

**Commercial Design Review Board Minutes**  
**Thursday, January 16, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Candy Pratt  
Jenny Palmer  
Ryan Castle  
Bill Beauchene  
Michael Gregor

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Madelyn Robinson, AICP, Director of Planning  
and Economic Development  
Russ Cornette, PE, Town Engineer  
Rich Palmer, Building Official

Items on the agenda:

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**OLD BUSINESS:**

1. **Sunoco – Dorchester Road at Parlor Drive – New building construction (B-3)**

**NEW BUSINESS:**

1. **Summerville Medical Center MOB – 295 Midland Parkway – New building construction (PUD)**
  2. **MUSC Children's Hospital After Hours – 4330 Ladson Road – Monument sign with LED reader board (PUD)**
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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 19, 2013 meeting. A motion for approval of the minutes was made by Bill Beauchene and a second was made by Ryan Castle. All voted in favor of the motion. Ms. Shuler asked for the Board to elect a Chairman and Vice Chairman for 2014. Mr. Beauchene nominated Mr. Gregor for Chairman, which was seconded by Mr. Castle, and Ms. Palmer nominated Chris Campeau as Vice Chairman, which was seconded by Mr. Castle as well. Hearing no other nominations, the vote was called and all voted in favor.

**OLD BUSINESS:**

1. **Sunoco:** The first item before the Board was preliminary approval for a new gas station at the corner of Dorchester Road and Parlor Drive. Brian Burri with Bergmann Associates and Arnie McClure with Coast Architects presented the changes made to the site and building based on comments from the Board's previous review of the project. Ms. Shuler read the staff comments into the record, and explained that the Board had the authority to approve the front border landscaping as shown if they felt it met the intent of the ordinance. Ms. Palmer stated that she was concerned about the maintenance of the dry pond in the front without the understory trees and shrubs to shield it from the road (these were moved behind the pond to shield the parking). Ben Arbizio and Clayton McCane with Sunoco both assured the Board that this station would be corporate owned and maintenance would not be an issue. Mr. Gregor asked about the exposed rafters on the canopy and building and about the colors of the building, and Mr. McClure explained that the exposed rafters did not work functionally, so they would not be using exposed rafters and that the metal roof would be similar to an ash gray and the brick would be a reddish brown brick. Mr. Gregor said he was good with the design of the building, but asked if they would study the possibility of using mullions in the transoms in the front of the building to break up the glass some.

Mr. Castle made a motion for final approval with the conditions that a brick sample be brought to staff to be approved by the CDRB Chairman and the brick wall on the property be solid brick instead of lattice, and Ms. Pratt made the second. The motion passed unanimously.

**NEW BUSINESS:**

1. **Summerville Medical Center:** The next item before the Board was preliminary approval for a new medical office building attached to the front of Summerville Medical Center. Ms. Shuler read the staff comments into the record. Lennie Arnold with Littlejohn Engineering stated that they were good with all of the staff comments, and explained that the hospital had decided not to do the additional parking on the adjacent lot at this time, but they would still like to grade it. Rob Ledford with Baker Barrios Architects explained how the site and the building were designed. He stated that the building would match the existing colors of the hospital as close as possible. Ms. Palmer asked about the material of the entry feature on the new building. Mr. Ledford explained that the entry was to highlight the front door and will be more of a stone material than brick because for maintenance purposes, they wanted to use a material that did not have to be painted.

Mr. Beauchene made a motion for final approval with staff approval of the landscaping based on ordinance requirements, and Mr. Castle made the second. The motion passed unanimously.

2. **MUSC Children's Hospital After Hours:** The last item for approval was a new monument sign with an LED reader board for the new MUSC After Hours at 4330 Ladson Road. Ms. Pratt recused herself from this agenda item. Mr. Gregor asked why the reader board was needed. Meredith Strehle with MUSC explained that the reader board would be used for wellness or safety type of messaging, such as car seat checks, sports physicals, or flu shots. Mr. Castle asked if it would be a single or could be two lines, and Mr. Gregor asked about internal illumination on the sign. Rickie Rudd with FastSigns stated that it could be one line with a letter height of 8.8" or two lines with a letter height of 4.4", and the

lettering would be a reddish light. He also stated that MUSC will be internally lit but the blue portion of the sign will not be. Ms. Strehle added that the internal illumination is needed because they will only be open when the pediatrician offices are normally closed, which is primarily at night. Ms. Palmer stated that she was not normally in favor of LED reader boards, but she felt that in this case it would serve a good purpose. Mr. Castle made a motion for approval as submitted (lettering not to exceed 8.8" total), and Ms. Palmer made the second. The motion passed unanimously.

**MISCELLANEOUS:**

Ms. Shuler let the Board know that they did have a new member joining them, Mildred Blanton. She also reminded them about the three hour training requirement for the new year. Ms. Pratt asked about the possibility of moving the meeting to first thing in the morning as was discussed at an earlier meeting. Ms. Robinson explained that staff was hesitant to make any changes at this time since the Town is going through the Master Plan process, and all of the Boards would be reviewed as a part of this process.

**ADJOURN:**

There being no further business, the meeting was adjourned at 4:56 PM on a motion by Mr. Castle and a second by Ms. Pratt.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: 2.20.2014

Approved: Michael Gregor, Chairman \_\_\_\_\_; or,

Chris Campeau, Vice Chairman Chris Campeau

**Commercial Design Review Board Minutes**  
**Thursday, February 20, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Candy Pratt  
Jenny Palmer  
Ryan Castle  
Bill Beauchene  
Chris Campeau  
Mildred Blanton

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Madelyn Robinson, AICP, Director of Planning  
and Economic Development  
Russ Cornette, PE, Town Engineer  
Rich Palmer, Building Official

Items on the agenda:

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**OLD BUSINESS:**

1. Family Dollar – Old Trolley Road at Crestview Drive – New building construction (B-3)
2. Dorchester School District 2 Elementary School #1 – Miles Jamison Road, Pine Trace site – New building construction (PUD)

**NEW BUSINESS:**

1. Circle K – 1330 N. Main Street – New building construction (B-3)
  2. Heritage Square – 372 E. 5<sup>th</sup> North Street – Building and site renovation (B-3)
  3. Hampton Inn – 121 Holiday Drive – New building construction (B-3)
  4. All Safe Storage – 923 Central Avenue – New building construction (B-2)
  5. Ice Vending Machine – 3852 Ladson Road – Ice machine placement (B-3)
  6. Muehlenkamp Property – N. Pine Street – Move building to site (B-3)
  7. Signs
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The Chairman was unable to attend the meeting, so Chris Campeau, Vice Chairman, called the meeting to order at 4:00 pm. He asked for consideration of the minutes of the January 16, 2014 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. **Family Dollar:** The first item before the Board was final approval for a new retail store at the corner of Old Trolley Road and Crestview Drive. Mr. Campeau read the staff comments into the record. Giles Branch with Earthsource Engineering and Laurens Collins with Twin Rivers Capital presented the changes made to the site and building based on comments from the Board's previous review of the project. Based on the discussion, the following comments were made:

- Front and side border planting requirements to be approved by staff.
- Bike racks will be moved out of the front border.
- On rear buffer, add note about evaluating the use of existing vegetation to meet requirements during construction.
- All grassing should be sod.
- Provide cut sheets for site lighting fixtures and for wall packs (need to be angled or shielded) to staff for the Chairman to approve.
- Brick on the building should be all the darker red brick rather than two different tones, and canopy color is good.
- Parapet wall on building will hide mechanical equipment.

Ryan Castle made a motion for final approval with the comments noted on the site and building and with the condition that lighting cut sheets be sent to staff to be approved by the CDRB Chairman, and Ms. Pratt made the second. The motion passed unanimously.

2. **DD2 Elementary School #1:** The next item before the Board was final approval for a new elementary school off of Miles Jamison Road. Mr. Campeau and Ms. Palmer recused themselves from this agenda item. Mr. Castle asked for Ms. Shuler to read the staff comments, and Ms. Shuler explained that the project appeared to meet all Zoning Ordinance requirements. Sebastian Davis, Jeff Webb, and Fred Guthier with ADC Engineering and Nikos Katsibas with LS3P explained how they had addressed the site and architectural comments received during their last submittal. They also explained that the road construction was a separate project from the school and was not a part of the submittal. Board members stated that they were good with the changes, and felt that the use of an accent brick color was a good way to break up the massing of the building. Ms. Pratt made a motion for final approval as presented, and Mr. Beauchene made the second. The motion passed with Mr. Castle the lone vote in opposition. Mr. Castle explained that he was voting in opposition because he felt that separating the school project from the road project was a way to get around review of the road and would not have been allowed for other commercial projects.

## **NEW BUSINESS:**

1. **Circle K:** The next item before the Board was conceptual review to demolish and rebuild the gas station at 1330 N. Main Street. Ms. Shuler read the staff comments into the record. Trey Linton and Danny Forsberg with Forsberg Engineering and Surveying and Scott Beard with Circle K presented the application. Mr. Forsberg explained that they had looked at bringing the building up to the front of the site with the canopy behind, but it just did not work with traffic circulation on the site. He also stated that there were sewer easements on the top and left sides on the site. Mr. Campeau asked about moving the entrance off of 17-A further from the intersection, and Mr. Forsberg explained that there is a major drain in the way. Mr. Beard explained that they wanted to make sure that the Board was good with the location of the building before moving forward with the project. The Board agreed that the location was good. Given that, Mr. Beard asked if they would be willing to give him any guidance on the architecture for this site. Based on the discussion, the following comments were made:

- Look to Mellow Mushroom or Nexton for inspiration in that area of town.
- Can be more modern, but still use the Lowcountry character.
- No stone, and lean away from stucco. Brick is good.
- The architecture should be thoughtfully designed, and keep in mind that the building can be viewed from all four sides.
- Provide foundation plantings around the building or explain why they will not work.
- Make sure there is a canopy tree at each end of the parking.
- Provide shrubs along the back property line if allowed in the easement to shield the building wall.

No action was required for conceptual review, and none was taken, but the Board members did affirm that they were good on the location of the building.

2. **Heritage Square:** The next item before the Board was preliminary approval for building and site renovations at a shopping center. Ms. Shuler read the staff comments into the record. Dennis Childs with Construction Services, Julian Wilson, the owner, and Rachel Burton with Swallowtail Architecture presented the application. Mr. Childs explained that they had worked to address the staff comments on the site. Ms. Burton detailed the changes to the building and the thoughts behind them. Based on the discussion, the following comments were made:

- Good with the intent architecturally.
- Consider dressing up the view of the building end that faces E. 5<sup>th</sup> North Street (view 5 on page 12 of submittal).
- Investigate the options of either using new brick where showing brick or look at painting the brick a different color as part of an overall color scheme for the buildings.
- If outparcels are to remain asphalt, it poses a public safety hazard not to delineate the entrances somehow.
- Consider future interconnectivity, both vehicular and pedestrian, within and around the site (sidewalks, etc.) Look at how people move around the site.
- Work out landscape border requirements with staff – dependent upon whether outparcels will be subdivided out or not.
- Make landscaping more traditional and less tropical (less palms and grasses).
- Work with staff on the parking required. If possible, consider breaking up the parking lot into smaller “rooms” using more landscape strips planted with trees in the center of the strips.

Mr. Castle made a motion to table preliminary approval with the understanding that final can be given at the next meeting if all information needed is provided, and Ms. Pratt made the second. The motion passed unanimously.

3. **Hampton Inn:** The next item on the agenda was conceptual review for a new hotel at 121 Holiday Drive. The owner and surveyor were not present, so the item was moved to the end of the agenda.

4. **All Safe Storage:** The next item on the agenda was conceptual review to revise a previously approved storage facility. Rachel Burton with Swallowtail Architecture was present for this agenda item. Mr. Castle made a motion for final approval, and Mr. Campeau made the second. The motion passed unanimously.

5. **Ice Vending Machine:** The next item before the Board was conceptual review to place an ice vending machine on the Gilligan's Restaurant property at 3852 Ladson Road. Bert Dasher with Low Country Ice House presented the application. He explained that the picture of the machine was how it came from the manufacturer, but that he could make a number of changes to make it look more presentable because he realizes that they are not attractive machines. He stated that the machine was being placed closer to the Dollar General than to Gilligan's, and that he could try to make it look more like that building. Based on the discussion, the following comments were made:

- Try to match or mimic the Dollar General architecture and color scheme.
- Can either use siding to do a parapet with canopies; or a mansard roof with siding and shutters.

Mr. Castle made a motion to table and return to the Board with options for final approval at the next meeting, and Ms. Pratt made the second. The motion passed unanimously.

6. **Muehlenkamp property:** The next item before the Board was conceptual review to move an existing home to a lot on N. Pine Street to serve as an office building. Angel Muehlenkamp, the property owner, presented the application. Ms. Shuler further explained that Ms. Muehlenkamp was just there to make sure that the Board would be amenable to the submitted building being moved to the site. She would return to the Board with a full site plan and the required information, but wanted to ensure the Board was good with the building before proceeding. Ms. Muehlenkamp stated that the building could either be moved with or without the brick, and wanted to know if the Board had a preference. Based on the discussion, the following comments were made:

- The Board is okay with moving the house to the lot with either brick or siding on the building.
- The goal on the site plan should be to place the building in line with adjacent houses.

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

3. **Hampton Inn:** The owner and surveyor were still not present, so Ms. Shuler explained the situation on the lot. The owner is looking to move the existing SCPW access easement (to the adjacent water tower) entirely on the adjacent Sleep Inn site, which he also owns. He will also be placing a water line easement on the Hampton Inn property. Given the constraints of the site and the layout of the building, the owner is asking the Board for approval to place the required five foot landscape border (he is providing 15 feet) on the adjacent Sleep Inn site, and will place a deed restriction on that property to prohibit that strip from being converted to another use. The applicant will return to the Board with full plans for the building and site. Mr. Castle made a motion to approve the off-site landscape border with the deed restriction, and Ms. Pratt made the second. The motion passed unanimously.

7. **Signs:** Ms. Shuler stated that she had two signs for review that had come into the office this week and the Chairman had not had a chance to review. The first was for the refurbishment of the smaller existing sign closest to the gas station for Summerville Plaza (now Sawmill Village). Mr. Beauchene recused himself. Mr. Castle made a motion to approve as submitted, and Ms. Pratt made the second. The motion passed unanimously. The second sign was for a monument sign at 1101 Old Trolley Road. Ms. Shuler explained that this property wanted a matching sign to the one on the adjacent property at 901 Old Trolley Road. Mr. Castle made a motion to approve as submitted, and Mr. Beauchene made the second. The motion passed unanimously.

**MISCELLANEOUS:**

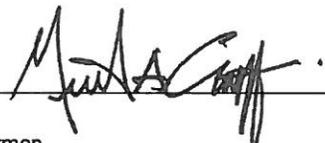
Ms. Shuler reminded the Board about the charrette for the Master Plan occurring next week at the Cuthbert Center. She explained that if possible, they should try to be there Thursday morning at 9:00am to specifically discuss the commercial design review process, but could also come any other time during the week.

**ADJOURN:**

There being no further business, the meeting was adjourned at 6:10 PM on a motion by Ms. Pratt and a second by Mr. Castle.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: March 20/14

Approved: Michael Gregor, Chairman ; or,  
Chris Campeau, Vice Chairman \_\_\_\_\_

**Commercial Design Review Board Minutes**  
**Thursday, March 20, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Candy Pratt  
Michael Gregor  
Ryan Castle  
Bill Beauchene  
Chris Campeau  
Mildred Blanton

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Russ Cornette, PE, Town Engineer

Items on the agenda:

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**OLD BUSINESS:**

1. **Ice Vending Machine – 3852 Ladson Road – Ice machine placement (B-3)**
2. **Strobel Tire Redevelopment – 1101 N. Main Street – New building construction (B-3)**

**NEW BUSINESS:**

1. **SCPW Equipment Storage Buildings – 175 Community Road – New building construction (PL)**
  2. **Signs – Circle K**
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The Chairman called the meeting to order at 4:00 pm. He asked for consideration of the minutes of the February 20, 2014 meeting. A motion for approval of the minutes was made by Ryan Castle and a second was made by Chris Campeau. All voted in favor of the motion.

**OLD BUSINESS:**

1. **Ice Vending Machine:** The first item before the Board was final approval to place an ice vending machine on the Gilligan's Restaurant property at 3852 Ladson Road. Bert Dasher with Low Country Ice House presented the application, and explained that the colors on the machine would match the adjacent Dollar General colors. Based on the discussion, the following comments were made:

- Use the design with ICE on the front top panel and the metal awning with the colors to match the adjacent Dollar General.

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

2. **Strobel Tire Redevelopment:** Mr. Castle made a motion to move this item to the end of the agenda. Following the review of the Circle K signage, this item was brought up on the agenda for conceptual review. Mr. Campeau recused himself to present this agenda item. Mikell Harper with Gramling Brothers also presented the application. Mr. Campeau explained that some slight modifications had been made to the site, and architectural elevations had been done since the project had submitted their application. Based on the discussion, the following comments were made:

- Good with the overall site plan.
- Articulation between the buildings is shown on the architecture, but not on the site plan (should match). Either break up the awnings or bump in/out the buildings a minimum of four feet or do a combination of both to provide articulation between the buildings/tenant spaces.
- The massing and shape of all of the buildings are okay, but they are too generic and the architecture needs more detailing.
- Too much stucco, but does not have to be all brick if the architecture is good. If all brick, it would need to be at least two different brick colors (in the red/brown range).
- Consider bringing the brick up a little higher than water table height or bringing the brick up to create pilasters.
- Consider creating more of a porch rather than using canopies.
- Like that the architecture of the Earth Fare breaks up the flat line of the rest of the buildings, but it appears oddly shaped.
- Architecture should reflect that they are on Main Street in a small southern town.
- Outparcels' architecture should blend with the main building's architecture and complement it.
- The Board is okay if the applicant contacts staff by email for intermediate review of the building design (to be forwarded on to the Board for comments) before submitting for the next meeting (hand sketches or design process drawings are acceptable).

Members of the public were present for this application, and the Chairman asked if they would like to comment. Stephen K. Metts and Kip Gearhart with the adjacent property at 1055 N. Main Street asked questions about the required plantings in the buffer between the two properties. Ms. Shuler explained that canopy trees would be required every 30 feet on average in the buffer. Mr. Metts explained that he was concerned about the canopy trees overcrowding his property because he has dealt with that issue on a property that he owns on Old Trolley Road that is in

the Town. Mr. Metts also asked about the stormwater requirements because the water from his property now drains to the Strobel property, and would they have to take into account that drainage and any additional drainage because he is interesting in redeveloping his own site in the future. The Board explained and Mr. Cornette confirmed that they would be required to account for the current drainage, but that with redevelopment, no additional runoff would be allowed to go off site. Mr. Metts and Mr. Gearhart both stated that they had no problem with what was presented, but they just wanted to make sure that there was common ground and consideration.

Following public comment, no action was required for conceptual review, and none was taken.

**NEW BUSINESS:**

1. **SCPW Equipment Storage Buildings:** This item was moved forward on the agenda on a motion by Mr. Castle. Ms. Shuler read the staff comments into the record, and explained that based on further review of the Zoning Ordinance no buffers or landscaping will be required, but that Town Council has to approve the site plan because this property is zoned PL Public Land. The site plan will be going before the Planning & Development Committee of Council at their April 2<sup>nd</sup> meeting. Charlie Cuzzell and Chris Kahler with Summerville CPW presented the application. They explained that these buildings were providing cover for equipment that is already stored on the site, and they have already installed a six foot wooden fence at the back of the property where it abuts three lots in the Briarwood Subdivision, and continue to work with those property owners on any concerns they may have. They also explained that while these buildings appear insubstantial, they are engineered to meet building code requirements for wind loads, etc. Mr. Castle made a motion for final approval as presented and Mr. Beauchene made the second. The motion passed unanimously.

2. **Signs – Circle K:** Ms. Shuler stated that she had one sign for review that was requesting an LED reader board (gas station pricer panels). The new Circle K at 1101 Central Avenue was requesting approval for their building/canopy signage and their freestanding sign, which included LED pricer panels that require approval by a majority vote of the Board. Mr. Castle made a motion to approve as submitted, and Mr. Campeau made the second. The motion passed unanimously.

**MISCELLANEOUS:**

Ms. Shuler stated that they did have one item under miscellaneous. The landscape architect with the Central Heights Apartments (now Lake Pointe Apartments) contacted staff, and let them know that the landscape contractor was having trouble finding three gallon red maples and poplars as shown on the approve landscape plan, and would like to replace them with ligustrum and tea olives. The Board suggested that they contact additional vendors/providers to try to find the required plantings. If they are still unable to find them, they would accept substitutions, but they must be canopy trees, not shrubs.

**ADJOURN:**

There being no further business, the meeting was adjourned at 4:57 PM on a motion by Mr. Castle and a second by Mr. Campeau.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: 4.17.14

Approved: Michael Gregor, Chairman ; or,  
Chris Campeau, Vice Chairman \_\_\_\_\_

**Commercial Design Review Board Minutes**  
**Thursday, April 17, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

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

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Madelyn Robinson, Director of Planning and  
Economic Development

Items on the agenda:

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**OLD BUSINESS:**

1. **Heritage Square – 372 E. 5<sup>th</sup> North Street – Building and site renovation (B-3)**
2. **Strobel Tire Redevelopment – 1101 N. Main Street – New building construction (B-3)**

**NEW BUSINESS:**

1. **Signs**
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The Chairman called the meeting to order at 4:02 pm. He asked for consideration of the minutes of the March 20, 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.

**OLD BUSINESS:**

1. **Heritage Square:** The first item before the Board was final approval to renovate an existing shopping center. Rachel Burton with Swallowtail Architecture, Julian Wilson, the owner, Dennis Childs with Construction Services, and Gale Smith with Smith Ellis Landscape Design presented the application. Ms. Burton clarified that the two outparcels fronting E. 5<sup>th</sup> North St. will be subdivided out and sold to be developed. Ms. Smith explained the landscape changes that were made, and requested that the Board approve crossed palms in the three parking islands in front of the Palmetto State Armory. Staff's comment about requiring a parking island every 12 spaces was brought up, and Ms. Shuler explained that while the ordinance states that requirement, because this is a redevelopment site, staff is okay if the Board approves the number of spaces in a row as submitted. Mr. Beauchene stated that he was more concerned about putting in some landscaping along the rear border of the property rather than adding additional parking islands. Mr. Campeau stated that he was not in favor of the palm trees in the islands, and other Board members agreed. After further discussion on the site and the buildings, the following comments were made:

- The Board is okay with not having middle parking lot islands as long as landscaping is included between the building and the sidewalk along the East building and the half of the West building not occupied by Palmetto State Armory (can be a mixture of planted understory trees and planters).
- Crossing palms in the three parking islands in front of Palmetto State Armory are not approved. Palms/palmettos can be used as accent trees (not required trees).
- Add landscaping to the end of the East building facing E. 5<sup>th</sup> North Street.
- The revised landscape plan will be submitted to a Committee of the Board for review and approval.
- The concrete base of the light poles will not be used in the parking islands.
- A sample color/material panel will be provided on site for review and approval by a Committee of the Board.

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

2. **Strobel Tire Redevelopment:** The next item on the agenda was final approval to redevelop a now vacant site. Mr. Campeau and Ms. Palmer recused themselves from this agenda item. William O'Neal with Seamon Whiteside & Associates, Arnie McClure with Coast Architects, and Ben Gramling and Mikell Harper with Gramling Brothers presented the application. Mr. O'Neal handed out revised site drawings and explained that some slight modifications had been made to the site to address staff comments, and Mr. McClure handed out sketch-up architectural drawings to better show what the buildings would look like. Based on the discussion, the following comments were made:

- Good with the overall site plan.
- The Board likes the color scheme presented, but a sample color/material panel will be provided on site for review and approval.

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

**NEW BUSINESS:**

1. **Signs:** There were no signs submitted for review by the Board.

**MISCELLANEOUS:**

Ms. Shuler stated that they did have one item under miscellaneous. The civil engineer for the Tidal Wave Auto Spa had submitted a revised landscape plan and revised drawing for the wall on their site by email to be approved as stated in the November 21, 2013 minutes. Ms. Shuler explained that she had only heard back from two members regarding the changes. She also stated that they were working to get her a better drawing of the wall detail. After reviewing the full size civil plans, Mr. Campeau made a motion for approval of the revised landscape plan only, and Mr. Beauchene made the second. The motion passed unanimously.

**ADJOURN:**

There being no further business, the meeting was adjourned at 5:34 PM on a motion by Mr. Campeau and a second by Mr. Gregor.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: 5.15.2014

Approved: ~~Michael Gregor, Chairman~~ \_\_\_\_\_; or,

Chris Campeau, Vice Chairman Chris Campeau

**Commercial Design Review Board Minutes**  
**Thursday, May 15, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Candy Pratt  
Mildred Blanton  
Jenny Palmer  
Bill Beauchene  
Chris Campeau

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Russ Cornette, PE, Town Engineer and  
Public Works Director  
Aaron Crosby, Engineering Tech  
Rich Palmer, Building Official  
Madelyn Robinson, Director of Planning and  
Economic Development

Items on the agenda:

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**OLD BUSINESS:**

1. Circle K – 1330 N. Main Street – New building construction (B-3)
2. Muehlenkamp property – N. Pine Street – Moving building to site (B-3)

**NEW BUSINESS:**

1. Cook Out Restaurant – 703 N. Main Street – New building construction (B-3)
  2. Pop's Top Shop – 610 N. Magnolia Street – Carport addition (B-3)
  2. Signs
- 

As the Chairman was not in attendance, the Vice Chairman called the meeting to order at 4:00 pm. He asked for consideration of the minutes of the April 17, 2014 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. **Circle K:** The first item before the Board was preliminary approval to demolish and rebuild a gas station. Ms. Shuler read the staff comments into the record. Scott Beard with Circle K, Danny Forsberg with Forsberg Engineering, and John Dumas with Southeastern Design, Inc. presented the application. Mr. Dumas explained the design of the building, stating that the blank walls on the sides were pulled forward with an aluminum trellis about 8" off the wall planted with climbing vines. He provided a sample of the brick (Old Columbia) and the stucco cornice (Limestone color). Mr. Dumas addressed staff's comment regarding the possible fire hazard with the climbing vines, stating that the Fire Marshall, Chief Bunting, was okay with the plant material as long as it did not go over the roof. He further explained that the plant material chosen, Carolina jasmine, is fire resistant, and LEED gives credit for plant material screening on buildings. In regards to the gas canopy, Mr. Dumas stated that the design was pretty much the same as what was approved on Central Avenue, and would be painted dark brown. Mr. Beauchene asked if the awning over the door provided any protection from the weather. Mr. Dumas stated that it was not solid, but it could be a solid aluminum panel over the entrance. Mr. Campeau spoke about buildings have a top, middle, and bottom, and questioned why this building did not have a bottom. Mr. Dumas explained that the design did not lend itself to it, and he felt that it would detract from the building. Mr. Forsberg explained the design of the site, and stated that a sidewalk would be installed on Holiday Drive. After further discussion on the buildings and the site, the following comments were made:

- Front awning will be a solid aluminum panel over the entryway.
- The exterior of the lights shown on building will be grey, and the gas canopy lighting and pole lights will be the same as provided for the Central Avenue site. There will be a small egress light over the exit door. Submit full lighting plan to staff for approval.
- Add a canopy tree at the right side of the dumpster within the rear planting border, and extend the planting island at the end of the row of parking all the way to the curb next to the two parking spaces.
- Plant small/medium evergreen shrubs along the entire length of the side property line shared with Ruby Tuesdays.
- Provide a sidewalk from the egress door to the sidewalk in front of the building.
- Use sod wherever grass is shown, and mulch should be pine straw.
- Provide more of a hedge type planting in addition to the trees along the front corner of the property.
- Substitute Indian Hawthorne with another evergreen shrub as they have disease problems, and add the climbing vine to the planting schedule.

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

2. **Muehlenkamp property:** The next item on the agenda was final approval to move an existing building to a vacant site to serve as an office. Ms. Shuler read the staff comments into the record. Frank and Angel Muehlenkamp presented the application. Mr. Muehlenkamp gave

an overview of the revised site plan (including landscaping), and explained how they had addressed the staff comments. Ms. Muehlenkamp explained that their inspiration behind the landscaping was to create a more natural area with trees and shrubs that could support wildlife and possibly even provide food for them and neighbors. She stated that she wanted to show that the landscaping could be beautiful but also serve a more functional purpose as well. They also explained the brick on the house would have to be removed to move the house. Based on the discussion, the following comments were made:

- 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.
- Exterior finish on house should either be brick or hardiplank. Submit a sample of the brick or siding to staff to distribute to the Board for approval.

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

#### **NEW BUSINESS:**

1. **Cook Out Restaurant:** The first item under New Business was conceptual review to demolish an existing building and build a new drive-thru restaurant. Ms. Shuler read the staff comments into the record. Trey Figueroa with Commercial Site Design presented the application. Mr. Figueroa explained the crossover drive-thru concept and showed a video of it in action, and stated that the building was sited on the property based on the space available and the need for the drive-thru to function properly. He further explained that this particular drive-thru design was used on approximately 75% of Cook Out's restaurants and they currently have over 120. Mr. Campeau questioned where the food delivery tractor trailers would park, and stressed that he did not want them parking on the street. Mr. Figueroa stated that they normally come in off hours, and would most likely pull straight in off of E. 6<sup>th</sup> North Street and back out. During the landscape discussion, Ms. Shuler explained that the Tree Committee had review the tree removal application, and they had approved all but the largest pine tree closest to E. 6<sup>th</sup> North Street. Mr. Campeau asked Mr. Figueroa to explain the design inspiration for the building, and Mr. Figueroa stated that his company did not design the building and that it was a prototype building for Cook Out. Mr. Beauchene also questioned the location and appearance of the service ladder shown on the rear of the building. Mr. Figueroa explained that it did not look like the drawing made it appear, but he did not currently have a good picture of the ladder. Based on the continued discussion, the following comments were made:

- The plant palette is okay except for the palms.
- Add an evergreen hedge (double row about 4' on center) along the entire length of property line on E. 6<sup>th</sup> North Street and increase the number of crape myrtles along that same property line to one approximately every ten feet starting at west side of the entry drive and extending to the front border.
- Ensure all parking lot islands are a minimum of 162 sf and are planted with a canopy tree.
- Remove the existing shopping center sign.
- Add plantings to the island in the drive-thru.
- The two trees closest to the large oak (on the adjacent property) can be understory trees.
- Add shrubs at the rear of the building.
- All mulch should be pine straw and all grass should be sod.
- Consider a line of azaleas along the interior property line (about 20-25).
- Clearly identify the placement of the lights on the building and provide a detail of the lights.
- Provide a better image of the ladder and consider using an interior ladder with a roof hatch if possible.
- Typically want to see Lowcountry architecture specific to Summerville (study what is in the Town) – not a prototype: consider a sloped roof, do not use stone, prefer porch elements and individual awnings, use less red.
- The building does not have to look historic but should be well designed and articulated (provided pictures of a Cook Out building and a Wendy's building found on the internet that could serve as examples).

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

Members of the public were present for this application, and the Vice Chairman asked if they would like to comment. Dennis Ashley with DA Architects stated that it was hard to hear the discussion and see what was presented from the audience area. He suggested that it might be helpful to have the proposed projects displayed on the wall so the audience can see. Mr. Ashley stated that he thought Mr. Campeau was correct in his assessment of the architecture for the proposed project. He stated that the key is to think about what fits in Summerville – what should be driving the design is Summerville, not corporate. In regards to the location of the building on the site, Mr. Ashley stated that he felt that is the design does not allow the building to be brought up to the street, the design should be changed.

2. **Pop's Top Shop:** The next item before the Board was conceptual review to add a metal carport to an existing building. Ms. Shuler stated that staff had no comments, and the only reason this was coming before them was because the ordinance requires any separate structures placed in the front or side of the site to be approved by the Board. Jesse Rivera, the owner, explained that the carport was being requested as a way to keep his employees out of the sun as they are working. He stated that he was also considering adding a smaller movable one in the future.

Ms. Pratt made a motion to approve the permanent addition of the carport as shown on the site plan (on the side of the main building under the sign) for shade purposes, and Mr. Beauchene made the second. The motion passed unanimously.

3. **Signs:** The only sign submitted for review was signage for the **Title Max** moving to 100 Miles Jamison Road. The Board was good with the building signage, but they felt the monument sign was too large for the site. The sign face should be reduced to approximately six feet by six feet, and differentiation should be provided between the sign face and the base. Use a brick base slightly wider than the sign face and two feet in height. Landscaping also needs to be added to the base of the sign as required by ordinance. Ms. Blanton made a motion for the sign to be six feet by six feet with a two foot high base slightly wider than the sign face to be resubmitted to staff to distribute to the Board by email for approval, and Ms. Pratt made the second. The motion passed unanimously.

**MISCELLANEOUS:**

Ms. Shuler stated that they did have one item under miscellaneous. She stated that she wanted to make the Board aware of issues that had arisen with the two recently installed LED readerboards on Old Trolley Road (both approved by the Board last year). Ms. Shuler explained that staff had received a number of complaints that the signs were too bright, appeared to be flashing, and were a major distraction and safety hazard to motorists. She stated that while the Board approved only a single line for each sign, they did not address the brightness, length of time between messages, any movement of the letters/words/graphics, or the colors allowed. However, the sign ordinance does not allow flashing or intermittent lights, and based on staff review of the signs in the field, both signs would qualify as flashing and/or intermittent. Ms. Shuler stated that the owner of the Kaelyn Agency had been emailed about the issues with his sign, and as he was out of the country this week, he would have his staff turn off the sign until he met with staff on Monday to determine how to rectify the situation. The other owner had not yet been contacted by staff, but he would be shortly. Some Board members stated that they were not in favor of approving any more LED readerboards. Ms. Shuler stressed to them that whether they approved any more or not was up to them, but if they did approve any others, it would be prudent to include conditions regarding the brightness, length of time between messages, any movement of the letters/words/graphics, and the colors allowed, until such time as the sign ordinance is amended to address these concerns.

**ADJOURN:**

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

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: June 19/14

Approved: Michael Gregor, Chairman ; or,  
Chris Campeau, Vice Chairman \_\_\_\_\_

**Commercial Design Review Board Minutes**  
**Thursday, June 19, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Candy Pratt  
Mildred Blanton  
Jenny Palmer  
Bill Beauchene  
Chris Campeau  
Ryan Castle  
Michael Gregor

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Russ Cornette, PE, Town Engineer and  
Public Works Director  
Madelyn Robinson, Director of Planning and  
Economic Development

Items on the agenda:

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**OLD BUSINESS:**

1. **Cook Out Restaurant – 703 N. Main Street – New building construction (B-3)**
2. **Sunoco – Dorchester Road at Parlor Drive – New building construction (B-3)**

**NEW BUSINESS:**

1. **Office Building – 126 E. 2<sup>nd</sup> North Street – New building construction (B-3)**
  2. **Aldi – 10015 Dorchester Road – New building construction (B-3)**
  3. **Signs**
- 

The Chairman called the meeting to order at 4:00 pm. He asked for consideration of the minutes of the May 15, 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.

**OLD BUSINESS:**

1. **Cook Out Restaurant:** The first item before the Board was preliminary and/or final approval to demolish an existing building and build a new drive-thru restaurant. Ms. Shuler read the staff comments into the record. Chris Clayton and Trey Figueroa with Commercial Site Design presented the application. Mr. Clayton explained how they had addressed the comments from last month's meeting and the staff comments. Mr. Campeau asked why they needed both wall packs and the decorative lights on the building, and verified the type of fixtures used in the wall packs. Mr. Clayton explained that the decorative lights provided very little light and were more of a building accent, and he verified the wall packs were high pressure sodium. Ms. Palmer asked why no awnings were provided on the drive-thru side of the building, and Mr. Clayton explained that the architect did not add them because Cook Out has had issues with them being torn off by bigger cars/trucks. After further discussion on the building's awnings and glass, the following comments were made:

- Replace high pressure sodium fixtures in the wall packs with either LED or metal halide (white light).
- Add some type of awnings at the actual drive-thru pick-up windows to provide protection from the weather (can use a flat marquis style).
- Use black spandrel glass in the windows, and change the door to black spandrel glass.

Mr. Beauchene made a motion for final approval with the comments noted, and Mr. Castle made the second. The motion passed with Mr. Campeau voting in opposition.

2. **Sunoco:** The next item on the agenda was preliminary approval to build a new gas station (revisions made to the plan previously given conditional final approval on 1/16/2014). Ms. Shuler explained that the applicant was returning to the Board because they had acquired the property to the North of them which allowed them to have a full access drive on Parlor Drive that lined up with the Walmart drive, but required a slight reworking of the site. She also read the staff comments into the record. Russ MacInnes and Clayton McCane with Sunoco, Arnie McClure with Coast Architects, and Brian Burri with Bergmann Associates presented the application. Based on the discussion, the following comments were made:

- Add a parking island in the row of parking in front of the building.
- Add landscaping along the entry road at the back of the building and add foundation planting at the rear of the building.
- Extend the buffer plantings along Parlor Drive.
- Replace honey locust trees and red maples with oaks and/or elms.
- Mulch should be natural pinestraw.
- All parking lot end islands need to be planted with a canopy tree.
- Move any pole lights if necessary to avoid conflicts with canopy trees.

- Reduce parking lot lighting to meet ordinance requirements.
- The concrete base of the light poles should not be visible (not exceed 6") in the parking islands or other landscaped areas.
- No wall packs on the building – only gooseneck lights.
- Okay with design of the sign (LED pricer panels), but staff needs to check ordinance in regards to panel for Sonic included on the sign.

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

#### NEW BUSINESS:

1. **Office building:** The first item under New Business was preliminary review to build a new office building on E. 2<sup>nd</sup> North Street. John Dumas and David Willis with Southeastern Design & Construction presented the application. Mr. Dumas stated that they wanted their building to reflect their work which was of a more modern nature. He also explained that the only lighting provided would be four landscape bollards at the front of the building, and the site had not been engineered yet, but they were proposing planted bioswales along each side. Based on the continued discussion, the following comments were made:

- Consider doing more of a monoculture with the landscaping (can even use grasses).

Members of the public were present for this application, and the Chairman asked if they would like to comment. Dennis Ashley with DA Architects stated that it was hard to hear the discussion and see what was presented from the audience area. He suggested that it might be helpful to have the proposed projects displayed on the wall so the audience can see. Mr. Ashley stated that he felt something was missing from the discussion, and was concerned that he had not heard anything about what the ordinance requires in terms of design. He felt that this design did not meet the ordinance requirements, and the Board cannot just create a new design goal that is different from the ordinance. Following Mr. Ashley's comments, at his request, Ms. Shuler read the Board's mission and the design review guidelines from the ordinance.

Mr. Castle made a motion for final approval with landscaping to be submitted to staff for review and approval, and Ms. Pratt made the second. The motion passed with Ms. Palmer voting in opposition.

2. **Aldi:** The next item before the Board was conceptual review to demolish an existing building and build a new grocery store. Ms. Shuler read the staff comments into the record, and stated that she believed the applicant had addressed all of the comments. Jonathan Tempel with Aldi and Jeff Strickland with Haines, Gipson & Associates presented the application. Mr. Tempel first gave a brief introduction and explained how Aldi operates. Mr. Strickland stated that they took some of the existing parking out to bring the number of parking spaces down to the required amount. Based on the continued discussion, the following comments were made:

- All wall packs should be shielded.
- Like the overall design of the building.
- Consider adding landscape strips planted with canopy trees between the center row of parking in the front and the parking on the side of the building to keep from seeing a large expanse of asphalt.
- Consider adding decorative paving at the entrance to differentiate it from the drive aisle.

Members of the public were present for this application, and the Chairman asked if they would like to comment. Robert Pratt stated that as a nearby neighbor he was very happy to see this and felt that it was a blessing.

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

3. **Signs:** The only sign submitted for review was signage for the **Purpose Money** at 710 Bacons Bridge Road. Ms. Shuler explained that the Chairman had approved the signage for Advance America, but that he felt the Purpose Money sign was too large for the space available and in comparison to the other sign. He also felt that the color scheme should be consistent on the building. Josh Muckelvancy with Anchor Sign explained that the Purpose Money sign was bigger than the Advance America one because they had more frontage. He also stated that the difference in color was to make it very clear that they were different businesses. He did explain that the blue on the sign would not be illuminated, only the white letters. Based on the discussion, the following comments were made:

- Make the size of the sign consistent with the Advance America sign and center it over the windows.
- Blue of the sign will not be illuminated.
- Resubmit to the Chairman for approval.

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

#### MISCELLANEOUS:

Ms. Shuler stated that they did have one item under miscellaneous. Ms. Shuler explained that the Strobel Tire Redevelopment had some slight changes to the architecture that need to be approved. Mr. Campeau and Ms. Palmer recused themselves. Arnie McClure with Coast Architects presented the changes. Mr. Castle made a motion for approval, and Mr. Beauchene made the second. The motion passed unanimously.

**ADJOURN:**

There being no further business, the meeting was adjourned on a motion by Mr. Castle, and a second by Mr. Beauchene at 5:59 PM.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: Aug 21/14

Approved: Michael Gregor, Chairman ; or,  
Chris Campeau, Vice Chairman \_\_\_\_\_

**Commercial Design Review Board Minutes**  
**Thursday, July 17, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Candy Pratt  
Mildred Blanton  
Ryan Castle  
Bill Beauchene

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Russ Cornette, PE, Town Engineer and  
Public Works Director  
Madelyn Robinson, Director of Planning and  
Economic Development  
Rich Palmer, Building Official

Items on the agenda:

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**OLD BUSINESS:**

1. Hampton Inn – 121 Holiday Drive – New building construction (B-3)

**NEW BUSINESS:**

1. Graze Restaurant – 115 E. 5<sup>th</sup> North Street – Building renovation and addition (B-3)
  2. New Hotel – Holiday Drive – New building construction (B-3)
  3. Shoppes at Azalea Square Phase II – 220 Azalea Square Blvd. – New building construction (B-3)
  4. Signs
- 

As both the Chairman and Vice Chairman were unable to attend the meeting, Ryan Castle was elected Acting Chairman for the meeting. The Chairman called the meeting to order at 4:28 pm. He asked for consideration of the minutes of the June 19, 2014 meeting. A motion for approval of the minutes was made by Candy Pratt and a second was made by Bill Beauchene. All voted in favor of the motion.

**OLD BUSINESS:**

1. **Hampton Inn:** The first item before the Board was preliminary approval to build an 80 room, four story hotel. Ms. Shuler read the staff comments into the record. Richard Lesley with Wiggins Lesley Palmetto Construction LLC presented the application. Mr. Lesley detailed how they had addressed staff comments. He stated that the second driveway on Holiday Drive is an exit only required by Hampton Inn, and as an exit only it met SCDOT requirements. The Board stated that they were okay with the second driveway pending SCDOT approval. Mr. Lesley also explained that three of the islands along the south of the property were directly over a water main and that is why they were shown with understory trees instead of the required canopy trees. After further discussion on how the additional staff comments were addressed and on the building's materials and colors, the following comments were made:

- Staff will verify that the revised front buffer plantings meet ordinance requirements.
- Okay with sign as shown if brought down to eight (8) feet and landscaping installed around the base.
- Okay with the understory trees in the three parking islands over the water main.
- On the architecture, keep the true brick along the water table, but change the material in the area that is bumped out to EIFS brick.
- Return with detailed color renderings of all sides of the building and material and color samples.

Ms. Pratt made a motion for preliminary approval of the site plan and conceptual approval of the architecture with the comments noted, and Ms. Blanton made the second. The motion passed unanimously.

**NEW BUSINESS:**

1. **Graze Restaurant:** The first item under New Business was conceptual review for a building renovation and addition to an existing restaurant space. Ron Denton with RJ Denton Architecture presented the application. Mr. Shuler read the staff comments into the record. Mr. Denton explained that they would be bordering the pergola addition with wood planters, and there would be a space between the planters that could allow for some vertical plantings. Based on the continued discussion, the following comments were made:

- Return to the Board with final colors, planting materials, and building lighting.

Mr. Beauchene made a motion for final approval of the architecture with the colors, plant materials, and building lighting to come back before the Board, and Ms. Blanton made the second. The motion passed unanimously.

2. **New Hotel:** The next item before the Board was conceptual review to build a new hotel on Holiday Drive. Ms. Shuler read the staff comments into the record, and stated that she believed the applicant had addressed all of the comments. David Winburn with Palmetto Civil

Solutions, Inc. and Tim Jones with Palmetto Design Associates, Inc. presented the application. Mr. Winburn explained that they were just in the beginning stages of design, but that they had addressed all of the staff comments. He also stated that he would move the sidewalk into the right-of-way on Holiday Drive, and that all of the stormwater detention/retention would be moved on site. Mr. Jones stated that the elevations were a prototype for Home 2 Suites by Hilton that showed all EIFS except the detailing, but he realized that changes would need to be made for this location. He asked for any guidance on the architecture. Based on the continued discussion, the following comments were made:

- Use brick instead of stone.
- Look at the Nexton office buildings across the interstate for inspiration for more modern architecture that uses vernacular materials.
- Good with the overall site plan (details can be addressed in future submittals).

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

**3. Shoppes at Azalea Square Phase II:** The next item before the Board was preliminary and final approval to build an additional retail/restaurant building on a site where a building is currently under construction. Ms. Shuler read the staff comments into the record. Kyle Hoyt with Hoyt + Berenyi and James Bakker a representative for The Shoppes at Azalea, LLC presented the application. Mr. Hoyt stated that this was an extension of the other two previously approved buildings in this area, and the architecture was basically the same – it was just a slightly smaller building. Mr. Hoyt also addressed the staff comments and explained that he was requesting a five foot buffer along the curve of the pond that would transition to a 15 foot buffer at the front of the site to line up with the rest of the property. He stated that the landscaping in the five foot buffer in the rear would extend along the curve to the front. Ms. Pratt asked what type of material would be used to build the retaining wall around the pond. Mr. Hoyt stated that they had looked at using stacked block but they were open to whatever material the Board approved. Ms. Shuler stated that staff still needed a parking justification letter and verification of the impervious surface percentage for the site. Based on the continued discussion and clarification of the type of approval being sought, the following comments were made:

- Okay with the five foot border along the curve with the extension of the landscaping shown in the rear border.
- Return to Board with full landscaping and lighting plan.
- Use wood planks for the wall around the pond, and provide some type of access to the bottom of the pond for maintenance.
- Provide parking justification letter and final impervious surface calculations to staff.

Ms. Blanton made a motion for final approval of the architecture and preliminary approval of the site with the comments noted, and Ms. Pratt made the second. The motion passed unanimously.

**4. Signs:** There were three signs submitted for review. Ms. Shuler explained that none of the signs needed full Board approval, but the Chairman had not been able to review them yet. All three signs, Precision Chiropractic at 330-A E. 5<sup>th</sup> North Street; In-N-Out Fitness at 1216 N. Main Street, and Select Physical Therapy at 634 Bacons Bridge Road were all approved unanimously.

#### MISCELLANEOUS:

#### ADJOURN:

There being no further business, the meeting was adjourned by the Acting Chairman on a motion by Ms. Pratt at 5:42 PM.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: August 21/14

Approved: Michael Gregor, Chairman ; or,  
Chris Campeau, Vice Chairman \_\_\_\_\_

**Commercial Design Review Board Minutes**  
**Thursday, August 21, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Candy Pratt  
Michael Gregor  
Ryan Castle  
Chris Campeau  
Jenny Palmer

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Russ Cornette, PE, Town Engineer and  
Public Works Director  
Madelyn Robinson, Director of Planning and  
Economic Development  
Rich Palmer, Building Official

Items on the agenda:

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**OLD BUSINESS:**

1. Aldi – 10015 Dorchester Road – New building construction (B-3)
2. Shoppes at Azalea Square Phase II – 220 Azalea Square Blvd. – New building construction (B-3)
3. Graze Restaurant – 115 E. 5<sup>th</sup> North Street – Building renovation and addition (B-3)

**NEW BUSINESS:**

1. Signs
- 

The Chairman called the meeting to order at 4:00 pm. He asked for consideration of the minutes of the July 17, 2014 meeting. A motion for approval of the minutes was made by Ryan Castle and a second was made by Candy Pratt. All voted in favor of the motion.

The Chairman explained that the architect representing the Graze Restaurant was requesting to be moved to first on the agenda because he has another meeting at 5:30pm. Mr. Castle made a motion to move the Graze Restaurant to first on the agenda, and Ms. Pratt made the second. The motion passed unanimously.

**OLD BUSINESS:**

1. **Graze Restaurant:** The first item under Old Business was final approval for a building renovation and addition to an existing restaurant space. Ron Denton with RJ Denton Architecture presented the application. He explained that the building will be a taupe grey, and the accents will be green. The metal roof will be changed to galvalum. Mr. Campeau stated that he was good with the colors, but felt that the landscaping was off, and would fit in more in a desert area. Mr. Campeau explained that he thought the yuccas should be replaced with sweetgrass or other similar grasses. Also, the landscape drawing did not appear to match the key/legend. Ms. Shuler added that most of the landscaping in question was in the right-of-way and needed SCDOT approval. Based on the discussion, the following comments were made:

- Submit a revised landscape plan to a committee of the Board (Michael Gregor and Chris Campeau) for approval.

Mr. Castle made a motion for final approval pending the revisions to the landscape plan to be approved by Mr. Gregor and Mr. Campeau, and Ms. Pratt made the second. The motion passed unanimously.

2. **Aldi:** The next item was final approval for a new grocery store to replace the old bowling alley on Dorchester Road. Jonathan Tempel with Aldi and Jeff Strickland with Haines, Gipson, and Associates, Inc. presented the application. Mr. Strickland explained the changes that had been made to the site following their conceptual review. Ms. Shuler stated that the Board did need to consider whether they would approve more than 12 parking spaces (15) in a row on the two sides of the parking in front of the store. Ms. Palmer asked about the pedestrian access and the possibility of adding wheel stops. Mr. Tempel explained that they could add them, but they are often seen as a liability and maintenance issue. Mr. Campeau stated that he felt that they should add a planting strip planted with canopy trees in between the middle aisles of parking where a five foot pedestrian access is currently shown, move the sidewalk to the grassed area between the parking and Waffle House, and add a two foot hedge around all of the parking in front of the store. Mr. Strickland and Mr. Tempel stated that they wanted to provide the pedestrian access for their customers, and they felt that the additional curbing and landscaping would be cost prohibitive based on all the improvements they are already making. Other Board members agreed that that much landscaping would be overkill, but discussed the possibility of finding a middle ground, such as inter-planting of shrubs between the canopy trees. Based on the continued discussion, the following comments were made:

- Replace October Glory Red Maples and Sycamores, both of which do not do well in Summerville, with some type of oak, possibly Nuttall or Overcup.
- Replace Itea and Spirea, both of which do not do well in Summerville, with other shrubs already included in the planting list.

Mr. Castle made a motion for final approval as submitted, and Ms. Pratt seconded the motion. Mr. Castle withdrew his motion. Mr. Castle made a new motion for final approval with the change of the plant species noted, and Ms. Pratt seconded the motion. Ms. Pratt then made an amendment to the motion to include approval of the sidewalk through the middle parking aisles with particular care given to appropriately stripe the area, and no additional landscaping to be added except inter-planting between the canopy trees on the sides of the front parking area, and Ms. Palmer made the second. The amendment passed with Mr. Campeau as the lone vote in opposition. The Board then voted on the amended motion, and the motion passed with Mr. Campeau as the lone vote in opposition.

3. **Shoppes at Azalea Square Phase II:** The next item before the Board <sup>was</sup> final approval to build an additional retail/restaurant building on a site where a building is currently under construction. Kyle Hoyt with Hoyt + Berenyi presented the application. Mr. Hoyt stated that they had addressed all of the Board's comments from the last meeting, and they had addressed staff comments as well by using pervious asphalt in an area of the parking lot, providing the parking justification letter, and adjusting the front buffer plantings (Engineering required that four understory trees be removed to allow for an adequate sight distance coming out of the driveway closest to the curve of the road. Ms. Shuler confirmed that staff had approved a parking justification that addressed the entire site, and were good with the use of pervious asphalt as a maintenance agreement would be required as well. She stated that the Board had the authority to approve the reduction in the number of understory trees. Mr. Gregor stated that he was concerned about the lack of planted border between this building and the one under construction even though they were on the same site because he felt that the property could be subdivided in the future. Ms. Shuler explained that the ordinance had no planting requirement between two buildings on the same parcel. Based on the continued discussion, the following motion was made:

Mr. Castle made a motion for final approval as presented, and Ms. Pratt made the second. The motion passed unanimously.

**NEW BUSINESS:**

1. **Signs:** There <sup>was</sup> one ~~sig~~ sign submitted for review. Ms. Shuler <sup>stated</sup> that the sign was for a new monument sign for the Jiffy Lube at 1672 Old Trolley Road and included a one line changeable reader board. Following discussion about the appearance of the reader boards already approved on Old Trolley Road, Mr. Campeau made a motion to deny approval of the reader board, but approved the rest of the sign, and Ms. Palmer made the second. The motion passed with Ms. Pratt as the lone vote in opposition.

**MISCELLANEOUS:**

Ms. Shuler stated that the Sunoco on Dorchester Road that received final approval at the June 19, 2014 meeting was asking for reconsideration on the requirement that the concrete base of the light poles should not be visible (not exceed 6") in the parking islands or other landscaped areas. Ms. Shuler read Clayton McCane's email with Sunoco, which explained that they would like to have the two foot concrete base because if they install the shorter base they will have to place a protective bumper post in front of each yard light to protect the light from being damaged. Mr. Gregor and Mr. Campeau asked why they could not just move the light poles a few feet further away from the curb, and Ms. Shuler stated that Mr. McCane had explained to her that the type of LED lights being used shined straight down, and if that far away from the parking areas and drive aisles, they would not be able to provide adequate lighting for those areas and still meet the Town's lighting requirements. Ms. Shuler also stated that she had visited the site of the recently constructed Circle K gas station on Central Avenue, and their light poles did have the two foot concrete base. Based on the discussion, Mr. Castle made a motion for approval of the two foot concrete base to be used on the lights indicated on the drawing provided by Sunoco, and Ms. Palmer made the second. The motion passed unanimously.

Mr. Castle reminded the Board that this was his last meeting, as he had taken a job in Cape Cod, and would be moving there soon. All wished him the best of luck in this new endeavor.

**ADJOURN:**

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

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: Sept. 17/14.

Approved: Michael Gregor, Chairman ; or,  
Chris Campeau, Vice Chairman \_\_\_\_\_

**Commercial Design Review Board Minutes**  
**Thursday, September 18, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Bill Beauchene  
Michael Gregor  
Mildred Blanton  
Chris Campeau

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Russ Cornette, PE, Town Engineer and  
Public Works Director  
Madelyn Robinson, Director of Planning and  
Economic Development  
Rich Palmer, Building Official

Items on the agenda:

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**OLD BUSINESS:**

1. Hampton Inn – 121 Holiday Drive – New building construction (B-3)
2. Graze Restaurant – 115 E. 5<sup>th</sup> North Street – Building renovation and addition (B-3)

**NEW BUSINESS:**

1. Signs
- 

The Chairman called the meeting to order at 4:00 pm. He asked for consideration of the minutes of the August 21, 2014 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Bill Beauchene. All voted in favor of the motion.

**OLD BUSINESS:**

1. **Hampton Inn:** The first item under Old Business was final approval for a new hotel. Ms. Shuler read the staff comments into the record and stated that the Board comments from a previous meeting appeared to have been met. Richard Lesley with Wiggins Lesley Palmetto Construction LLC presented the application. Mr. Campeau asked about the missing canopy trees at the end islands by the dumpster, by the pool, and on the sides of the porte cochre. Ms. Shuler explained that those were the parking islands that she was referring to in the staff comments that needed a canopy tree unless the Board approved otherwise. Mr. Lesley explained that he did not show any canopy trees right next to the pool because of the problems they cause with pool maintenance, and in the other islands he was concerned about the proximity to the dumpster pad and then the building. Mr. Campeau stated he was willing to let the ones next to the pool go, but he felt that a Chinese Elm would work next to the dumpster pad and on the sides of the porte cochre and would be a minimal risk to the structures. In regards to the building, Mr. Gregor and Mr. Campeau stated that they felt it was too generic and had too much EIFS, but they understood that the applicant had followed the direction of the other Board members given at a previous meeting for which they were both absent and therefore they would not penalize the applicant. Based on the discussion, the following comment was made:

- Replace the privet next to the dumpster with a Chinese Elm, and replace the crape myrtles on the sides of the porte cochre with Chinese Elms.

Mr. Campeau made a motion for final approval with the comment noted, and Ms. Blanton made the second. The motion passed with Mr. Gregor the lone vote in opposition.

2. **Graze Restaurant:** The next item under Old Business was final approval for changes to a building renovation and addition to an existing restaurant space. Ms. Shuler read the staff comments into the record. Ron Denton with RJ Denton Architecture presented the application. He explained that they were returning to the Board because they needed to remove the existing front canopy in order for the outdoor seating to not count toward the occupancy load. This would allow them to not have to sprinkle the building, which was going to be prohibitively expensive. They were proposing to extend the trellis to cover the space left from the removal of the canopy. In addressing staff comments, Mr. Denton presented a revised site plan that showed a break in the planters around the front patio to provide an egress to the front sidewalk, and he also presented a revised detailed landscape plan. Mr. Gregor stated that they might need to defer any decision on the landscaping, since it was just received, but Mr. Campeau stated that he had quickly reviewed it and the planting palette and design looked good.

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

**NEW BUSINESS:**

1. **Signs:** There were two signs submitted for review. Ms. Shuler stated that the first sign was for a face change at 10125 Dorchester Road for Mobility One Data Restoration. Ms. Shuler explained that the sign would be black lettering on a white background. Mr. Campeau stated

the he felt the sign was too busy, but it was not offensive. Following further discussion, Mr. Campeau made a motion for approval of the sign as submitted, and Mr. Beauchene made the second. The motion passed unanimously.

The next sign for review was for Party City at 432 Azalea Square Boulevard. Ms. Shuler explained that the Board had already seen this sign by email, as Mr. Gregor was not comfortable with the original size of the sign at 189.64 square feet (54" lettering). Based on the email exchange (requesting reducing the sign to 80% of the size submitted), the applicant had reduced the lettering to 42" for 114 square feet of signage, which the Chairman had approved. However, the business felt that the 42" lettering was too small compared to surrounding businesses, so they were coming back to the Board to request 48" lettering for a total size of 149.5 square feet, which is slightly less than 80% of the original size submitted for review. After some discussion on the size of the other signs in Azalea Square and the visibility of the sign, Mr. Beauchene made a motion to approve the 149.5 square foot sign, and Mr. Campeau made the second. The motion passed unanimously.

**MISCELLANEOUS:**

Ms. Shuler stated that the Sunoco on Dorchester Road that received final approval at the June 19, 2014 meeting was asking for a change to the approved sign and to the brick knee wall. Ms. Shuler explained that staff was going to allow the Sonic panel on the monument sign because they are going to record dedicated cross access easements on the property, but Sunoco corporate wanted the Sonic panel on the sign separate from the rest of the sign so that there was no confusion on if Sonic was affiliated with Sunoco. Mr. Campeau stated that he thought the base should be squared off and not step up. Mr. Beauchene wanted clarification that the approved landscaping would still be installed at the base of the sign. Based on the discussion, Mr. Campeau made a motion that the sign be approved with the Sonic panel as is, but the base needs to be squared off and the landscaping at the base must be installed as approved, and Ms. Blanton made the second. The motion passed unanimously. Ms. Shuler stated that Sunoco was also asking to change the top of the brick knee wall to add a stone cap because it gives a more finished appearance and provides better durability by helping keep water from seeping into the brick. Mr. Campeau made a motion for approval as requested, and Mr. Beauchene made the second. The motion passed unanimously.

Ms. Shuler explained that the Jan Waring Woods building at 119 W. Luke Street was requesting CO, but they had two items that did not match what was approved by the Board. There was a hardiboard detail on the driveway side of the building that was omitted, and the Indian Hawthorne and Dwarf Yaupon shrubs were replaced with Knockout Roses and azaleas. Mr. Campeau asked whether the architectural detail could be seen from the front of the building, and Ms. Shuler stated no, only from the driveway. Mr. Campeau made a motion for approval of the building as built and the shrubs as installed, and Mr. Beauchene made the second. The motion passed unanimously.

Ms. Shuler stated that Edward Tupper with Tupco, Inc. was requesting a change to the landscape plan approved for the Dorchester Children's Center at 303 E. Richardson Avenue. She explained that they wanted to replace the live oaks in most of the buffer areas (shown on landscape plan submitted) with river birches because of existing vegetation and tree canopy in some areas and a swale in the right rear side buffer area. Following discussion of the buffer requirements, Mr. Campeau made a motion to approve the revised landscape plan as submitted, but to consider using bald cypress in the swale area and dogwoods as the understory because crape myrtles do not do well in shade. Ms. Blanton made the second. The motion passed unanimously.

**ADJOURN:**

There being no further business, the meeting was adjourned by the Chairman on a motion by Mr. Campeau and a second by Mr. Beauchene at 4:52 PM.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: Oct. 16.14

Approved:

Michael Gregor, Chairman ; or,

Chris Campeau, Vice Chairman \_\_\_\_\_

**Commercial Design Review Board Minutes**  
**Thursday, October 16, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

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

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Rich Palmer, Building Official

Items on the agenda:

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**OLD BUSINESS:**

**NEW BUSINESS:**

1. Lowcountry Dentistry – 409 Old Trolley Road – New building construction (B-2)
  2. Sunoco – Corner of W. 5<sup>th</sup> North Street and N. Maple Street – New building construction (I-1)
  3. Signs
- 

The Chairman called the meeting to order at 4:00 pm. He asked for consideration of the minutes of the September 18, 2014 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Bill Beauchene. All voted in favor of the motion.

**OLD BUSINESS:**

**NEW BUSINESS:**

1. **Lowcountry Dentistry:** The first item under New Business was conceptual review for a new dentist office. Thomas Durante with Empire Engineering LLC presented the application along with the owners, Beth and Keith Haffner. Mrs. Haffner explained why they were requesting over twice the amount of parking than the ordinance requires based on her 15 years practicing dentistry. Ms. Shuler explained that the Board had the authority to approve the building being pulled up to the front planting border. Mr. Campeau asked if they had any photos of the site to get a better feel of what was being proposed. Mr. Haffner was able to pull up aerials of the site on Google Earth. Mr. Campeau also expressed concern about the removal of a number of grand trees and the orientation of the building. Mrs. Haffner stated that she had been to a number of seminars about office design, and to get the best natural light for dentistry, the treatment rooms needed to be oriented to the North, which is why the building is oriented as shown on the site plan. Mr. Campeau also asked the engineer to look at the safety of the angle of the entry drive into the parking area, particularly with backing out of the first parking space, and to look at garbage truck circulation through the site. He also suggested the applicant to consider phasing in the additional parking for the expansion at the time the future expansion is done. Mrs. Haffner asked Ms. Shuler for clarification on the pervious parking requirement, and Ms. Shuler explained that any spaces over the minimum required by ordinance would have to be pervious, but clarified that the drive aisles could still be impervious. The Board members provided further information about different types of pervious surfaces that could be used and other places in Town to look at that utilized pervious pavers. Ms. Palmer asked about the drainage of the site and the location of the stormwater pond right at the front (wet or dry?). Mr. Durante explained that the front right corner of the lot was the lowest point, so it made sense to drain the site to that location and put the stormwater pond there, and he clarified that it would have to be a dry pond because of site constraints. Mr. Campeau again expressed concern about the orientation of the building and stated that it felt that it would be weird with the corner of the building closest to the road. Pete Keller, contractor for the applicant, stated that although he was not an architect, he felt that the corner of the building could be a great point of interest, and they were hiring LFK Architects to design the building (the elevation provided is one of their first designs, and will be changed). Based on the discussion, the following comments were made:

- Return with photos of the existing site.
- Concerned about the removal of grand trees on the site. Strongly consider consulting an arborist and submitting to the Tree Committee for approval of the grand trees shown to be removed before returning to the Board.
- Return with a landscaping plan, and pay special attention to the landscaping around the stormwater pond at the front of the site.
- Suggest phasing in the parking needed for the future expansion at the same time the expansion is done.

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

2. **Sunoco:** The next item under New Business was a new gas station and convenience store at the corner of W. 5<sup>th</sup> North Street and N. Maple Street. Brian Burri with Bergmann Associates and Clayton McCane with Sunoco presented the application. Mr. Burri passed out a revised

set of site plans that showed a possible future high speed diesel offer and that also addressed staff comments. The Board asked about the existing trees on site and if they had been evaluated. After some discussion, it was determined that there appeared to be a cluster of three trees where the convenience store building was shown on the site, and two of the trees were grand oaks. None of the trees' condition or health had been evaluated. The Board members agreed that if the trees were in good condition, the site should be designed to save the trees. Mr. Campeau asked why the building was oriented the way it was. Mr. Burri and Mr. McCane explained that based on staff recommendations they had moved the convenience store building up as close as possible to the corner with the gas canopy behind, while still providing the visibility of the pumps from the store, allowing the pumper trucks to adequately navigate the site, and still allowing for the possible future addition of high speed diesel. The Board members asked the applicant to consider bringing the store closer to N. Maple Street to give it the feel of a community store, and they stated that the convenience store building basically had three fronts, and would need to be designed with that in mind. Mr. McCane stated that they had received the construction cost estimates for the station at Dorchester Road and Parlor Drive, and they were a lot higher than expected. Given that information, on this store, they were looking for ways to save money on construction costs. He showed a rendering of a store that had been built in Princeton, NJ that had more of a parapet roof. The Board assured Mr. McCane that the roof did not necessarily need to be a canopy or gable roof, but that the building did need to be well designed and specific to its location in Summerville. Based on the discussion, the following comments were made:

- Concerned about the removal of grand trees on the site. Strongly consider consulting an arborist and submitting to the Tree Committee for approval of the grand trees shown to be removed before returning to the Board.
- Return with photos of the existing site.
- Consider bringing the building closer to N. Maple Street, and design the building as if it had three fronts.
- Building does not have to have a gable roof but should be well designed and specific to its location in Summerville.

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

3. **Signs:** There were three signs submitted for review. Ms. Shuler stated that the signs did not require approval by a majority vote of the Board, but could be approved by the Chairman. Mr. Gregor approved the signs for the Sunoco at Dorchester Road and Parlor Drive with no conditions. He approved the two monument signs for the retail building at 330 E. 5<sup>th</sup> North Street with the condition that the materials/colors of the signs match the materials/colors of the building. On the freestanding signs submitted for Horizon Square at 1101 N. Main Street, he approved the Earthfare sign panel to be added to the existing Home Depot monument sign, but he requested that the design of the new freestanding sign out at N. Main Street match the building design and colors of the shopping center.

**MISCELLANEOUS:**

**ADJOURN:**

There being no further business, the meeting was adjourned by the Chairman on a motion by Mrs. Pratt and a second by Mr. Beauchene at 5:20 PM.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: 11/20

Approved: Michael Gregor, Chairman \_\_\_\_\_; or,  
Chris Campeau, Vice Chairman Chris Cam \_\_\_\_\_

**Commercial Design Review Board Minutes**  
**Thursday, November 20, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

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

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Madelyn Robinson, AICP Director of Planning  
and Economic Development  
Russ Cornette, Director of Public Works  
Rich Palmer, Building Official

Items on the agenda:

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**OLD BUSINESS:**

**NEW BUSINESS:**

1. **Spinx – Corner of E. 5<sup>th</sup> North Street and Berlin G. Myers Parkway – New building construction (B-3)**
  2. **Signs**
- 

Given the Chairman's absence, the Vice Chairman called the meeting to order at 4:00 pm. He asked for consideration of the minutes of the October 16, 2014 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:**

**NEW BUSINESS:**

1. **Spinx:** The first item under New Business was conceptual review for a new gas station, convenience store, and car wash. Greg Minton with Spinx presented the application along with the engineers on the project, Patrick Rivers and Alvie McCaran. Mr. Minton explained that the site plan showed the proposed curb cuts onto the site and both would be right in and right out only. He stated that the convenience store would be approximately 6,000 square feet, and they would have the gas canopy and a car wash. There will also be a small outdoor eating area because they prepare food on site in addition to providing convenience items. The Board discussed the orientation of the building on the site, and Mr. Minton explained that they had considered reorienting the site to have the building up at the corner, but that their preference was as shown because they wanted to keep their business separate from the rest of the shopping center. Mr. Minton did state that they were open to shared access with the adjacent shopping center, but that a lot of it would depend on what SCDOT will approve. Mr. Campeau stated that he thought he could accept the site orientation, but thought that they should do some type of low profile wall along each street frontage with heavy landscaping, and the building would need to look good. In regards to the building, Board members stated that they did not feel it reflected the Lowcountry and needed more detailing. Based on further discussion, the following comments were made:

- Add a parking lot island at the rear of the building near the dumpster area.
- Add a low profile wall (approximately 36" high) along each street frontage.
- Front border landscaping on each street frontage should be extensive with most of the landscaping on the street side of the wall, but some landscaping on the building side to soften the view from the building.
- Add heavy foundation plantings on at least three sides of the building.
- Do not use rock or palmettos in the landscaping.
- When return to the Board, show the site in relation to the plans for the larger shopping center.
- Does not look like a Lowcountry building – add architectural details that make this building unique to Summerville.
- Consider wrapping a porch to the side around the outdoor eating area.
- The massing on the building appears to be not quite right; consider adding more brick, but break up the brick with detailing and possibly different colors of brick. All four sides of the building should look good.
- Concerned about the use of a flat roof – make sure the equipment on the roof is adequately screened from all sides.
- Car wash roof needs to have a true parapet.
- The articulation of the canopy is too simple – provide some type of connection from the brick columns to the roof of the canopy (not necessarily structural but more as an architectural detail.)

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

2. **Signs:** There was one sign application submitted for review for the Circle K rebuild at 1330 N. Main Street. Ms. Shuler stated that the sign required approval by a majority vote of the Board because the monument sign included LED pricer panels. Mrs. Pratt made a motion for approval of the signage as presented, and Mr. Beauchene made the second. The motion passed unanimously.

MISCELLANEOUS:

ADJOURN:

There being no further business, the meeting was adjourned by the Vice Chairman on a motion by Mrs. Pratt and a second by Mrs. Palmer at 5:07 PM.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: Dec 18/14

Approved: Michael Gregor, Chairman ; or,  
Chris Campeau, Vice Chairman \_\_\_\_\_

**Commercial Design Review Board Minutes**  
**Thursday, December 18, 2014**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Bill Beauchene  
Michael Gregor  
Jenny Palmer  
Chris Campeau  
Candy Pratt

**Staff Present:**

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

Items on the agenda:

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**OLD BUSINESS:**

1. Sunoco – Corner of W. 5<sup>th</sup> North Street and N. Maple Street – New building construction (I-1)
2. Spinx – Corner of E. 5<sup>th</sup> North Street and Berlin G. Myers Parkway – New building construction (B-3)

**NEW BUSINESS:**

1. Signs
- 

The Chairman called the meeting to order at 4:05 pm. He asked for consideration of the minutes of the November 20, 2014 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Bill Beauchene. All voted in favor of the motion.

**OLD BUSINESS:**

1. **Sunoco:** The first item under Old Business was a new gas station and convenience store at the corner of W. 5<sup>th</sup> North Street and N. Maple Street. Ms. Shuler read the staff comments into the record. Brian Burri with Bergmann Associates and Clayton McCane with Sunoco presented the application. Mr. Burri passed out additional colored renderings and addressed staff comments. Mr. Campeau asked for clarification from Ms. Shuler as to how the required buffers were not being met, and Ms. Shuler explained that they did not have the full amount of material, and there were overhead power lines that prevented the planting of some material. Ms. Shuler also confirmed that a fence would be required along the Class 3 buffer. Mr. Burri explained that a small portion of the lot would be left wooded and the back part would be grassed for the possible future expansion for diesel, and they had not yet calculated whether the ponds shown would be able to cover the future expansion. Mr. Campeau made some additional comments about the landscaping. The Board stated that they were good with signage and lighting as shown. Mr. Campeau asked about the canopy above the door on the west elevation, and Mr. McCane stated that it was not deep, maybe 18" to 24". The Board felt the eave on the building was not deep enough and possibly needed more detailing. Based on the continued discussion, the following comments were made:

- Provide a fence along the Class 3 buffer as required.
- Provide a sidewalk connection to the site from N. Maple Street (to connect to the future sidewalk to be built there.)
- Look at any possible utility conflicts with the trees in the parking lot islands.
- Add a low hedge along the parking lot on the N. Maple St. side and along the patio with outdoor seating.
- American Hornbeam, Oleander, and Ground Cotoneaster do not do well in this area, replace with alternate species.
- Use natural pine straw as mulch.
- Okay with landscaping other than as previously noted.
- Increase the overhang on the building, and consider bringing the EIFS across in a narrow band just under the eave and adding corbels.

Mr Campeau made a motion for final approval based on the comments noted with the revised building elevations to be approved via email by the Board members, and Ms. Pratt made the second. The motion passed unanimously.

2. **Spinx:** The next item under Old Business was a new gas station, convenience store, and car wash at the corner of the Heritage Square site. Ms. Shuler read the staff comments into the record, and passed out a site plan showing this site in relation to the larger site that had been emailed in that day. Greg Minton with Spinx presented the application along with the engineers on the project, Patrick Rivers and Alvie McClaran, and the architect, Ken Betsch. Mr. Betsch passed out additional colored renderings which he reviewed with the Board. In addressing staff comments, Mr. Minton explained that the parking around the building would all be pervious, and the bike parking can be added to the concrete area at the back of the building. He also explained that they had looked at the low wall around the site as discussed in the previous meeting, but they did not feel it would fit in with the surrounding properties or work with the site. Mr. Campeau stated that he felt they did not do the low wall

nor did they do heavy landscaping on both street frontages as discussed in the previous meeting, and he also felt the building still did not reflect Summerville architecturally, although it is closer than it was previously. Mr. Minton stated that they tried to address the previous comments on the building from the Board and thought that they had done so, and he explained that the landscape architect had simply gone by the ordinance requirements, but that they would be willing to add additional landscaping as the Board requested. He explained that they were still ironing out the details of the site with the owner of the larger property, and they needed clear guidance from the Board. The Board members explained that this was a very prominent corner that the people of Summerville have been waiting to see redeveloped for many years, and they just want to make sure it is done well with good design. In regards to the building, Board members provided some further guidance in regards to the depth and look of the awnings, the stark contrast between the brick and the EIFS colors, the blue coping, and the expanse of glass in front. Based on further discussion, the following comments were made:

- Front border landscaping on each street frontage should be heavy (balance the look of the two frontages).
- No palms, and Red Maples, Burning Bush, and Helliery Holly do not do well in this area – look at alternate species. Mr. Campeau can provide suggestions.
- Increase the depth of the awning/canopy over the outdoor eating area, and consider softening the design of the awnings.
- Consider toning down the EIFS color so it is not such a contrast with the brick, and blue coping (on building and car wash) is almost too much of a contrast. Look at the color combinations on the buildings.
- Prefer a red brick color, and consider using colored mortar.
- Consider making center tower element all brick.
- Break up the glass on the front elevation with mullions so there is not such a large expanse of glass.
- Return with material and color samples.

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

**NEW BUSINESS:**

There were no items under New Business.

**MISCELLANEOUS:**

There were no items under Miscellaneous.

**ADJOURN:**

There being no further business, the meeting was adjourned by the Chairman at 5:34 PM.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: JAN. 15/15

Approved:

Michael Gregor, Chairman ; or,

Chris Campeau, Vice Chairman \_\_\_\_\_