

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

**City Staff:** David Meeks, Andrea Derungs



## RESULTS DESIGN REVIEW BOARD

July 19<sup>th</sup>, 2021

4:30 PM.

2 George St

**1. 1310 Meeting St. TMS # 464-14-00-142**

Request approval for (2) completed mock-up panels for the proposed multi-tenant residential/commercial building.

Owner:	LMC Cormac SPE, LLC
Applicant:	LMC/Beach Corontzes
Neighborhood/Area:	Upper peninsula

MOTION: Approval with staff comments # 3, 4 and 5, and Board comment to eliminate the faux bolt heads on the metal canopy to provide a cleaner look, and caulk to match mortar color.

MADE BY: DL SECOND: AS VOTE: FOR 6 AGAINST 0

### Staff Comments:

1. Staff and the Board would like to see a couple more examples of a caulk color used that better disappears. Two caulk colors should be used on the two brick colors. The caulk color should be a combination of the mortar and brick color that essentially disappears from view at a distance.
2. Some of the Board members question the applied bolts on the canopy face of the west panel #1, and if they are necessary. Would it be a cleaner look without them? Staff would support keeping them.
3. There are some small gaps where the corners of the fiber cement boards meet at the top of the east panel #2, on either side of the window. These need to be tightened up.
4. Typically, DRB does not permit exposed fasteners on metal panels and ask for them all to be concealed. The Board is making an exception since these will only be used at the top of the 8-story building and in a consistent and intentional pattern.
5. Staff and the Board supports the architect's choice for the coping color as shown in the middle example at the top of the east panel #2

**Staff Recommendation:** Approval of mock up with conditions noted

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**2. 2947 Maybank Hwy. – TMS # 313-00-00-088**

Request preliminary approval for the construction of a new dental office and a separate retail building.

Owner:	Dr. Peter Sciarrino
Applicant:	Coast Architects/Matt Cannady
Neighborhood/Area:	Johns Island

MOTION: Preliminary approval with staff comment #1, and Board comment to 1) present a brick that is in less contrast with the building material and more of a tone on tone color palette, 2) to provide an architectural screening solution for the generators close to Wilts Battery, 3) to restudy the light fixtures on the building to be in scale and at a proper height for the use of the space, 4) add a driveway stub to the parcel to the west, and remove the shrubs where the stub will go.

MADE BY:  JJ  SECOND:  DL  VOTE: FOR   AGAINST  0

**Staff Comments:**

1. Staff ask that the electric meters shown on the Maybank side of the building, as well as facing the courtyard, be moved to be behind the screen walls if possible. Raise the screen wall height so it screens all of the utilities. Add a note that all utilities on the building exterior such as electric meters/conduits, will be painted to match the building color where located.

**Staff Recommendation:** Preliminary approval

**3. 1964 Maybank Hwy – TMS # 343-04-00-028**

Request preliminary approval for a single story addition to an existing building containing a private garage and a retail space.

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

MOTION: Preliminary approval

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MADE BY: MS SECOND: ES VOTE: FOR 6 AGAINST 0

**Staff Recommendation:** Preliminary approval.

**4. Ashley River Rd. @ Dogwood Rd. – TMS # 418-10-00-033**

Request conceptual approval for 78 affordable townhome units for Homes of Hope.

Owner:	Homes of Hope, Inc.
Applicant:	SeamonWhiteside
Neighborhood/Area:	West Ashley

MOTION: Deferral, with staff comments 2-8, and Board comments 1) provide 3D renderings with views (min 4) into the site from Ashley River Rd, from the entry showing buildings A, B and C, and an interior site view of the buildings. 2) Provide an understanding of accessible units. 3) Consider all building elevation as they exist in their own context. 4) Study undulation of the building positions in plan, to provide variety in the streetscape. 5) Provide something to catch the eye at untruncated vistas 6) Strengthen the entry of the site and make it something special, which may affect building A 7) study breaking up the long line of asphalt, perhaps at the crossings, 8) To improve buildings B, Q and P relative to parking, and function within the site plan 9) Possibly rotate buildings C, P and A for better vistas (as part of the study under comments #1 and #5) 10) Simply the material palette of siding types. 11) Provide designs for the amenity buildings and structures shown on the site plan.

MADE BY: JJ SECOND: AS VOTE: FOR 6 AGAINST 0

**Staff Comments:**

1. The space between buildings P and Q has been increase to about 25' since the previous submittal. These buildings no longer have back porches which was a reason for more space requested between the buildings., but the added space is still better. The applicants are showing a sidewalk through this area between the buildings which staff

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- does not feel is necessary. Consider a row of ornamental trees and/or shrubs between these buildings for added privacy.
2. In looking at the options for the back yard configuration as seen on sheets A-0.0 and A-2.0 and A-2.1 staff recommends A+ with the privacy fence over A with no fence. Staff prefers option B over option A as there is more sq. footage of back yard space with this option. Also the roof of the shed that slopes up toward the main building is a better look in elevation than the shed roof sloping to the side.
  3. Currently, the larger of the back yards (option B) is 11' x 20', minus 5' x 10' for the shed. (170 sq. ft. total) Is it possible to extend the back yard fences and shed out more an additional 5 to 10 feet to give the residents more private back yard space?
  4. Omit the shed dormers in lieu of gable dormers for consistency.
  5. There was much discussion about the backs of buildings L, M and N that face Ashley River Rd., about how they will be visible from the street and the applicant should make an effort to make these look less like the back of the buildings. Staff feels these facades facing Ashley River Rd. with no gables looks like the back of a building and we ask the applicant to restudy these facades. The shed and fence, although nice with the brick water table, do not help the situation alone as we had discussed with the applicants as an idea to make these look less like the backs of the buildings. Staff recommends the option with the gables be added to backs of all the buildings, or at the very least, add gables to the backs of the buildings that will be visible from any street. (Buildings A, C, L, M, N)
  6. Regarding the elevations, there appears to be missing line work at the base of all the gables and shed dormers.
  7. Transitions between exterior materials should only occur at internal corners. As proposed the rendering indicates a transition between board-and-batten and horizontal lap siding at the second floor between the front elevation and end elevations. Revise the exterior materials so that any transitions occur at internal corners.
  8. The revisions to a single floor plan for all units successfully simplified the architecture. However, at the six-unit building, it resulted in one extended roof line running continuous across the building. Consider any techniques which may accommodate some play or transition in the long ridge line on the six-unit building

### By Preliminary Review:

9. Will there be an entry monument sign? Please show the monument sign location and concept drawings at the Preliminary review for Board comment. The final sign review is a separate application after DRB final approval of the site and buildings.

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10. Provide a fence detail. Staff approves of the concept shown. Make sure the gap between the boards is not too large that it does not provide privacy.
11. Provide a window head/jamb/sill detail to indicate the presence of an apron at the sill and to indicate the window to be deep set into the wall cavity. DRB ask that window be deep set into the wall cavity. Provide detail.
12. Widen the cross gables on the front elevations, and at the rear elevations where used, as they currently appear too narrow over the masses beneath them.
13. Consider a vertical rectangle for the gable vent shape, which would be more consistent with the Craftsman detailing, and if this would not increase costs.
14. Review the brick base detailing at the demising walls between the front porches. As proposed, the brick base is not of the same height as the brick column bases, and the brick cap treatment is difference between the columns and demising walls. Consider whether these should be treated similarly or if these is reason for the height to be lowered or increased.
15. The square windows appear to be of a different size than the upper sash of the typical windows. Please confirm if this is for visual interest, as egress from the bathroom would not be required.
16. While the buildings are represented as a raised slab or stemwall condition, it is understood that this is not confirmed. While the style calls for a raised floor over grade, Staff understand the increased costs involved. Consider and seek out ways that these can be elevated as much as possible, or made to appear to be raised, while accommodated the price range as planned.

**Staff Recommendation:** Conceptual approval

### 5. 1800 Produce Ln- TMS # 313-00-00-152

Request approval for a 1 story retail development. The applicant received conceptual approval on 2/1/21. They are now requesting final approval from the Board.

Owner:	George Reavis
Applicant:	Losse Knight
Neighborhood/Area:	Johns Island

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MOTION: Final approval with staff comments # 1-4, and 6-11 and a full permit set submitted to staff for final sign off.

MADE BY: DL SECOND: AS VOTE: FOR 6 AGAINST 0

### Staff Comments:

1. Regarding previous staff comment #7, staff appreciates the extra landscape screening between the entry drive and the two parking spaces near Produce Ln. There are a few shrubs that were added to the parking lot side of the fence (between the nose of the parked cars and the fence). Staff feels these shrubs along the inside of the fence will be more beneficial if moved to the street side of the fence.
2. Traffic sign post in DRB purview are to have a decorative round or square post, painted black or Charleston Green. Only the stop sign if in the ROW must remain the breakaway U-channel post per SCDOT.
3. The light levels on the photometric plan need to be adjusted slightly as the foot candle numbers are to stay at or below 5.0.
4. Provide wheel stops at the middle parking spaces where the cars are nose to nose, and where there are no curbs to stop the wheels.
5. skip
6. Most transom window grids show lites which have a horizontal proportion. Adjust these to improve the lite proportions to be, at a minimum, square in proportion.
7. Staff approves of the light fixtures and site furnishing proposed.
8. Typically, staff ask for a screen fence to screen the electric meters. But in this case landscaping may be sufficient since the west end of the buildings is on the edge of an existing buffer/wetland with existing trees. Please provided a naturalized landscape grouping of plants to screen the area in front of the meters and include some evergreens. This will also help to further screen the parking lot from cars traveling east on Maybank. Note to paint the meters and conduit the same color as the facade where located.
9. The bike racks look to be located right up against the curb which would allow for only one bike to be locked on one side. Relocate the rack to the middle of the space and away from the curb, to accommodate a bike on both sides of the loop. (bike rack detail on sheet 64 -bikes are locked parallel to the rack and not perpendicular) Demonstrate a bike fits in this space by showing a bike at the rack on the site plan.

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10. Submit all signage to staff separately for review and approval.
11. Revise detail 2/A304 to indicate a minimum slope at the top of the wall/columns for drainage purposes.

**Staff Recommendation:** Final approval with staff and Board conditions to be met, and a revised, full permit set submitted to staff to give final sign off.

### 6. 2310 Henry Tecklenburg- TMS # 309-00-00-262

Request conceptual approval for two one-story electric operations buildings for crew dispatch and special care center.

Owner:	Dominion Energy
Applicant:	MCA Architecture/Keith Clarke
Neighborhood/Area:	West Ashley

**MOTION:** Deferred by the Board due to no BZA approval yet. Courtesy review given to the applicants by the Board. No vote was taken.

### Staff Comments:

1. Staff supports the H/S M and the design direction of this project. The architecture of the main building is very attractive.
2. The Landscape Plan is labeled Grading Plan. Please revise.
3. There are proposed berms shown on the Arch site plan where existing trees are shown to be saved on sheet C200. Please clarify.
4. The site plan is lacking in definition. No materials are called out/ Asphalt vs concrete, etc.
5. Site plan C300 should have ALL proposed elements shown. There are features such as proposed fencing on the Arch site plan, sheet AS101, that do not appear on the site plan C300. Provide only one complete site plan with all proposed site elements.
6. Regarding Site plan sheet C300, the parking area with 9 spots directly east of the three storage areas, it is unclear what is happening around these 9 spaces and where the edge of paving ends. This parking area is laid out differently on sheet AS101. Provide only one site plan so there isn't conflicting information.
7. Provide information on what the "Cantilevered racks" look like in order for the Board to determine if they require screening?

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8. Sheets C300 and L1 show three storage areas to the east of the “Covered Truck Staging”. (pole storage, etc) one is labeled covered truck storage. Staff confirmed with the applicant that the labels are incorrect. Sheet AS101 is more accurately shown and labeled correctly. These three storage areas are uncovered storage areas. Staff ask that the three storage areas be screened from all areas of the street with a combination of screen walls and extra landscape screening at the perimeter. The use of some evergreens such as Red Cedars is requested.
9. There are different pond shapes shown on different site plans. The shape should be more organic and not so rigid.
10. The east façade of the covered truck shed we recommend to match the west façade of the main building with the concrete precast panels and watertable.

**Staff Recommendation:** Deferral for unclear site issues.

### By Preliminary review:

11. Provide fence details.
12. More thought and effort is needed for the landscape plan to develop into a preliminary plan. The landscape plan is incomplete with no plant palette provided, insufficient screening into the site and seemingly little thought to the landscape layout. Sheet AS101 has conflicting landscape information from the landscape plan.
13. DRB will require some screen walls at the parking lots in addition to extra landscape screening if the existing buffers are not sufficient screening. Use some evergreen such as Red cedars/Viburnums, etc. to add to the existing buffers.

### 7. **Maybank Hwy. @ Timberline Dr. TMS # 313-00-00-530**

Request conceptual approval for a new Spinx gas station and convenience store.

Owner:	The Spinx Co.
Applicant:	Ken Betsch
Neighborhood/Area:	John's Island

MOTION: Conceptual approval with staff comments # 1-5 and 7-10. And Board comment to simplify the landscape





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**DRB Chair signature:** \_\_\_\_\_