

Board: Erica Chase (Chairman), Dinos Liollo, Jeff Johnston, Andy Smith, Erin Stevens, Michelle Smyth, Kristen Krause

City Staff: David Meeks, Andrea Derungs



RESULTS DESIGN REVIEW BOARD

May 17th, 2021 4:30 PM. 2 George St

- 1. 1964 Maybank Hwy. – TMS# 343-04-00-028 DRB2021-000077**
Request conceptual approval for the construction of a one story garage and retail space adjoining an existing retail building.

Owner:	Monterey, LLC. c/o Eddie Buck
Applicant:	Blane Hammerlund/Goff D'Antonio Assoc.
Neighborhood/Area:	James Island

MOTION: Conceptual approval. Note the comments by staff for preliminary submittal. Consider substituting the Saw Palmetto plant if it will be in close proximity to persons/activity. Study the treatment of the large blank south wall. The Board does not recommend vines as a solution for this wall.

MADE BY: DL SECOND: AS VOTE: FOR 7 AGAINST 0

Staff Comments:

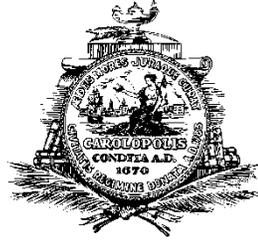
1. The H/S/M of the new addition is in keeping with the existing building and surrounding buildings. Staff supports the architectural direction.
2. Staff noticed where the bioswales are proposed to the north of the new addition, there appears to be thick existing vegetation in Google Streetview, but we were informed that this brush has already been cleared to the north adjoining property line. Please confirm.
3. Confirm if paving is proposed to the new garage opening.

By Preliminary Review:

4. The landscape plan could be strengthened, enhanced, added to by preliminary review.
5. Consider groundcover or shrubs in the parking lot islands under the trees.

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6. Consider replacing the gravel in the bioswale with a more organic material that won't inhibit the growth of the soft rush.
7. Thicken the buffer at the north property line with more planting on the property line since so much existing vegetation was removed.
8. Concentrate more plantings around the south side of the building and patio. Add screening with landscape on the east side of the patio. Include a shade tree, if possible.
9. Consider a full or partial screen or barricade between the parking spaces and the patio. Consider a vegetative screen.
10. Regarding the south elevation, for the large blank wall at the outdoor seating, study the use of vine plantings to grow up the wall or a mural.
11. The pervious pavers shown on sheet C-200 should be shown on all proposed site plans including landscape.
12. To avoid confusion or questions, please update the drawings for clarity and consistency. Orient the landscape plan with north up to be consistent with the other site plans. Orient all site plans consistently with north at top of page. Label everything that is proposed on the site plans. For example, the outdoor patio is not labeled on the site plan. Please label the element(s) on the north side of the patio as well. Label any existing fencing to remain. Show and label the canopy roof edge with a dashed line to make its location clearer. Clarify the graphics for the table and chairs on the patio. Delineate between existing lawn and new driveway to the garage, if applicable, with labels or graphics. Please correct the landscape plan and plant list to consistently reference SERC or CERC.

Staff Recommendation:

Conceptual Approval

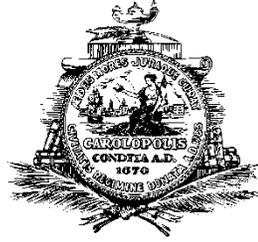
2. 829 St. Andrews – TMS# 418-10-00-033

DRB2021-000066

Pulled from the agenda by the applicant

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Request conceptual approval for a 2 to 5 story mixed used residential development.

Owner:	Grambling Brothers
Applicant:	McMillan Pazdan Smith/Nathan Schutte
Neighborhood/Area:	West Ashley

3. Approval of minutes from the 5.3.21 meeting

MOTION: Approved

MADE BY: DL SECOND: AS VOTE: FOR 7 AGAINST 0

DRB Chair signature: _____