
Tan
Color

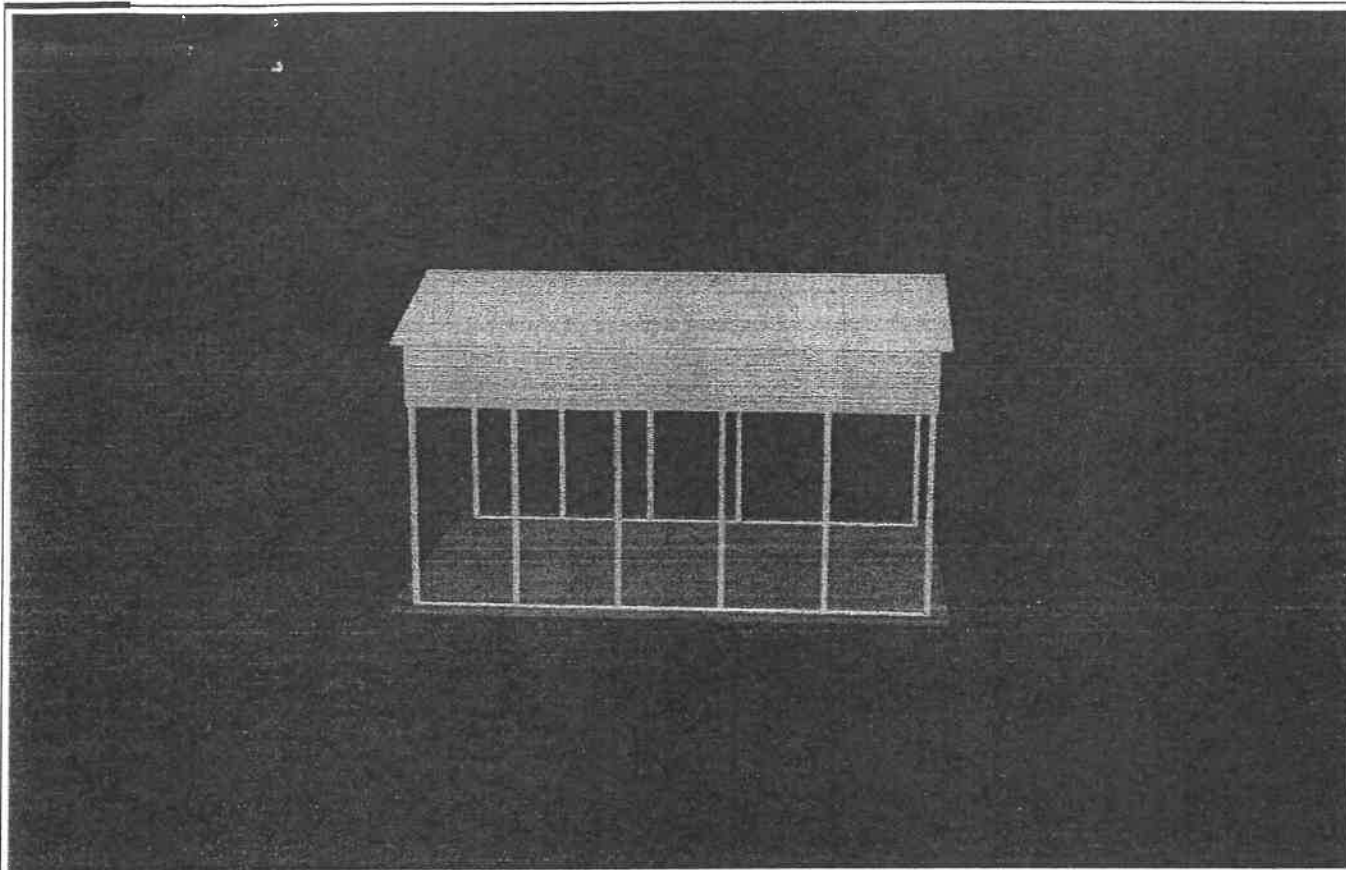


IMAGE 2

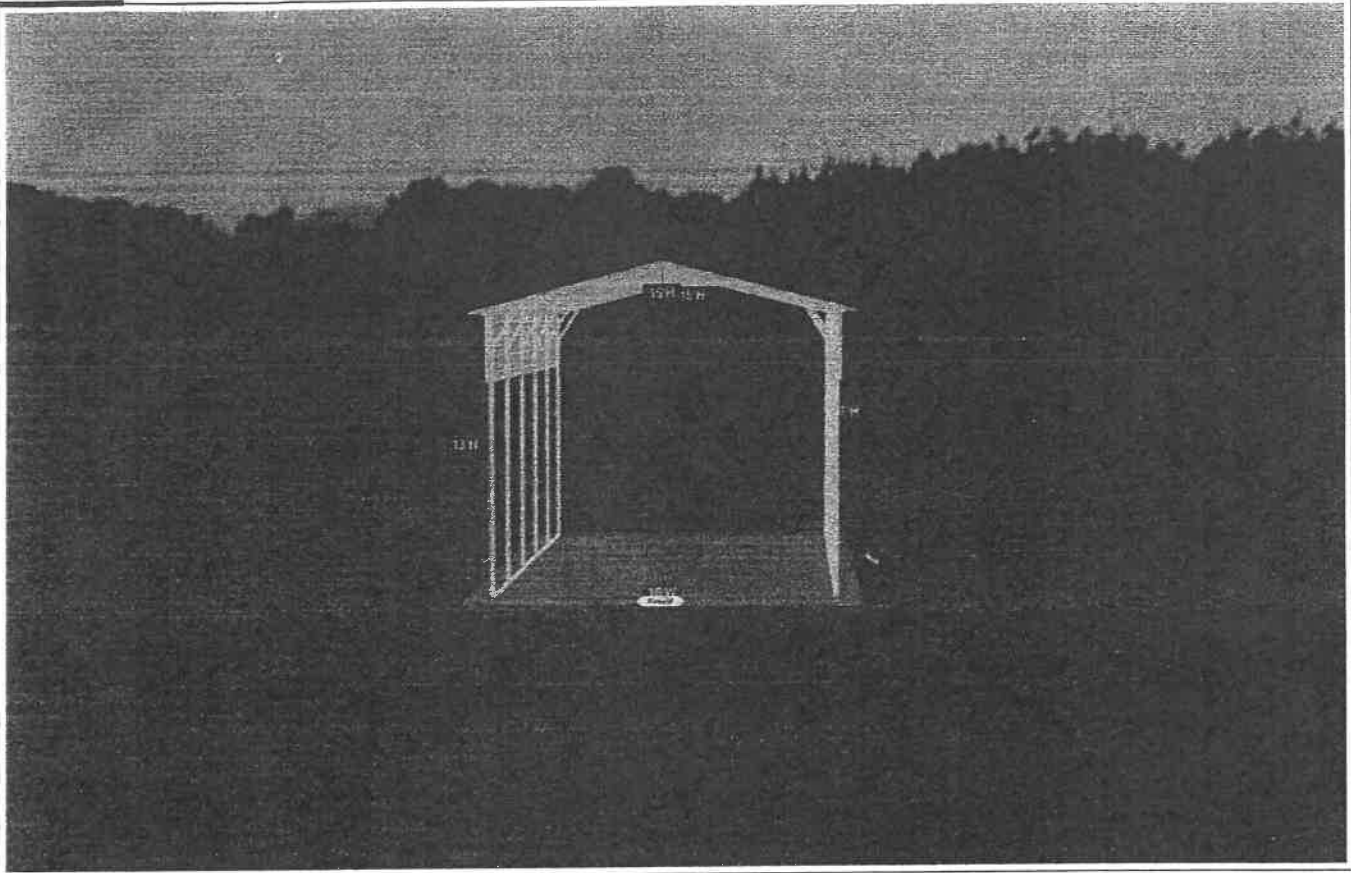
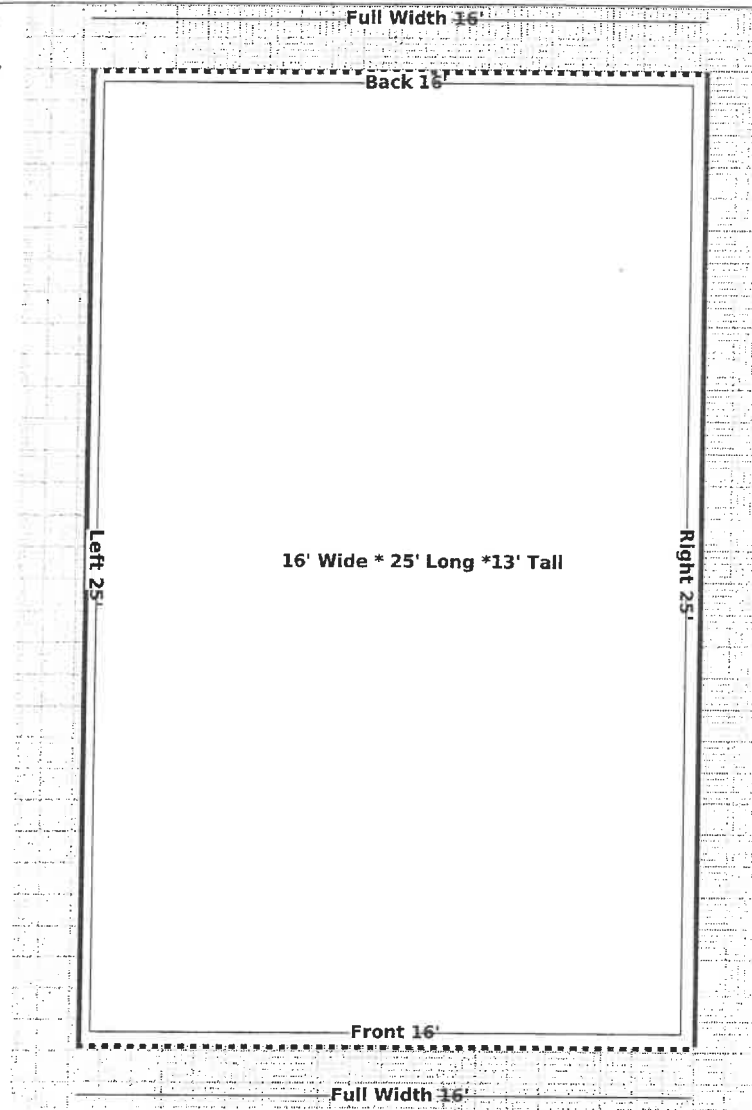


IMAGE 3



LEGENDS

-
-
-

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN COMMUNITY APPEARANCE BOARD

MEETING DATE: September 15, 2026

AGENDA ITEM: CAB-2026-0015 - Request: Fence and lighting for 800 Church St. TMS# 05-0027-032-00-00. Request to install a fence along the sides and front of the property, to include in-ground lighting.

The Applicant would like to install a six foot (6') high wood fence along the western side of the property, filling in where there is an already existing fence. The eastern side and the front of the property would contain a six foot (6') high new commercial grade aluminum fence.

CURRENT STATUS:

Applicant:	David Kossove
Property Owner:	NTT Georgetown LLC
Zoning District:	General Commercial (GC) <i>(Reference item 1)</i>
Overlay District:	Urban Corridor Design Overlay District (UCOD) <i>(Reference item 1)</i>
2040 Comprehensive Plan – FLUM:	Corridor Commercial <i>(Reference item 2)</i>
Flood Zone:	AE12 <i>(Reference item 3)</i>
Intended Use of the Property:	vacant

APPLICABLE COMMERCIAL CORRIDOR DESIGN OVERLAY DISTRICT GUIDELINES:

2110 Lighting

2110.101 Parking lot lighting shall be no greater than twenty-five (25) feet in height and be shielded to ensure that no spillover occurs onto adjacent rights-of-way or private property.

2110.2 A lighting plan will be required with submittal of all commercial development plans within the MCOD. Emergency lighting for public safety and hazard warning, holiday decorations, residential lighting, and public streetlights are exempted from the provisions of this ordinance.

2110.3 Lighting Orientation and shielding: All light fixtures, except streetlights shall be located, aimed or shielded as to minimize stray light trespassing across property boundaries. No illumination in excess of one (1) foot candle shall spill across any residentially zoned lot line. The orientation of all lighting shall be downward.

2110.4 Out parcels shall conform to the master lighting and landscaping plan prepared by the developer of the primary lot.

2110.5 Property owners and managers are encouraged to safely illuminate building entry/exit locations; however, such areas shall only be illuminated using shielded lighting or off-building

lighting that does not generate glare or otherwise allow the light to be viewed directly from off of the property. Building walls may be illuminated.

2130 Certificate of Approval Required

A COA must first be obtained prior to the initiation of work within the Urban Core Design Overlay. Approvals are granted by the Community Appearance Board through the issuance of a COA.

2152 Community Appearance Board Review (CAB)

The CAB shall have jurisdiction over the exterior improvements or changes to multi-family and non residential developments within the jurisdictional boundaries of the UCOD. For parcels that are located in the Historic District and in the UCOD, the following shall be determinative as to jurisdiction:

2162 Lighting Plan

The requirements of Section 2110 shall be applicable to developments within the UCOD. Plans submitted to the CAB shall demonstrate compliance with the lighting plan requirements.

2163 Architectural Design Standards

All proposed structures will contribute to the image of the City of Georgetown as a unique place of visual character, integrity and quality. Creativity in design is encouraged as a complement to the historic character of the City of Georgetown. Use of contemporary materials or original design elements may not be the basis of denying an application. Structures shall meet all applicable Building Code requirements in addition to the following:

2163.109 Fences and walls may be approved subject to the approval of the CAB. Fences and walls should not block views of natural areas from public rights-of-way and should incorporate transparent elements within the design. No fence or wall may exceed six (6) feet in height. Materials should be durable and be harmonious with the overall materials and design scheme of the principal building. Chain link, barbed wire, and other inappropriate fence materials shall not be approved.

APPLICABLE ZONING CODES:

803 Fences

803.1 Height. Fences shall not exceed eight feet in height in R-1, R-2, R-3, R-4 and MR Districts. The maximum height for fences in the IC, CC, GC, LI, and HI Districts shall be twelve feet.

803.2 Adequate light and air: Fences which are located outside of the normal building setback area that are greater than six feet in height shall be required to be constructed so that opacity levels do not exceed seventy-five per cent. Fences which are constructed within building setback areas may be one hundred per cent opaque.

803.3 Historic Buildings District: Any fence proposed to be located within the Historic Buildings District shall be reviewed and approved by the Board of Architectural Review prior to construction or erection.

OPTIONS:

1. Approve request, as submitted by applicant.
2. Approve application with conditions imposed by the Community Appearance Board.
3. Deny request.
4. Defer request for more information. *(A time frame for deferral must be agreed upon between the board and the applicant)*

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Building & Planning Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map

Parcel View



Block View



REFERENCE ITEM 2: Future land use designation.



REFERENCE ITEM 3: FEMA Flood Map



Date Filed: _____



Application #: CAB-2026-0015

**CITY OF GEORGETOWN
DESIGN OVERLAY DISTRICT APPLICATION
COMMUNITY APPEARANCE BOARD (CAB)**

Please note that all projects will be reviewed by the Planning and Community Development Department for compliance prior to the issuance of any zoning and/or building permit.

Property Information:		
The applicant hereby requests approval for the project described on ARB Request Form (attached):		
Property Address:	Tax Map Number:	
<u>800 Church Street</u>		
Type of Application:	Type of Request:	
☒ New Application	☐ Demolition	☐ New Construction
☐ Application of Revisions	☐ Alteration	☒ Fence
	☐ Repair	☐ Addition
	☐ Other	
Description of Request:		
<u>Fencing around old armory on three sides.</u>		
List of materials to be used:		
<u>wood, brick, aluminum</u>		
In addition to this application, the following supporting materials have been submitted.		
<u>Pictures and diagram</u>		

Date Filed: _____

Design Overlay District Application #: _____

**CITY OF GEORGETOWN
DESIGN OVERLAY DISTRICT
CHECKLIST FOR REQUIRED MATERIALS**

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please email this application to planning@georgetownsc.gov or submit in person to the Planning Department within City Hall, located at 1134 N Fraser Street, Georgetown, SC.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☒ Yes ☐ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

CAB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable,

Site Plans.

☒ Yes ☐ No The site plan must include: setbacks, building location and dimensions (existing and proposed), easements (public and private), location of service areas, sign location, parking, lighting plan, and fencing

☐ Yes ☒ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all proposed landscaping.

☐ Yes ☒ No Floor plan

Building Plan Information.

☒ Yes ☐ No Elevations. Include all sides of any structure detailing fenestrations.

☒ Yes ☐ No Building Materials

- Paint (provide sample); Brick; Hard Plank; Siding; Wood; Wood Shingles or shakes

☐ Yes ☒ No Roofing Materials

- Shingles (slate, concrete composition, wood/shakes); Copper/tin; Painted Galvanized standing seam or v-crimp metal

Date Filed: _____

Design Overlay District Application #: _____

___ Yes ☒ No Shutter design
• Louvered; Paneled; Board and batten

___ Yes ☒ No Windows
• Exterior lighting fixtures (include image)

☐ ___ Yes ☒ No Mechanical equipment and when visible from the ROW, include materials for screening

___ Yes ___ No Screening material

☒ Yes ___ No Lighting plan, with proposed exterior light fixtures

Sign Information.

___ Yes ☒ No Sign Plan. Show location of all existing and proposed signs.
• Sign image (attach image). Include dimensions of all signs.
• Building materials

Color.

___ Yes ☒ No Color samples/descriptions included for:
• Building; Trim; Doors; Exterior details, Etc.

Additional Materials.

___ Yes ☒ No Additional materials for: _____.

If the application requires additional information to make a decision, staff will contact you. Once the application is approved, you may then apply for applicable zoning and/or building permits.

PLEASE BE AWARE THAT STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Date Filed: _____

Design Overlay District Application #: _____

**CITY OF GEORGETOWN
DESIGN OVERLAY DISTRICT
CHECKLIST FOR REQUIRED MATERIALS**

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please email this application to planning@georgetownsc.gov or submit in person to the Planning Department within City Hall, located at 1134 N Fraser Street, Georgetown, SC.

Please indicate yes or no as to whether the information is included:

___ Yes ___ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

___ Yes ___ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

CAB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable,

Site Plans.

___ Yes ___ No The site plan must include: setbacks, building location and dimensions (existing and proposed), easements (public and private), location of service areas, sign location, parking, lighting plan, and fencing

___ Yes ___ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all proposed landscaping.

___ Yes ___ No Floor plan

Building Plan Information.

___ Yes ___ No Elevations. Include all sides of any structure detailing fenestrations.

___ Yes ___ No Building Materials

- Paint (provide sample); Brick; Hard Plank; Siding; Wood; Wood Shingles or shakes

___ Yes ___ No Roofing Materials

- Shingles (slate, concrete composition, wood/shakes); Copper/tin; Painted Galvanized standing seam or v-crimp metal

2163.105 The use of a parapet may be utilized and may extend beyond the maximum height limit but may not be extended beyond the height of any elevator shaft subject to approval of the CAB.

2163.106 Appropriate exterior materials include finished wood, brick, shake shingles, hard plank, stone, stucco and split face block. The use of corrugated metal, unfinished wood, T1-11, and vinyl siding are not allowed exterior materials in the UCOD.

2163.107 Shingles, metal standing seam, tile, terracotta, slate or other durable, long-lasting roofing materials are allowed.

2163.108 Shutters, when incorporated into the design of a building, should be functional and made of complementary materials and of a complementary design to the overall building.

2163.109 Fences and walls may be approved subject to the approval of the CAB. Fences and walls should not block views of natural areas from public rights-of-way and should incorporate transparent elements within the design. No fence or wall may exceed six (6) feet in height. Materials should be durable and be harmonious with the overall materials and design scheme of the principal building. Chain link, barbed wire, and other inappropriate fence materials shall not be approved.

2163.1010 The color palette should be complementary. Colors should be limited to no more than three except in extraordinary circumstances where the architectural design of the building is enhanced by additional colors.

2164 Sign Design Standards

Signage shall meet all applicable requirements of Article XVII: Sign Regulations are subject to CAB approval, and must meet all applicable Building Codes in addition to the following requirements:

2164.1 The location and dimension of wall signs shall be indicated upon the architectural elevations of the proposed structures. Wall signs shall fit within the confines of the architectural details of the building and not obscure or detract from those features.

2164.2 Signs (monument and wall signs) shall complement the architectural style of the building and shall be designed as an architectural element of the building.

2164.3 The materials, colors, and lighting of signs shall be compatible with the materials used in the construction of the building. Lighting must point downward. Landscaping of monument signs is required and subject to CAB approval.

2165 Site Triangle Vision Clearance Requirement

The Site Triangle Vision Clearance Requirements of Section 2117 shall apply to all parcels in the UCOD.

2166 Procedures for Appeals and Variances

The provisions of Section 2126 are applicable for projects within the UCOD.



Church St Side
"Yellow Line" on site plan



East side of property

Property LINE

6' HIGH NEW WOOD FENCE (TREATED)

6' HIGH NEW COMMERCIAL GRADE ALUMINUM FENCE



800 CHURCH ST.
GEORGETOWN, SC

August 4, 2026

$\frac{3}{4}'' = 10 \text{ FOOT}$



MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN COMMUNITY APPEARANCE BOARD

MEETING DATE: September 15, 2026

AGENDA ITEM: CAB-2026-0016 - Request: Sign for 204 (Unit 210) S Fraser St. TMS# 05-0026-199-00-00. Request to install a new wall sign and window sign.

The applicant is requesting a wall sign that would be 19"x48" or approximately 6.33 square feet in size. The application also includes a sketch of a smaller window sign on the front door.

CURRENT STATUS:

Applicant:	Eliseo Rodriguez Ortiz
Property Owner:	Hoya Holdings LLC
Zoning District:	Intermediate Commercial (IC) <i>(Reference item 1)</i>
Overlay District:	Urban Corridor Design Overlay District (UCOD) <i>(Reference item 1)</i>
2040 Comprehensive Plan – FLUM:	Core Mixed Use <i>(Reference item 2)</i>
Flood Zone:	X500 <i>(Reference item 3)</i>
Intended Use of the Property:	Restaurant (multi-tenant shopping center)

APPLICABLE COMMERCIAL CORRIDOR DESIGN OVERLAY DISTRICT GUIDELINES:

2130 Certificate of Approval Required

A COA must first be obtained prior to the initiation of work within the Urban Core Design Overlay. Approvals are granted by the Community Appearance Board through the issuance of a COA.

2152 Community Appearance Board Review (CAB)

The CAB shall have jurisdiction over the exterior improvements or changes to multi-family and non residential developments within the jurisdictional boundaries of the UCOD. For parcels that are located in the Historic District and in the UCOD, the following shall be determinative as to jurisdiction:

2164 Sign Design Standards

Signage shall meet all applicable requirements of Article XVII: Sign Regulations are subject to CAB approval, and must meet all applicable Building Codes in addition to the following requirements:

2164.1 The location and dimension of wall signs shall be indicated upon the architectural elevations of the proposed structures. Wall signs shall fit within the confines of the architectural details of the building and not obscure or detract from those features.

2164.2 Signs (monument and wall signs) shall complement the architectural style of the building and shall be designed as an architectural element of the building.

2164.3 The materials, colors, and lighting of signs shall be compatible with the materials used in the construction of the building. Lighting must point downward. Landscaping of monument signs is required and subject to CAB approval. 2165 Site Triangle Vision Clearance Requirement

APPLICABLE ZONING CODES:

1713.2 Parallel Signs:

In the case of parallel signs, each business shall be permitted one (1) of the following types of signs provided all applicable requirements are met.

1713.202 Wall Signs: Each principal building shall be permitted one (1) wall sign provided that:

(1) Sign Area: The gross surface area shall not exceed a square footage equal to the building width (i.e. If a principal building is 30 feet in width, then a 30 square foot sign shall be permitted). The maximum gross surface area permitted shall be sixty (60) square feet.

(2) Number: One (1) wall sign shall be permitted per principal building except where a building has been sub-divided into individual stores with separate entrances (i.e. strip mall). In this instance, each business shall be permitted one (1) wall sign. The gross surface area for each sign shall be calculated based on the width of each storefront. In the instance that a principal building has parallel road frontages, a wall sign shall be permitted for each frontage.

(3) Corner lots: Principal buildings located on corner lots shall be permitted one (1) additional wall sign oriented toward the secondary frontage. The gross surface area shall not exceed a square footage equal to the depth of the building (sidewall of building parallel to secondary frontage). The maximum gross surface area permitted shall be thirty (30) square feet. Such sign shall not coexist on the same facade as a sign permitted in Section 1714.102.

1713.203 Window Signs: Intermediate Commercial (IC) and Waterfront Commercial (WC) One (1) permanent window sign attached to a window or glass door provided the gross surface area of the sign displayed should not exceed twenty five percent (25%) of the total area of the window. Window bans signs shall be considered one sign.

OPTIONS:

1. Approve request, as submitted by applicant.
2. Approve application with conditions imposed by the Community Appearance Board.
3. Deny request.
4. Defer request for more information. *(A time frame for deferral must be agreed upon between the board and the applicant)*

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Building & Planning Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map

Parcel View



Block View



REFERENCE ITEM 2: Future land use designation.



REFERENCE ITEM 3: FEMA Flood Map



Date Filed: 08-04-26



Application #: CAB-2026-016

**CITY OF GEORGETOWN
DESIGN OVERLAY DISTRICT APPLICATION
COMMUNITY APPEARANCE BOARD (CAB)**

Please note that all projects will be reviewed by the Planning and Community Development Department for compliance prior to the issuance of any zoning and/or building permit.

Property Information:		
The applicant hereby requests approval for the project described on ARB Request Form (attached):		
Property Address:	Tax Map Number:	
<u>210 S. Fraser St.</u>	<u>05-0026-199-00-00</u>	
Type of Application:	Type of Request:	
☒ New Application	☐ Demolition	☐ New Construction
☐ Application of Revisions	☐ Alteration	☐ Fence
	☐ Repair	☐ Addition
	☒ Other <u>sign permit</u>	
Description of Request:		
<u>New sign. on wall.</u> <u>high weight.</u>		
List of materials to be used:		
<u>- Plastic. w/ neon lights.</u> <u>- plugged</u> <u>- hunged.</u>		
In addition to this application, the following supporting materials have been submitted.		

112
Date Filed: 08-04-26

Design Overlay District Application #: _____

**CITY OF GEORGETOWN
DESIGN OVERLAY DISTRICT
CHECKLIST FOR REQUIRED MATERIALS**

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please email this application to planning@georgetownsc.gov or submit in person to the Planning Department within City Hall, located at 1134 N Fraser Street, Georgetown, SC.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☒ Yes ☐ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

CAB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable,

Site Plans.

☒ Yes ☐ No The site plan must include: setbacks, building location and dimensions (existing and proposed), easements (public and private), location of service areas, sign location, parking, lighting plan, and fencing

☐ Yes ☒ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all proposed landscaping.

☐ Yes ☐ No Floor plan

Building Plan Information.

☐ Yes ☒ No Elevations. Include all sides of any structure detailing fenestrations.

☐ Yes ☐ No Building Materials

- Paint (provide sample); Brick; Hard Plank; Siding; Wood; Wood Shingles or shakes

☐ Yes ☐ No Roofing Materials

- Shingles (slate, concrete composition, wood/shakes); Copper/tin; Painted Galvanized standing seam or v-crimp metal

Date Filed: 08-01-26

Design Overlay District Application #: _____

___ Yes ✓ No Shutter design
• Louvered; Paneled; Board and batten

___ Yes ✓ No Windows
• Exterior lighting fixtures (include image)

☐ ___ Yes ✓ No Mechanical equipment and when visible from the ROW, include materials for screening

___ Yes ✓ No Screening material

___ Yes ✓ No Lighting plan, with proposed exterior light fixtures

Sign Information.

✓ Yes ___ No Sign Plan. Show location of all existing and proposed signs.
• Sign image (attach image). Include dimensions of all signs.
• Building materials

Color.

✓ Yes ___ No Color samples/descriptions included for:
• Building; Trim; Doors; Exterior details, Etc.

Additional Materials.

___ Yes ___ No Additional materials for: _____.

If the application requires additional information to make a decision, staff will contact you. Once the application is approved, you may then apply for applicable zoning and/or building permits.

PLEASE BE AWARE THAT STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

36 ft . wide .

4 ft 3 wide

Chelo's
Tacos y tequila







Cheo's



Tacos y Tequila

N E O N

48"



19"