

Commercial Design Review Board Minutes
Thursday, January 15, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Candy Pratt
Chris Campeau
Mildred Blanton
Bill Beauchene
Michael Gregor

Staff Present:

Jessi Shuler, AICP, Zoning Administrator
Rich Palmer, Building Official
Russ Comette, Director of Public Works

Items on the agenda:

OLD BUSINESS:

1. **Summerville Medical Center – 295 Midland Parkway – New parking lot (PUD)**
2. **Lowcountry Dentistry – 409 Old Trolley Road – New building construction (B-2)**
3. **Home 2 Hotel – Holiday Drive – New building construction (B-3)**

NEW BUSINESS:

1. **Summerville Retail – Central Avenue at Orangeburg Road – New building construction (B-3, in process of annexation)**
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The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the December 18, 2014 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Candy Pratt. All voted in favor of the motion. Ms. Shuler asked for the Board to elect a Chairman and Vice Chairman for 2015. Mr. Campeau made the nomination that the Chairman and Vice Chairman remain the same as in 2014 (Michael Gregor as Chairman and Chris Campeau as Vice Chairman), which was seconded by Mr. Beauchene. Hearing no other nominations, the vote was called and all voted in favor.

OLD BUSINESS:

1. **Summerville Medical Center:** The first item before the Board was preliminary and final approval for a new parking lot on a parcel adjacent to the hospital. George Huddleston with Littlejohn Engineering presented the application. In regards to the staff comments about dogwoods and redbuds not being canopy trees, Ms. Shuler explained that she had talked to the landscape architect, and he stated that he had added those as accent plantings, not in required areas; however, after further review of the landscape plan, the southern portion of the western border does require a canopy tree every 30 feet, so they will need to be changed in that area. Mr. Campeau asked the applicant if they had considered adding landscape strips between the head on parking bays. Mr. Huddleston explained that the landscape strips require more space, and he is limited by the wetlands to the North and the parking lot has to line up with the adjacent drive aisle down at the South end of the parking area. Mr. Campeau also asked about providing a pedestrian connection from the parking lot to the adjacent lot. Mr. Huddleston stated that he intended for there to be a walk, but it wasn't clear on the drawing, so he agreed that that could be added. Mr. Campeau also suggested that the applicant review the trees to be saved and consider adding a low hedge along the drive aisle. Based on the discussion, the following comments were made:

- Add a sidewalk from the parking lot to provide a pedestrian connection to the hospital.
- Replace understory trees shown in required side border with canopy trees (area where no existing trees are shown).
- Revisit the trees to be saved and plant canopy trees in parking lot islands where required.
- Add a low hedge along the drive aisle that borders the parking lot.

Mr. Campeau made a motion for conditional final approval with the changes noted, and Ms. Pratt made the second. The motion passed unanimously.

2. **Lowcountry Dentistry:** The next item in Old Business was preliminary and final approval for a new dentist office on Old Trolley Road. Tom Durante with Empire Engineering, Losse Knight with LFK Architects, and Beth Haffner, the owner, presented the application. Mr. Durante explained that site changes had been made based on staff comments. Ms. Shuler provided further

explanation regarding the TAP Committee's approval of the trees on the site, particularly the two large oaks, stating that their declining health was the reason for allowing removal. Mr. Knight provided some background on the design of the building, and Dr. Haffner provided further detail about the color choices. Based on the continued discussion, the following comments were made:

- Switch out flowering dogwoods with redbuds and use pinestraw as mulch.
- Add foundation planting including small understory trees (between the windows) and shrubs.
- Use metal halide or LED shoebox style lights in the parking lot, and any building lighting must be shielded.
- Okay with colors of building, but green color could have a little more brown in it. Provide a sample color panel on site.

Mr. Campeau made a motion for final approval with the comments noted, and Mr. Beauchene made the second. The motion passed unanimously.

3. Home 2 Hotel: The final item under Old Business was preliminary and final approval for a new hotel on Holiday Drive. David Winburn with Palmetto Civil Solutions and Tim Jones with Palmetto Design Association presented the application. Mr. Winburn handed out revised civil drawings and explained how the staff comments had been addressed. He stated that the front border plantings still did not meet the required number of canopy trees because he felt that would be too crowded in the amount of space provided, but he had added additional understory trees for a total of 9 canopy trees and 21 understory trees. Mr. Gregor asked if the detention pond would be walled and what the material would be. Mr. Jones confirmed that it would be walled, and it would be a keystone wall with a 48" high black vinyl coated chainlink fence set right behind the keystone. Mr. Jones also explained that they were looking to get final approval if possible on the site (but no approvals yet on the architecture) because they are working with very bad soils and would like to get started on addressing that issue. Mr. Campeau and Mr. Gregor asked about adding some additional landscaping on the second street frontage and in the parking lot islands. They also discussed a sidewalk along Azalea Square Blvd. and provided some guidance for the design of the building. Based on the continued discussion, the following comments were made:

- Provide a continuous hedge of shrubs along the second street frontage on Azalea Square Blvd. (planted three feet on center) to shield parking lot, and add some type of shrub to provide some color or consider using crape myrtles.
- Double islands that extend across two parking spaces require two canopy trees to be planted.
- Replace Gingkos and Pistachios with Oaks or possibly Chinese Elms.
- Provide a sidewalk along the second street frontage of Azalea Square Blvd. (work with developer and Town Engineer), and add plants that can grow up the fence that surrounds the pond.
- Dumpster enclosure will match building finish, and flagpoles are okay in open area of large island.
- Mulch can be non-dyed hardwood chips around the building, but all other mulch to be pinestraw.
- In regards to the building architecture, modern is okay but needs to include some type of vernacular architecture and tie in with local materials. Can use Nexton development as guidance, but want the building to reflect Summerville.

Mr. Beauchene made a motion for final site approval (building approval deferred) with the comments noted, and Mr. Campeau made the second. The motion passed unanimously.

NEW BUSINESS:

1. Summerville Retail: The next item before the Board was conceptual review for a new grocery store and gas station. Larry Barthelemy and Fred Guthier with ADC Engineering, Sunday Bougher with SGA Design Group, and Bo Murphy and Gordon Howe with WRS Realty presented the application. Mr. Guthier began by presenting the design of the site, and explaining that they tried to save as many trees as possible along the edges of the site. Mr. Campeau asked about a few of the grand trees being removed in more of the interior areas of the site. Mr. Guthier and Mr. Barthelemy stated that they tried to save as many trees as possible, but the size and topography of the site made it very difficult to save any of the trees in the interior of the site. Ms. Shuler explained that the TAP Committee felt the developer had tried to save as many trees as possible, and believed that trying to install retaining walls in small areas to save an additional tree here or there would not be worth the expense as the trees' chances of long-term survival would not be high. Mr. Campeau explained that he would like them to try to break up the parking field and provide shade in the parking area, and a number of options for this were discussed including landscape strips planted with trees or additional parking islands. Pedestrian connections to Central Avenue and Orangeburg Road were also discussed. Ms. Bougher presented the architecture explaining how she added architectural detailing to provide a lowcountry feel and break up the mass of

the building. Mr. Gregor stated that he liked the architecture, but felt that vertical plantings could be added in the front as well. Based on the continued discussion, the following comments were made:

- Further study saving the 24" live oak at the right front corner of the building.
- Consider adding a five foot landscape strip planted with trees between parking bays (preferably more than one) – Board would then be okay with more than 12 parking spaces in a row (cart corrals count as a parking space). One of the landscape strips could be combined with the pedestrian access from Central Avenue.
- Add a sidewalk connection to Orangeburg Road.
- Consider adding foundation plantings along the western side of the building.
- Consider adding vertical plantings (understory trees) and planters to the front of the building to break up the massing (could be in the sidewalk out front and not next to the building foundation).
- Bike racks should be inverted "U" style.
- Provide more articulation on the gas canopy, and consider adding a low screen wall (about three feet high) along the front, or provide dense planting.

No action was required for conceptual review, and none was taken.

MISCELLANEOUS:

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 6:02 PM.

Respectfully Submitted,
Jessi Shuler, AICP
Zoning Administrator

Date: 2.19.2015

Approved: Michael Gregor, Chairman _____; or,
Chris Campeau, Vice Chairman Chris Campeau

Commercial Design Review Board Minutes
Thursday, February 19, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Candy Pratt
Chris Campeau
Mildred Blanton
Bill Beauchene
Jennifer Palmer

Staff Present:

Jessi Shuler, AICP, Zoning Administrator
Rich Palmer, Building Official
Bonnie Miley, Asst. Town Engineer
Meredith Honeycutt, Town Planner

Items on the agenda:

OLD BUSINESS:

1. **Legends at Azalea – Sheep Island Road and Holiday Drive – New apartment complex (B-3)**
2. **Spinx – Corner of Berlin G. Myers Parkway & E. 5th North Street – New building construction (B-3)**
3. **Home 2 Hotel – Holiday Drive – New building construction (B-3)**

NEW BUSINESS:

1. **Signs**
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The meeting was called to order at 4:00 pm. As the Chairman was absent, the Vice Chairman asked for consideration of the minutes of the January 15, 2015 meeting. A motion for approval of the minutes was made by Bill Beauchene and a second was made by Candy Pratt. All voted in favor of the motion.

OLD BUSINESS:

1. **Legends at Azalea Square:** The first item before the Board was conceptual review for a new apartment complex that had originally received approval from the Board in 2008, but was returning with changes to the site plan because of the re-delineation of wetlands. Mr. Campeau and Ms. Palmer recused themselves for this agenda item. Ms. Shuler introduced the background on this project, and Will Waterhouse with Seamon, Whiteside, & Associates presented the application. Mr. Waterhouse explained that they had met with staff last week, and the main concerns were from the Fire Marshal about access to the buildings and from Planning about the encroachment of the parking into the front planted border. He stated that they have already been working on addressing the Fire Marshal's concerns. Based on the discussion, the following comments were made:

- The Board is comfortable with approving the slight encroachment of the parking into the required front planting border.
- The Board sees no other significant issues with the site plan, other than the issues with fire truck and rescue access that will need to be worked out with staff.

No action was required for conceptual review, and none was taken.

2. **Spinx:** The next item in Old Business was final approval for a new gas station and convenience store at the corner of Berlin G. Myers Parkway and E. 5th North Street. Ms. Shuler read the staff comments into the record. Greg Minton with Spinx, Alvie McClaran with Land Planning Associates, and Ken Betsch with Betsch Associates, Inc. presented the application. Mr. Minton stated that the site plan and landscape plan had been revised based on staff comments. Mr. Minton and Mr. McClaran explained that the stormwater management for the site would tie in with the master stormwater management plan for the entire shopping center and would be finalized prior to the start of construction. In addressing additional staff comments, Mr. Minton stated that they use a certified contractor for the previous concrete installation and maintenance and would provide documentation of that agreement. He also stated that if the proposed right-in, right-out on Berlin G. Myers Parkway is not approved by SCDOT, they will make adjustments and return to the Board for approval of those. A parking justification letter was provided to staff for the additional parking, and Ms. Shuler stated that staff was comfortable approving the additional parking based on the reasons stated in the letter. Mr. Betsch presented the changes to the building based on the comments from the previous meeting, and presented the materials and colors. Based on the continued discussion, the following comments were made:

- Transformer placement on the site will not interfere with the required landscape island and planting.

- Do not use river rock mulch – mulch should be pine straw or hardwood non-dyed shredded mulch.
- The main brick color will be a red/brown color with the accent brick being a lighter brown. The EIFS will be the Latte color, and the coping will be tan.
- Board feels that the gas canopy columns need to be softened – broken up into a base, middle, and top. A detail of this change will be emailed to staff to forward to the Board members for approval.
- Photometric plan and light fixture cut sheets will be reviewed by staff.

Ms. Blanton made a motion for final approval with the comments noted, and Ms. Palmer made the second. The motion passed unanimously.

3. Home 2 Hotel: The final item under Old Business was final architectural approval for a new hotel on Holiday Drive. Amit Mohan, the owner, Tim Jones with Palmetto Design Association, and Craig Otto, the architect, presented the application. Mr. Otto presented the architecture, and he explained the materials used, specifically the ArcusStone used on the base of the building. Mr. Jones presented the color samples shown on EIFS and provided a sample of the aluminum coping and the frosted glass used on the beacon at the top of the tower/keep element. Ms. Pratt asked about the framing around the two square windows on the front elevation because they were not shown on the color rendering but were shown on the front elevation drawing. Mr. Otto explained that the color rendering did not show every detail correctly, but that the framing was a part of the prototype, but could be removed. Mr. Campeau stated that the Board typically encourages the use of brick and provided a picture of a new hotel in Mt. Pleasant as an example, but he stated that he has no major issues with the architecture presented and felt that it tied in well with the design of the Nexton development directly across the interstate. Mr. Otto explained that they had originally included a brick base, but that Hilton, which must also approve the building, had required them to remove the brick. Based on the continued discussion, the following comments were made:

- Change or remove the ArcusStone framing around the two square windows on the front elevation.
- Okay with the colors as presented except the green color should be the Melange Green.
- The stairwells on the ends of the building will be the same color as the Keep.
- Aluminum coping will be used, except a darker coping will be used on the Keep and the stairwells.
- The Beacon will glow white and be unchanging (will not flash or change colors).

Ms. Palmer made a motion for final architectural approval (final site approval already given last month) with the conditions noted, and Ms. Pratt made the second. The motion passed unanimously.

NEW BUSINESS:

1. Signs: The next item before the Board was review of a proposed monument sign with an LED reader board for All Safe Storage at 923 Central Avenue. Mr. Beauchene recused himself from this agenda item. William Miller with Miller Signs and Chip Knight with All Safe Storage presented the application. Mr. Miller explained that the sign would have the brick base with the rowlock on the top with the LED cabinet and sign cabinet on top. He stated that the LED readerboard would be one color and would not blink. He explained that Dorchester County had certain requirements for LED readerboards – one color, no flashing or scrolling, and the message had to hold for five seconds. Ms. Shuler stated that the Town's sign ordinance did not address LED readerboards specifically except that they must be approved by a majority vote of the CDRB; therefore, any restrictions on the color, timing of the messages, etc. would need to be specified by the Board. Ms. Pratt stated that she would be more comfortable if it was a single line, and the applicant stated that they could do that. Mr. Campeau stated that he understood the reasoning behind the readerboard request, but that he was not in support of them because he felt that if one was approved then that would open the door for every business to have one, which would be distracting and unsightly. There was some discussion by the Board about requiring a certain distance along the road between readerboards. Ms. Pratt made a motion to approve the sign with a single line LED readerboard that would be one color, with no flashing or scrolling, and a five second hold per message. Hearing no second, the motion died. Ms. Blanton stated that she felt that she needed to take a closer look along Central Avenue and at the existing LED readerboards around the area so that she could make a more informed decision. Based on the continued discussion, the applicant decided to withdraw their application at this time and resubmit at a later date.

The final item before the Board was a new monument sign and gas canopy signage for the El Cheapo gas station at 600 Boone Hill Road. Ms. Shuler introduced the application, and explained that the existing sign cabinet and LED pricer panel on the monument

sign would be removed, and a new sign cabinet with the pricer panel incorporated into it would be placed on the existing base. The gas canopy would be wrapped with the new colors and the small Shell symbol on three sides. Ms. Pratt made a motion for approval of the signage as presented, and Ms. Blanton made the second. The motion passed unanimously.

MISCELLANEOUS:

Ms. Shuler introduced two new staff members to the Board. Bonnie Miley, the new Assistant Town Engineer, who came from Berkeley County will be working with the Board and reviewing submittals for Commercial projects. Meredith Honeycutt, the new Planner, who came from Gastonia, NC will also be working with the Board.

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 5:21 PM on a motion by Ms. Blanton.

Respectfully Submitted,
Jessi Shuler, AICP
Zoning Administrator

Date: March 19, 2015

Approved: Michael Gregor, Chairman ; or,
Chris Campeau, Vice Chairman _____

Commercial Design Review Board Minutes
Thursday, March 19, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Candy Pratt
Chris Campeau
Mildred Blanton
Bill Beauchene
Jennifer Palmer
Michael Gregor

Staff Present:

Madelyn Robinson, AICP Dir. of Plan.
Rich Palmer, Building Official
Bonnie Miley, Asst. Town Engineer
Meredith Honeycutt, Town Planner

Items on the agenda:

OLD BUSINESS:

1. **Summerville Retail – Central Ave. at Orangeburg Rd. – New building construction (B3, in process of annexation)**

NEW BUSINESS:

1. **AppleSeeds Nursery Home School – Limehouse Dr. – New building construction (B2)**
2. **Antiques & Artisans Village – 619 Old Trolley Rd. – Shipping container placement (B3)**
3. **Garnet Construction – 202 E. 2nd N. St. – Full interior & exterior renovation (B3)**
4. **Signs**

MISCELLANEOUS:

1. **Shoppes at Azalea Square Phase II – 220 Azalea Square Blvd. (B3)**
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The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the February 19, 2015 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Mildred Blanton. The motion carried.

OLD BUSINESS:

1. **Summerville Retail:** Ms. Robinson provided the Board updated information on the annexation process of the subject properties and confirmed that the annexation has been placed on hold per the applicant until the June time frame and that any final approvals that the Board may give would need to include the condition of annexation. Ms. Robinson also stated that the application appeared to meet all zoning requirements. Fred Guthier with ADC Engineering presented the final application including how the applicant has addressed the Board's previous comments. Sunday Bougher, architect for the project, discussed the changes to the canopy over the fuel pumps. The Board asked about the fencing around the lift station and asked that a black color or vinyl coated chain link be used as opposed to the standard metal color. Mr. Gregor asked about using brick for the full area of the front entrance and Mr. Beauchene asked for a canopy/awning over the service doors. Mr. Gregor also notated that the signage was included; no comments were made with regards to the signage. Mr. Campeau made a motion for conditional final for the revised building, site and signage with the conditions of completed annexation for full final approval; black color/vinyl coated chain link; brick at the entrance; and, a canopy/awning over the service doors. Ms. Pratt made the second. The motion carried.

NEW BUSINESS:

1. **AppleSeeds Nursery Home School:** Ms. Robinson introduced the first item and stated it was for conceptual only and no approvals or denials were needed at this time. Ms. Sharon Bayrd and Ms. Donna McIntosh presented a conceptual plan for the Board's initial comments. The Board notated that full OCRM and SCDOT permitting would be required for this project as well as buffering and landscaping. Mr. Gregor asked if all the trees were planning on being removed and the applicant stated that the idea for now was to locate the building to one side and clear what is needed and leave the others in place. Mr. Campeau suggested that the building be brought closer to the road and locate the parking to the side to allow for the building to look similar to a house on a residential street; rethink the gravel in the parking area of which Ms. Palmer agreed; and, keep the trees in the buffer area and other areas not needing clearing. Mr. Campeau stated the building looked like it should be located in Virginia. Ms. Pratt and Mr. Beauchene suggested adding a porch and Mr. Campeau asked if a different model could be considered that looked more like a home in Summerville. The other Board members suggested adding a porch would help. The applicant stated that the front entrance would have to have a portico for the drop off area and that separate entrances for the day care and the home are required

by SCDSS and these were the reasons why the building is being initially shown in this proposed location. The applicants also stated that other models may be considered with regards to size as SCDSS requires so many square feet per child inside of the building as well as for the playground area. No motions were made and none were needed.

2. **Antiques & Artisans Village:** The applicants (Sherry Martschink and Karl Dupstadt) introduced their request to place a container at the rear of the property where the garbage containers were previously located. They stated they want to paint the container a 'Summerville' or 'Charleston' green with large planters in front to help screen or shield the container from view. Mr. Gregor asked where the garbage containers would be and the applicants responded that they had been removed and that none were needed with the business they have. Mr. Gregor made a motion to approve the request with the condition that the container be painted with the color suggested by the applicant and that some type of screening such as the large planters described by the applicant. Mr. Campeau made the second. The motion carried.

3. **Garnet Construction:** Ms. Robinson stated that the costs of renovation work that was calculated for the project exceeded the threshold for staff approval and the applicant was presenting for conceptual. Fred Skipper, owner of the project, presented the application. Following a few questions by the Board, Mr. Campeau made a motion for conditional final approval with any exterior changes to come back to the Board via staff including proposed material colors. Ms. Palmer made the second and the motion carried.

4. **Signs:** There were no sign applications for the Board to review.

MISCELLANEOUS:

1. **Shoppes at Azalea Square Phase II:** Ms. Robinson introduced the request by the applicant for the Board to consider approval of allowing the elimination of the 5' border planting along the new property between the two buildings previously approved for this property. She explained that the project had been given a variance by the Town's BZA for an increased impervious surface allowance for one side of the property as the other side was less than the maximum allowed preserving the originally approved 80% for the overall property. Gary Berenyi, engineer for the applicant, explained that the BZA also required restrictive covenants to ensure that the overall 80% would be maintained in order to allow the property owner to subdivide the property for sale. Mr. Campeau stated he had no issues with this as the Target Shopping Center and many shopping centers most probably have at least one property line dividing them without the 5' border. Ms. Robinson also stated that had the subdivision happened after the properties were developed, the Town would not require that the owner to 'retrofit' the properties. Mr. Campeau made a motion to approve the request with Ms. Pratt making the second. The motion carried.

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 5:04 PM on a motion by Ms. Pratt and a second by Ms. Palmer.

Respectfully Submitted,
Madelyn Robinson, AICP
Director of Planning & Economic Development

Date: 4-16-2015

Approved: Michael Gregor, Chairman _____; or,

Chris Campeau, Vice Chairman Chris Campeau

Commercial Design Review Board Minutes
Thursday, April 16, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Candy Pratt
Chris Campeau, Vice Chairman
Mildred Blanton
Bill Beauchene
Jennifer Palmer

Staff Present:

Jessi Shuler, AICP Zoning Administrator
Rich Palmer, Building Official
Bonnie Miley, Asst. Town Engineer
Meredith Honeycutt, Town Planner

Items on the agenda:

OLD BUSINESS:

1. **Heritage Square – 372 E. 5th North Street – Building and site renovation (B-3)**
2. **Legends at Azalea – Sheep Island Road at Holiday Drive – New apartment complex (B-3)**

NEW BUSINESS:

1. **Summerville Retail Center – Jockey Court – New building construction (to be annexed)**
2. **134 Lofts – 134 N. Magnolia Street – New building construction (B-3)**
3. **Signs**

MISCELLANEOUS:

1. **Garnet Construction – 202 E. 2nd N. St. – Full interior & exterior renovation (B-3)**
-

The meeting was called to order at 4:00 pm. The Chairman was absent, so the Vice Chairman asked for consideration of the minutes of the March 19, 2015 meeting. A motion for approval of the minutes was made by Bill Beauchene and a second was made by Candy Pratt. The motion carried.

OLD BUSINESS:

1. **Heritage Square:** The first item before the Board was changes to the site and building for the renovation of Heritage Square which had previously received conditional final approval in April of 2014. Dennis Childs with Construction Services of SC and Rachel Burton with Swallowtail Architecture presented the application. Ms. Shuler handed out revised drawings based on staff comments, and read the staff comments into the record. Ms. Shuler also explained that due to the constraints of the site, the property line between Spinx and the Palmetto State Armory would no longer have the required five foot planted border on the Spinx side of the property line, but would only have it on the Palmetto State Armory side. The Board members were good with this change. Mr. Childs explained the changes that had been made to the site due to the Spinx property and due to staff comments. The Board members questioned what was occurring behind the West and East buildings. Mr. Childs explained that the pavement would be redone in those areas to add additional parking on the site, and that the chain link fence behind the West building would be removed. The Board also questioned the number of required parking spaces, and it was unclear based on the proposed uses of the shopping center. Ms. Burton presented the slight changes to the architecture and the design of the freestanding sign. Based on the continued discussion, the following comments were made:

- The Board is good with having the required five foot landscape border on only the Palmetto State Armory side of the property line between the Palmetto State Armory and Spinx.
- Parking requirements, including altering parking in the Floodway, number of parking spaces required, and number of spaces in a row without a parking island (specifically in the rear of the building) will be handled by staff.
- Replace Gingko trees with Allee Elms.
- Add the required landscape buffer to the area between the site and the apartments (behind the West building) where possible.
- Board is good with the design of the freestanding sign pending approval of the height variance by the Board of Zoning Appeals.

Mr. Beauchene made a motion for conditional final based on the landscaping comments provided and the parking in the rear of the buildings being changed to meet the ordinance requirements. Ms. Pratt made the second. The motion carried with Mr. Campeau the lone vote in opposition.

2. **Legends at Azalea:** The next item under Old Business was changes to a 258 unit apartment complex on Sheep Island Road. Mr. Campeau and Ms. Palmer recused themselves for this agenda item. As the Board no longer maintained a quorum, Ms. Shuler explained that no vote could be taken on this item, but that the Board members could still provide feedback. Taylor Critcher with Seamon Whiteside & Associates presented the application. He explained the intent behind the project and detailed the changes being made. He also stated that they previously had been given approval to encroach into the required 30 foot front planted border in certain areas, but they were now asking for a full reduction of the border to 15 feet to allow for a little more space on the site with the wetlands, and for simplicity of enforcement by Town staff. The Board members stated that they were good with the 15 foot front planted border, and they liked both the layout and the architecture.

NEW BUSINESS:

1. **Summerville Retail Center:** The first item under New Business was the BJs on Jockey Court. Fiona Haulter with GBT Realty introduced herself and the team working on the project: Ivan Lozina with GBT Realty, George Goff with BJ's Wholesale Club, Richard Loeschke with Bignell Watkins Hasser Architects, Clay Lewis with Haines Gipson & Associates, and Rick Reiff with Stantec. Ms. Shuler read the staff comments into the record and stated that this was for conceptual only and no approvals or denials were needed at this time. Ms. Haulter introduced the project and stated that this submittal was just a starting point for discussion purposes. Mr. Lewis presented the site layout and explained that the design was primarily based on traffic flow, ease of access, and the building spacing requirements. He also stated that they tried to minimize the footprint of the site as much as possible because of the existing floodway and wetlands. Mr. Loeschke presented the building and explained the various entrances and architectural details and materials. He stated that this was BJ's prototype building for this size store, and that they wanted to get comments from the Board before making any changes. Mr. Campeau stated that the Board was looking for a building that looked like Summerville architecture, although it does not have to be classic design, but can be more modern, which the other Board members echoed. He also emphasized the need to work with the site and save existing vegetation where possible and provide a heavy amount of foundation landscaping. Mr. Campeau also explained that the Board typically asks that large expanses of parking be broken up into smaller "rooms" of two to three bays using landscape strips. Ms. Pratt stated that the Board would like for the gas canopy to have some type of design element as well. Ms. Haulter also introduced their proposed signage for the site because they are proposing LED pricer panels on both of their freestanding signs and a wayfinding sign out by N. Main Street. The Board had no major problems with the proposed types of signage, but stated that the designs needed some tweaks. Based on the continued discussion, the following comments were made:

- Make the building reflect Summerville architecture, not the prototype. Break the building into smaller boxes, and use indigenous materials (typically red/brown brick). Does not have to be a classic design, but can be more modern (Nexton is an example).
- Use a heavy amount of foundation planting – can be done almost like a street right of way along the front of the building as was done with the Azalea Square Shopping Center.
- Look at dividing the parking lots up into smaller "rooms" (2-3 bays) using landscape strips.
- Look at saving existing vegetation in buffers and landscape islands where possible; save existing vegetation between interstate and building or mitigate the view with added landscaping.
- Gas canopy should also have some type of design element to soften it – look at how the canopy ties into the columns (the Circle K at 1330 N. Main St. and the Sunoco at 9910 Dorchester Rd. are examples). The canopy roof can be pitched, but does not have to be, and not in favor of the stripe around the middle of the canopy.
- LED pricer panels are okay on the freestanding signs, but the base of the smaller monument sign should match the building materials (typically brick) and consider making the larger sign look like one cabinet. Board is also okay with the concept of the wayfinding sign.

No motions were made and none were needed.

2. **134 Lofts:** The last item before the Board was an 11 unit loft building on the corner of N. Magnolia St. and E. 1st North Street. The applicant, Dennis Ashley, introduced his request and explained the design intent behind the site layout and the architecture of the building. Mr. Ashley also briefly stated the staff comments, and stated that he was not yet sure whether the units

will be apartments, condos, etc. He emphasized that the building used the existing Summerville architectural styles as inspiration. Mr. Campeau stated that he liked the layout, but felt that the drive into the parking could be made to look more residential by narrowing it and possibly using pavers or some other pavement detail at the entrance way. Ms. Palmer asked about required parking end islands, and Mr. Ashley explained that at the building the covered parking attached to the building. Following a question about trash pick-up, Mr. Ashley explained that a trash service would be used, so they would not need an area for a dumpster or roll cans. Following some continued discussion, The Board agreed that they were good with the overall concept and site layout, but the details need to be worked out. Mr. Ashley stated that when he returned, the next design would be shown in sketch up so that the Board could better see the movement and flow of the building.

No motions were made and none were needed.

3. **Signs:** There were no sign applications for the Board to review.

MISCELLANEOUS:

1. **Garnet Construction:** Ms. Shuler stated that the owner of 202 E. 2nd North Street, which received conditional final approval at March's meeting pending approval of the colors of the building, has submitted their color choices: main siding to be Barely Butter, scalloped siding accent to be Shining Armor, window and door trim and fascia/vinyl soffit/rear porch ceiling to be Sugar Soap, brick to be Blackhearth, front porch ceiling to be Piazza Blue, and front porch deck to be Silver bells. The Board unanimously approved the color choices.

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 6:00 PM on a motion by Mr. Beauchene and a second by Ms. Blanton.

Respectfully Submitted,
Jessi Shuler, AICP
Zoning Administrator

Date: 5/21/15

Approved: Michael Gregor, Chairman ; or,
Chris Campeau, Vice Chairman _____

Commercial Design Review Board Minutes
Thursday, May 21, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Candy Pratt
Chris Campeau
Michael Gregor, Chairman
Bill Beauchene
Jennifer Palmer

Staff Present:

Jessi Shuler, AICP, Zoning Administrator
Rich Palmer, Building Official
Bonnie Miley, PE, Asst. Town Engineer
Meredith Honeycutt, Town Planner

Items on the agenda:

OLD BUSINESS:

1. Legends at Azalea – Sheep Island Road at Holiday Drive – New apartment complex (B-3)

NEW BUSINESS:

1. Taco Bell – 708 N. Main Street – New building construction (B-3)
2. Oakbrook Express – 10002 Dorchester Road – LED signage (B-3)
3. Steinberg Law Building – Grandview Drive – Freestanding signage (B-3)
4. Southern Smiles/Beavers Dental – 298 Old Trolley Road – LED monument sign (B-2)
5. Signs

MISCELLANEOUS:

1. Family Dollar – 501 Old Trolley Road – landscape plan (B-3)
-

The meeting was called to order at 4:04 pm. The Chairman asked for consideration of the minutes of the April 16, 2015 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Jennifer Palmer. The motion carried.

OLD BUSINESS:

1. **Legends at Azalea:** The first item under Old Business was changes to a 258 unit apartment complex on Sheep Island Road. Mr. Campeau and Ms. Palmer recused themselves for this agenda item. As the Board no longer maintained a quorum, Ms. Shuler explained that no vote could be taken on this item, but that the Board members could still provide feedback. In response to Mr. Gregor's inquiry about when the project was previously approved, Ms. Shuler explained that it was originally approved in 2008, but that it had to be reworked because of a re-delineation of the wetlands on the site. Will Waterhouse with Seamon Whiteside & Associates presented the application. He explained that they had already addressed staff's comment about have 13 parking spaces in a row. Ms. Shuler confirmed that the Board had previously been good with a full reduction of the front border to 15 feet to allow for a little more space on the site with the wetlands, and for simplicity of enforcement by Town staff. Mr. Waterhouse provided samples of the materials and colors being used on the site. While the Board members present could not make any decisions, they did state that they were good with what was presented, including the design of the entry sign. The Board members, applicant, and staff discussed the possibility of a special meeting to give final approval of the project, and Wednesday, May 27, 2015 was chosen as the best date. Ms. Shuler stated that she would contact the missing Board members and confirm that that date would work and confirm a time and get back to all parties.

NEW BUSINESS:

1. **Taco Bell:** The first item under New Business was a demolition and rebuild of the Taco Bell on N. Main Street. Lisa Murphy with the Bell American Group presented the application and provided a revised site plan that added pervious parking and parking islands to address the staff comments. She stated that they were going to do a complete overhaul of the entire site because the building was old and really needed to be replaced. Ms. Murphy also confirmed that they would be adding green space on the site and including lots of landscaping. The Board members discussed the need to make the building more in tune with the Lowcountry. Mr. Campeau suggested that the architect study the area and design the building with a Lowcountry feel. Ms. Murphy explained that Taco Bell Corporate would not allow a total redesign of the building, but would only allow for certain material changes, or possibly other accents to the building or in addition to the building. The Board discussed some material changes that could make the building more in line with Summerville. The Board members also discussed the sign and agreed that they felt the

old sign also needed to be brought up to code. Ms. Murphy stated that they were not planning on touching the sign, but the Board felt that if the entire site was being redone and brought up to code, the sign needed to as well. Ms. Murphy confirmed that they would do a lot of landscaping including foundation plantings. Based on the continued discussion, the following comments were made:

- Soften the building and make it look more in tune with the Lowcountry.
- Do not use stone on the tower element and use less EIFS on the building. Use more vernacular materials, such as brick. Consider using brick in all of the areas that are shown with tan EIFS. Look into the possibility of using modular brick instead of thin brick as it will break up the plane of the building more.
- Consider adding a pergola/trellis element over the patio to soften the front of the building. The Graze building at 115 E. 5th North is a good example of this element.
- The Sonic near the corner of E. 5th North St. and the Berlin G. Myers Parkway and the Circle K at 1330 N. Main St. are also good examples of smaller brick buildings that use details to soften them.
- Remove the purple stripe along the top of the building, and the Board has concerns about the purple on the building under the metal slats, as the LED lights at night make it appear to be a large sign.
- Bring the freestanding sign into compliance with current code using a monument style.
- The Board emphasized the need for landscaping and foundation plantings. Use plants that do well in this area, but do not use palms. Pinestraw or natural colored wood mulch should be used, no rock or brick. Check with the Town's Fire Marshal about concerns with pinestraw or wood mulch next to the building.

No motions were made and none were needed.

2. **Oakbrook Express:** The next item before the Board was to replace the pricer panel with an LED panel on a freestanding sign for a gas station. Ms. Shuler introduced the request and explained the Board had previously looked at this request by email, but the Board members were split on whether to make the sign come into compliance with current code, which only allows the sign to be eight feet in height. Rich Heaton and Charles Scholwinski with Sign-a-rama presented the application. They explained that this sign was over 20 years old and had reached its lifespan. If the current pricer panel is replaced, Exxon requires it be replaced with an LED pricer panel, and Exxon will not allow the pricer panel on the building. They also provided pictures demonstrating that if the sign was brought down to the eight foot requirement, it would lose almost all of its visibility from all directions from the road due to mature landscaping. Mr. Beauchene asked if the panel with the ATM sign could be left where it was and all the other panels be brought down to at least reduce the height some. The applicant agreed that that could be done. Mr. Gregor questioned if the sign would be static, or if it would change between the different types of gas. The applicant confirmed that it would only display the price of regular gas and would not change other than when the price of regular gas changed. Mr. Campeau asked if the ATM sign panel could be removed and the LED pricer panel be brought down to the top of the hedge. Mr. Campeau made a motion that the bottom of the sign be brought down to 48" in height and the ATM panel be eliminated. The applicant explained that the pricer panel would then still be blocked from two directions if it was brought that low.

Mr. Campeau then amended his motion to drop the bottom of the sign to 48" in height with the ATM panel remaining as the bottom panel and the LED pricer panel replacing the manual pricer panel. Mr. Beauchene made the second. The motion passed unanimously.

3. **Steinberg Law Building:** The next item before the Board was a request for the Board to review their previous decision from October 19, 2006 about freestanding signage in the Brickyard Crossing Center. Steven Goldberg with the Steinberg Law Firm and William Moore with Carolina Commercial presented the application. Mr. Goldberg explained that all they were seeking was permission to have their own monument sign. Ms. Shuler explained that the Board's previous decision back in 2006 was to allow a larger monument sign for the whole Brickyard Crossing Center as long as the individual businesses did not have their own freestanding signs. Mr. Goldberg explained that they were over 680 feet from the large monument sign, and that the parcel they were looking to build on felt separate from the rest of the development. He also stated that the other tenants are primarily retail or restaurant uses and have large, attention grabbing building signage, but that as an office use, the design of their building would not lend itself well to that type of building signage, particularly if they had more than one tenant in the office building, which was the plan. Mr. Campeau stated that he certainly understood their request, but that he was concerned because the Board had denied all of the other properties from having their own freestanding sign, and if they allowed this one, would that create a domino effect with all of the others coming back to the Board to request freestanding signs as well. Following some continued discussion about that

possibility, the Board decided that each property needed to be considered individually on a case by case basis and any decision would be for this site only at this time.

Mr. Gregor made a motion to allow for a monument sign to be designed at a future date as long as the building signage is toned down and smaller. Mr. Beauchene made the second. The motion passed unanimously.

4. **Southern Smiles/Beavers Dental:** The final item under New Business was the request for a new monument sign with a LED readerboard at 298 Old Trolley Road. Wayne Waters with Mr. Sign presented the application. Mr. Waters explained that Dr. Beaver had a new partner, so he also had a new logo. Dr. Beavers wants the LED readerboard to be able to display specials and other information. Mr. Waters stated that a precedent had been set allowing single line LED readerboards on Old Trolley Road, and he presented pictures of two other signs. The Board agreed that they had allowed the two signs in question, but that they felt they were mistakes, and past mistakes should not become present mistakes. Mr. Campeau questioned why the sign was being moved instead of using the existing base. Mr. Waters explained that due to all of the landscaping that was required at the Goodwill Store site, the sign could no longer be seen from that direction. Mr. Beauchene asked about the address being required on the sign. Ms. Shuler confirmed that the address numerals are required by ordinance, and Mr. Waters stated that he could add them to the brick base.

Mr. Campeau made a motion to approve the sign without the LED readerboard, with the brick base coming up to the bottom of the sign and being slightly wider than the sign cabinet with a rowlock top and the address numerals on it. Ms. Palmer made the second, and the motion passed unanimously.

5. **Signs:** There were no additional sign applications for the Board to review.

MISCELLANEOUS:

1. **Family Dollar:** Ms. Shuler provided a revised landscape plan, and stated that the landscape plan for the Family Dollar was supposed to be approved at staff level, but that the location of the overhead power lines was causing some issues with the required canopy trees in the front border. Staff needed the Board's approval to allow additional understory trees in place of some of the canopy trees. Mr. Campeau requested that the Drake Elms be replaced with Allee Elms, the dwarf palmettos be replaced with a different shrub, and the plan be resubmitted to staff by email and forwarded to the Board for review and approval. Ms. Shuler asked the Board members if they would be good with Mr. Campeau reviewing the resubmitted plan as he is the landscape architect position on the Board, and all agreed. Mr. Campeau made a motion for the above changes to be made and resubmitted to staff by email to be forwarded to him for his review and approval. Mr. Beauchene made the second, and the motion passed unanimously.

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 5:18 PM on a motion by Mr. Campeau and a second by Ms. Palmer.

Respectfully Submitted,
Jessi Shuler, AICP
Zoning Administrator

Date: 6/18/15

Approved: Michael Gregor, Chairman _____; or,
Chris Campeau, Vice Chairman ChrisCam _____

Commercial Design Review Board Minutes – Special Meeting
Wednesday, May 27, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Candy Pratt
Mildred Blanton
Michael Gregor, Chairman
Bill Beauchene

Staff Present:

Jessi Shuler, AICP, Zoning Administrator
Meredith Honeycutt, Town Planner
Bonnie Miley, PE, Asst. Town Engineer

Items on the agenda:

OLD BUSINESS:

1. **Legends at Azalea – Sheep Island Road at Holiday Drive – New apartment complex (B-3)**

NEW BUSINESS:

1. **208 W. 3rd North Street property – 208 W. 3rd North Street – Move building to site (B-3)**

MISCELLANEOUS:

1. **Aldi – 10015 Dorchester Road – parking light poles (B-3)**
-

The meeting was called to order at 9:00 am. This special meeting was called due to a lack of a quorum for the Legends at Azalea agenda item at the two previous meetings.

OLD BUSINESS:

1. **Legends at Azalea:** The first item under Old Business was changes to a 258 unit apartment complex on Sheep Island Road. Will Waterhouse with Seamon Whiteside & Associates presented the application. He explained that the project site plan was reworked due to an increase in wetlands on the site, but that the architecture remained relatively the same. Mr. Waterhouse provided samples of the materials and colors being used on the site. He explained that most of the roofs would be architectural shingles, but that the awnings on the apartment buildings and the roof of the mail kiosk would be metal in the medium bronze color. Ms. Pratt made a motion to approve as presented, but Mr. Beauchene wanted to look at the sign as well. Ms. Pratt asked whether the brick on the sign would match the buildings, and Mr. Waterhouse affirmed that it would match and would be out fronting Sheep Island Road.

Ms. Pratt amended her motion for final approval as presented including the freestanding sign, and Ms. Blanton made the second. The motion passed unanimously.

NEW BUSINESS:

1. **208 W. 3rd North Street property:** The first item under New Business was to move an existing house at 211 N. Cedar Street to the property at 208 W 3rd North Street. Ms. Shuler explained that the lot at 208 W. 3rd North Street already had an existing house on it, so it could not be used as residential due to zoning regulations and the size of the lot, but it could be used as commercial as it is zoned B-3 General Business. She stated that this item was added to this special meeting agenda because the applicant only had a certain amount of time to move the house, and they wanted to make sure the Board was good with placing it on the property in questions. Will Limehouse, the applicant, stated that he did not have time to get a survey done, but he had drawn out a site plan to scale. He stated that they would like to place the house 4 feet from the side property line, which would make it approximately 20 feet from the adjacent houses on both sides (on their lot and the adjacent lot). The house would also be placed to line up with the other houses on the street as far as the front setback was concerned. In response to a question from the Board, Ms. Shuler confirmed that the house would need to be at least five feet off of the side property line, and that the front setback was 30 feet, but the Board had the authority to reduce it to the front planted border. Mr. Limehouse stated that the house would probably be about 24 feet from the front property line. Ms. Shuler also stated that because this lot already had a structure on it, staff did not typically require it to come up to code in regards to landscaping, but that the Board could ask for that to occur. Mr. Limehouse explained what trees would remain on the property and stated that the parking would be behind the houses. Based on the continued discussion, the following comments were made:

- The house must be placed to meet the five foot setback on the side.
- The front of the house will be sited to line up approximately with the other houses on the street.
- The parking will be behind the houses.
- Return with true site plan showing parking and landscaping.

Ms. Blanton made a motion to approve the general location of the house on the proposed lot as long as it meets the side setback (border) requirement, but the applicant will need to return with a site plan showing parking and landscaping. Ms. Pratt made the second, and the motion passed unanimously.

MISCELLANEOUS:

1. Aldi: Ms. Shuler had emailed the Board members the day before regarding the appearance of the light poles at the Aldi store at 10015 Dorchester Road. The poles were put in on a 4' concrete base that had not been approved by the Board. Ms. Pratt stated that she felt the concrete on under the poles was slightly taller than normal, but they were thin, nicely formed, and visible. Mr. Beauchene stated that concrete bases for light poles at grocery stores are normal, and he was okay with them as installed as long as they did not paint them. Ms. Pratt agreed that she felt the concrete should not be painted but left its natural color. Mr. Gregor said that he would go by the site to look at the poles today. Ms. Shuler explained that she needed to hear back from more Board members before approving the light poles as installed, but that if enough Board members were okay with the pole bases, she would make sure that the contractor knew that they needed to remain unpainted.

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 9:19 AM on a motion by Mr. Gregor and a second by Mr. Beauchene.

Respectfully Submitted,
 Jessi Shuler, AICP
 Zoning Administrator

Date: 6/13/15

Approved: Michael Gregor, Chairman _____; or,
 Chris Campeau, Vice Chairman Chris Campeau

Commercial Design Review Board Minutes
Thursday, June 18, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Candy Pratt
Chris Campeau, Vice Chairman
Mildred Blanton
Bill Beauchene
Jennifer Palmer

Staff Present:

Jessi Shuler, AICP, Zoning Administrator
Meredith Honeycutt, Town Planner
Bonnie Miley, PE, Asst. Town Engineer

Items on the agenda:

OLD BUSINESS:

1. No items were submitted for Old Business

NEW BUSINESS:

1. Pops Top Shop – 610 N. Magnolia Street – Carport addition (B-3)
 2. Sunoco – Boone Hill Road & Luden Drive – New building construction (B-3)
 3. Signs
-

The meeting was called to order at 4:00 pm. The Chairman was absent, so the Vice Chairman asked for consideration of the minutes of the May 21, 2015 meeting and the May 27, 2015 special meeting. A motion for approval of both sets of minutes was made by Bill Beauchene and a second was made by Candy Pratt. The motion carried.

OLD BUSINESS:

There were no items under Old Business.

NEW BUSINESS:

1. **Pop's Top Shop:** The first item under New Business was the addition of a carport on the side of an existing business. Jesse Rivera, the owner, presented the application and stated that he wanted to place an additional carport over the bay doors for shade purposes. He stated that the carport would be a double carport, so it would be a slightly different shape than the carport that was approved last year, but it would be the same color to match the building.

Mr. Beauchene made a motion for approval of a double carport the same color as the previous carport, and Ms. Pratt made the second. The motion passed unanimously.

2. **Sunoco:** The next item before the Board was a new gas station and convenience store at the corner of Boone Hill Road and Luden Drive. Brian Burri with Bergmann & Associates, Arnie McClure with Coast Architects, and Clayton McCane with Sunoco presented the application. Mr. Burri explained the layout of the site. He stated that this store will be slightly larger than the store on Dorchester Road, and it will have an eight pump dive canopy with room to add two additional pumps for a total of ten. He also confirmed that Parcel B would not be used by Sunoco but would either be leased or sold to another business – it would not be used as a single family residence. Mr. McCane stated that this store would have indoor seating, approximately 20 seats which would then lead out to a pergola area with additional outdoor seating. Ms. Palmer asked about the overhead power line running through the site, and Mr. Burri stated that that could be moved if needed. He also stated that they intended to have some sort of cross access or shared connection between Parcels A & B, but they had not worked out exactly where that connection would be located. Mr. Burri explained that there was also a drainage area along the property near Luden Drive that could affect the site layout. In regards to the architecture, Mr. McClure distributed revised architectural drawings to the Board members. He stated that the canopy would be the same design as the one on Dorchester Road. The store would use the same palette and materials, but with a slightly asymmetrical design, and a trellis instead of a porch for the outdoor seating area with metal roofing on top of the trellis at the ingress/egress to provide protection. Mr. McClure explained that all of the mechanical equipment would be on the roof with the pitched roof to screen it. Mr. Campeau brought up the staff comment about not having a tree survey, and Mr. Burri stated that they had just had one done, which he provided a large copy for discussion. Based on the tree survey, the site is primarily wooded with a

lot of large trees. Mr. Campeau stated that his main concern for the site would be to look at saving more existing trees. He also asked if they had looked at flipping the canopy and the store to put the store up at the road and the canopy by the pond. Mr. Burri stated that they had not looked at flipping it that direction, but the other Board members stated that they would be concerned with safety if the pumps were behind the store. Following continued discussion about the site and the architecture, the following comments were made:

- Add awnings over the doors on the sides and rear. Remove the trellis shown on the central rear door and replace with a simplified awning because it will not be used as a main entrance.
- Look to save more existing trees on the site. Have the trees evaluated to determine their condition first. Wide drive aisles could possibly be narrowed to save more trees. Trees could also be saved from the front property line to the 30 foot front building setback.
- Landscaping along the road frontages should be dense – existing trees should be used where possible.
- Remove the white vinyl fence. By ordinance, the fence needs to be a six foot fence made of either wood, brick, or other masonry. The Board prefers wood.
- Move the parking island shown in front of the middle of the store to avoid blocking the front door and the cashier's view of the pumps. As currently shown, there would need to be two islands in that row to avoid having more than 12 spaces in a row.

No motions were made and none were needed.

3. Signs: There were no sign applications for the Board to review.

MISCELLANEOUS:

There were no items under Miscellaneous.

ADJOURN:

There being no further business, the meeting was adjourned by the Vice Chairman at 4:35 PM on a motion by Ms. Palmer and a second by Mr. Beauchene.

Respectfully Submitted,
Jessi Shuler, AICP
Zoning Administrator

Date: July 16/15

Approved: Michael Gregor, Chairman ; or,
Chris Campeau, Vice Chairman _____

Commercial Design Review Board Minutes
Thursday, July 16, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Candy Pratt
Chris Campeau
Michael Gregor, Chairman
Bill Beauchene
Jennifer Palmer

Staff Present:

Jessi Shuler, AICP, Zoning Administrator
Rich Palmer, Building Official
Bonnie Miley, PE, Asst. Town Engineer
Meredith Honeycutt, Town Planner

Items on the agenda:

OLD BUSINESS:

1. Taco Bell – 708 N. Main Street – New building construction (B-3)
2. Muehlenkamp Property – N. Pine Street – Move building to site (B-3)

NEW BUSINESS:

1. Signs

MISCELLANEOUS:

1. Strobel Site – 1101 N. Main Street – architectural changes (B-3)
-

The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the June 18, 2015 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Bill Beauchene. The motion carried.

OLD BUSINESS:

1. **Taco Bell:** The first item under Old Business was a demolition and rebuild of the Taco Bell on N. Main Street. Ms. Shuler read the staff comments into the record. Lisa Murphy with the Bell American Group and Mike Thompson with Hamilton Designs, LLC presented the application and explained that they had or were in the process of addressing all staff comments. Mr. Thompson did ask for approval from the Board to not meet the required five foot planting border at the front left of the site because they wanted to utilize the existing driveway there which was right on the property line. All of the Board members expressed that they would approve this exception as long as the full number of required trees were still planted along that left side border. Ms. Murphy presented a design of the monument sign that met all current ordinance requirements and stated that the base would be brick to match the building. Mr. Murphy addressed Engineering concern about disturbing a half acre or more by stating that in utilizing the existing entrance/exit drive, they should be under half an acre disturbed, and if not, they would mill and resurface a portion of the parking lot as a separate maintenance project to remain under a half an acre disturbed. Ms. Miley, Asst. Town Engineer, stated that she would accept that if needed. Ms. Murphy explained that this building was a completely different building from the previous meeting and was a test building for Taco Bell, so very limited changes could be made. She further explained that the wood panels shown on the tower of the building would actually be a metal panel and the brick is a brick panel that is painted white. Based on the continued discussion, the following comments were made:

- Address staff comments as discussed.
- Exit drive can be right on the property line as long as the full number of required trees are still planted along the left side border.
- Add a low hedge (evergreen shrubs three feet in high – consider azaleas or hollies) along both sides of the property to screen the parking. At least until the end of the first bay of parking on the right side and to the drive thru window on the left side.
- Consider changing the color of the mural on the side of the building to green. Staff will provide a color sample.
- Add a small metal canopy over the service door.
- Consider adding some type of detail to the concrete floor of the patio (not stamped brick).

Mr. Campeau made a motion for preliminary approval with comments noted, and Ms. Palmer made the second. The motion passed unanimously.

2. **Muehlenkamp property:** The next item under Old Business was a property where the owners would like to move an existing house to the site to serve as an office. As the applicants were not in attendance, Ms. Shuler explained that the Board had approved this project last year with a different proposed house, but that deal had not gone through. The property owners now were looking at moving one of the houses currently on the CPW property to their property on N. Pine Street and the site and landscape plan would remain the same as was previously approved except with a larger house. Ms. Shuler further explained that there were a few conditions that had been placed on the previous approval that appeared to still be applicable:

- Shift the parking down to provide the ability to back out of the end spaces closest to the building, and add canopy trees to the ends of the parking aisles.
- Submit lighting plan for staff to approve.
- The handicap space, aisle, and means of egress will need to be ADA accessible. A ramp may be needed to the front door. Work with staff to ensure ADA requirements are being met.

Mr. Beauchene made a motion for final approval with the previous conditions (stated above) to be met, and Mr. Campeau made the second. The motion passed unanimously.

NEW BUSINESS:

1. **Signs:** The only item under New Business was the request for a revised monument sign design for the shopping center being constructed on the Strobel site at 1101 N. Main Street. Mr. Campeau and Ms. Palmer had to recuse themselves for this agenda item. Ms. Shuler presented the Board the new proposed design and the previously approved design and explained that Mr. Gregor, the Chairman, preferred the original design; therefore, the sign needed approval from the Board. Mikell Harper with Gramling Brothers stated that the name of the center had changed to Summerville Market Place and the tenant panels had been changed, but the height, size, and materials of the sign were basically the same.

Mr. Beauchene made a motion to approve the sign as presented, and Ms. Pratt made the second. The motion passed with Mr. Gregor the lone vote in opposition.

MISCELLANEOUS:

1. **Strobel site:** Mr. Campeau and Ms. Palmer had to recuse themselves for this agenda item as well. Ms. Shuler explained that slight architectural changes were being proposed for both Outparcel One and Outparcel Two in this shopping center. She provided the previously approved elevations and the new proposed elevations and detailed the changes made. Mr. Harper stated that the proposed changes for Outparcel Two were not a definite at this time because a new proposed tenant is requesting the design remain the same.

Ms. Pratt made a motion to approve the changes to Outparcel One as presented and to table the changes to Outparcel Two. Ms. Blanton made the second. The motion passed unanimously.

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 4:47 PM on a motion by Mr. Campeau.

Respectfully Submitted,
Jessi Shuler, AICP
Zoning Administrator

Date: Aug 29/19

Approved: Michael Gregor, Chairman Michael A. Gregor; or,
Chris Campeau, Vice Chairman _____

Commercial Design Review Board Minutes
Thursday, August 20, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Mildred Blanton
Chris Campeau
Michael Gregor, Chairman
Bill Beauchene
Jennifer Palmer

Staff Present:

Jessi Shuler, AICP, Zoning Administrator
Rich Palmer, Building Official
Bonnie Miley, PE, Asst. Town Engineer
Meredith Honeycutt, Town Planner

Items on the agenda:

OLD BUSINESS:

1. Spinx – 360 E. 5th North Street – Freestanding sign & site plan change (B-3)
2. Taco Bell – 708 N. Main Street – New building construction (B-3)
3. Summerville Retail Center – Jockey Court – New building construction (To be annexed)
4. Sunoco – Boone Hill Road & Luden Drive – New building construction (B-3)

NEW BUSINESS:

1. Steinberg Law Firm – Grandview Drive – New building construction (B-3)
2. Summerville Fire-Rescue Station #2 – 110 Luden Drive – New building construction (PL)
3. Signs – North Main Market – 1317 N. Main Street – Freestanding sign renovation (B-3)

MISCELLANEOUS:

1. Summerville Medical Center – 295 Midland Parkway – paint color change (PUD)
-

The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the July 16, 2015 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Bill Beauchene. The motion carried.

OLD BUSINESS:

1. **Spinx:** The first item under Old Business was the freestanding sign and site/landscape plan changes for Spinx on E. 5th North Street. Greg Minton with Spinx explained that the site and landscape plan had been changed due to the change in location of the curb cut on Berlin G. Myers Parkway. Mr. Minton also presented the LED readerboard proposed for the freestanding signage. He explained that it displayed a fixed split message that would hold for 6-8 seconds, but that it could be programmed to show one full message or advertisement and it was full color. Ms. Palmer asked if this was the same readerboard sign that is at the Spinx location at the corner of Highway 78 and College Park Road, and Mr. Minton confirmed that it would be the same. Ms. Palmer stated that she was very familiar with that sign and that the flashing of the messages and the many color changes with that sign are very distracting and may sometimes appear to be lights from emergency vehicles. Based on Ms. Palmer's observations about driver safety and distractions and the need to remain consistent with what they have approved previously for gas stations, the Board agreed that they would support an LED readerboard without color changes for fuel pricing only. Following further discussion between the Board members and Mr. Minton about limiting the information displayed on the full readerboard and the possibility of withdrawing the application until details of the sign were discussed with Spinx corporate, Mr. Minton presented a drawing of the sign showing LED display of the pricer panels only and asked if that type of sign would be approved. The Board agreed that that was in line with what had previously been approved for other gas stations, and Mr. Minton asked for approval of that sign, and stated that he would return to the Board if Spinx corporate wanted to pursue anything different.

Mr. Campeau made a motion to approve the second sign presented showing the LED fuel pricer panels only and to approve the revised landscaping plan. Mr. Beauchene made the second. The motion passed unanimously.

2. **Taco Bell:** The next item under Old Business was a demolition and rebuild of the Taco Bell on N. Main Street. Ms. Shuler read the staff comments into the record. Lisa Murphy with the Bell American Group presented the application and explained that all staff and previous Board comments had been addressed. She did explain that the signage shown was a test design and had not been approved by Taco Bell, so they would be using the standard signage, which the Board had no issues with. Ms. Murphy also stated that they would provide a paint sample to staff of the green for the mural before the sign was painted. Mr. Gregor asked

whether they had added a decorative design of some sort to the patio floor. Ms. Shuler stated that the letter to staff from the engineer explained that though it was not shown, a custom pattern would be added to the concrete and could be coordinated prior to installation. After some discussion, the Board decided that coordination of approval of the pattern would not be necessary as long as it was installed. Mr. Campeau asked if a site lighting pole cut sheet was provided. Ms. Murphy stated there was not one, but that they would be flat head LED lights on a 25 foot pole with a 30" unpainted concrete base. Based on the discussion, the following comments were made:

- Provide color paint sample to staff for green for mural before mural is painted.

Mr. Beauchene made a motion for final approval as presented, and Mr. Campeau made the second. The motion passed unanimously.

3. Summerville Retail Center: The next item under Old Business was the construction of the BJs on Jockey Court. Ms. Shuler read the staff comments into the record. David Floyd with Site Solutions, LLC, Fiona Halter with GBT Realty, and Bob McCann with Haines, Gipson & Associates, LLC presented the application. In addressing staff comments, Mr. Floyd explained that there would be a 10' wide by 60-70' long planter at the front of the building that would be flanked by bike racks on each side. Mr. Campeau asked about their evaluation of saving existing trees. Mr. Floyd explained that they identified all of the trees that could possibly be saved on the site and then had an arborist evaluate their health and viability. Based on the arborist's evaluation, only the five trees in the front border/parking area were deemed viable, so they increased the size of that island to save those trees. In order to not lose any parking spaces, they removed other parking islands throughout the site. Ms. Halter further stated that they had looked at adding landscape strips, but the retailer had concerns with them and they would increase the footprint of the site. Ms. Palmer stated that she would rather keep the required landscape islands throughout the site than save five water oaks in one large island. Following some continued discussion, the other Board members agreed with Ms. Palmer. There was further discussion about the need for canopy trees in all parking lot islands and the need to provide more trees in the parking lot and break up the large expanse of parking. The Board was okay with the reduced front border width and plantings. In terms of the building, the Board focused on breaking up the massing of the building and providing more definition of the building at the entry corner. Mr. Gregor made the suggestion to use brick on the entry feature and all the way up on the area where the tire center juts out from the rest of the building. Ms. Palmer asked about the striping in the drive aisle in front of the entry feature. Mr. Floyd explained that it was for safety reasons and to provide a visual definition of the entry/exit area of the store. Ms. Palmer suggested that they add some type of design element to the space, possibly consider using brick edging rather than just painting stripes. In regards to the design of the gas canopy, the Board suggested that they remove the vertical breaks, remove the red stripe entirely, colors should match building, and they should look at the canopy of the Circle K at 1330 N. Main Street for design guidance. The Board was okay with the monument sign and pole sign presented. Based on the continued discussion, the following comments were made:

- Keep the required parking lot islands throughout the site rather than trying to save the five water oaks out near Jockey Court. Evaluate what can be done in the available space to add landscape strips to the parking lot as they were supported by a majority of the Board members, or consider other strategies to add more trees to the parking lot and break up the large expanse of parking.
- All parking lot islands should be planted with canopy trees. Move utilities and rework storm drain conflicts to allow these plantings.
- Work with the retailer to provide an end island planted with canopy trees on the row of parking where the propane is located (possibly move the center island down to the end next to the propane filling station) and landscaped end islands at the handicap parking at the building.
- The Board is okay with a 15' wide front landscaping border and the design of the landscaping is good. Extra 61 trees that would have been required in the front border should be planted elsewhere on site.
- Provide more screening in the rear of the building with plantings. Can group plantings to provide some sight lines to the building from the interstate. Show edge of pavement for the interstate (determine distance from edge of pavement to property line).
- Provide a sidewalk connection from the site to Jockey Court, and work with staff on adding sidewalks to Jockey Court and the proposed Marymeade extension.
- Provide more definition to the entry corner of the building and make it more pedestrian friendly. Break up the horizontal mass of the building by making the areas that jut out (entry and tire center) more vertical. Consider making these areas brick.

- Where the striping is shown in the drive aisle at the front entry, add some type of design element rather than just painting stripes. Consider using brick edging.
- Remove the vertical breaks shown on the gas canopy. The colors should match the building and include no red stripe. Look at the gas canopy for the Circle K at 1330 N. Main Street for architectural guidance (steel columns with architectural detailing at the connection to the canopy).
- The Board is good with the monument and pole sign as presented – colors to match architecture.

Ms. Palmer made a motion for preliminary approval with all comments noted, and Ms. Blanton made the second. The motion passed unanimously.

4. Sunoco: The final item under Old Business was preliminary/final approval for a Sunoco gas station at the corner of Boone Hill Road and Luden Drive. Ms. Shuler read the staff comments into the record. Brian Burri with Bergmann Associates, Arnie McClure with Coast Architects, and Clayton McCane with Sunoco presented the application. In addressing staff comments, Mr. Burri explained that the two large live oaks were being removed because of the sidewalk required in the right-of-way. The Board suggested bringing the sidewalk into the property in areas in order to save the trees, and Bonnie Miley, Assistant Town Engineer, confirmed that this could be allowed. The Board stated that they were good with the current location of the dumpster as they felt it was adequately screened from the road with landscaping. Mr. McClure explained that the exhaust pipe on the building would be behind the parapet. Mr. Campeau asked about the base of the light poles, and Mr. Burri and Mr. McCane stated that they would be 16' light poles with a 2' concrete base. Mr. Campeau asked that they provide better lighting at the entrance/exit drives. Based on the discussion, the following comments were made:

- Sidewalk can come into the property as needed to save existing trees.
- Either shift the light poles closer to the entrance/exit drives or add additional poles to better light the entrances/exits. Must still stay within the overall average of one to three footcandles for the site.

Mr. Campeau made a motion for final approval with the comments noted, and Ms. Palmer made the second. The motion passed unanimously.

NEW BUSINESS:

1. Steinberg Law Firm: The first item under New Business was a law office on Grandview Drive. Ms. Shuler read the staff comments into the record. Artemiy Zheltov and Liz Magalis with Lindbergh & Associates and Will Rogan with Cypress Engineering presented the application. In addressing staff comments, Mr. Rogan explained that the 5' border next to the Sonic site did not allow for canopy trees because the existing trees in Sonic's border alternated with light poles that would conflict with canopy trees. Mr. Campeau suggested using a combination of understory trees and shrubs instead. Mr. Rogan also explained that the island in front of the entrance to the building was not required but that they wanted to accent but not block the entrance, so that is why they did not show a canopy tree. The Board was good with no canopy tree being planted in that island. The Board was also good with the spacing of the plantings in the front border as Mr. Rogan explained that they were designed to accent the building. Mr. Campeau did suggest that some of the lawn in the parking area be replaced with shrubs to cut down on maintenance. Ms. Magalis explained that the base of the building would have the accent brick rather than the cast stone shown, and the Board had no problems with the change. Mr. Zheltov stated that they had two different brick colors that they were choosing between and presented the two samples to the Board. Mr. Gregor asked about the mortar color, and stated that he preferred red. Based on the continued discussion, the following comments were made:

- Add two understory trees and evergreen shrubs between existing canopy trees in the five foot border next to Sonic.
- Consider replacing some of the lawn in the parking area with shrubs.
- Light poles will match the existing ones in Brickyard Crossing.
- Main brick color will be Bellhaven with a red mortar.

Ms. Palmer made a motion for final approval with the comments noted, and Mr. Beauchene made the second. The motion passed unanimously.

2. Summerville Fire-Rescue Station #2: The next item under New Business was the raze and rebuild of the fire station on Luden Drive. Ms. Shuler explained that because the property was zoned PL, they were not subject to the landscaping ordinance,

and their zoning requirements were based on approval by Town Council. Council has approved the plan presented. Nancy McKewen and Butch Burbage with Tupco, Inc. and Summerville Fire Chief Richard Waring presented the application. Ms. McKewen explained that it was a metal building that would be wrapped completely in brick, with the colors to match those on Fire Station #5, and it would be a metal standing seam roof. She stated that there would be eight hooded (shielded) wall packs on the building for lighting. Mr. Gregor stated that he felt that the building needed to be broken up somehow so that it was not just a brick box. He suggested possibly stepping down the roof on the living quarters. Chief Waring explained that they were working within a set budget and could only make minimal changes that would not significantly increase the cost of the project. Mr. Campeau and Mr. Gregor stated that they appreciated the need to spend tax dollars wisely, but they felt that public buildings should set an example for architecture in the Town, and cited the design of fire stations in the City of Charleston and Summerville's Fire Stations 4 & 5 as examples. Chief Waring explained that the budget for the new fire station was a good bit more than this rebuild, which was only being done because the new fire trucks do not fit in the current bays of the existing station. Mr. Beauchene offered that they could consider doing a single slope roof with a parapet. Mr. Burbage explained that they were on a tight timeline, and asked if they had to wait a month to return to the Board. The Board members stated that they would be okay with changes being submitted to staff to be emailed to the Board for review. Based on the discussion, the following comments were made:

- Restudy the architecture of the building. Consider breaking up the building by stepping down the roof on the living quarters, or consider a single slope with a parapet.
- Changes can be emailed to staff to be forwarded to the Board for review and approval.

Mr. Beauchene made a motion for preliminary approval based on the comments noted, and Ms. Blanton made the second. The motion passed unanimously.

1. **Signs:** The last item under New Business was the request for a remodel of the existing freestanding sign for the North Main Market shopping center on N. Main Street. Mr. Beauchene had to recuse himself for this agenda item. Ms. Shuler presented the Board the new proposed design and explained that it would tie in the architectural elements from the renovations being done to the shopping center.

Mr. Campeau made a motion to approve the sign as presented, and Ms. Palmer made the second. The motion passed unanimously.

MISCELLANEOUS:

1. **Summerville Medical Center:** Ms. Shuler explained that the new MOB at Summerville Medical had been painted a different color that did not match the existing hospital, and she provided drawings/photos of the new paint color in comparison to the existing hospital. Kevin Scoggin with Summerville Medical Center further explained that staff had informed them that they could not receive a CO on the MOB until it either was painted to match the hospital or vice versa. He stated that they had already received funding to paint the existing hospital to match the new colors of the MOB, but they needed approval of the colors from the Board. Mr. Beauchene asked the Board if they cared that the buildings did not match, and a majority of the Board members stated that they did care.

Mr. Campeau made a motion to approve the hospital to be painted to match the new MOB. Ms. Blanton made the second. The motion passed unanimously.

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 7:15 PM on a motion by Mr. Campeau.

Respectfully Submitted,
Jessi Shuler, AICP
Zoning Administrator

Date: 9.17.15

Approved: Michael Gregor, Chairman ; or,
Chris Campeau, Vice Chairman _____

Commercial Design Review Board Minutes
Thursday, September 17, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Candy Pratt
Chris Campeau
Michael Gregor, Chairman
Bill Beauchene
Jennifer Palmer

Staff Present:

Jessi Shuler, AICP, Zoning Administrator
Meredith Honeycutt, Town Planner
Bonnie Miley, PE, Asst. Town Engineer

Items on the agenda:

OLD BUSINESS:

1. **Summerville Retail Center – Jockey Court – New building construction (To be annexed)**

NEW BUSINESS:

1. **Gregory Dental Office – 1223 Boone Hill Road – Building addition (B-1)**

MISCELLANEOUS:

1. **Earthfare – 1101 N. Main Street – landscaping change (B-3)**
 2. **Home2Hotel – 221 Holiday Drive – revised tree survey (B-3)**
-

The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the August 20, 2015 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Bill Beauchene. The motion carried.

Mr. Campeau made a motion to move New Business to first on the agenda since it was such a simple project. Mr. Beauchene made the second, and the motion passed unanimously.

NEW BUSINESS:

1. **Gregory Dental Office:** The first item under New Business was the building addition for the dental office at 1223 Boone Hill Road. Tom Durante with Empire Engineering introduced the project and explained that due to the small area of disturbance, no stormwater detention would be required. He also stated that only five trees would need to be removed, and they were already approved by the TAP Committee. Joe Tucker, the architect, explained that the addition was on the back of the building and would match the existing materials. He stated that very little would change that would affect the appearance of the building from the street. Ms. Palmer asked about a gable being added to the front of the building, and Mr. Tucker clarified that the gable was the one minor change to the front of the building.

Mr. Beauchene made a motion for final approval. Mr. Campeau made the second. The motion passed unanimously.

OLD BUSINESS:

1. **Summerville Retail Center:** The first item under Old Business was the construction of the BJs on Jockey Court. David Floyd with Site Solutions, LLC, Fiona Haulter with GBT Realty, Rich Loeschke with Bignell Watkins Hasser Architects, and George Goff with BJs Wholesale Club presented the application. Ms. Haulter stated that they had tried to address all of the Board's comments from the previous meeting. Mr. Floyd explained how the landscape plan had been revised, including removing the existing trees in the front border and adding additional planted trees, adding landscape strips planted with trees, adding end islands where needed and changing all parking island trees to canopy trees, and adding trees to the rear planting border while still retaining some sight line visibility from the interstate. In addressing staff comments, Mr. Floyd explained that the bicycle racks would be flanking the foundation planter at the front of the building and would be added to the site plan. Mr. Campeau stated that red maples and poplars do not typically do well here. Mr. Floyd agreed with Mr. Campeau in terms of some of the cultivated red maple varieties, but explained that he was planning on using the native *Acer rubrum*, which are not as susceptible to scale and should do better, and he explained that they had chosen the poplars because the variety is very columnar. Mr. Campeau stated that he was okay with the red maples chosen and with the poplars near the building, but not in the landscape strips. Mr. Floyd also stated that they had dressed up the entryway by using sandblasted concrete and reducing the striping to horizontal stripes to indicate pedestrian crossing. Mr. Beauchene asked about the staff comment concerning the drainage ditch running through the property, and Ms. Haulter explained that it would be addressed when final engineering plans were done. In terms of the building, Mr. Loeschke explained that they had raised the height of the breezeway and tire center and added a brick base and brick piers to break up the mass of the building. Hardiplank lap siding and faux windows were also added to the breezeway to

make it look more residential. Mr. Campeau stated that he still felt the entire tire center section should be brick and more brick could be added to the breezeway. Ms. Haulter stated that they had tried to balance the Board's requests within budget constraints. Mr. Beauchene stated that he felt the lap siding could be added to the top of the tire center to further break up the mass rather than adding more brick and other members agreed. Mr. Loeschke explained that the fuel canopy had been revised as well to add a sloped shingled roof and brick piers (no gutters or downspouts will be visible) and the kiosk is a pre-engineered metal building, but will be painted to match the brick. Ms. Haulter added that they did not want to mimic the Circle K canopy because BJ's wanted a unique look that pulled in architectural elements from the building. Ms. Haulter also explained that the sign package was for the actual signs themselves, not any building details, and the Board stated they were good with the sign package. Mr. Campeau asked if the parapet on the building was high enough to hide the AC units, and Mr. Loeschke confirmed that it was high enough. Mr. Campeau asked about the wall packs on the building and the bases of the light poles. Ms. Haulter stated that there were no wall packs on the back of the building, but additional wall packs were added for safety in other areas but all were shielded down. She explained that the light poles had a three foot concrete base with a total height of the light of 35 feet. Based on the discussion, the following comments were made:

- Switch out the poplars in the landscape strips with a different species.
- Consider adding lap siding to the top of the tire center.
- Striping in the drive aisle at the front of the building will be horizontal striping to designate pedestrian crossing.

Mr. Beauchene made a motion for final approval with the comments noted, and Ms. Palmer made the second. The motion passed unanimously.

MISCELLANEOUS:

1. **Earthfare:** Mr. Campeau and Ms. Palmer had to recuse themselves from this agenda item. Ms. Shuler explained that the new Earthfare at 1101 N. Main Street requested to remove two elms and two crape myrtles from a landscape island at their front entrance because they felt that the trees would block the entrance and their sign. She stated that the canopy trees were required because the island served as two end islands for parking at the front of the store, but the Board had the authority to approve otherwise. The Board members agreed that they were okay with the elms being removed, but they wanted the crape myrtles to remain, although they could be changed to a variety that would not grow taller than ten feet to avoid any conflict with the building signage. Ms. Pratt also suggested that some type of shrub be added that could provide color, such as a low growing sasanqua camellia. Mr. Beauchene estimated the size of the island, and stated that about five or six shrubs on each side of the island would work. The Board members agreed to approve the removal of the elms; keeping the crape myrtles but replacing them with a variety with a height of ten feet or less; and adding approximately five or six low growing shrubs to provide color, such as dwarf sasanqua camellias.

2. **Home2Hotel:** Ms. Shuler explained that revised civil plans had recently been submitted for review for permitting, and the tree survey showed significantly more trees on the site than the previous tree survey that was submitted for review by the Board. She stated that due to the previous approval of the site plan for this project being based on incorrect information, staff told the applicant that the Board would need to reapprove the site based on this new information. The Board members asked if there were any grand trees on the site based on the new survey, and Ms. Shuler responded that most of the trees appeared to be 6-10" pines or gums, but that there were a few grand gum trees. After reviewing the revised tree survey, Ms. Palmer made a motion that the revised tree survey would not affect the Board's previous approval of the site plan for this project. Mr. Campeau made the second. The motion passed unanimously.

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 4:59 PM on a motion by Mr. Campeau and a second by Mr. Beauchene.

Respectfully Submitted,
Jessi Shuler, AICP
Zoning Administrator

Date: 10.15.15

Approved: Michael Gregor, Chairman ; or,
Chris Campeau, Vice Chairman _____

Commercial Design Review Board Minutes
Thursday, October 15, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Chris Campeau
Michael Gregor, Chairman
Bill Beauchene
Mildred Blanton

Staff Present:

Madelyn Robinson, AICP, Dir. of Plan.
Bonnie Miley, PE, Asst. Town Engineer

Items on the agenda:

OLD BUSINESS:

1. **Steinberg Law Firm – 103 Grandview Drive – Freestanding Sign (B3)**

NEW BUSINESS:

1. **Harvey and Vallini Law Firm – 505 N. Laurel Street – Building and site renovation (B1)**
2. **Summerville CPW – N. Cedar Street – New building construction (B3)**
3. **The Villages/Presbyterian Home – W. 9th North Street – New building construction (PUD)**

MISCELLANEOUS:

None

The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the September 17, 2015 meeting. A motion for approval of the minutes was made by Bill Beauchene and a second was made by Chris Campeau. The motion carried.

OLD BUSINESS

1. **Steinberg Law Firm:** Will Rogan, representative for the applicant presented the revised application. The Board asked if the materials would match the building and if the sign was going to be lit and Mr. Rogan responded that the materials did match the building and that the sign would be ground lit. He also stated that the sign would be at least 10' from the ROW as required by ordinance and that the required letter from the property owner had been submitted to staff. Mr. Beauchene made a motion to approve the application as submitted and Mr. Campeau made the second. The motion carried unanimously.

NEW BUSINESS:

1. **Harvey and Vallini Law Firm:** Daniel Vallini presented the request for a monument sign stating the material requested was hardiplank with the following colors: silver, coffee pot and lady in white trim. He stated that landscaping changes had been made per staff and presented the revised plan. The Board made the following suggestions after discussing some concerns with the applicant: coordinate with Jessi about raising the sign but not exceeding the maximum height allowed and provide landscaping at the base of the sign; use synthetic stucco (i.e., concrete block with EFIS) and a brick base/piers with colors to match the house and if the sign is going to be lit, it is acceptable to be ground lit only. Ms. Blanton made the motion to approve with the conditions and Mr. Beauchene made the second. The motion carried unanimously.

2. **Summerville CPW:** Chris Kahler architect for the project, JR Kramer landscape architect for the project, and Will Rogan engineer for the project all presented the application for preliminary approval. Following the presentation, Mr. Campeau asked about the dead end parking and the applicant stated that area would be designated for employees and they will be using interior signage to direct customer parking away from this area. Mr. Campeau expressed a preference for a rectangular fountain as opposed to an elliptical fountain as presented by the applicant, and he was in support for a reduction in the front border landscaping material in order to better design for the space as opposed to a 'check in the box' pursuit.* Mr. Gregor agreed with the rectangular fountain and asked for a detail on the cornices that could be emailed to staff and forwarded to the Board members for comment. Following the discussion, the Board praised the applicant for a thorough design and presentation and Mr. Campeau made a motion for conditional final approval with the comments noted and Mr. Beauchene made the second. The motion carried unanimously.

*The front border material and design will need to be approved by the Board once resubmitted to staff.

3. **The Villages/Presbyterian Home:** Mr. Campeau recused himself from the Board membership as his employer represents the applicant. Due to the recusal, the Board no longer had a quorum to conduct business but the members left in attendance agreed to listen to the presentation planned for preliminary approval to offer comments. Kathy Ligon with the Presbyterian Communities of SC, Tim

Mueller project manager for the project and Taylor Critcher with Seamon Whiteside Associates and engineer for the project presented the application. Following the presentation, the Board members stated they had no comments, suggestions or objections to anything presented. Ms. Robinson informed the applicant that they are welcomed to resubmit for preliminary as early as November if they liked and that the Board could move it forward for final.

MISCELLANEOUS:

There were no items under Miscellaneous.

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 5:07 PM on a motion by Mr. Gregor and a second by Mr. Beauchene.

Respectfully Submitted,
Madelyn Robinson, AICP
Director of Planning & Economic Development

Date: 11/19/15

Approved: Michael Gregor, Chairman _____; or,

Chris Campeau, Vice Chairman Chris Campeau

Commercial Design Review Board Minutes
Thursday, November 19, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Chris Campeau, Vice Chairman
Jenny Palmer
Bill Beauchene
Mildred Blanton
Candy Pratt

Staff Present:

Jessi Shuler, AICP, Zoning Administrator
Meredith Detsch, Town Planner
Rich Palmer, Chief Building Official

Items on the agenda:

OLD BUSINESS:

None

NEW BUSINESS:

1. Office Building – 607 W. 5th North Street – Building and site renovation (B-1)
2. Signs – Speedway – 1401 Old Trolley Road – Freestanding sign readerboard (B-3)

MISCELLANEOUS:

1. Summerville Medical Center parking lot – 295 Midland Parkway – landscape border change (PUD)
-

The meeting was called to order at 4:00 pm. The Vice Chairman served as Acting Chairman as Chairman Michael Gregor was not able to attend. The Acting Chairman asked for consideration of the minutes of the October 15, 2015 meeting. A motion for approval of the minutes was made by Bill Beauchene and a second was made by Jenny Palmer. The motion carried.

OLD BUSINESS

There were no items under Old Business.

NEW BUSINESS:

1. **Office Building:** Mike Taylor presented the application to renovate a duplex into an office building. He explained that he was attempting to give the front a grander entrance by creating a single entry with a front porch and updating the windows but using the same window openings. The columns, metal roof, and other details on the building would match the building that he owns next door at 605 W. 5th North Street. Mr. Campeau asked if the brick on the building was going to remain unpainted and Mr. Taylor responded that he did not have any plans to paint it, but if he needed to due to the construction, he would return to the Board with his color choice. Ms. Pratt asked about the roof color, and Mr. Taylor stated that it would be a natural galvanized metal roof, with white vinyl windows, the gable vent would be made out of hardiplank, and the other details would be white. Mr. Taylor brought up the fact that staff had some concerns about the parking and stated that he hoped it could be worked out at the next meeting. He would like to keep the horseshoe and could fit about ten spaces along the left side of the property. Mr. Beauchene pointed out that with the parking as it was currently shown, there was not enough room for the required front landscaping border, and Mr. Campeau stated that he would be much more supportive of parking on the side and around the rear of the site rather than in the front as currently shown. Mr. Taylor agreed that he would rather not have the parking in the front. Ms. Shuler explained that the applicant was looking to get final approval on the building and to come back to the Board for landscaping and site approval.

Ms. Blanton made the motion for building approval with the condition that the applicant would return to the Board with paint colors if the brick needed to be painted and would return for approval on the site, landscaping, sign, and lighting, and Ms. Palmer made the second. The motion carried unanimously.

2. **Speedway sign:** Ms. Shuler explained that the Speedway at the corner of Old Trolley Road and Beverly Drive was requesting a change to their existing sign. Michelle Ponaski with BW Signs, Inc., representing the applicant, stated that the Dunkin Donuts that was in the gas station was no longer partnered with them, so they wanted to put in a single line, slide track, changeable reader board to replace the Dunkin Donuts sign face. She explained that it was a manual reader board on top of the existing backlit cabinet. Mr. Campeau asked how often it would change, and Ms. Pratt asked if the primary use would be for specials in the convenience store. Ms. Ponaski stated that she was not sure how often it would change, but she did believe that it would primarily be used to advertise specials. Mr. Campeau stated that he was not in favor of a changeable board except for fuel prices because he felt that it would set a precedent for others in the Town, and the other Board members agreed. Ms. Pratt asked Ms. Ponaski if the applicant had an appropriate fixed message that they could put

on that sign face instead. Ms. Ponaski stated that she had previously explained to her client that a changeable reader board would be difficult to get approved, and she would ask them if they had an appropriate fixed message that could work. Following the discussion, Ms. Pratt made a motion to table the decision because of the changeable message, and Mr. Beauchene made the second. The motion carried unanimously.

MISCELLANEOUS:

1. **Summerville Medical Center parking lot:** Ms. Shuler stated that there was one item under Miscellaneous, and she explained that the left side border of the new parking lot at Summerville Med required and was previously approved to be planted with a canopy tree every 30 feet. That border is adjacent to the Palmetto Behavioral Health property which has a tall chain-link fence at the top. At the mutual agreement of both Summerville Medical and Palmetto Behavioral Health for the reasons of safety and privacy, Summerville Medical installed a 10 foot tall wooden privacy fence in that area. Given the height of the fence and the proximity to the curb of the parking (only five feet), there was no longer enough room to plant the trees originally shown on the landscape plan, so the applicant was requesting to replace the trees with a line of evergreen shrubs and move the required trees elsewhere on the site. Ms. Shuler showed the Board the revised landscape plan in that section, and stated that the Board had the authority to approve the change by ordinance. Mr. Beauchene made a motion for approval of the landscape change, and Ms. Pratt made the second. The motion passed unanimously.

ADJOURN:

There being no further business, the meeting was adjourned by the Chairman at 4:28 PM on a motion by Ms. Palmer and a second by Mr. Beauchene.

Respectfully Submitted,
Jessi Shuler, AICP
Zoning Administrator

Date: Dec 13/15

Approved: Michael Gregor, Chairman Michael A. Gregor; or,
Chris Campeau, Vice Chairman _____

Commercial Design Review Board Minutes
Thursday, December 17, 2015
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Michael Gregor, Chairman
Chris Campeau
Bill Beauchene
Mildred Blanton
Candy Pratt

Staff Present:

Jessi Shuler, AICP, Zoning Administrator
Meredith Detsch, Town Planner
Rich Palmer, Chief Building Official
Bonnie Miley, Assistant Town Engineer

Items on the agenda:

OLD BUSINESS:

1. **The Villages/Presbyterian Home – W. 9th North Street – New building construction (PUD)**
2. **Muehlenkamp Property – 304 N. Pine Street – Move building to site (B-3)**

NEW BUSINESS:

1. **KapStone Temporary Office – 309 N. Maple Street – Move building to site (I-1)**
2. **Carolina Cotton Candy – 607 Boone Hill Road – New building construction (B-3)**
3. **Signs – Heritage Square – 366 E. 5th North Street – revised freestanding sign (B-3)**

MISCELLANEOUS:

1. **Green Infrastructure Plan**
-

The meeting was called to order at 4:01 pm. The Chairman asked for consideration of the minutes of the November 19, 2015 meeting. A motion for approval of the minutes was made by Bill Beauchene and a second was made by Chris Campeau. The motion carried.

OLD BUSINESS

1. **The Villages/Prebyterian Home:** The first item under New Business was the new project at the existing Presbyterian Home. Mr. Campeau recused himself from this agenda item. Kathy Ligon with the Presbyterian Communities of SC introduce the project. She stated that the Village at Summerville was one of five Presbyterian Communities throughout the state and was the oldest and largest. This project will replace the existing health center with a new one that has approximately the same number of beds. The existing facility has 87 beds in mostly semi-private rooms, while the new center will have 88 beds in mostly all private rooms. They will also be adding independent living apartments and villas. Lem Rios, the architect on the project, explained the architecture for the project and spoke about the three different phases. Mr. Rios also presented the material palette: brick will be Boral Town Square Queen, siding will be hardiplank lap siding, roofs will be either a green metal roof or architectural shingles (where shown on plan), and the windows will be vinyl with mullions in the top half. The Board discussed whether the lap siding will be textured as shown or smooth, and stated that they were okay with either one. Preston Busbee with Seamon, Whiteside & Associates explained the site layout identifying the three phases. He stated that they had sited the buildings to try to save as many grand trees as possible, and were showing a Class 3 buffer on the side of the property that was adjacent to a residential neighborhood. The Board asked if they would be required to mitigate for trees removed, and Mr. Busbee responded that they would. Mr. Gregor asked if they met all of the zoning requirements, and Ms. Shuler responded that this property was a PUD, and they met all of the PUD requirements, and the landscaping met all of the landscaping requirements plus some. The Board members agreed that the project would be an asset to Summerville, the materials were great, and the architecture looked good. Ms. Pratt asked how long the construction would take, and Ms. Ligon responded that it would take about 15 to 18 months. She further clarified that that was for the first phase only – the health care center.

Mr. Beauchene made a motion for final approval, and Ms. Pratt made the second. The motion carried unanimously.

2. **Muehlenkamp property:** The next item under Old Business was a revised application for the property at 304 N. Pine Street to move a house onto the property to serve as an office. Ms. Shuler presented that application as the property owner was out of the country. She explained that the applicant had revised the architecture to raise the house up on a nine foot high foundation because they found out that the lot floods easily and they want to be able to utilize the space under the house for parking. Ms. Shuler stated that the property had included a letter with her submittal that detailed everything and she provided brick samples for the Board and explained that they were planning on having the louvers custom made but had not chosen a color yet. Ms. Shuler also stated that the site had changed slightly to accommodate the difference in the steps, to make the changes the Board previously requested, to add a handicap lift on the left side of the porch, and to add a driveway up to the right side of the house. Based on a previous discussion with the applicant, the driveway will

remain grass at this time to avoid having to seek a variance to the required ten foot buffer. Mr. Campeau asked about the house being placed over the sewer line, and Ms. Shuler explained that that had been approved by the CPW Board and CPW had split the cost with the property owner to have the line encased to protect it and add an easement, as the plat did not previously show an easement. Eugene Brislin, Jr. the engineer with the project added that they had also added a security light. The Board asked if the owners were also going to live in the house, and Ms. Shuler stated that she did not believe that was the plan. Mr. Brislin confirmed that they were not going to live in it at this time as it is only four rooms and not much livable space as the house is now. Mr. Campeau stated that he felt that it should just be about two to three feet off the ground to fit in with the surrounding properties as he felt that it was out of scale. Mr. Gregor agreed that it just seemed too tall. Mr. Beauchene stated that if they wanted the parking underneath, the minimum commercial ceiling height was 7' 6" and they probably did nine feet to be able to add ductwork under the house. The Board questioned the required buffers, and Ms. Shuler stated that ten feet was required on each side. Mr. Gregor asked about the landscaping shown, and Ms. Shuler stated that it was the same plan that the Board had previously approved. Based on further discussion about the height of the foundation, the architectural details, and the site, the following was required:

- Driveway will be grass.
- The maximum height of the foundation should be 7' 6" measured from the top of the ground floor concrete slab to the bottom of the building floor framing.
- Power service to the building should be underground.
- Brick will be New Orleans Queen with buff mortar, and applicant will submit louver color choice to Board for approval.

Mr. Beauchene made a motion for final approval as discussed, and Mr. Campeau made the second. The motion passed unanimously.

NEW BUSINESS:

1. **Kapstone Temporary Office:** The first item under New Business was for a temporary office for the KapStone foresters at 309 N. Maple Street. Buff Green and Henry Lockey presented the application. Mr. Green explained that their current office building on the site had a major mold problem that was worsened by the air conditioner going out back in August. KapStone has not determined if they are going to fix the existing building or demolish it and build a new one, but in the meantime the foresters need a safe place for their office. The proposed temporary office is basically an office trailer that will be used for approximately one year while a decision is made by the corporate office. The Board asked the applicant if they felt that a year would be enough time, and both Mr. Green and Mr. Lockey agreed that a decision would be made in at least a year's time, although they may not be able to move in to a permanent office in that time.

Mr. Campeau made the motion to approve the temporary office for one year, and they must return to the Board for additional approvals if the temporary office needs to remain on the property over a year. Ms. Pratt made the second. The motion carried unanimously.

2. **Carolina Cotton Candy:** The next item was conceptual review for the demolition of the existing house at 607 Boone Hill Road and construction of a new building. Mr. Beauchene recused himself from this agenda item. Tom Barnes representing the owner explained they were planning to replace the existing home with a 5,000 square foot metal building that will connect to an existing smaller metal building on the site. He presented the Board a revised site plan and elevation that met the buffer requirements of the Town and showed the parking in the front of the building. Mr. Barnes stated they were trying to configure the parking around two large oak trees. Ms. Pratt said that she was confused about the parking and asked what material it would be. Mr. Barnes clarified that the parking was all in the front and would be slag. Mr. Campeau stated that Boone Hill Road was a highly traveled, visible road, and he was finding it hard to get excited about the architecture as presented. Ms. Blanton asked if the applicant would consider adding more of an architectural skin to the front of the building only as the rest of it would not be visible. The Board agreed that the front needs some sort of design to it. Mr. Campeau and Ms. Pratt further explained that the roof line and massing were off with the front. Mr. Campeau stated that the front façade could be more residential in nature as that is the feel of the area, and Ms. Pratt stated that she felt it needed an attractive entrance that balance the windows and added more detailing. Mr. Barnes noted that the building next door was metal, but the Board responded that they felt new building should improve the appearance of an area. Mr. Gregor stated that he agreed about the architecture of the front of the building and was very concerned about the large trees in the front as well, for which the other Board members also echoed their concern. Based on the discussion, the following suggestions were made:

- Need a tree survey – parking should work around the trees.
- Do some massing studies on the architecture of the front of the building. Make it blend in more with the surrounding context while improving the appearance of the area. Add more of an architectural design to the front façade.

No motion was required, and none was made.

3. **Heritage Square:** Ms. Shuler stated that she had one sign for review. The Board had approved a previous design for the freestanding sign at Heritage Square pending approval from the BZA for an increased height allowance of 22.5 feet. The BZA denied the request, but stated that they would be willing to consider something slightly taller than the allowable 15 feet in height. The architect had redesigned the sign and now it was only 18.5 feet in height but it was 18 feet wide. Since the design of the sign had changed, the Board needed to approve the new design before it could go back before the BZA. The Board discussed the new design, and based on the discussion, the following comments were made:

- Consider replacing the HS with the address numerals as the address is required to be on the sign.
- Remove the two panels on the brick columns that read "Heritage Square 2015".
- Consider removing the side brick columns and the top truss or roof.
- Overall, the sign needs to be simplified – too busy.

Mr. Gregor made a motion to deny the sign as presented, and Mr. Campeau made the second. The motion carried unanimously.

Ms. Shuler explained that the Heritage Square architecture would be returning to the Board soon as once they got started with the renovation, it became apparent that some things that were proposed could not be done. The Board members agreed that they could bring the sign back at the same time.

MISCELLANEOUS:

1. **Green Infrastructure Plan:** Ms. Shuler stated that she wanted to let the Board members know that the Town was starting a Green Infrastructure Plan, and the kick-off would be at the Planning Commission meeting on Monday, the 21st at 4:00pm. She invited any of the Board members that were interested to attend as there would be a presentation to explain the project.

ADJOURN:

There being no further business, the meeting was adjourned at 5:15 PM on a motion by Mr. Gregor and a second by Mr. Beauchene.

Respectfully Submitted,
Jessi Shuler, AICP
Zoning Administrator

Date: 1/21/16

Approved: Michael Gregor, Chairman _____; or,

Chris Campeau, Vice Chairman Chris Campeau