



REGULAR MEETING OF COMMUNITY APPEARANCE BOARD

AUGUST 18, 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 July 21, 2026 Community Appearance Board Regular Meeting

III. PUBLIC INPUT ON NON-AGENDA ITEMS

IV. OLD BUSINESS

V. NEW BUSINESS

- A. **CAB-2026-0010 - Request: Repair. 1109 Church St. TMS# 05-0019-146-00-00.** Request to replace the existing unstable front wall, with new windows and door.
 - 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-2026-0011 - Request: Sign. 1107 Church St. TMS# 05-0019-147-00-00.** Request to install a 38 square foot wall 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
- C. **CAB-2026-0012 - Request: Sign Amendment.** Request to amend the new sign for City Hall at 420 South Hazard Street. (TMS#: 05-0025-025-00-00) within the GC Zoning District and the Urban Core Design Overlay. The wall sign for "City Hall" will be amended to say, "Clarence C. Smalls City Hall", increasing the size from the previously approved 12" x 8'1" to 40 ½" x 7'5.5".
 - 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



Planning and Community Development
(843) 545-4010

COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

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

CITY OF GEORGETOWN COMMUNITY APPEARANCE BOARD

MEETING DATE: August 18, 2026

AGENDA ITEM: CAB-2026-0010 - Request: Repair. 1109 Church St. TMS# 05-0019-146-00-00. Request to replace the existing unstable front wall, with new windows and door.

CURRENT STATUS:

Applicant:	Joe Gordon
Property Owner:	HF Properties, 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:	X500 <i>(Reference item 3)</i>
Intended Use of the Property:	Professional Office

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.

2149 Lowcountry Architectural Features encouraged.

The building and site design should incorporate elements of Lowcountry style architecture. Some elements of Lowcountry Style architecture include but are not limited to large overhanging eaves, outdoor seating areas, chimneys, functional shutters, large windows, joggling boards, rocking chairs, high ceilings, metal roofs, large shade trees, and the use of transoms with a window above and a door below.

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:

2153 Site Design Standards

2153.1 Site plans shall meet all applicable requirements set forth in the UCOD. Proposed developments shall avoid excessive or unsightly grading, indiscriminate earth moving or clearing, and avoid removal of trees and vegetation which could cause disruption of natural water courses or disfigure natural landforms. All requirements set forth in the Army Corps of

Engineers and/or OCRM will be addressed on a site plan. The site plan shall provide for the harmonious placement of buildings, parking, signage, mechanical equipment, and other site improvements. Plant materials shall be selected from Section 2122. Use of native species that match or complement existing landscape features on the site or nearby sites should be incorporated into the landscape plan.

2153.2 The relationship of structures to their environment, and the location and design of driveways, parking, and circulation areas shall be given special consideration. Proposed structures shall be sited to relate harmoniously to the terrain and to existing structures in the vicinity that have a visual relationship to the proposed structures. However, creative and unique design elements that do not exist on adjacent or nearby properties are not a basis for denial but may be incorporated into a building in a manner that complements the district. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings, and the creation of focal points with respect to avenues of approach, terrain features, or other buildings. With respect to vehicular and pedestrian circulation, including walkways, interior drives, and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, in so far as creative and unique design elements can be encourage, do not detract from the design of proposed buildings and structures and the neighboring properties.

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:

2163.101 Building features and appearance. The shape, configuration, design, color, and types of material of proposed buildings, and/or alterations and additions to existing buildings, must establish an identifiable character for the development and not detract from neighboring properties. To this end, all elevations of a building must be in harmony with one another in terms of scale, proportion, detail, material, color, and design quality, and all buildings and accessory structures within a proposed development, including gasoline canopies, must be designed to create a harmonious whole. The use of loud, garish colors must be avoided except when the use of colors so characterized is essential for creating a successful design which complies with all other standards.

2163.102 The use of proper site design, architectural features, and/or landscaping to reduce the appearance of excessive height or mass of proposed structures should be utilized to make the development compatible with adjacent and nearby developments. Long, monotonous facade designs including, but not limited to those characterized by unrelieved repetition of shape or form or by unbroken extension of line shall be avoided. Ornamentation should complement the overall design and avoid visual clutter.

2163.103 On-site electric, telephone, and other utility lines shall be underground.

2163.104 Special features and accessory structures including storage areas, exposed machinery installations, service areas, truck loading areas, utility building and structures and similar accessory areas shall be subject to such design standards, setbacks, screen plantings, or other screening methods as shall reasonably be required by the CAB to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

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.

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)	--	60/(502.2)	30/(508)	8	10	12	35
	12,000 (MF) (502.1, 510.1)			35/(508)	30	30	45	
R4 Residential	6,000/(501.2, 510.2)	--	60/(502.3)	25/(508)	8	10	12	35
	10,000 (MF) (501.2, 510.2)			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/(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

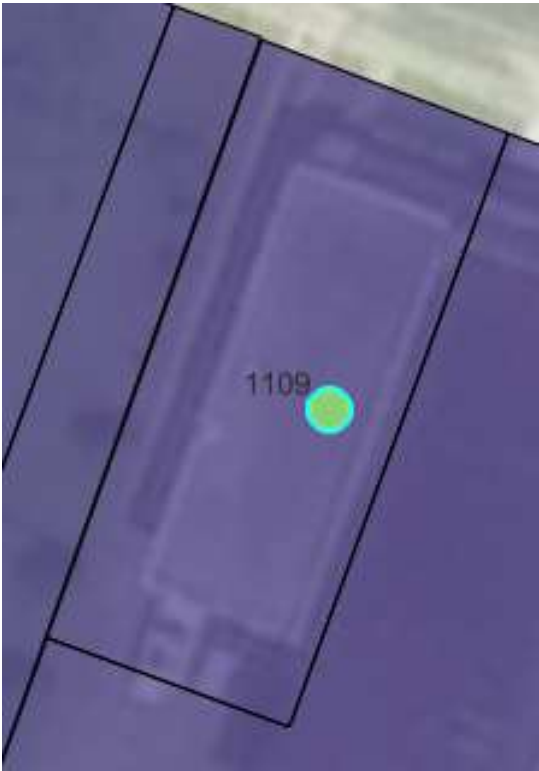
OPTIONS:

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)*

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map

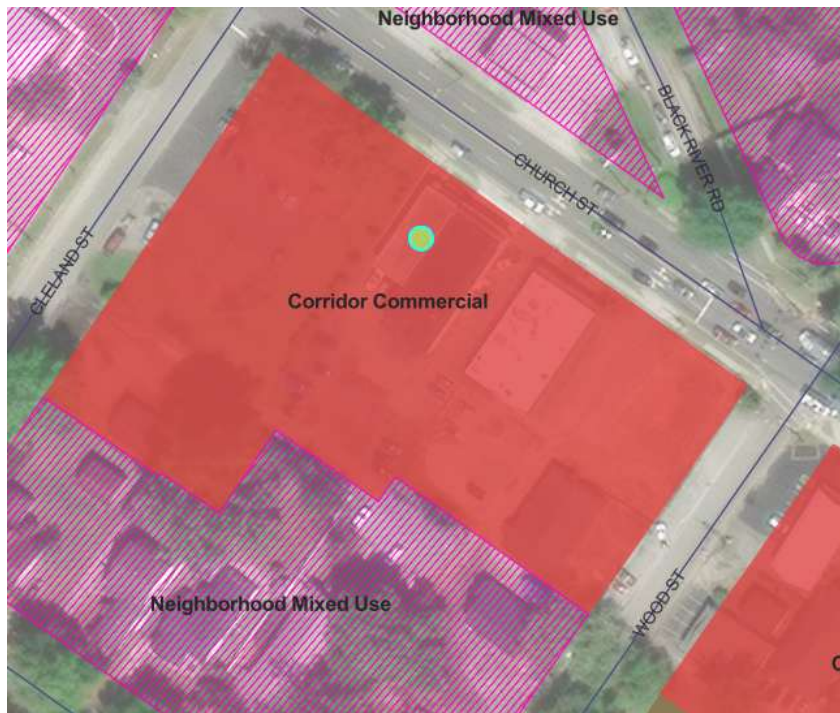


Parcel View



Block View

REFERENCE ITEM 2: Future land use designation.



REFERENCE ITEM 3: FEMA Flood Map

Flood info	Effective FIRM
Flood zone	X500
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
FEMA MSC Products	Link

Date Filed: 7/8/26



Application #: CAB-2026-010

**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:	
1109 CHURCH ST	05-0019-146-00-00	
Type of Application:	Type of Request:	
☒ New Application	☐ Demolition	☐ New Construction
☐ Application of Revisions	☐ Alteration	☐ Fence
	☒ Repair	☐ Addition
	☐ Other	
Description of Request:		
APPROVAL TO REPLACE EXISTING UNSTABLE WALL PER DRAWINGS SUBMITTED. PROPOSED WALL SHALL MATCH EXISTING TO THE DEGREE FEASIBLE		
List of materials to be used:		
8" CMU STRUCTURAL WALL BRICK - TO BE PAINTED AS EXST NEW WINDOWS PER CODE + SPECIFIED TRIM		
In addition to this application, the following supporting materials have been submitted.		
PAINT COLORS		

**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 *NO FOOTPRINT CHANGE*
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 *LANDSCAPING TO REMAIN*
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 *PER EXST*
• Exterior lighting fixtures (include image) *ON DRAWING*

☐ ___ 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 *ON DRAWING*
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.

Georgetown County, SC

Summary

Parcel Number 05-0019-146-00-00
Account # 21493
Property Address 1109 CHURCH ST
Legal Description PT 276 GEO PLT 467-171; SLD 735-10A
 (Note: Not to be used on legal documents.)
Acres/Lot 1.000
Property Usage Commercial Property (N657)
Mobile Home Decal #
Tax District Dist 5
Neighborhood C05



Owners

HF PROPERTIES LLC
 1109 CHURCH STREET
 GEORGETOWN SC 29440

Valuation

	2025	2024	2023	2022	2021
+ Building Value	\$87,000	\$75,700	\$75,700	\$75,700	\$75,700
+ Land Value	\$45,000	\$21,600	\$21,600	\$21,600	\$21,600
+ Misc Value	\$0	\$0	\$0	\$0	\$0
= Total Market Value	\$132,000	\$97,300	\$97,300	\$97,300	\$97,300
+ Ag Credit	\$0	\$0	\$0	\$0	\$0
= Total Taxable Value	\$132,000	\$97,300	\$97,300	\$97,300	\$97,300
Capped Taxable Value	*\$93,898	*\$81,650	*\$81,650	*\$81,650	*\$81,650
Total Assessment	\$5,634	\$4,899	\$4,899	\$4,899	\$4,899

*This parcel is subject to the value cap

To see the tax information for this property click here <http://www.georgetowncountysctax.com>

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
COMM PROP (N657)	1.00	LOT	SITE	0	0

Commercial Buildings

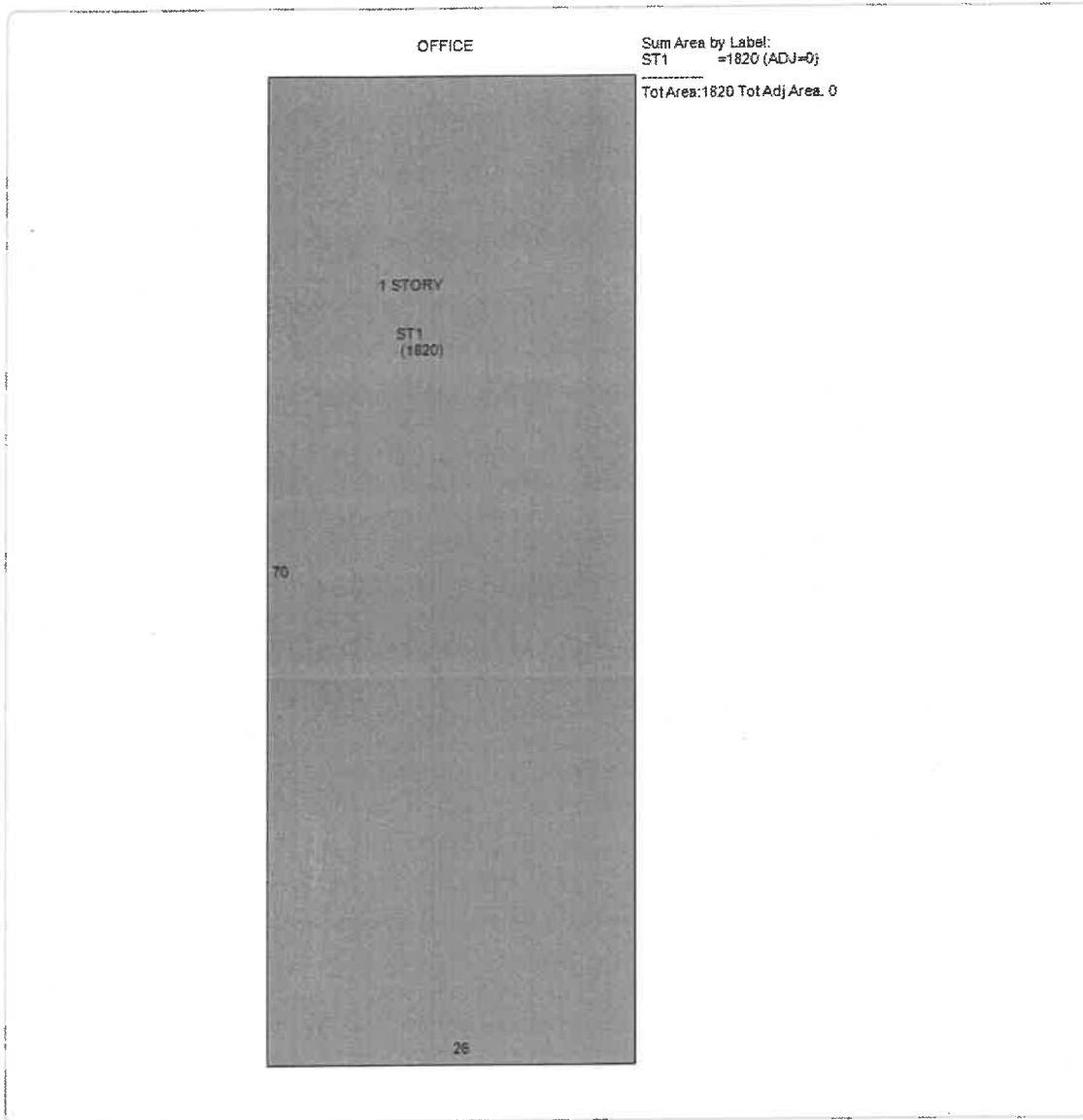
Building Type OFFICE / 71
Year Built 1955
Finished Area 1820
Total Area 1820
Num of Bedrooms 0
Foundation

Roof Type
Roof Coverage
Exterior Walls
Fireplaces 0
Full Bathrooms 0
Half Bathrooms 0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Vacant or Improved	Grantor	Grantee
10/24/2011	\$130,000	Warranty	1772	47	Improved	C2G2 LLC,	HF PROPERTIES LLC
3/27/2006	\$110,000	Warranty	1800	346	Improved	ATLANTIC COAST LIFE INS,	C2G2 LLC
4/2/1984	\$60,000		216	928	Improved		ATLANTIC COAST LIFE INS

Sketches



Photos



No data available for the following modules: Buildings, Mobile Home Buildings, Yard Items.

Georgetown County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 7/8/2026, 9:15:12 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL



Joe Gordon
Planning & Design,
LLC

596 Fernwood Road
(Mt. Gilead)
Murrells Inlet SC 29576
843-651-8729
JoeWGordon@Outlook.com

HARMON & FELTS LAW FIRM, PA

Capalbo Construction
1109 Church Street
Georgetown
SC 29440

THIS SHEET PRINTED:
Tuesday, July 21, 2026

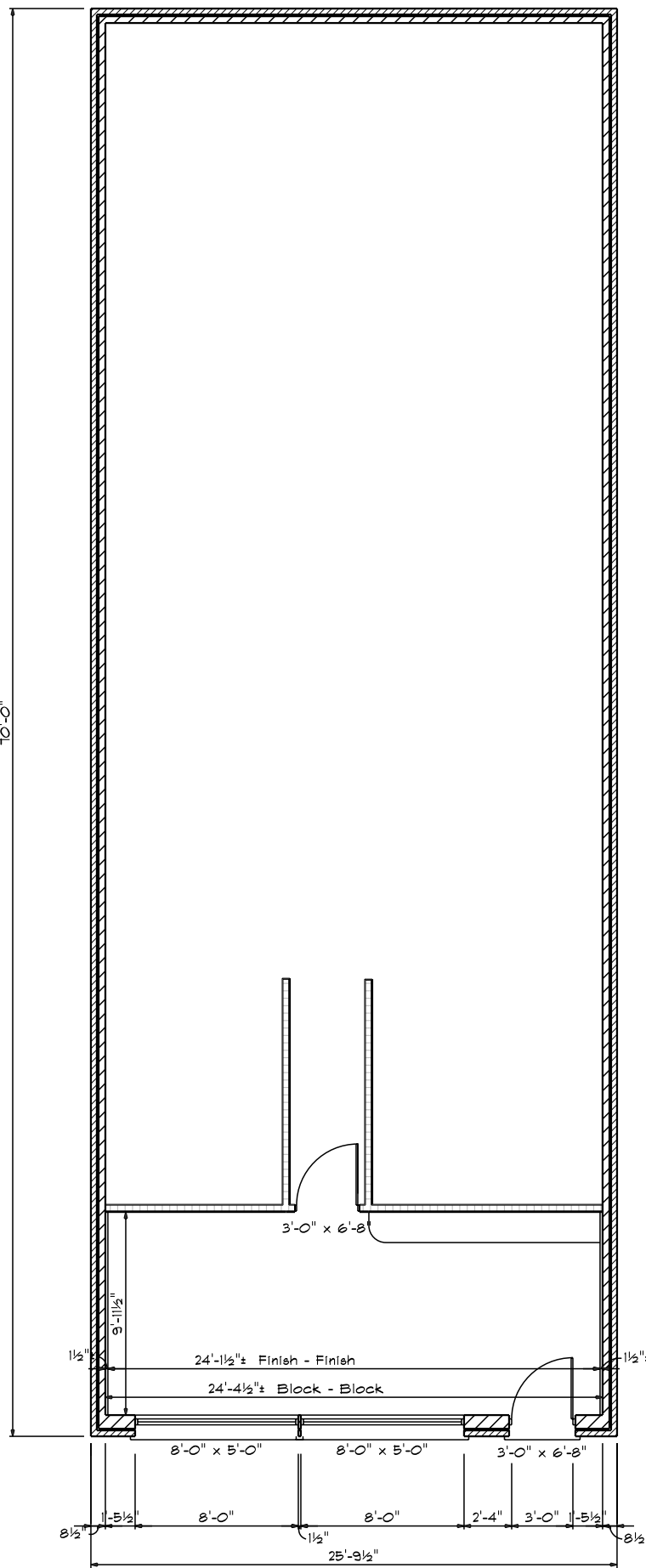
Date	Issue / Revision
07-02-26	Preliminary Review
07-08-26	Initial City Submittal
07-21-26	Door Rev / PDFs to City

PROJECT CODES	
TAX MAP #	
CIVIL/SURVEY	
ARCH	
STRUCTURAL	

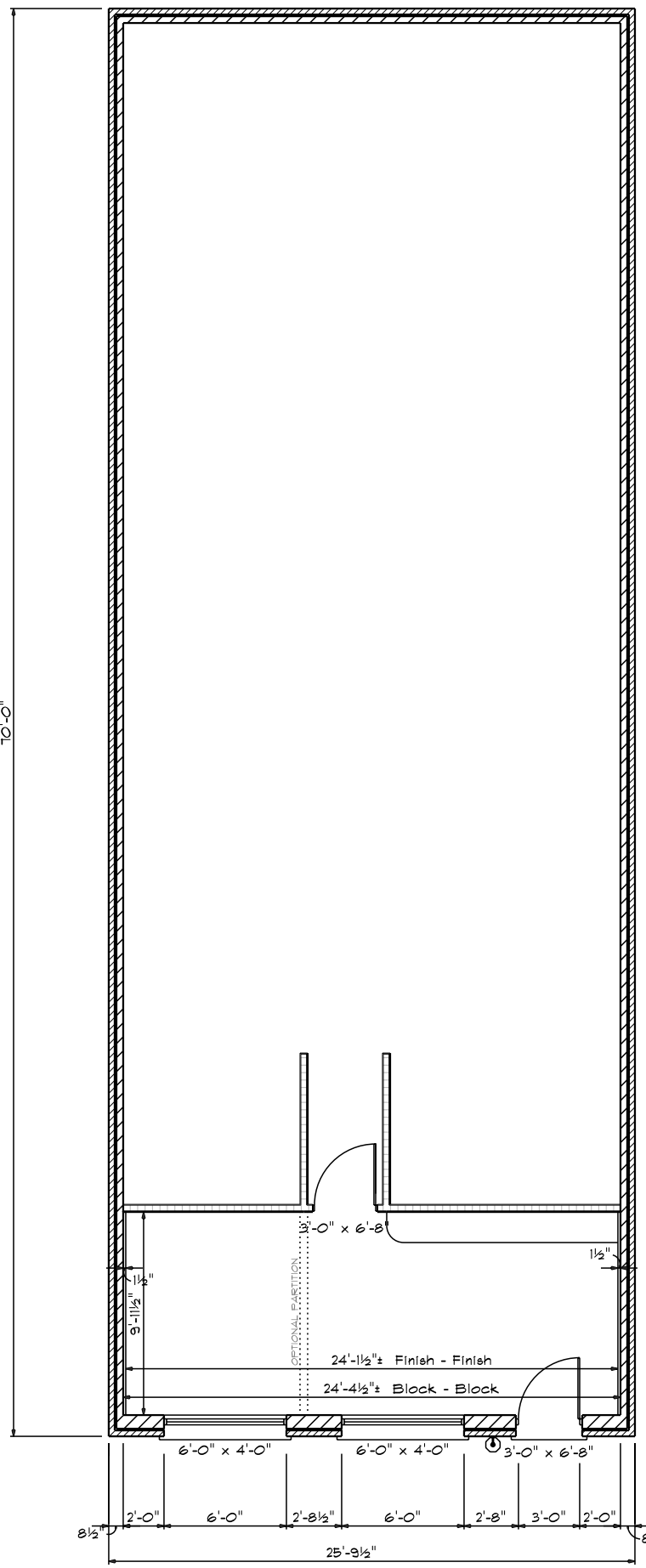
SCALE:
As Noted

A1.1

SHEET: 1 of 1



EXISTING FRONT WALL LAYOUT
SCALE 1/8" = 1'-0"



PROPOSED FRONT WALL LAYOUT
SCALE 1/8" = 1'-0"



EXISTING FRONT ELEVATION IMAGE
SCALE N.T.S



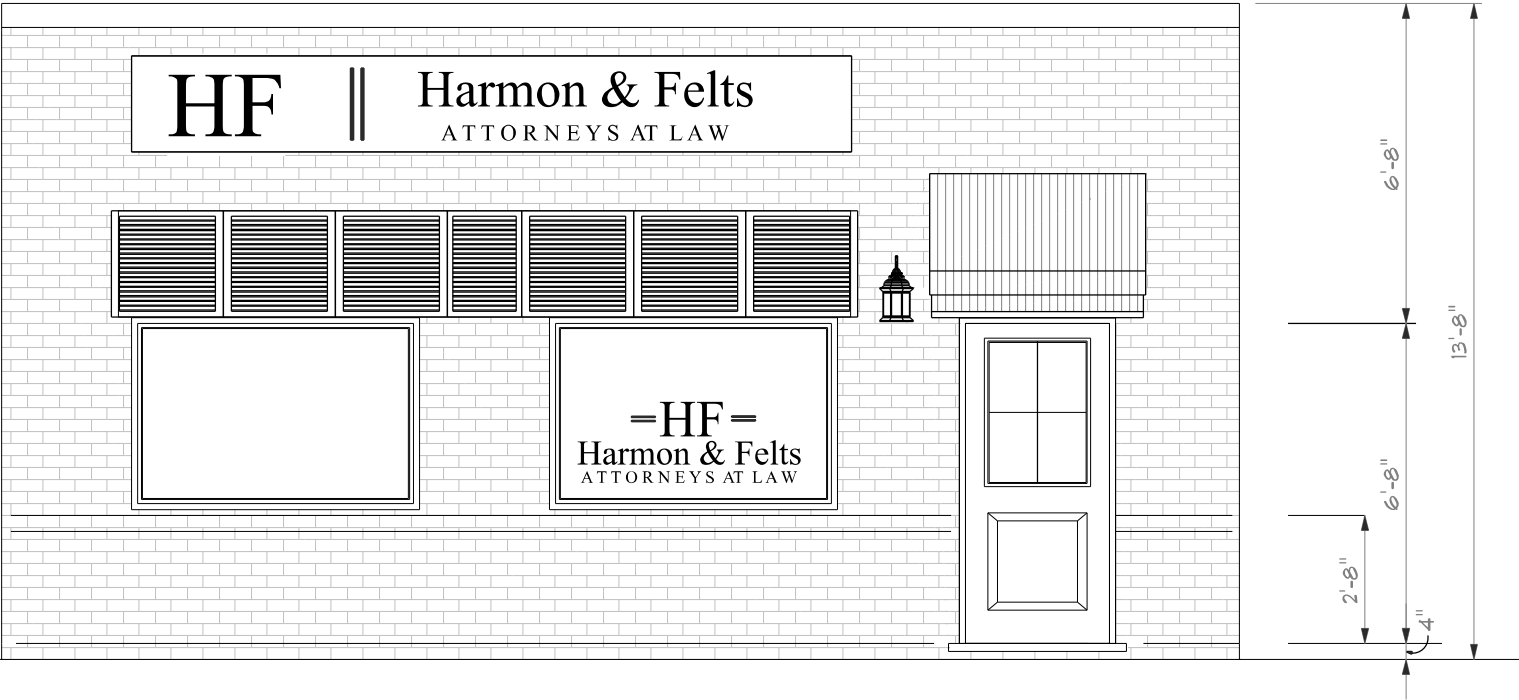
PROPOSED FRONT ELEVATION
(PAINT SCHEME WILL MATCH EXISTING)

SCALE 1/4" = 1'-0" 07-21-26 Door Rev to City



EXISTING FRONT ELEVATION IMAGE

SCALE N.T.S

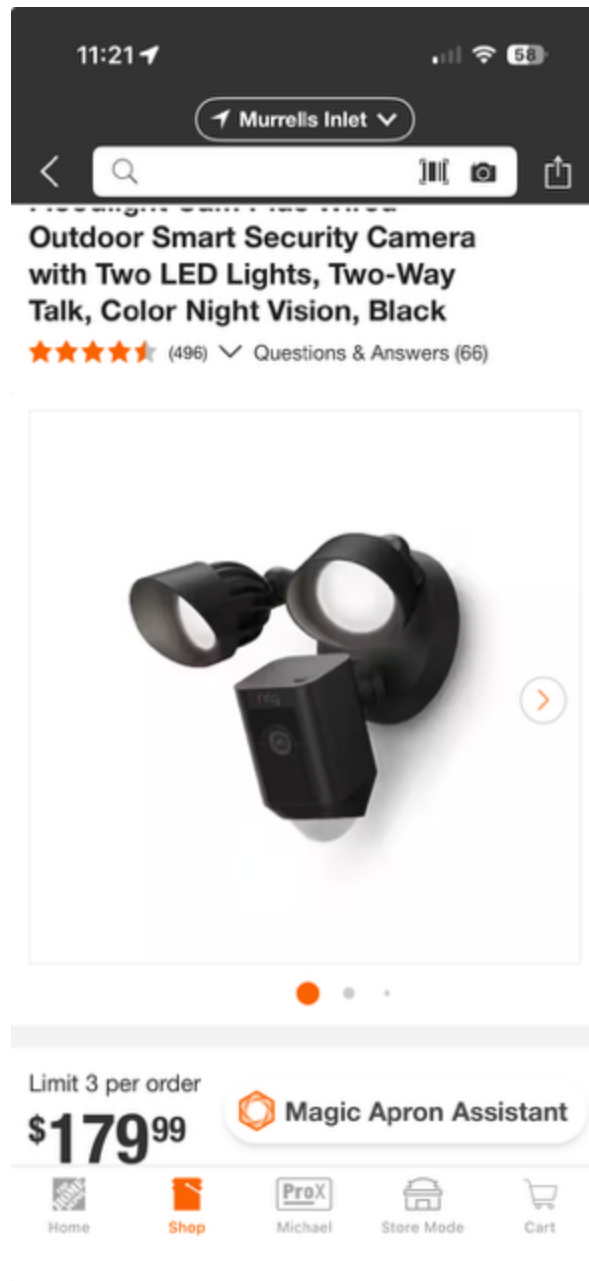


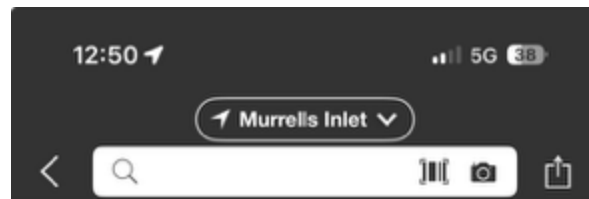
PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"

(PAINT SCHEME WILL MATCH EXISTING - SEE SAMPLES)

JOE GORDON PLANNING & DESIGN, LLC
 843-651-8729 JoeWGordon@outlook.com
 07-21-26 Door Rev to City

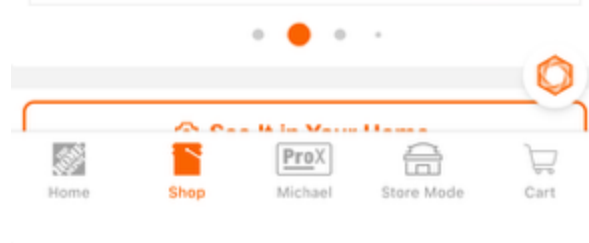
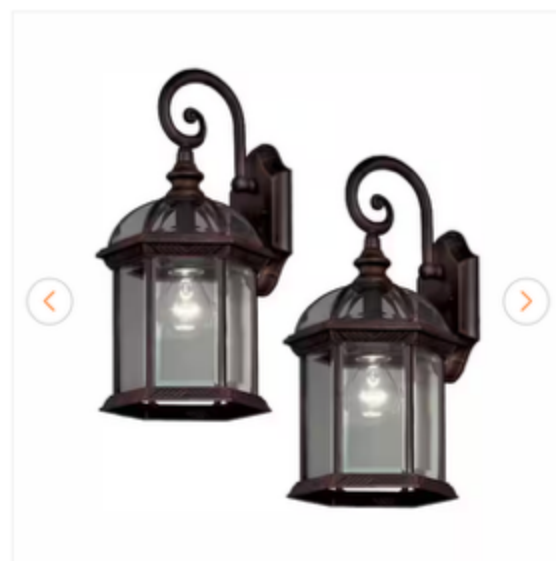




[Shop Hampton Bay](#)

**Wickford 15.4 in. 1-Light
Weathered Bronze Hardwired
Outdoor Wall Light Lantern Porch
Sconce with Clear Glass (2-Pack)**

★★★★★ (1486) Questions & Answers (159)



MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



Planning and Community Development
(843) 545-4010

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HOBSON HENRY MILTON

CITY OF GEORGETOWN COMMUNITY APPEARANCE BOARD

MEETING DATE: August 18, 2026

AGENDA ITEM: CAB-2026-0011 - Request: Sign. 1107 Church St. TMS# 05-0019-147-00-00. Request to install a 38 square foot wall sign.

CURRENT STATUS:

Applicant:	Diane Villanueva, Coastal Outdoor LLC
Property Owner:	Julie P. Green
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:	X500 <i>(Reference item 3)</i>
Intended Use of the Property:	Retail

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.

APPLICABLE ZONING CODES:

1714 General Commercial (GC), Neighborhood Commercial (NC), Light Industry (LI), and Heavy Industrial (HI) Districts

1714.2 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.

1714.202 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 one hundred (100) 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 store front.

(3) Corner lots:

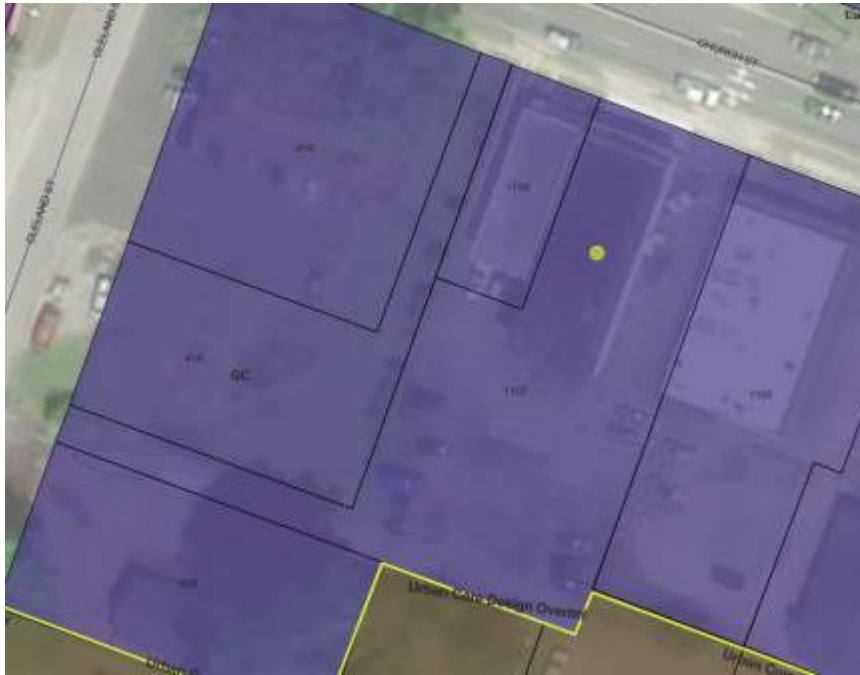
Principal buildings located on corner lots shall be permitted one (1) additional wall sign oriented toward the secondary frontage. The gross surface area shall not exceed a square footage equal to the depth of the building (sidewall of building parallel to secondary frontage). The maximum gross surface area permitted shall be eighty (80) square feet. Such sign shall not coexist on the same facade as a sign permitted in Section 1714.102.

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)*

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

Flood Info	Effective FIRM
Flood zone:	X500
Supplemental Coastal A	No
In Floodway	No
In CBR5	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0485G

Date Filed:

7/21/24



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: 1607 Church Street	Tax Map Number: 05-0019-147-00-00
Type of Application:	Type of Request:
☒ New Application ☐ Application of Revisions	☐ Demolition ☐ Alteration ☐ Repair ☒ Other <u>New Building Sign</u>
☐ New Construction ☐ Fence ☐ Addition	
Description of Request:	
Install 38sf Building Sign on front of Building.	
List of materials to be used:	
Face lit channel letters on backer white acrylic, trans . Logo to have surface applied white vinyl trans vinyl overlay Jewelite - Bronze trimcap white LED'S	
In addition to this application, the following supporting materials have been submitted.	
proposed signage and sign detail with installation details.	

Date Filed: 7/21/24

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: 7/21/24

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.

Stratus

onestratus.com

888.503.1569

LOCATION NUMBER:

7632664

SITE ADDRESS:

1107 CHURCH ST
GEORGETOWN, SC 29440-3201

[View in Google Maps](#)



SHERWIN-WILLIAMS®

Merida, Ohio 44060

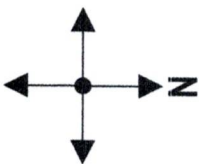
GEORGETOWN, SC 29440-3201

1

GLACOUNTS SHERWIN WILLIAMS 2026 SC7632664 Georgetown

Infinite possibilities, ideal solutions.

Scale: NTS



E01 PROPOSED STOREFRONT ELEVATION
Scale: 1/4"=1'-0"

EXISTING SIGN SF:	32.3
PROPOSED SIGN SF:	38



Existing 2'-0" x 16'-2" channel letters to be removed & replaced; Wall to be patched & repaired as required

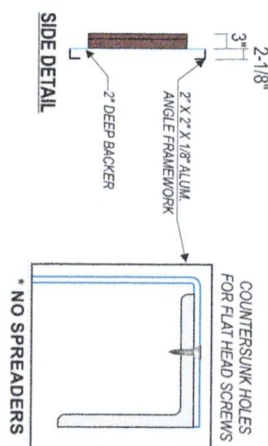
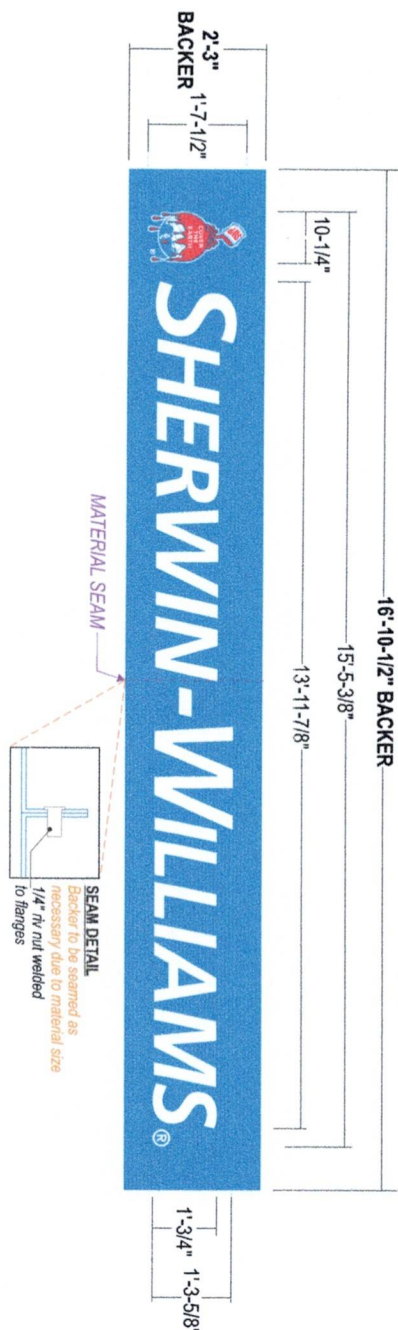


Stratus
onestrotus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

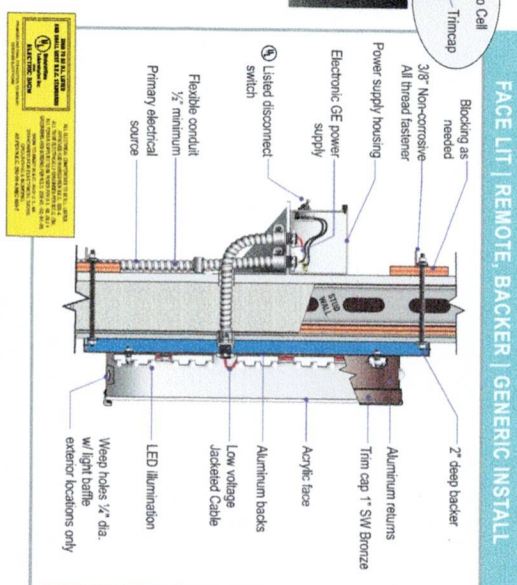
CLIENT:
 SHERWIN-WILLIAMS.
ADDRESS:
1107 CHURCH ST
GEORGETOWN, SC 29440-3201
PAGE NO.:
3

ORDER NUMBER:
1252175
SITE NUMBER:
7632664
ELECTRONIC FILE NAME:
G:\ACCOUNTS\ISHERWIN WILLIAMS\2026\SC\7632664_Georgetown\7632664_Georgetown R1
PROJECT NUMBER:
86452
PROJECT MANAGER:
KATELYN ACKLEY-HART

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	575958	01/26/26 Z-HE					
Rev 1	591662	04/15/26 Z-SA	Revised sign size				



FACE LIT | REMOTE, BACKER | GENERIC INSTALL



FACES: 3/16" #7328 White acrylic; Logo to have surface applied Trans. vinyl overlays

TRIMCAP: 1" jewelite 313 bronze trimcap

RETURNS: .040 alum. returns 3" deep duranodic bronze/pre-coat bronze

BACKS: .063 alum. backs - insides painted White

ILLUM.: GE White LEDs, as required by manufacturer;

Remote GE power supplies; Photocell sensor required

BACKER: 2"x2"x1/8" alum., angle framework w/ .125 alum face and 2" deep returns,

Face to secure to internal angle frame using cis fasteners thru returns painted blue to match. Seams will be required in all panels over 10' lengths. Grind and smooth face seams to create seamless appearance when required, painted blue

Surface applied White vinyl - will not illuminate

WALL TYPE:

INSTALL: Backer framing thru bolted using all thread into blocking as required.

12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent

QUANTITY: (1) ONE CHANNEL LETTERSET REQUIRED FOR STOREFRONT ELEVATION

Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS IN ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.4(A) (1) OF THE NATIONAL ELECTRICAL CODE.

THE LOCATION OF THE DISCONNECT SHALL COMPLY AFTER INSTALLATION SHALL COMPLY ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

CLIENT:			
ORDER NUMBER:	1252175	PROJECT NUMBER:	86452
SITE NUMBER:	7632664	PROJECT MANAGER:	KATELYN AOKLEY-HART
ADDRESS:	1107 CHURCH ST GEORGETOWN, SC 29404-3201		
PAGE NO.:	4	ELECTRONIC FILE NAME: C:\CNC\INTSS\SHERWIN WILLIAMS\21252175\7632664_Georgetown.RI	

[illegible]

Stratus

onestratus.com

8959 Tyler Boulevard
Mentor, Ohio 44060

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

Planning and Community Development
(843) 545-4010

CITY OF GEORGETOWN COMMUNITY APPEARANCE BOARD

MEETING DATE: August 18, 2026

AGENDA ITEM: CAB-2026-0012 - **Request: Sign Amendment.** Request to amend the new sign for City Hall at 420 South Hazard Street. (TMS#: 05-0025-025-00-00) within the GC Zoning District and the Urban Core Design Overlay. The wall sign for "City Hall" will be amended to say, "Clarence C. Smalls City Hall", increasing the size from the previously approved 12" x 8'1" to 40 ½" x 7'5.5".

CURRENT STATUS:

Property Owner:	City of Georgetown
Zoning District:	General Commercial (GC) (<i>Reference item 1</i>)
Overlay District:	Urban Core Design Overlay District (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Neighborhood Mixed Use (<i>Reference item 2</i>)
Flood Zone:	Zone X. (None) (<i>Reference item 3</i>)
Intended Use of the Property:	Government - Institutional

APPLICABLE UCOD GUIDELINES:

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.

APPLICABLE ZONING CODES:

1714 General Commercial (GC), Neighborhood Commercial (NC), Light Industry (LI), and Heavy Industrial (HI) Districts

1714.2 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.

1714.202 Wall Signs:

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

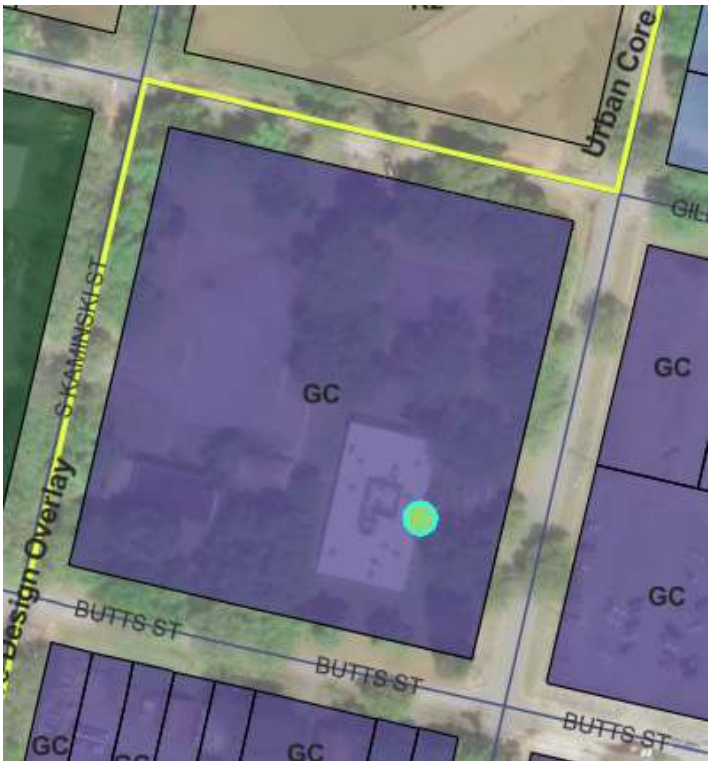
- (1) Sign Area:** The gross surface area shall not exceed a square footage equal to the building width (i.e. If a principal building is 30 feet in width, then a 30 square foot sign shall be permitted). The maximum gross surface area permitted shall be one hundred (100) square feet.
- (2) Number:** One (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 store front.
- (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 eighty (80) square feet. Such sign shall not coexist on the same facade as a sign permitted in Section 1714.102.

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)*

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.



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

Please note, Forerunner parcel lines and addresses may not be up to date.

Date Filed: _____



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:
420. S. Hazard Street, Georgetown, SC	05.0025.025.00.00
Type of Application:	Type of Request:
☒ New Application ☐ Application of Revisions	☐ Demolition ☐ Alteration ☐ Repair ☒ Other ☐ New Construction ☐ Fence ☐ Addition <u>Building sign.</u>
Description of Request:	
Adding revised building sign at front facade of new City Hall building. Description: "Clearance C. Smalls City Hall" City council approved the resolution to name this building at council meeting on 7/23/2026	
List of materials to be used:	
1/4" thick cut-out aluminum letters painted blue.	
In addition to this application, the following supporting materials have been submitted.	
Revised sign drawing # 63954-b1-R1 attached.	

Date Filed: _____

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12'-2 7/8"

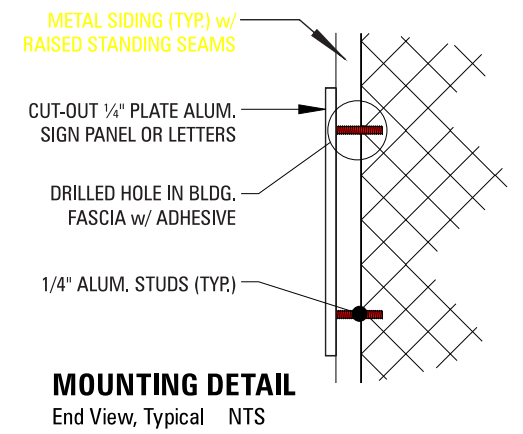
9"

25 1/2"

12"

CLARENCE C. SMALLS
CITY HALL

B1 QTY (1)



PER SURVEY

SURVEY PHOTO
For Reference Only | NTS

NOTES — PER SIGN

– 1/4" thick cut out aluminum letters painted brand blue

INSTALLATION:

– Flush mount to standing seam metal siding

– Exact mounting detail TBD

COLORS

COLORS SHOWN ARE REPRESENTATIVE ONLY

1 MP14019 Tres Blue (paint)

Georgetown, SC

DATE

28-Apr-2026

CUSTOMER

City of Georgetown

PROJECT

City Hall

LOCATION

420 Steelworks Sq.

DESCRIPTION

Aluminum Letters

SALES

D. Jenkins

DESIGNER

D. Stone

SCALE

1/2" = 1' - 0"

DRAWING

63954-b1-R1

REVISIONS

REV	DATE	BY	NOTE
R1	07-20-26	DNS	chgd height, copy

CUSTOMER APPROVAL

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TYSON SIGN COMPANY

Putting Your Business Out Front!

CONTACT INFO

1-843-448-5168

Fax: 843-448-0535

Mail: P.O. Box 50580

Myrtle Beach, SC 29579

www.tysonsign.com

UL LISTED

ELECTRIC SIGN MUST BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NEC (NATIONAL ELECTRIC CODE)

ssa

ISA

Page 38 of 38