

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

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



## RESULTS DESIGN REVIEW BOARD

August 2<sup>nd</sup>, 2021                      4:30 PM.                      2 George St

**1. 334 Folly Rd. TMS # 424-05-00-030, 029, 028**

Request conceptual approval for a new Refuel gas station, convenience store and car wash.

Owner:	Refuel Operating Co. Inc.
Applicant:	Graham Group/Christopher Friend
Neighborhood/Area:	James Island

MOTION: Conceptual approval with staff comments # 1-4. Board comments: applicant to study the orientation of the car wash to see if it could be situated at a right angle to the store if possible (staff comment #5). 2) Study the detail of how the siding meets the brick base to minimize the impact of the base. (siding to overlap the brick). Restudy the plant pallette.

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

**Staff Observations:** The applicants have address most all of the staff and Board comments from the last meeting, with the exception of what was explained in their response letter, such as requesting to keep the brick water table on the buildings and keeping the curved gas canopy. Now that we see this site layout, staff does not feel that the car wash at this angle will help the situation very much of trying to avoid a view into the tunnel from Folly Rd (since the site will not allow for the building to be positioned with the tunnel parallel to Folly Rd.) (as seen sheet A5.2A) The applicant is providing a screen wall and landscaping that will aid in screening the view into the tunnel. The building floorplan has been mirrored to present the more attractive façade to Folly Rd., and staff supports this building design.

### Staff Comments:

1. Regarding the west elevation, the porch is now on the Folly side of the building as staff and the Board asked, but the porch extends down only 1/2 of the West façade. Staff recommends the porch and sidewalk be extended to cover the entire West façade as a place for more tables and chairs.
2. Staff supports the keeping of the brick water table.
3. Staff had a meeting with the applicants where they asked us to support the keeping of the curved gas canopy as it is becoming their signature canopy. Staff stated that they do like the curved gas canopy and can support it. But we also told the applicant that we have a duty to reiterate what the Board requested, which was to see a

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different canopy design that better matches the building roof lines. Staff does agree with the Board that a canopy design could better match the building roof lines and still be a signature canopy design for Refuel. Changing the overlapping curved panels to overlapping straight panels could be a 2<sup>nd</sup> Refuel canopy prototype that could also be recognized as the brand if it were to be duplicated with future Refuel developments.

4. Some existing fencing is called out on the east property line but the extents of this existing fencing is unclear. Please provide a clearer graphic of the existing fence on the site plan and the landscape plan. Provide photos of the existing fencing. If insufficient screen fencing exists on the east and south property lines, the applicant should provide. (min 6' ht.)
5. Staff questions if the car wash siting at a right angle to the canopy might be better, as presented in the previous DRB meeting. At an angle as presented looks a bit unsettled. There may be more opportunity to screen the exit tunnel if at a right angle to the canopy. (see image) If the car wash is pushed further to the south, it allows for an increased arch of the exit drive, a screen wall and plantings to better hide the exit tunnel. If the building footprint were mirrored, the applicants could get more of a bend in the exit drive out of the tunnel, which allows for more screening of the exit tunnel.

### By preliminary review:

6. The applicants are proposing bollards for each of the parking spaces closest to the store. DRB does not permit yellow bollards and only permits stainless steel, black or Charleston Green.
7. Staff recommended earlier using some red cedars when we were suggesting to screen the exit of the car wash tunnel. As they are being used now along the façade of the car wash, staff does not feel these are a good choice as this species can get 40 feet tall. Please use a more appropriate plant for a shrub hedge in this location.
8. DRB requires all traffic signs to have a decorative square or round post, painted black or Charleston Green. Only the stop sign if in the public R.O.W should be the standard U-channel break-away post.
- 9.

**Staff Recommendation:** Conceptual approval

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**2. Approval of minutes from the 7/19/21 meeting**

MOTION: Approved

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

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