TOWN OF SUMMERVILLE
COMMERCIAL DESIGN REVIEW BOARD – AGENDA
Summerville Municipal Complex
Annex Building 2nd Floor Training Room
July 18, 2019 4:00 p.m.

Approval of June 20, 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 2A – Requesting changes to approved plans (B-3)
The applicant is requesting Final Approval
2. Weathers Tract Lot 2B – Requesting changes to approved plans (B-3)
The applicant is requesting Final Approval

NEW BUSINESS:
1. 140 N Main Street – Redevelopment of the existing office building (B-3)
The applicant is requesting Conceptual Review
2. The Claibourne at Summerville – Development of a new assisted living facility (B-3)
The applicant is requesting Conceptual Review
3. Signs

MISCELLANEOUS:
None

ADJOURN:

Posted July 11, 2019
Commercial Design Review Board Minutes  
Thursday, June 20, 2019  
Summerville Municipal Complex – Annex Building Training Room

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

Staff Present:  
Jessi Shuler, Director of Planning

Items on the agenda:

OLD BUSINESS:
1. Avid Hotel – Development of a new hotel on Holiday Drive (B-3)  
2. Synovus Bank – Requesting changes to approved plans (B-3)

NEW BUSINESS:
1. Gum Street Office – Development of a new 2,279 sf office building (B-3)  
2. Signs

MISCELLANEOUS:  
1. None

The meeting was called to order at 4:00 pm by the acting Chairman. Mr. Gregor asked for consideration of the May 16, 2019 meeting minutes. Mr. Beauchene made a motion for approval of the minutes as presented and Ms. Rogerson seconded. The motion carried 5-0.

OLD BUSINESS
1. Avid Hotel – The first item under Old Business was a request for Final Approval of a proposed new 95 room hotel on Holiday Drive. Mr. Gregor asked if the applicant would begin by addressing staff comments. Tom Britt of HB Engineering and Craig Otto of Craig A Otto Architect, Inc. presented the application. Mr. Britt confirmed staff’s question about a retaining wall in the rear of the property. He explained that it would be made of segmental block in a gray color and would be four feet tall. Mr. Beauchene pointed out that it would need a guardrail at that height, and Mr. Britt stated that they would provide a detail and note the retaining wall on the civil plans. Mr. Britt asked for landscaping suggestions for trees in the parking lot, and Ms. Shuler replied that she would email them some recommendations. Mr. Britt asked for clarification on the handicap parking spaces, which Ms. Shuler provided, and Mr. Britt confirmed that the two spaces across the drive aisle would be moved to the building side. In addition the sidewalk from the other two spaces will be moved to be immediately adjacent to the access aisle and have a ramp. Mr. Beauchene asked staff to explain the stormwater concerns. Mr. Halter explained that staff was concerned about the access to the stormwater pond for maintenance and the design of the underground detention, but those details could be worked out with staff. The Board members expressed concern about the proximity of the stormwater pond to the pool, and Mr. Britt suggested that they could add a row of shrubs between the pool and the pond. The Board suggested that they move on to the architecture. Mr. Otto reminded the Board that multiple changes had already been made to the building at the Board’s suggestion. He presented different options for the red color on the building, and the Board members agreed on SW6866 Heartthrob. The brick will be a Taylor gray brick with gray mortar, and the ceiling (including the lip) under the driveway canopy will be painted aqua blue (to match the blue ‘v’ in the sign shown on the building). The Board stated that they were okay with the sign shown on the building, but the other signage will need to be submitted at a later date.

Ms. Palmer made a motion for final approval with the following comments noted:

- Retaining wall will be noted on the civil plans and a detail (gray segmental block, 4’ tall, guardrail included) will be provided.
- Red maples and River birches shown on the landscape plan will be replaced with alternate canopy trees recommended by staff.
- Move two handicap spaces and move sidewalk access to other two handicap spaces (add ramp).
- Stormwater details will be worked out with staff.
- Add row of shrubs between the pool and the pond.
- Red on building will be SW6866 Heartthrob; Brick will be Taylor gray brick with gray mortar; ceiling and lip of driveway canopy will be painted aqua blue.

The motion was seconded by Ms. Rogerson, and the motion passed unanimously 5-0.

2. Synovus Bank – The second item under Old Business was a request for a change to already approved plans for the Synovus Bank on N. Main St. Jeff Pittman of Genoa Construction presented the application on behalf of Synovus Bank. He explained that they were simply requesting to remove the cast stone trim bands and go to all brick.

Mr. Gregor made a motion for approval of the changes as requested. The motion was seconded by Mr. Beauchene. The motion passed unanimously 5-0.

NEW BUSINESS
1. Gum Street Office – The first item under New Business was a request for Conceptual Review of a 2,279 sf office building. Chris Karpus of Karpus Design, LLC presented the application. He detailed the materials used on the building: metal roof, brick, hardiplank, and cast stone. Ms. Palmer asked for clarification on the trees proposed for removal. Ms. Shuler pulled up the street view of the site, but it was still difficult to determine the type, size, and condition of the trees on the site. Mr. Karpus stated that they could provide a clearer tree survey for subsequent submittals. Ms. Palmer questioned whether stormwater detention would be required onsite, and Mr. Karpus stated that the lot was less than half an acre, so full stormwater would not be required. Mr. Gregor stated that he was good with building architecture. Mr. Beauchene asked if the proposed use of the second story would be residential, as that would require the building to be sprinkled. Robert Pratt, the owner, stated that they had not yet determined the use of the second story, but they would take that information into consideration. Mr. Beauchene then asked about the parking being over the required amount, and Mr. Pratt responded that some of the current parking for the adjacent lot would be going away, so the parking would be shared between the two lots. Ms. Shuler stated that staff was concerned about the one-way drive aisle and two-way drive aisle conflict and requested that the drive aisle be either all one-way or all two-way. Mr. Pratt stated that they would work to address this concern.

No action for conceptual approval is required, and none was taken.

2. Signs – There were no signs to review by the Board.

MISCELLANEOUS:
1. None

ADJOURN:
There being no further business, the meeting was adjourned at 4:44 PM on a motion by Mr. Gregor and a second by Ms. Palmer.

Respectfully Submitted,

Date: ________________

Jessi Shuler
Director of Planning

Approved: Chris Campeau, Chairman ____________________________; or,
Michael Gregor, Vice Chairman ____________________________
STAFF REPORT
CDRB Meeting
July 18, 2019 at 4:00 p.m.

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: July 11, 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. After approval of the proposed changes in May, the applicant approached staff about the phasing of the project, explaining that the Dental office intended to be developed first and that the quick lube facility’s developer is not on the same timeline for the development of the parcel. Staff pointed out that the phasing of the lots results in non-compliance with the zoning ordinance for parking. The Dental lot has the majority of the parking for the two lots, and to be approved independently it would need to be shown with only the required parking for that lots use. At this time the applicant has chosen to submit a plan that does not meet the zoning ordinance requirement. Lot 2 A is showing more parking than required, and that excess parking is not being shown as pervious with the increased number of required landscaped islands per section 32-291. A parking justification letter has not been submitted for review. The plan is showing an excess of 18 parking spaces.
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 2A

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

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

TMS#: 130-16-00-011 Property zoned: Zoned B-3

Property owner/developer:
Name(s): Len Lewis Firm: Commercial Holdings of the Low Country, LLC
Phone: (678) 569-7615 Email: llewis@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 Firm: Hill Foley Rossi & Associates, LLC
Phone: (770) 623-9858 Email: vtalley@hiraa.com

Landscape Architect:
Name: Chris Campisi 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: ________________

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: ________________

[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 15 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.
STAFF REPORT  
CDRB Meeting  
July 18, 2019 at 4:00 p.m.

TO: Town of Summerville CDRB  
FROM: Planning Staff  
DATE: July 11, 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:

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Recommendation:

Based upon preliminary staff review, the project does not meet all zoning ordinance requirements, and staff does not recommend approval. After approval of the proposed changes in May, the applicant approached staff about the phasing of the project, explaining that the Dental office intended to be developed first and that the quick lube facility’s developer is not on the same timeline for the development of the parcel. Staff pointed out that the phasing of the lots results in non-compliance with the zoning ordinance for parking. The Dental lot has the majority of the parking for the two lots, and to be approved independently it would need to be shown with only the required parking for that lots use. At this time the applicant has chosen to submit a plan that does not meet the zoning ordinance requirement. The Lot 2B plan is showing less parking than required. A parking justification letter has not been submitted for review. The plan is deficient two required parking spaces. Overall, the combined plans are exceeding the required parking by 14 parking spaces, according to their own calculations. They are not showing enough pervious parking to meet the requirement of section 32-29.
COMMERCIAL DESIGN REVIEW BOARD (CDRB) APPLICATION

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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 2B

Project address (If in shopping center, indicate name):
N. Main Street & East 9th North Street, Summerville, SC 29483

TMS#: 130-16-00-011 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: llewis@greenstone-properties.com

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

Architect:
Name: April Cain
Firm: AHO Architects
Phone: (205) 983-5000 Email: acain@ahoarch.com

Landscape Architect:
Name: Chris Campeau
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:  

July 18, 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: 6/27/19

<table>
<thead>
<tr>
<th>[Board Approval Only]:</th>
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<td>Date of Preliminary Approval</td>
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☑ 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.

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☑ Floor plan.

☑ All proposed building elevations.

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☑ 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.
STAFF REPORT  
CDRB Meeting  
July 18, 2019 at 4:00 p.m.

TO: Town of Summerville CDRB  
FROM: Planning Staff  
DATE: July 11, 2019

GENERAL INFORMATION

Applicant: Jeff Baxter, Cityvolve, LLC  
Property Owner: Cityvolve, LLC  
Requested Action: The applicant is requesting Conceptual Review of the proposed renovation of the existing two story office building  
Requested Approval: Conceptual Review  
Existing Zoning: B-3, General Business  
Location: 140 N Main Street  
Existing Land Use: Vacant

Ordinance Reference:

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Recommendation:

Based upon preliminary staff review, the project does not meet all zoning ordinance requirements. A landscape plan will be required. A lighting and signage plan have not been submitted. The plan does not show adequate parking, and a parking justification letter will be required. The landscaped border does not meet the minimum requirement in all areas, but the Board has the authority to reduce the border if the intent of the plan is being met. The building official feels that an additional handi-cap parking space may be required.
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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: 140 NORTH MAIN STREET

Project address (if in shopping center, Indicate name): 140 NORTH MAIN STREET, SUMMERVILLE SC 29483

TMS#: 137-07-08-002  Property zoned: B-3 GENERAL BUSINESS

Property owner/developer:

Name(s): JEFF BAXTER  Firm: CITYVOLVE, LLC
Phone: 843.557.9764  Email: jbaxter@cityvolve.com

Primary Contact:

Name: JENNIFER BROOKS  Firm: THE MIDDLETON GROUP
Phone: 843.302.0632  Email: jennifer@themiddletongroup.net

Architect:

Name: LAURA MIDDLETON  Firm: THE MIDDLETON GROUP
Phone: 843.302.0632  Email: laura@themiddletongroup.net

Landscape Architect:

Name:  Firm:
Phone:  Email:

Engineer:

Name:  Firm:
Phone:  Email:
The Commercial Development Design Review Board will meet at 4pm on: July 18, 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: 4/27/19

[Board Approval Only]:
☐ Approved as Submitted ☐ Approved as Noted ☐ Disapproved
Date of Preliminary Approval __________________ Date of Final Approval ______________
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__________________________________________________________
COMMERICAL DESIGN REVIEW BOARD APPLICATION CHECKLIST
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☐ 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.
## 2019 CDRB Meeting Schedule

<table>
<thead>
<tr>
<th>Month</th>
<th>Submittal Deadline</th>
<th>Meeting Date</th>
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<tbody>
<tr>
<td>January</td>
<td>28-Dec</td>
<td>17-Jan</td>
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<td>December</td>
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<td>19-Dec</td>
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Meetings 3rd Thrs begin at 4pm at Town Hall (200 S. Main St.)
Fees apply

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**Design Review Fee.** Review fees are paid at submission of the preliminary application and shall be set as follows:

### Fee Schedule:

<table>
<thead>
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<th>Category</th>
<th>Fee</th>
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<td>0-5 acres</td>
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<td>6-10 acres</td>
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<tr>
<td>100+ acres</td>
<td>$400.00 + $2.00 per each acre or portion thereof over 100</td>
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<tr>
<td>Signs</td>
<td>$25.00</td>
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</table>
EXISTING SITE SURVEY
NOT TO SCALE
PROPOSED SITE SKETCH

PROPOSED ACCESS TO ADJACENT PARKING (NOT GRAPHICALLY SHOWN)

PROPOSED BANK DRIVE-THROUGH (PENDING TENANT NEGOTIATIONS)

NEW ENTRY PLAZA & LANDSCAPING

NEW ENTRY ADDITION (SEE FLOOR PLANS)

NEW EQUIPMENT SCREEN, TYPICAL

NORTH MAIN STREET

WEST 1ST NORTH STREET

NEW ENTRY PLAZA & LANDSCAPING

NEW ENTRY ADDITION (SEE FLOOR PLANS)

NEW EQUIPMENT SCREEN, TYPICAL
EXISTING FIRST FLOOR PLAN
SCALE:  1/16" = 1'-0"

EXISTING SECOND FLOOR PLAN
SCALE:  1/16" = 1'-0"
EXISTING STAIR
NEW STAIR OPEN TO ABOVE
NEW ADDITION TO HOUSE
ELEVATOR & LOBBY
CANOPY
9'-10"
61'-4"
102'-8"
NEW SCREEN WALL
NEW WINDOW
UP
ELEC.
NEW SCREEN WALL
24'-3"
NEW RESTROOMS
TO MEET ADA
REQUIREMENTS
(NORTH MAIN STREET FACADE)
NEW STAIR OPEN TO BELOW
EXISTING STAIR
NEW RESTROOMS
TO MEET ADA
REQUIREMENTS
NEW WINDOW
DN
ELEC.
NEW STAIR OPEN TO BELOW
EXISTING STAIR
NEW RESTROOMS
TO MEET ADA
REQUIREMENTS
140 North Main Street
Town of Summerville CDRB Conceptual Review 06.28.2019
140 North Main Street
Sheet 5
HARDIEPANEL CEMENTITIOUS SIDING W/ EXPOSED REVEALS, PAINTED

*NEW PAINT FOR ENTIRETY OF EXISTING FACADE

WOOD-LOOK COMPOSITE DECKING

PROPOSED ELEVATION - PLAN SOUTH (NORTH MAIN STREET FACADE)

SCALE: 1/16" = 1'-0"

NEW CLEAR ANODIZED ALUMINUM STOREFRONT

NEW WOOD SCREEN WALL, PAINTED

NEW CANTILEVERED AWNING W/ METAL SOFFIT AND FASCIA

SOLID PANEL AT TOP ROW OF STOREFRONT

PROPOSED ELEVATION - PLAN NORTH (PARKING LOT FACADE)

SCALE: 1/16" = 1'-0"

HARDEPANEL CEMENTITIOUS SIDING W/ EXPOSED REVEALS, PAINTED

WOOD-LOOK COMPOSITE DECKING

*NEW PAINT FOR ENTIRETY OF EXISTING FACADE

NEW WINDOWS TO MATCH EXISTING

PROPOSED ELEVATION - PLAN WEST

SCALE: 1/16" = 1'-0"

HARDEPANEL CEMENTITIOUS SIDING W/ EXPOSED REVEALS, PAINTED

WOOD-LOOK COMPOSITE DECKING

*NEW PAINT FOR ENTIRETY OF EXISTING FACADE

NEW WOOD SCREEN WALL, PAINTED

PROPOSED ELEVATION - PLAN EAST (WEST 1ST NORTH STREET FACADE)

SCALE: 1/16" = 1'-0"
RENDERING AT NORTH MAIN STREET / WEST 1ST NORTH STREET
TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: July 11, 2019

GENERAL INFORMATION

Applicant: Daniel Jussely
Property Owner: CR Properties, LLC
Requested Action: The applicant is requesting Conceptual Review of the proposed development of an assisted living and memory care facility
Requested Approval: Conceptual Review
Existing Zoning: B-3, General Business
Location: 151 Grandview 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. Staff had previously discussed with the applicant that the front landscaped border should be on N. Gum Street. The proposed layout cuts off circulation from Grandview to Gum Street. Based on 142 units the parking is deficient by 7 parking spaces. A parking justification letter will be required. Planning and Engineering staff are not comfortable with the placement of parking on the Grandview Drive ROW. Engineering will need verification of the current condition of the pond and its capacity to accommodate the development. A sidewalk will be required to be installed the length of the frontage on N. Gum Street. Documentation of the release of the parking agreement with the Buffalo Wild Wings will be required. The fire marshal needs 360 degree access at grade level for fire protection of the 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 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):
X  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: The Claiborne at Summerville

Project address (If in shopping center, indicate name): 151 Grandview Drive Summerville, SC 29483

TMS#: 137-04-08-017 , 137-04-08-018 Property zoned: B-3 General Business

Property owner/developer:
Name(s): Daniel Jussely Firm: CR Properties, LLC
Phone: 601-336-5050 Email: djussely@crpropertiesllc.com

Primary Contact:
Name: Andrew Bajoczky Firm: Cranston Engineering Group
Phone: 843-314-1965 Email: abajoczky@cranstonengineering.com

Architect:
Name: Michael Fitz Firm: Arrive Architecture Group
Phone: 817-514-0584 Email: michael@arriveag.com

Landscape Architect:
Name: Bill Reich Firm: Reich Landscape Architecture
Phone: 225-336-5890 Email: bill@reichla.com

Engineer:
Name: Andrew Bajoczky Firm: Cranston Engineering Group
Phone: 843-314-1965 Email: abajoczky@cranstonengineering.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: 6/27/19

[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.
2019 CDRB Meeting Schedule

<table>
<thead>
<tr>
<th></th>
<th>Submittal Deadline</th>
<th>Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>26-Dec</td>
<td>17-Jan</td>
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<tr>
<td>February</td>
<td>1-Feb</td>
<td>21-Feb</td>
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<tr>
<td>March</td>
<td>1-Mar</td>
<td>21-Mar</td>
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<tr>
<td>April</td>
<td>29-Mar</td>
<td>18-Apr</td>
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<tr>
<td>May</td>
<td>26-Apr</td>
<td>16-May</td>
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<tr>
<td>June</td>
<td>31-May</td>
<td>20-Jun</td>
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<td>July</td>
<td>28-Jun</td>
<td>18-Jul</td>
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<td>August</td>
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<td>October</td>
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<td>November</td>
<td>1-Nov</td>
<td>21-Nov</td>
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<tr>
<td>December</td>
<td>29-Nov</td>
<td>19-Dec</td>
</tr>
</tbody>
</table>

Meetings 3rd Thurs begin at 4pm at Town Hall (200 S. Main St.)
Fees apply

*Design Review Fee.* Review fees are paid at submission of the preliminary application and shall be set as follows:

<table>
<thead>
<tr>
<th>Fee Schedule:</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Conceptual</td>
<td>No Charge</td>
</tr>
<tr>
<td>0-5 acres</td>
<td>$100.00</td>
</tr>
<tr>
<td>6-10 acres</td>
<td>$150.00</td>
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<tr>
<td>11-20 acres</td>
<td>$200.00</td>
</tr>
<tr>
<td>21-50 acres</td>
<td>$300.00</td>
</tr>
<tr>
<td>51-100 acres</td>
<td>$400.00</td>
</tr>
<tr>
<td>100+ acres</td>
<td>$400.00 + $2.00 per each acre or portion thereof over 100</td>
</tr>
<tr>
<td>Signs</td>
<td>$25.00</td>
</tr>
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</table>
## The Claiborne at Summerville

### Total # of Units:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Independent Living Units:</th>
<th>1st Floor</th>
<th>2nd Floor</th>
<th>3rd Floor</th>
<th>Gross S.F.</th>
<th>Net Rentable S.F.</th>
<th>Common Area S.F.</th>
<th>Total Conditioned S.F.</th>
<th>1st Floor Total S.F.</th>
<th>2nd Floor Total S.F.</th>
<th>3rd Floor Total S.F.</th>
<th>Patios/Porches S.F.</th>
<th>Unit Balconies S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Unit SQ.FT.</td>
<td>UNIT TYPE # OF UNITS</td>
<td>UNIT TYPE # OF UNITS</td>
<td>UNIT TYPE # OF UNITS</td>
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<tr>
<td>1st Floor</td>
<td>675</td>
<td>A-1: 1/1 7</td>
<td>A-1: 1/1 7</td>
<td>A-1: 1/1 7</td>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td>71,279</td>
<td>58,210</td>
<td>25,544</td>
<td>2,512</td>
<td>6,771</td>
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<tr>
<td>2nd Floor</td>
<td>775</td>
<td>A-2: 1/1 11</td>
<td>A-2: 1/1 11</td>
<td>A-2: 1/1 11</td>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3rd Floor</td>
<td>818</td>
<td>A-3: 1/1 2</td>
<td>A-3: 1/1 2</td>
<td>A-3: 1/1 2</td>
<td>2</td>
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<td>1,010</td>
<td>B-1: 2/2 6</td>
<td>B-1: 2/2 6</td>
<td>B-1: 2/2 6</td>
<td>6</td>
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<td></td>
<td>Total</td>
<td></td>
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<td>26</td>
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<td></td>
<td>78</td>
<td></td>
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<tr>
<td></td>
<td>Total Sq.ft. Of units</td>
<td>20,946</td>
<td>20,946</td>
<td>20,946</td>
<td>62,838</td>
<td>95,341</td>
<td>59,692</td>
<td>155,033</td>
<td>100.0%</td>
<td>117 Surface Spaces</td>
<td>18 Garages</td>
<td>135 Provided Spaces</td>
<td></td>
</tr>
</tbody>
</table>

### Gross S.F.:

- Net Rentable S.F.: 95,341 (61.5%)
- Common Area S.F.: 59,692 (38.5%)
- Total Conditioned S.F.: 155,033 (100.0%)

### Memory Care Living Units:

<table>
<thead>
<tr>
<th>Unit SQ.FT.</th>
<th>UNIT TYPE # OF UNITS</th>
<th>1st Floor</th>
<th>2nd Floor</th>
<th>3rd Floor</th>
<th>Total # of Units</th>
<th>Total # of Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>350</td>
<td>E 2</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Total</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>TOTAL:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sq.ft. Of units</td>
<td></td>
<td>7,000</td>
<td>7,000</td>
<td>7,000</td>
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</table>

### Assisted Living Units:

<table>
<thead>
<tr>
<th>Unit SQ.FT.</th>
<th>UNIT TYPE # OF UNITS</th>
<th>1st Floor</th>
<th>2nd Floor</th>
<th>Total # of Units</th>
<th>Total # of Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>473</td>
<td>A 5</td>
<td>10</td>
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<td>20</td>
</tr>
<tr>
<td>545</td>
<td>B 2</td>
<td>23</td>
<td>23</td>
<td>46</td>
<td>46</td>
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<tr>
<td>630</td>
<td>C 3</td>
<td>5</td>
<td>5</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>848</td>
<td>D 3</td>
<td>6</td>
<td>6</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>Total</td>
<td>12</td>
<td>32</td>
<td>44</td>
<td>TOTAL:</td>
<td></td>
</tr>
<tr>
<td>Sq.ft. Of units</td>
<td></td>
<td>7,259</td>
<td>18,244</td>
<td>25,503</td>
<td></td>
</tr>
</tbody>
</table>

### Parking:

- Provided: 117 Surface Spaces, 18 Garages, 135 Provided Spaces
Above-Left: East property corner looking Southwest along Grandview Dr.
Above-Right: Southeast property corner looking North.
Below-Left: Eastern property corner looking Northeast.
Below-Right: Southeast property corner looking Northwest.
Above-Left: West property corner looking Northeast along N Gum St.
Above-Right: North property corner looking South along N Gum St.
Below-Left: Center of property looking Northeast.
Below-Right: Center of property looking Southwest.
Above: Example fence from previous development.
Below: Example fence from previous development.