TOWN OF SUMMERVILLE
COMMERCIAL DESIGN REVIEW BOARD – AGENDA
Summerville Municipal Complex
Annex Building 2nd Floor Training Room
May 16, 2019 4:00 p.m.

Approval of April 18, 2019 meeting Minutes

APPLICANTS –
For additional information regarding this public meeting please contact the Planning Department at 843.851.5200. All applications and related documents for this public meeting are available for review at the Planning Department during regular business hours, Monday–Friday, 8:30–5:00 excluding Town of Summerville holidays.

OLD BUSINESS:
1. Weathers Tract Lot 2 – Development of new Dental office and quick lube on N Main Street (B-3)
   The applicant is requesting Final Approval
2. Tru Hotel – Development of a new 92 room hotel on Holiday Drive (B-3)
   The applicant is requesting Final Approval
3. Varnfield – Development of a new 41,075 sf industrial building on Varnfield Drive (I-1)
   The applicant is requesting Final Approval
4. North Maple Street – Development of a new Industrial building on N. Maple Street (I-1)
   The applicant is requesting Final Approval of architectural revisions to previously approved building
5. Mofat Hwy 78 – 14,000 sf warehouse addition and board barn to existing business on Hwy 78 (B-3)
   The applicant is requesting Final Approval of revisions to the previously approved plans

NEW BUSINESS:
1. Vantage at Summerville – Development of a new 288 unit apartment complex on Tupperway Drive (PUD)
   The applicant is requesting Conceptual Review
2. Signs

MISCELLANEOUS:
None

ADJOURN:

Posted May 9, 2019
Commercial Design Review Board Minutes
Thursday, April 18, 2019
Summerville Municipal Complex – Annex Building Training Room

Members Present:
Bill Beauchene
Mildred Blanton
Chris Campeau
Michael Gregor - Absent
Jennifer Palmer
Candace Pratt
Carolyn Rogerson

Staff Present:
Tim Macholl, Zoning Administrator
Jessi Shuler, Director of Planning
Rich Palmer, Building Official
Bonnie Miley, Assistant Town Engineer
Mathew Halter, Staff Engineer

Items on the agenda:

OLD BUSINESS:
1. Summerville Medical Center - Expansion of the Emergency Department (PUD)

NEW BUSINESS:
1. Trolley Road Retail – Development of a new retail center at 440 Old Trolley Road (B-3)
2. Varnfield Industrial – Development of a new 40,000 sf light industrial building on Varnfield Drive (I-1)
3. Moffat Hwy 78 – 10,000 sf warehouse addition and yard sheds at 1507 W 5th North St (B-3)
4. Vallini Law – 420 square foot addition to the rear of the property at 505 N Laurel Street (B-1)
5. Signs

MISCELLANEOUS:
1. None

The meeting was called to order at 4:00 pm by the Chairman. Mr. Campeau asked for consideration of the March 7, 2019 special called meeting minutes and the March 21, 2019 meeting minutes. Mr. Beauchene made a motion for approval of the March 7 minutes as presented and Ms. Palmer seconded. The motion carried 6-0. Mr. Beauchene made a motion for approval of the March 21 minutes as presented and Ms. Palmer seconded. The motion carried 6-0.

OLD BUSINESS
1. Summerville Medical Center – The first item under Old Business was a request for Final Approval for Final approval of proposed modifications to the exterior materials for the new Emergency Department expansion. Mr. Rob Hamby of Gresham Smith came to the table and distributed some updated drawings. He stated that the biggest change would be the removal of the proposed stone, and switching that out to two tones of brick. The hospital would still like to use the stone as an accent material in some places of the façade. Mr. Beauchene said that he felt that stone option one on the materials list would be the most acceptable option. Generally the board did not like the idea of using the stone for the water table element on the building. They discussed other options for the cladding of the building, but determined that if stone had been approved on other sides of the building this element could be used in a limited manner on this section. It was suggested that the brick cladding on the canopy columns should be brought up the entirety of the column to the underside of the canopy. Brick would be used around the entrances and a stone water table would be permitted.

Mr. Beauchene made a motion for Final Approval with the following conditions:
• The columns of the canopy would be clad with brick from base to the underside of the canopy
• Stone option 1 would be utilized for the water table

Ms. Pratt seconded the motion. The motion passed unanimously 6-0.
NEW BUSINESS

1. Trolley Road Retail – The first item under New Business is a request for Preliminary Approval for a new retail development located at the corner of Old Trolley Road and Pointer Lane. The applicant indicated that the architect was stuck in traffic and he requested that the project be moved down to last for review by the Board.

Ms. Pratt made a motion for to amend the agenda and move the project to the end of the agenda. The motion was seconded by Ms. Rogerson. The motion passed unanimously 6-0.

2. Varnfield Industrial – The second item under New Business is a request for Preliminary Approval of a proposed new industrial warehouse building on Varnfield Drive. Mr. Chris Karpus of Karpus Design and Mr. Kyle Taylor of Hoyt + Bernyi came to the table to present the project to the board. Ms. Pratt recused herself and left the room. Mr. Karpus addressed the architecture of the building stating that it is a standard metal industrial building. The main entrances to the units would be identified utilizing standard storefront style windows and doors with canopies over the entrances. Mr. Campeau asked about the staff comments concerning the site. Mr. Taylor addressed the board stating that it was necessary to elevate the site to be able to develop the property. To address the staff comment concerning tree preservation, Mr. Taylor indicated that they would take a look at the plan and see if there was a way to save any additional trees, especially in the area highlighted by staff in the report. Mr. Campeau told Mr. Taylor that they would need to address the plan and the tree that they had shown being preserved but were being graded over.

Mr. Taylor addressed the rear buffer requirement and pointed out that the property abutted a vacant undeveloped HOA property and that they were utilizing that property to meet the intent of the ordinance to provide the required use buffer on that property line. He said that it is wooded and that because of this they didn’t intend to plant the required buffer materials. Mr. Campeau asked if this would be permitted by the ordinance. Mr. Macholl explained that the buffer is explicitly required by the ordinance and is not one of the items that the Board has the authority to reduce. If they want to eliminate the planting requirement they will need to apply to BZA for a variance. The Board directed the applicant that they need to provide the appropriate buffer on this property line.

Mr. Beauchene stated that he felt that the property was too narrow for what they were trying to do on the property. Mr. Taylor addressed the staff comment concerning tree preservation and said that it was an error, and that there would be 16 employees not four, and that they would all be industrial uses not retail. Mr. Campeau asked if there were any concerns related to fire protection or installing a turnaround for firefighting apparatus. Mr. Taylor said that there were no anticipated issues and that a hammerhead turnaround could potentially be added. Mr. Karpus addressed the architecture again, stating that it would be a metal building with a dark gray splitface block water table to break up the façade. All doors will have canopies.

Mr. Beauchene made a motion for Preliminary Approval with comments noted. Ms. Palmer seconded the motion. The motion passed unanimously 6-0.

3. Mofat Hwy 78 – The third item under New Business is a request for Final Approval for the addition of a 10,000 square foot warehouse addition and new board barn on the property located at 1507 W. 5th North Street. Mr. Paul Eitle of Focus Design Builders and Mr. Nick Allport of HLA Inc. came to the table to discuss the project. Mr. Eitle explained that this had previously been a building supply store and then it had become the Rain for Rent location. He explained that as part of the project they were going to paint the existing building, add the required buffers to the rear of the property, as well as landscaping in the borders and up front. He explained that they will take a closer look at the existing trees on site and make sure that those are taken into account. He also said that he would take staff’s recommendation to look at the planting counts and make sure that they are not overcrowding the front landscaping. Mr. Campeau discussed the required buffer and that 15 feet is the required width, with landscaping and a fence.

Ms. Palmer asked what type of fence that they were planning to install. Mr. Eitle explained that they were installing a six foot tall wood fence. He stated that the color for the building was chosen to be “Light Stone”. Mr. Campeau expressed support of the staff comment not to over plant the front border, to allow the plants to be more successful, and suggested that they could work with staff to work out the details of the planting requirement in that area.

Ms. Palmer made a motion for Final Approval and to allow the applicant to work with staff on the approval of the planting in the front border and rear buffer. The motion was seconded by Mr. Beauchene. The motion passed unanimously 6-0.

4. Vallini Law – The fourth item under New Business was a request for Final approval of a 420 square foot office addition to the existing office located at 505 N Laurel Street. Mr. Mike Goodwin of BMD Construction came to the table to discuss the project. He explained that this is a proposed 425 square foot addition to the building at the rear, and will require the removal of one tree. Mr. Macholl explained the situation and that because the County Assessor had not updated the assessment on the property since the
extensive renovation of the property a couple years ago, the proposed addition exceeded 50% of the appraised value of the property and therefore was required to go before the board for approval. The addition does not require the expansion of the parking lot and it matches the existing design of the building. The Board felt that it was an appropriate design for the area.

Ms. Pratt made a motion for Final Approval as presented. The motion was seconded by Ms. Rogerson. The motion passed unanimously 6-0.

5. Trolley Road Retail – The fifth item, moved from first on the agenda previously, was a request for Preliminary Approval for the development of a new retail development located at the corner of Old Trolley road and Pointer lane. Mr. Losse Knight of LFK Architecture and Mr. Vince Sotile of Earthsource Engineering came to the table to discuss the project. Mr. Campeau asked the applicants to provide some context for the proposal. Mr. Sotile explained that the property is currently vacant and undeveloped at the corner of Trolley and Pointer. Mr. Knight stated that the property owner, Mr. Newman is also the owner of the adjacent property, 440 old Trolley and he wants to combine the two developments and make them one cohesive development. This will include the development of the new retail at the corner and the renovation of the exterior of the existing strip retail. Mr. Beauchene asked about any additional curb cuts on Trolley. Ms. Palmer pointed out that they had proposed to cut through the existing median on Pointer Lane, and that doing that would help prevent traffic from going all of the way into the neighborhood. She advised the applicant that they will need to pay attention to the sight triangle at the corner and make sure that the building and landscaping are not obstructing any views. Mr. Knight said that they were trying to anchor the corner with the building and that they pushed it forward and put the parking behind to help provide a separation from the existing residential behind. Mr. Macholl explained that the required setback in B-3 is 30 feet, but that the board has the authority to reduce the front setback from the requirement to be equal to the front landscape border, which can be as small as 10 feet. Mr. Beauchene pointed out that the building was setback at least 15 feet and that it should not obstruct the views. Mr. Sotile said that there are three properties that will be combined and that the property lines will be abandoned. Mr. Campeau asked if they had received an arborist report yet, and suggested working with the report to verify that the trees identified for preservation are worth saving and will survive the construction. Ms. Palmer asked about the parking. Mr. Sotile stated that the parking requirement is 46 parking spaces and they have been able to provide 46 spaces on site. Mr. Campeau pointed out that the sidewalk on the Pointer Lane side is shown in the required buffer area. He also suggested restudying the landscape plan and trying to match it to the architecture of the building so that they work together, the dumpster should be constructed of the same materials as the building, that any proposed grass areas should be completed in sod not seeded and that all mulch should be pine straw not any other material. Ms. Blanton suggested Asiatic groundcover. Ms. Palmer asked how the mechanicals for the building would be screened. Mr. Knight pointed out that they would all be located on the roof. Mr. Campeau suggested that the back flow preventer should be screened, and that all other necessary utility equipment should be shown on the plans and that they should try to locate them in areas that are not in prime view corridors. Mr. Knight moved on to show the board the proposed renovations to the exterior of the building at 440 Old Trolley Road. He said that they were trying to match materials to the new building and bring some design elements across to the existing building. They propose to break up the façade and give each unit its own identity with different materials. At the new building there will be a courtyard, and they were using a simple color palate and would utilize fabric awnings and wood canopies. He also detailed that the parapet heights would be varied to provide some architectural interest and that a metal roof was chosen for the corner unit to really address the corner. Mr. Campeau said that he really liked the exhibit showing the use of pin letters for the signage element on the building.

Mr. Beauchene made a motion for Preliminary Approval with comments noted. The motion was seconded by Ms. Rogerson. The motion passed unanimously 6-0.

6. Signs – There was one sign to review by the Board. The property located at 909 N. Main Street is looking to have new signage approved for the building and two new monument signs. The Chairman did not feel comfortable approving the signage as presented on this prominent corner on Main Street. Mr. Macholl explained that this location is the house that has been painted a garish yellow color. He explained that upon hearing the complaints staff determined that the color needed to be changed because of its garish nature and sent code enforcement out to the property to red tag and stop all work. The sign company contact Mr. Macholl about the situation and staff was able to find previously approved colors for the future tenants current location on the 700 block on N. Main Street. Those colors had been approved and been on the building since 2012. Mr. Macholl had directed the company to repaint the building using the previously approved colors, and that the brick should not be painted in any way. Ms. Sherrie Murray of Murray signs explained to the board that the colors were chosen by her client and that she had been unaware of the previously approved colors. Ms. Rogerson said that just because the colors had been previously approved that doesn’t mean that they should be approved again. Ms. Murray explained using the exhibit that the main body of the building would be repainted to
the toned down yellow color and that the trim and shutters would be painted white and green. Mr. Macholl pointed out that this review is of the proposed signage and not of the colors of the building. Mr. Campeau said that he felt that internally illuminated signs did not look appropriate for this style building. Having previously been a residential building the signage should not be of a strictly commercial nature. The number of colors proposed on the signs should be reduced. Ms. Murray told the board that the box sign was chosen because that is what had been installed on the other building, and that she didn’t think that channel letters would work on the building at all. The board discussed what would be appropriate on the building as well as for the monument sign. Mr. Beauchenesaid that he felt that the hanging signs on the other building would be more appropriate at this location. He also said that for the monument sign there should be a full width brick base which would match the existing brick on the building. Ms. Pratt told the applicant that they would not approve green, yellow and red on the sign. It was suggested that the applicant work with their client to come up with a couple exhibits which would be acceptable to the owner to be presented to the board. Mr. Campeau said that the freestanding sign should be designed in scale with the building, and that it should be confined to only green and white. It was also suggested that the applicant should use pin letters on the building and utilize goose neck lighting to illuminate the signage on the walls. The board said that channel letters would not be acceptable. The board directed the applicant to make revisions to the drawings and come back to the full board with a couple options to consider.

Ms. Pratt made a motion to table the sign to the next meeting. The motion was seconded by Ms. Blanton. The motion passed unanimously. 6-0

**MISCELLANEOUS:**

1. None

**ADJOURN:**

There being no further business, the meeting was adjourned at 5:30 PM on a motion by Mr. Beauchene and a second by Ms. Rogerson.

Respectfully Submitted,

Tim Macholl
Zoning Administrator

Approved: Chris Campeau, Chairman ________________________________; or,

Michael Gregor, Vice Chairman _________________________________
STAFF REPORT
CDRB Meeting
May 16, 2019 at 4:00 p.m.

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: May 9, 2019

GENERAL INFORMATION

Applicant: Weather’s Tract
Property Owner: Greenstone Properties
Requested Action: The applicant is requesting Final Approval of the proposed changes to a previously approved plan
Requested Approval: Final Approval
Existing Zoning: B-3, General Business
Location: N. Main Street
Existing Land Use: Vacant

Ordinance Reference:
Sec. 32-141. Commercial design review board.

(b) Mission statement. The purpose of the commercial design review board is to establish a review process that will protect and improve the visual and aesthetic character and economic value of commercial development within the town. In turn, this establishment of scenic corridors will contribute to the community’s sense of place and pride further strengthening the town's unity of character. Through this process, the assurance of respect for the character, integrity, and quality of the built environment of the town will be established without stifling innovative architecture and/or development. All development shall adhere to the definitions and terms outlined in all of the town's zoning ordinances and codes as preliminary criteria. The commercial design review board is granted the authority to determine the appropriateness of the construction of the commercial site in pursuit of achieving that style which is characteristic of the region and of the town in particular as stated in the guidelines of this section.

Recommendation:

Based upon preliminary staff review, the project does not meet all zoning ordinance requirements, and staff does not recommend approval. Circulation on the quick lube property is still not acceptable and will cause many conflicts. Please see the attached exhibit. The front drive aisle has been a limiting factor for these properties from the beginning and the placement of this use at the entrance for this drive aisle generates too many possible points of interaction. Two parking spaces are still being shown between the two parts of the quick lube facility. These should be removed. An Address Application is required. Parking exceeds the requirement, based on the types of uses, 45 parking spaces are required (16 for the dentist office and 29 for the service center) and 51 parking are shown. A parking justification letter is required and all parking over the requirement will be pervious pavers, with a parking island every six spaces. A tree removal permit has been submitted but has not been released, and tree removal has already occurred. A photometric plan has not been submitted and is required. A signage plan has not been submitted and is required. Staff does not feel that there is a cohesive design aesthetic being used for all of the buildings on this property. Engineering Comments: An updated Master Drainage Plan is required. A drainage easement will be required for the underground storage. Verification that the new proposed uses will not alter the results of the previous traffic study.
COMMERCIAL DESIGN REVIEW BOARD (CDRB) APPLICATION

REQUIREMENTS: This application, eight (8) 11x17 size hard copy sets of plans, a digital copy (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Planning Department at least 15 days prior to the CDRB meeting. Applications must include all applicable information required in the CDRB checklist and all sets of plans must be collated and folded. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina.

***Applicants or a representative must be present for an item to be reviewed by the board. Incomplete applications will not be reviewed.***

Review requested (please check one):

☐ Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
☐ Preliminary Approval (see checklist below) ☑ Final Approval (see checklist below)

Preliminary Approval Granted On: __________

Project name: WEATHERS COMMERCIAL LOT 2 SITE MODIFICATION

Project address (if in shopping center, Indicate name):

N. Main Street & East 9th North Street, Summerville, SC 29483

TMS#: 130-16-00-014 & 130-16-00-015

Property zoned: Zoned B-3

Property owner/developer:

Name(s): Les Lewis
Firm: Commercial Holdings of the Low Country, LLC
Phone: (678) 589-7615
Email: lllewis@greenstone-properties.com

Primary Contact:

Name: Preston Busbee
Firm: Seamon Whiteside & Associates
Phone: (843) 884-1667
Email: pbusbee@seamonwhiteside.com

Architect:

Name: Victor A. Talley, April Cain
Firm: Hill Foley Ross & Associates, LLC
AHO Architects
Phone: (770) 622-9858 (205) 983-6000
Email: vtalley@hfraa.com acain@ahoarch.com

Landscape Architect:

Name: Jason Smith
Firm: Seamon Whiteside & Associates
Phone: (843) 884-1667
Email: jsmith@seamonwhiteside.com

Engineer:

Name: Preston Busbee
Firm: Seamon Whiteside & Associates
Phone: (843) 884-1667
Email: pbusbee@seamonwhiteside.com
The Commercial Development Design Review Board will meet at 4pm on: May 16th, 2019

I certify that all information required is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of these changes or alterations. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans. This approval does not constitute approval by other boards or town departments. Before construction begins a building permit may be required.

Signature of Property Owner/Developer: ___________________________ Date: 4/25/19

[Board Approval Only]:
☐ Approved as Submitted  ☐ Approved as Noted  ☐ Disapproved
Date of Preliminary Approval _______________ Date of Final Approval _______________
Conditions: ________________________________________________________________
________________________________________________________________________
________________________________________________________________________
1 | TYPICAL TREE PLANTING

2 | LAWN EDGE DETAIL

3 | TYPICAL SHRUB PLANTING

4 | GRASS/GROUNDCOVER PLANTING

PLANT SCHEDULE

SOIL NOTES

PLANT SCHEDULE NOTES
STAFF REPORT
CDRB Meeting
May 16, 2019 at 4:00 p.m.

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: May 9, 2019

GENERAL INFORMATION

Applicant: Tru Hotel by Hilton
Property Owner: Vishal Patel, Shakti II LLC
Requested Action: The applicant is requesting Final Approval for the proposed development of a new hotel on Holiday Drive
Requested Approval: Final Approval
Existing Zoning: B-3, General Business
Location: Holiday Drive
Existing Land Use: Vacant

Ordinance Reference:

Sec. 32-141. Commercial design review board.

(b) Mission statement. The purpose of the commercial design review board is to establish a review process that will protect and improve the visual and aesthetic character and economic value of commercial development within the town. In turn, this establishment of scenic corridors will contribute to the community's sense of place and pride further strengthening the town's unity of character. Through this process, the assurance of respect for the character, integrity, and quality of the built environment of the town will be established without stifling innovative architecture and/or development. All development shall adhere to the definitions and terms outlined in all of the town's zoning ordinances and codes as preliminary criteria. The commercial design review board is granted the authority to determine the appropriateness of the construction of the commercial site in pursuit of achieving that style which is characteristic of the region and of the town in particular as stated in the guidelines of this section.

Recommendation:

Based upon preliminary staff review, the project does not meet all zoning ordinance requirements. A Tree Removal Permit will be required showing an overlay of the proposed site plan. Better effort to preserve some of the trees on-site. A Photo Metric Plan is required. A Signage Plan has not been submitted. All plantings shown in the utility easements will require approval by the holders of those easements, please provide written confirmation that the plantings have been approved in those locations. Parking is being shown in the easements along Holiday Drive, permission will need to be granted by the easement holders. A dumpster enclosure detail is required, and the enclosure should be constructed of materials that match the building.

Engineering Comments: Verify drainage on Holiday Drive, the proposed sidewalk and buffer plantings must take drainage into account. Sidewalk access easements will be required for both the holiday Drive and Azalea Square Boulevard sidewalks. The Grading and Drainage Plan is missing.
COMMERCIAL DESIGN REVIEW BOARD (CDRB) APPLICATION

REQUIREMENTS: This application, eight (8) 11x17 size hard copy sets of plans, a digital copy (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Planning Department at least 20 days prior to the CDRB meeting. Applications must include all applicable information required in the CDRB checklist and all sets of plans must be collated and folded. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina.

***Applicants or a representative must be present for an item to be reviewed by the board. Incomplete applications will not be reviewed.***

Review requested (please check one):
☐ Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
☐ Preliminary Approval (see checklist below) X Final Approval (see checklist below)

Preliminary Approval Granted On: 2-28-19

Project name: Tru Hotel by Hilton

Project address (if in shopping center, indicate name): Holiday Drive, Summerville

TMS#: 221-00-00-097 Property zoned: B-3

Property owner/developer:
Name(s): Vishal Patel Firm: Shakti II LLC
Phone: 843-599-0231 Email: vp1340@gmail.com

Primary Contact:
Name: Phone: Email:
Firm: 

Architect:
Phone: 803-957-9004 Email: craig@craigottoarchitect.com

Landscape Architect:
Name: Phone: Email:
Firm: 

Engineer:
Name: Phone: Email:
Firm: 

The Commercial Development Design Review Board will meet at 4pm on: May 16, 2019

I certify that all information required is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of these changes or alterations. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans. This approval does not constitute approval by other boards or town departments. Before construction begins a building permit may be required.

Signature of Property Owner/Developer: [Signature]
Date: [4/26/19]

[Board Approval Only]:
☐ Approved as Submitted  ☐ Approved as Noted  ☐ Disapproved
Date of Preliminary Approval ___________  Date of Final Approval ___________
Conditions: ____________________________________________________________
______________________________________________________________________
______________________________________________________________________
COMMERCIAL DESIGN REVIEW BOARD APPLICATION CHECKLIST
MUST BE COMPLETED AND SUBMITTED WITH APPLICATION PACKAGE

The CDRB meets the third Thursday of each month. Without exception, all required materials must be submitted by the close of business 20 days prior to the meeting to be placed on the agenda. Make sure to include eight (8) 11x17 size hard copy sets of plans and one digital copy to scale for staff review.

- Tax Map Number(s) for proposed property.
- Tree survey of parcel as well as proposed footprint of building(s). (If applicable)
- Site plan, drawn to scale showing exact size, shape and location of existing and/or proposed buildings.
- Site plan (see above) overlaid on tree survey of existing site. (If applicable)
- For signs, overall dimensions of sign(s), location and/or placement of sign, and dimensions of front of building.
- Advertising features and signs, including material type, lighting (if any), and colors. (If applicable)
- Floor plan.
- All proposed building elevations.
- Color rendering and/or samples of colors to be used in proposed project.
- Materials to be used in the proposed project (bring samples to meeting).
- Location and layout of parking areas and driveways.
- Pervious/impervious surface calculations.
- Proposed grade and drainage plans. (If applicable)
- Proposed water and sewer facilities including electrical gas, cable, etc. (If applicable)
- Landscaping plans including screening and fencing and showing any existing trees to be saved.
- Photometric plan of site lighting (manufacturer’s specifications will be accepted) and cut sheets showing light fixtures and specifications (i.e. pole height). (If applicable)
- Photographs of the proposed project site, properties on either side of proposed site, and of properties across the street from the project site.
TRU HOTEL SUMMERVILLE
HOLIDAY DRIVE
SUMMERVILLE, SC 29483

PROJECT NARRATIVE:
TRU HOTEL SUMMERVILLE IS A PROPOSED FOUR-STORY HOTEL AT THE INTERSECTION OF AZALEA SQUARE BOULEVARD AND HOLIDAY ROAD.

SITE DATA:
TMS#: 221-00-00-097
LOT SIZE (TOTAL): ±2.12 ACRES
LIMITS OF DISTURBANCE: 1.8 ACRES
FLOOD ZONE: "X"
FIRM PANEL#: 4501C-0570D
DATE: OCTOBER 16, 2003
ZONED: B-3 (GENERAL BUSINESS)
BUFFERS:
FRONT: 19.5' (ALONG HOLIDAY DRIVE)
SIDE: 5'
REAR: N/A
SETBACKS:
FRONT: 30'
SIDE: 5'
REAR: N/A
PROPOSED HOTEL: 11,400 SF (92 UNITS)
PARKING REQUIRED:
1 SPACE PER UNIT + 1 SPACE / 3 EMPLOYEES = 95 SPACES
HANDICAP: 1 PER 25 SPACES
PARKING PROVIDED:
REGULAR =98 SPACES
HANDI- 3 SPACES
TOTAL =101 SPACES

ARCHITECTURAL DRAWINGS
FIRST FLOOR PLAN A1.1
TYPICAL UPPER FLOOR PLAN A1.2
ELEVATIONS A2.1
EXTERIOR ELEVATIONS A2.2

ARCHITECT:
CRAIG A. OTTO
ARCHITECH INC.
5044 AUGUSTA RD.
LEXINGTON, SC 29072
803.957.9004

SURVEYOR:
MICHAEL SHULSE LLC
1213 SHADOW MIST LANE
CHARLESTON, SC 29492
CONTACT: MICHAEL SHULSE
843.856.0412

OWNER:
SHAKTI II, LLC
16 IRON BOTTOM LANE
DANIEL ISLAND, SC 29492
CONTACT: VISHAL PATEL
843.599.0231

CONTACTS
SCDHEC/OCRM
PAMELA WINKLER
(843) 953-5324
TOWN OF SUMMERVILLE CPW
B.K. BONGE JR., P.E.
(843) 875-8761
TOWN OF SUMMERVILLE PLANNING
JESSI SHULER
(843) 851-5200
TOWN OF SUMMERVILLE ENGINEERING
BONNIE MILEY, P.E
(843) 851-4235
SCDOT
WADE GROOMS
(843) 740-1665

UTILITIES & MUNICIPALITIES

COVER SHEET EXISTING CONDITIONS & TREE PROTECTION PLAN C-100
SITE LAYOUT PLAN C-200
LANDSCAPE PLAN L-100

SITE AND CIVIL DRAWINGS

COVER SHEET
EXISTING CONDITIONS & TREE PROTECTION PLAN
SITE LAYOUT PLAN
LANDSCAPE PLAN
ARCHITECTURAL DRAWINGS
EXISTING CONDITIONS

SITE DATA:
TMS#: 221-00-00-097
LOT SIZE (TOTAL): ±2.12 ACRES
LIMITS OF DISTURBANCE: 1.8 ACRES
FLOOD ZONE: "X"
FIRM PANEL#: 45015C 0570D
DATE: OCTOBER 16, 2003
ZONED: B-3 (GENERAL BUSINESS)
BUFFERS:
FRONT: 19.5' (ALONG HOLIDAY DRIVE)
SIDE: 5'
REAR: N/A
SETBACKS:
FRONT: 30'
SIDE: 5'
REAR: N/A
**PLANT SCHEDULE**

<table>
<thead>
<tr>
<th>Plant Schedule</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Size</th>
<th>Est.</th>
<th>Quan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Understory Trees</td>
<td>3’ O.C.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laurel Oak</td>
<td>Quercus laurifolia</td>
<td>AS SHOWN</td>
<td>3”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sweetbay Magnolia</td>
<td>Magnolia virginiana</td>
<td>6’-8’</td>
<td>25 gal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SBAL Palm</td>
<td>As shown</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sweetgrass</td>
<td>Muhlenbergia filipes</td>
<td>3’ O.C.</td>
<td>3 gal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ornamental Grass</td>
<td>Pennisetum alopecuroides 'Hamelin'</td>
<td>4’</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ornamentals</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Size</th>
<th>Est.</th>
<th>Quan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laurel Oak</td>
<td>Quercus laurifolia</td>
<td>AS SHOWN</td>
<td>3”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Willow Oak</td>
<td>Quercus phellos</td>
<td>AS SHOWN</td>
<td>7”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastern Red Cedar</td>
<td>Juniperus virginiana</td>
<td>AS SHOWN</td>
<td>3”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sabal Palm</td>
<td>As shown</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Southern Magnolia</td>
<td>Magnolia grandiflora</td>
<td>AS SHOWN</td>
<td>9”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastern Red Maple</td>
<td>Acer rubrum</td>
<td>AS SHOWN</td>
<td>7”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastern Red Ceder</td>
<td>Juniperus virginiana</td>
<td>AS SHOWN</td>
<td>7”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Viburnum</td>
<td>Viburnum opulus</td>
<td>3’ O.C.</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fatsia</td>
<td>Fatsia japonica</td>
<td>3’ O.C.</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crepe Myrtle</td>
<td>Lagerstroemia indica</td>
<td>6’-8’</td>
<td>25 gal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastern Red Maple</td>
<td>Acer rubrum</td>
<td>AS SHOWN</td>
<td>7”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Willow Oak</td>
<td>Quercus phellos</td>
<td>AS SHOWN</td>
<td>7”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastern Red Ceder</td>
<td>Juniperus virginiana</td>
<td>AS SHOWN</td>
<td>7”</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PLANT SCHEDULE NOTES**

- Understory Trees
  - 3’ O.C.
  - Laurel Oak: Quercus laurifolia
  - Sweetbay Magnolia: Magnolia virginiana
  - SBAL Palm
  - Sweetgrass: Muhlenbergia filipes
  - Ornamental Grass: Pennisetum alopecuroides 'Hamelin'

- Ornamentals
  - Laurel Oak: Quercus laurifolia
  - Willow Oak: Quercus phellos
  - Eastern Red Ceder: Juniperus virginiana
  - Sabal Palm
  - Southern Magnolia: Magnolia grandiflora
  - Eastern Red Maple: Acer rubrum
  - Viburnum: Viburnum opulus
  - Fatsia: Fatsia japonica
  - Crepe Myrtle: Lagerstroemia indica
  - Eastern Red Maple: Acer rubrum
  - Willow Oak: Quercus phellos
  - Eastern Red Ceder: Juniperus virginiana

**ACCOUNT INFORMATION**

- 886 Johnnie Dodds Boulevard Suite 200
- Mt. Pleasant, SC 29464
- Office: 843.881.0525
- www.earthsourceeng.com
- branchgn@earthsourceeng.com

**CIVIL ENGINEERING, SITE PLANNING**

- LEED DESIGN
- ENGINEERING
- LANDSCAPE DESIGN

**REVOLUTIONS**

- PROPOSED
- FOUR-STOREY HOTEL
- AREA: 11,900 SQ. FT.
- (92 ROOMS)
- FFR: 114.50
REFER TO ENLARGED GUESTROOM PLANS FOR INFORMATION

1. PROVIDE ADEQUATE STORAGE SOLUTIONS FOR LINEN STORAGE, LINEN CART STORAGE AND HOUSEKEEPING APPLIANCE STORAGE PER TRU BY HILTON BRAND STANDARDS

2. THIS ELEVATOR CAR SHALL BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER

3. LINEN CHUTE - SEPARATED FROM ADJACENT CONSTRUCTION - REFER TO TRU BY HILTON BRAND STANDARDS FOR ADDITIONAL INFORMATION

4. KEYCARD READER ENTRANCE HARDWARE; MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR

5. ACCESSIBLE ROOM

6. C.F. ROOM - REFER TO ENLARGED GUESTROOM PLANS FOR POWER AND SIGNAL

7. MAGNETIC DOOR HOLD OPENER TIED TO BUILDING ALARM SYSTEM -- REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION

8. DOOR TAG - REFER TO ENLARGED GUESTROOM PLANS FOR GUESTROOM DOOR TYPES

9. FLOOR DRAIN - SLOPE FLOOR AS REQUIRED

10. FIRE EXTINGUISHER - BRACKET WALL MOUNTED

11. FIRE EXTINGUISHER - RECESSED CABINET MOUNTED

12. REFER TO TRU BY HILTON BRAND STANDARDS FOR ADDITIONAL REQUIREMENTS FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS

13. REFER TO TRU BY HILTON BRAND STANDARDS FOR ADDITIONAL REQUIREMENTS FOR BACK OF HOUSE AREAS

14. FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE AND THE ELECTRICAL DRAWINGS - FIRE EXTINGUISHER LOCATIONS WITHIN THE PUBLIC SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS

15. REFER TO HADG FOR ADDITIONAL REQUIREMENTS FOR PUBLIC SPACES & EQUIPMENT
1. Refer to TRU By Hilton Brand Standards for additional requirements for passenger elevators, elevator lobbies & corridors.

2. Refer to TRU By Hilton Brand Standards for additional requirements for back of house areas.

3. Fire extinguishers, smoke detectors & other emergency devices to be located per local code and the electrical drawings. Fire extinguisher locations within the public space shall be contained within fully recessed cabinets.

4. Refer to HADG for additional requirements for public spaces & equipment.

Notes:
- Symbol Key:
- General Notes:
- Critical Dimension (All Guestrooms)
GENERAL INFORMATION

Project/Applicant: Varnfield
Property Owner: Steven Morey – Design Building Construction
Requested Action: The applicant is requesting Final Approval of a proposed 41,075 sf warehouse facility
Requested Approval: Final Approval
Existing Zoning: I-1 Limited Industrial
Location: Varnfield Drive
Existing Land Use: Undeveloped

Ordinance Reference:
Sec. 32-141. Commercial design review board.

(b) Mission statement. The purpose of the commercial design review board is to establish a review process that will protect and improve the visual and aesthetic character and economic value of commercial development within the town. In turn, this establishment of scenic corridors will contribute to the community's sense of place and pride further strengthening the town's unity of character. Through this process, the assurance of respect for the character, integrity, and quality of the built environment of the town will be established without stifling innovative architecture and/or development. All development shall adhere to the definitions and terms outlined in all of the town's zoning ordinances and codes as preliminary criteria. The commercial design review board is granted the authority to determine the appropriateness of the construction of the commercial site in pursuit of achieving that style which is characteristic of the region and of the town in particular as stated in the guidelines of this section.

Recommendation:

Based on preliminary staff review, the following are staff comments. An Address application will be required. A photo metric plan has not been submitted. Staff is concerned with the proposed clear cutting of the site and feels that it may be possible to preserve some of the trees on the property. It does not appear that there is adequate space given to the limited number of trees shown to be preserved. The tree protection detail does need to be updated to reflect the new standard detail for the Town. The landscape plan is not showing any shrubs located in either the front landscape border or the rear use buffer. The rear use buffer is also missing the required fence. The Grading and Drainage plan shows grading activity in the required rear use buffer as well as a drainage structure. This area is to have no construction activity per the Ordinance. This plan also shows grading on the adjacent property and will require approval from the adjacent property owner. The last parking space on the west side generally is not a good location, it should be removed and replaced with a landscaped island to improve maneuverability. The current plan shows adequate parking, but is also showing “Bid Alternate” parking. This parking is in excess of the minimum parking requirement and will need to be constructed of pervious pavers, with a planted landscape island located one every six spaces, and the plan needs to reflect compliance with this requirement. Pond area cannot be counted as pervious area. Overall the engineering staff has concerns with the grading plan, the proposed design of the pond, the width of the maintenance shelf and the proposed water depth. The above mentioned drainage structure in the buffer has an outfall without an easement with a cleared channel spillway to an adjacent property with direct discharge to that adjacent property. The plan does not comply with the Fire Code section 503.1.1 2015 edition.
COMMERCIAL DESIGN REVIEW BOARD (CDRB) APPLICATION

REQUIREMENTS: This application, eight (8) 11x17 size hard copy sets of plans, a digital copy (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Planning Department at least 20 days prior to the CDRB meeting. Applications must include all applicable information required in the CDRB checklist and all sets of plans must be collated and folded. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina.

***Applicants or a representative must be present for an item to be reviewed by the board. Incomplete applications will not be reviewed.***

Review requested (please check one):

☐ Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
☐ Preliminary Approval (see checklist below) ☒ Final Approval (see checklist below)

Preliminary Approval Granted On: April 18, 2019

Project name: Varnfield

Project address (if In shopping center, Indicate name): Near end of cul-de-sac along Varnfield Dr.

TMS#: 232-00-01-129 Property zoned: I-1

Property owner/developer:
Name(s): Steven Morey Firm: Design Build Construction
Phone: 843-860-2431 Email: smorey6.sm@gmail.com

Primary Contact:
Name: Kyle Taylor Firm: Hoyt + Berenyi
Phone: 843-870-7001 Email: ktleay@hoityberenyi.com

Architect:
Name: Christopher Karpus Firm: Karpus Design, LLC
Phone: 843-425-4124 Email: chris@karpusdesign.com

Landscape Architect:
Name: By Engineer Firm:
Phone: Email:

Engineer:
Name: Kyle Hoyt Firm: Hoyt + Berenyi
Phone: 843-408-3546 Email: khoyt@hoityberenyi.com
The Commercial Development Design Review Board will meet at 4pm on: May 16, 2019

I certify that all information required is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of these changes or alterations. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans. This approval does not constitute approval by other boards or town departments. Before construction begins a building permit may be required.

Signature of Property Owner/Developer: ___________________________ Date: April 25, 2019

[Board Approval Only]:
☐ Approved as Submitted  ☐ Approved as Noted  ☐ Disapproved
Date of Preliminary Approval ______________ Date of Final Approval _____________
Conditions:
_________________________________________________________
_________________________________________________________
_________________________________________________________
COMMERCIAL DESIGN REVIEW BOARD APPLICATION CHECKLIST
MUST BE COMPLETED AND SUBMITTED WITH APPLICATION PACKAGE

The CDRB meets the third Thursday of each month. Without exception, all required materials must be submitted by the close of business 20 days prior to the meeting to be placed on the agenda. Make sure to include eight (8) 11x17 size hard copy sets of plans and one digital copy to scale for staff review.

☐ Tax Map Number(s) for proposed property.
☐ Tree survey of parcel as well as proposed footprint of building(s). *(If applicable)*
☐ Site plan, drawn to scale showing exact size, shape and location of existing and/or proposed buildings.
☐ Site plan (see above) overlaid on tree survey of existing site. *(If applicable)*
☐ For signs, overall dimensions of sign(s), location and/or placement of sign, and dimensions of front of building.
☐ Advertising features and signs, including material type, lighting *(if any)*, and colors. *(If applicable)*
☐ Floor plan.
☐ All proposed building elevations.
☐ Color rendering and/or samples of colors to be used in proposed project.
☐ Materials to be used in the proposed project *(bring samples to meeting)*.
☐ Location and layout of parking areas and driveways.
☐ Pervious/impervious surface calculations.
☐ Proposed grade and drainage plans. *(If applicable)*
☐ Proposed water and sewer facilities including electrical gas, cable, etc. *(If applicable)*
☐ Landscaping plans including screening and fencing and showing any existing trees to be saved.
☐ Photometric plan of site lighting *(manufacturer’s specifications will be accepted)* and cut sheets showing light fixtures and specifications *(i.e. pole height)*. *(If applicable)* To be submitted at a later date.
☐ Photographs of the proposed project site, properties on either side of proposed site, and of properties across the street from the project site.
Varnfield – Preliminary CDRB Submittal

#1 – Building/site across the cul-de-sac to the NE.

#2 – Facing south from cul-de-sac.
#3 – Facing subject parcel from cul-de-sac

#4 – Facing north to cul-de-sac. Subject parcel on left.

#5 – Facing site across the cul-de-sac to the east.

#6 – Facing site to the south from street from SW.

#7 – Facing site to the south from street facing NW.

Varnfield – Preliminary CDRB Submittal

#8 – Aerial view from Google Earth.
New Manufacturing Spec Buildings for:

RPPG

Varnfield Drive
Summerville, South Carolina

Summerville DRB Submittal Date: 03.29.19
Summerville DRB Meeting Date: 04.18.19
Varnfield
Final CDRB Submittal
TMS #232-00-01-129
VARNFIELD DRIVE
TOWN OF SUMMERVILLE, SOUTH CAROLINA

Civil Drawing Index:

L1.0 Landscape Plan
L2.0 Plant Schedule and Details
C1.0 Civil Title Sheet
C2.0 Existing Conditions
C2.1 SWPPP Details
C3.0 SWPPP, Demo and Tree Protection
C3.1 SWPPP Details
C3.2 Site Plan Details
C4.0 Site Plan
C4.1 Site Plan Details
C4.2 Site Plan Details
C5.0 Paving, Grading and Drainage
C5.1 Stormwater Pond Details
C5.2 Paving, Grading and Drainage Details
C5.3 Paving, Grading and Drainage Details
C6.0 Water and Sewer
C6.1 Water and Sewer Details

Landscape Drawing Index:

L1.0 Landscape Plan
L2.0 Plant Schedule and Details

Civil Engineer:

Kyle M. Hoyt, P.E.
Hoyt+Berenyi, LLC
P.O. Box 1470
Ladson, SC 29456
843-408-3546
KHoyt@HoytBerenyi.com

Owner/Applicant:

Design Build Construction
ATTN: Steven Morey
9561 Hamburg Rd
Ladson, SC 29456
843-851-1449
smorey6.sm@gmail.com
NOTES:

REFERENCES:

Varnfield

Town of Summerville, SC

Kyle A. Taylor, P.E.

Kyle M. Hoyt, P.E.

April 25, 2019

18-082

1" = 30'

C.2.0
**Plant Schedule and Details**

**L2.0**

---

**Planting Notes**

1. All plants are to be set at the grade.
2. The planting depths shall be in accordance with the planting plans.
3. Trees shall be planted in accordance with the planting plans.
4. The planting bars shall be placed in accordance with the planting plans.
5. All planting shall be done in accordance with the planting plans.
6. All planting shall be done in accordance with the planting plans.
7. All planting shall be done in accordance with the planting plans.
8. All planting shall be done in accordance with the planting plans.
9. All planting shall be done in accordance with the planting plans.
10. All planting shall be done in accordance with the planting plans.

---

**Planting Schedule**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Size</th>
<th>Location</th>
<th>Planting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees</td>
<td>10</td>
<td>6</td>
<td>Varnfield</td>
<td>April 25, 2019</td>
</tr>
<tr>
<td>Shrubs</td>
<td>20</td>
<td>4</td>
<td>Varnfield</td>
<td>April 25, 2019</td>
</tr>
<tr>
<td>Grasses</td>
<td>30</td>
<td>2</td>
<td>Varnfield</td>
<td>April 25, 2019</td>
</tr>
</tbody>
</table>

---

**Planting Diagram**

1. Trees shall be planted in accordance with the planting plans.
2. Shrubs shall be planted in accordance with the planting plans.
3. Grasses shall be planted in accordance with the planting plans.
4. All planting shall be done in accordance with the planting plans.
5. All planting shall be done in accordance with the planting plans.
6. All planting shall be done in accordance with the planting plans.
7. All planting shall be done in accordance with the planting plans.
8. All planting shall be done in accordance with the planting plans.
9. All planting shall be done in accordance with the planting plans.
10. All planting shall be done in accordance with the planting plans.
TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: May 9, 2019

GENERAL INFORMATION

Applicant: North Maple Commercial
Property Owner: 405 North Maple LLC.
Requested Action: The applicant is requesting Final Approval for the construction of a new seven unit office/warehouse building.
Requested Approval: Final Approval
Existing Zoning: I-1 Limited Industrial
Location: 405 N. Maple Street
Existing Land Use: Office/Warehouse facility

Ordinance Reference:

Sec. 32-141. Commercial design review board.

    (b)  Mission statement. The purpose of the commercial design review board is to establish a review process that will protect and improve the visual and aesthetic character and economic value of commercial development within the town. In turn, this establishment of scenic corridors will contribute to the community's sense of place and pride further strengthening the town's unity of character. Through this process, the assurance of respect for the character, integrity, and quality of the built environment of the town will be established without stifling innovative architecture and/or development. All development shall adhere to the definitions and terms outlined in all of the town's zoning ordinances and codes as preliminary criteria. The commercial design review board is granted the authority to determine the appropriateness of the construction of the commercial site in pursuit of achieving that style which is characteristic of the region and of the town in particular as stated in the guidelines of this section.

Recommendation:

This development received Final Approval from the CDRB August 9, 2018. The applicant is requesting Final Approval for proposed architectural modifications to the previously approved building.
COMMERCIAL DESIGN REVIEW BOARD (CDRB) APPLICATION

REQUIREMENTS: This application, eight (8) 11x17 size hard copy sets of plans, a digital copy (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Planning Department at least 20 days prior to the CDRB meeting. Applications must include all applicable information required in the CDRB checklist and all sets of plans must be collated and folded. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina.

***Applicants or a representative must be present for an item to be reviewed by the board. Incomplete applications will not be reviewed.***

Review requested (please check one):

☐ Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
☐ Preliminary Approval (see checklist below) ☒ Final Approval (see checklist below)

Preliminary Approval Granted On:

Project name: NORTH MAPLE COMMERCIAL

Project address (If in shopping center, indicate name):

405 NORTH MAPLE STREET

TMS#: 130-14-00-00 Property zoned: I-1

Property owner/developer:
Name(s): ROBERT PRATT/RASTION
Firm: 405 NORTH MAPLE STREET LLC
Phone: 843-343-6085 Email: ROBERT@ROBERTPRATT.COM

Primary Contact:
Name: ROBERT PRATT
Firm: 405 NORTH MAPLE STREET LLC
Phone: 843-343-6085 Email: ROBERT@ROBERTPRATT.COM

Architect:
Name: TIPPECANEE ARCHITECTS
Firm: TIPPECANEE ARCHITECTS
Phone: 843-245-5637 Email: Mike@tippecaneearch.com

Landscape Architect:
Name: HOLT & BERENYI
Firm: HOLT & BERENYI
Phone: 843-408-5546 Email: KHOLT@HOLTBERENYI.COM

Engineer:
Name: HOLT & BERENYI
Firm: HOLT & BERENYI
Phone: 843-408-5546 Email: KHOLT@HOLTBERENYI.COM
The Commercial Development Design Review Board will meet at 4pm on: May 16, 2019

I certify that all information required is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of these changes or alterations. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans. This approval does not constitute approval by other boards or town departments. Before construction begins a building permit may be required.

Signature of Property Owner/Developer: ___________________________ Date: 4/15/19

[Board Approval Only]:
☐ Approved as Submitted ☐ Approved as Noted ☐ Disapproved
Date of Preliminary Approval __________ Date of Final Approval __________
Conditions:

1. ____________________________________________________________
2. ____________________________________________________________
3. ____________________________________________________________
COMMERCIAL DESIGN REVIEW BOARD APPLICATION CHECKLIST
MUST BE COMPLETED AND SUBMITTED WITH APPLICATION PACKAGE

The CDRB meets the third Thursday of each month. Without exception, all required materials must be submitted by the close of business 20 days prior to the meeting to be placed on the agenda. Make sure to include eight (8) 11x17 size hard copy sets of plans and one digital copy to scale for staff review.

☐ Tax Map Number(s) for proposed property.

☐ Tree survey of parcel as well as proposed footprint of building(s). (If applicable)

☐ Site plan, drawn to scale showing exact size, shape and location of existing and/or proposed buildings.

☐ Site plan (see above) overlaid on tree survey of existing site. (If applicable)

☐ For signs, overall dimensions of sign(s), location and/or placement of sign, and dimensions of front of building.

☐ Advertising features and signs, including material type, lighting (if any), and colors. (If applicable)

☐ Floor plan.

☐ All proposed building elevations.

☐ Color rendering and/or samples of colors to be used in proposed project.

☐ Materials to be used in the proposed project (bring samples to meeting).

☐ Location and layout of parking areas and driveways.

☐ Pervious/impervious surface calculations.

☐ Proposed grade and drainage plans. (If applicable)

☐ Proposed water and sewer facilities including electrical gas, cable, etc. (If applicable)

☐ Landscaping plans including screening and fencing and showing any existing trees to be saved.

☐ Photometric plan of site lighting (manufacturer’s specifications will be accepted) and cut sheets showing light fixtures and specifications (i.e. pole height). (If applicable)

☐ Photographs of the proposed project site, properties on either side of proposed site, and of properties across the street from the project site.
DURASLO® Slot Dimensions 12" to 60" Diameter Pipe

<table>
<thead>
<tr>
<th>Product Description</th>
<th>Product #</th>
<th>H (actual slot height)</th>
<th>W</th>
<th>F</th>
<th>O</th>
<th>S</th>
</tr>
</thead>
<tbody>
<tr>
<td>12&quot; Dia.</td>
<td>1200DS</td>
<td>12&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
</tr>
<tr>
<td>15&quot; Dia.</td>
<td>2400DS</td>
<td>15&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
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<tr>
<td>18&quot; Dia.</td>
<td>3600DS</td>
<td>18&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
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</tr>
<tr>
<td>24&quot; Dia.</td>
<td>4400DS</td>
<td>24&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
</tr>
<tr>
<td>30&quot; Dia.</td>
<td>5600DS</td>
<td>30&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
</tr>
<tr>
<td>36&quot; Dia.</td>
<td>6800DS</td>
<td>36&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
<td>1&quot;</td>
</tr>
</tbody>
</table>

Dimension from grade to pipe invert:
H (actual slot height) = PIPE DIAMETER + RECESS (1")

TRENCH BREAT Detail

REV DESCRIPTION DATE
BY CHECKED BY DATE:
1. Jake Berenyi
2. Kyle M. Hoyt, P.E.
3. April 5, 2018
4. Project #:
5. 17-025
6. Scale:
7. As Noted
8. Sheet Title:
9. Sheet Number:
10. A

CDRB COMMENTS / NORTH MAPLE ROAD WIDENING / STORMWATER 5/30/2018
11. C

CDRB COMMENTS / ENGINEERING 7/19/2018
12. D

PERMITTING SUBMITTAL 10/16/2018
13. E

PERMITTING SUBMITTAL 2/1/2019
14. CDW COURTESY SUBMITTAL 4/11/2019

Details C.11
TRAFFIC CONTROL NOTES

1. Property lines and locations of existing improvements, such as sidewalks, curbs, and streetlights, are shown on the survey drawings. These details will be verified during construction.

2. The design and layout of the new road, sidewalks, and utility lines have been carefully planned to accommodate future growth and ensure easy access for emergency vehicles.

3. Traffic control devices, such as signs and lights, will be installed at appropriate locations to ensure safe and efficient traffic flow.

4. The proposed right-of-way is subject to final survey and agency approval. This will include confirmation of the exact locations and boundaries of the new road and utilities.

5. The project team will work closely with the town council and local residents to address any concerns and ensure that the new road meets the needs of the community.

6. Water and sewer details are shown on the plans for the new road and sidewalks. These details will be reviewed and approved by the appropriate authorities.

7. The project is estimated to be completed by the end of 2019. The team will continue to monitor the progress and make adjustments as needed to ensure that the new road meets the needs of the community.

8. The project team will work closely with the town council and local residents to address any concerns and ensure that the new road meets the needs of the community.

9. The project is estimated to be completed by the end of 2019. The team will continue to monitor the progress and make adjustments as needed to ensure that the new road meets the needs of the community.

10. The project team will work closely with the town council and local residents to address any concerns and ensure that the new road meets the needs of the community.

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12. The project team will work closely with the town council and local residents to address any concerns and ensure that the new road meets the needs of the community.

13. The project is estimated to be completed by the end of 2019. The team will continue to monitor the progress and make adjustments as needed to ensure that the new road meets the needs of the community.

14. The project team will work closely with the town council and local residents to address any concerns and ensure that the new road meets the needs of the community.

Water and Sewer Details

C.14
Buffer Planting Requirements:

A perimeter around entire property. 1 canopy tree is required every 30' and a low hedge to screen parking.

**FRONT BUFFER:**

Total LF of 12' buffer = 156 LF

TOTAL SF of Buffer = 1,820 SF

Total Tree Caliper Required = 1,820 / 250 = 7.26 inches (30% Canopy/70% Understory)

Provided -

Canopy = (6) Canopy @ 4.0 EDM Ea. = 20 inches (103.4%)

Understory = (6) Understory @ 4.0 EDM Ea. = 20 inches (51.7%)

Total Shrubs Required = 1,820 / 250 = 15 Shrubs

Provided -

Shrubs = 24

Low Shrubs = 27

Total SF of Buffer = 1,820 SF

Provided -

Canopy = (6) Canopy @ 4.0 EDM Ea. = 20 inches (103.4%)

Understory = (6) Understory @ 4.0 EDM Ea. = 20 inches (51.7%)

Total Shrubs Required = 1,820 / 250 = 15 Shrubs

Provided -

Shrubs = 24

Low Shrubs = 27
Maple Street
Construction Documents
April 11, 2019
STAFF REPORT
CDRB Meeting
May 16, 2019 at 4:00 p.m.

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: May 9, 2019

GENERAL INFORMATION

Project/Applicant: Mofat Highway 78
Property Owner: Paul Eitel – Focus Design Builders
Requested Action: The applicant is requesting Final Approval of a proposed 14,000 sf warehouse addition
Requested Approval: Final Approval
Existing Zoning: B-3 General Business
Location: 1507 W 5th North Street
Existing Land Use: Warehouse

Ordinance Reference:
Sec. 32-141. Commercial design review board.

(b) Mission statement. The purpose of the commercial design review board is to establish a review process that will protect and improve the visual and aesthetic character and economic value of commercial development within the town. In turn, this establishment of scenic corridors will contribute to the community's sense of place and pride further strengthening the town's unity of character. Through this process, the assurance of respect for the character, integrity, and quality of the built environment of the town will be established without stifling innovative architecture and/or development. All development shall adhere to the definitions and terms outlined in all of the town's zoning ordinances and codes as preliminary criteria. The commercial design review board is granted the authority to determine the appropriateness of the construction of the commercial site in pursuit of achieving that style which is characteristic of the region and of the town in particular as stated in the guidelines of this section.

Recommendation:

Based on preliminary staff review, the following are staff comments. The proposed addition to the building will exceed the 50% threshold requiring CDRB review. The applicant is looking to add a warehouse facility as well as an exterior “Board Barn” to the property for a new tenant. The project received Final Approval at the April meeting, but the owner has requested modifications to the proposed additions requiring new approval from the Board.
COMMERCIAL DESIGN REVIEW BOARD (CDRB) APPLICATION

REQUIREMENTS: This application, eight (8) 11x17 size hard copy sets of plans, a digital copy (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Planning Department at least 20 days prior to the CDRB meeting. Applications must include all applicable information required in the CDRB checklist and all sets of plans must be collated and folded. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina.

***Applicants or a representative must be present for an item to be reviewed by the board. Incomplete applications will not be reviewed.***

Review requested (please check one):
- Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
- Preliminary Approval (see checklist below) ✔️ Final Approval (see checklist below)

Preliminary Approval Granted On: ______________________

Project name: MORGAT HWY 78

Project address (If in shopping center, indicate name): 1507 W. 5TH NORTH ST.

SUMMERVILLE, SC 29483

TMS#: 120-12-004-116 Property zoned: B-2

Property owner/developer:
Name(s): PAUL EITEL Firm: FOCUS DESIGN BUILDERS
Phone: (919) 463-0200 Email: paul@focusdesignbuilders.com

Primary Contact:
Name: PAUL EITEL Firm: FOCUS DESIGN BUILDERS
Phone: (919) 463-0200 Email: paul@focusdesignbuilders.com

Architect:
Name: JOHN MCGAHEY Firm: MCGAHEY DESIGN
Phone: (919) 472-0225 Email: john@mccagheydesign.com

Landscape Architect:
Name: ANDREW TODD - BWK Firm: TLS Inc.
Phone: (863) 763-1166 Email: atodd@tlsinc.com

Engineer:
Name: THOMAS KELLUM Firm: TLS Inc.
Phone: (863) 763-1166 Email: tkellum@tlsinc.com
The Commercial Development Design Review Board will meet at 4pm on: __________________________

I certify that all information required is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of these changes or alterations. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans. This approval does not constitute approval by other boards or town departments. Before construction begins a building permit may be required.

Signature of Property Owner/Developer: __________________________ Date: 5-1-19

[Board Approval Only]:
☐ Approved as Submitted  ☐ Approved as Noted  ☐ Disapproved
Date of Preliminary Approval _____________ Date of Final Approval _____________
Conditions: ____________________________________________________________
______________________________________________________________________
______________________________________________________________________
TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: May 9, 2019

GENERAL INFORMATION

Project/Applicant: Vantage at Summerville
Property Owner: Chris Weigand – Vantage at Summerville
Requested Action: The applicant is requesting Conceptual Review of a proposed 288 unit apartment complex on Tupperway Drive
Requested Approval: Conceptual Review
Existing Zoning: PUD
Location: Tupperway Drive
Existing Land Use: Undeveloped

Ordinance Reference:

Sec. 32-141. Commercial design review board.

(b) Mission statement. The purpose of the commercial design review board is to establish a review process that will protect and improve the visual and aesthetic character and economic value of commercial development within the town. In turn, this establishment of scenic corridors will contribute to the community’s sense of place and pride further strengthening the town’s unity of character. Through this process, the assurance of respect for the character, integrity, and quality of the built environment of the town will be established without stifling innovative architecture and/or development. All development shall adhere to the definitions and terms outlined in all of the town's zoning ordinances and codes as preliminary criteria. The commercial design review board is granted the authority to determine the appropriateness of the construction of the commercial site in pursuit of achieving that style which is characteristic of the region and of the town in particular as stated in the guidelines of this section.

Recommendation:

Based on preliminary staff review, the following are staff comments. A tree survey and overlay of the plan will be required. A photometric plan, landscape plan, and sign plan have not yet been submitted. A grading and drainage plan has not yet been submitted. A new plat will be required before building permits will be issued. An Impervious Surface calculation will need to be provided, not to exceed 70% of the acreage. Staff strongly encourages that the “Future Drive” shown on the conceptual plan be preserved and developed to provide connectivity to the future development of the Six Oaks PUD. The previous Traffic Impact Analysis will need to be updated to verify that the results have not changed. A conversion letter will be required because the 288 units of multifamily exceeds what was originally proposed for multifamily development in the PUD. Use buffers are required on all sides of the proposed development.
COMMERCIAL DESIGN REVIEW BOARD (CDRB) APPLICATION

REQUIREMENTS: This application, eight (8) 11x17 size hard copy sets of plans, a digital copy (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Planning Department at least 20 days prior to the CDRB meeting. Applications must include all applicable information required in the CDRB checklist and all sets of plans must be collated and folded. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina.

***Applicants or a representative must be present for an item to be reviewed by the board. Incomplete applications will not be reviewed.***

Review requested (please check one):

☑ Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
☐ Preliminary Approval (see checklist below) ☐ Final Approval (see checklist below)

Preliminary Approval Granted On:____________________

Project name: Vantage at Summerville

Project address (If in shopping center, Indicate name):____________________________________

TMS#: 144-00-00-179 & 144-00-00-022 Property zoned: PUD -Six Oaks

Property owner/developer:
Name(s): Chris Welgand Firm: Vantage at Summerville, LLC
Phone: 210.381.9813 Email: cwelgand@housingdev.com

Primary Contact:
Name: Chris Welgand Firm: Vantage at Summerville, LLC
Phone: 210.381.9813 Email: cwelgand@housingdev.com

Architect:
Name: Steve Mahlmann Firm: B & A Architects
Phone: 210.829.1898 Email: smahlmann@ba-architects.com

Landcape Architect:
Name: ___________________________ Firm: TBD
Phone: ___________________________ Email: ___________________________

Engineer:
Name: ___________________________ Firm: Seamon Whiteside
Phone: ___________________________ Email: ___________________________
