TOWN OF SUMMERVILLE
SPECIAL COMMERCIAL DESIGN REVIEW BOARD – AGENDA
Summerville Municipal Complex
Annex Building 2nd Floor Training Room
August 22, 2019 4:00 p.m.

Approval of July 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. Trolley Road Retail – Development of a new retail center at 440 Old Trolley Road (B-3)
   The applicant is requesting Final Approval
2. Wasabi of Summerville – 202 Berkeley Circle site changes (B-3)
   The applicant is requesting Final Approval

NEW BUSINESS:
1. Autobell Knightsville – Development of a new tunnel carwash at Knightsville Crossing (B-3)
   The applicant is requesting Conceptual Review
2. Signs

MISCELLANEOUS:
None

ADJOURN:

Posted August 19, 2019
The meeting was called to order at 4:01 pm by the Chairman. Mr. Campeau asked for consideration of the June 20, 2019 meeting minutes. Mr. Beauchene made a motion for approval of the minutes as presented and Ms. Rogerson seconded. The motion carried 6-0.

Mr. Campeau proposed to the board to amend the agenda to allow the signs to be considered first out of courtesy. A motion was made to amend the agenda by Mr. Beauchene. The Motion was seconded by Ms. Blanton. The motion passed 6-0.

SIGN
1. Summerville Medical Center – Ms. Maria Whack and Mr. Steve Fitts presented to the Board a proposal for a new freestanding sign for Summerville Medical Center. The proposal includes a large LED message center. The intent would be to have a static information bar at the bottom detailing ER wait times, and a portion that would rotate through a series of static images providing public information. The image would cycle through, but the bottom would update every 15 minutes on the ER wait time. Mr. Fitts explained that the message center would be an 8mm pixel with a very clear image up to 23’ away. He explained that older versions of the message centers did not dim and brighten well with the changing light of the day, but this model does a much better job not being overly bright at night. He also presented a study showing that digital signs do not increase the number of accidents within close proximity to their installation. The Board discussed the impacts of the images, and talked about hold times of those slides. The board asked why the sign was so large. Mr. Macholl explained that staff had made the decision that based on the use to consider the hospital campus as a large office development. This would allow the larger sign, eliminating the need for a variance. Ms. Kelly from the SMC explained that though hospitals are not listed in the ordinance, she felt that the hospital was similar to schools and churches which are permitted to have the message centers.

A motion was made by Mr. Beauchene for final approval as presented. The motion was seconded by Ms. Blanton. During discussion Ms. Palmer stated that she would like to have the Town reserve the right to ask the Hospital for changes to the way the sign is handled if it were to become a nuisance. The motion carried 6-0.
OLD BUSINESS

1. Weathers Tract Lot 2A – The first item under Old Business was requested to be removed from consideration by the applicant.

2. Weathers Tract Lot 2B – The second item under Old Business was requested to be removed from consideration by the applicant.

NEW BUSINESS

1. 140 N Main Street – The first item under New Business was a request for Conceptual Review of the proposed redevelopment of the existing office building located at 140 N. Main Street. Mr. Jeff Baxter of Cityvolve and Ms. Jennifer Brooks of the Middleton Group came to the table to discuss the project. Mr. Baxter explained that his company is working on the redevelopment of the Magnolia Square office project and that this project will be a major gut rehab of the existing building on N. Main Street. He explained that they intend to bring this building up to class A office. The building is currently 0 lot line on two sides, and there is an opportunity to really improve this building even with the constraints. They continue to work with the adjacent property owners to address some of the issues including parking. The intent is to modernize and enhance. They will be adding a small addition to house the new elevator and ADA accessibility. Ms. Brooks addressed the proposed architecture. She explained they intend to work on the exterior by adding more materials and “skinning” out the exterior. Materials would include new paint on some of the stucco, hardi planks and composite decking to add texture and architectural detail, also adding windows. Mr. Campeau asked about the proposed drive through shown on the site plan. Mr. Baxter explained that a bank branch had approached them about the use of the first floor. They intend to rework the parking lot and possibly get a connection to the Parks Funeral Home parking lot. They would like to pull out some of the concrete on the Main street side to install some planting beds and soften the streetscape at that location. Mr. Campeau said that the rear access was very important to the workability of the site, and that the five foot landscaped border was not that important due to the urban nature of the area and development. Mr. Gregor said that he felt that the design was on the right track, but that he would like to see some more or different materials and less EIFS. Mr. Baxter expressed a concern about what will be found during demo and asked if anyone knew or had pictures of the building prior to the last renovation. The board discussed the old building and thought that it had a brick exterior and bigger windows. Mr. Baxter said that if a tenant requested store front windows that could possibly be done. Mr. Campeau expressed concerns over the lack of a front access to N. Main Street. He felt that the architecture didn’t improve the façade enough and told the applicant to keep working on the design, and really work the design to fit the streetscape.

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

2. The Claibourne at Summerville – The second item under New Business was a request for Conceptual Review of a proposed assisted living facility. Mr. David Jussely, Mr. Rob Tatum and Mr. Craig Tatum of CP Properties and Mr. Matt Randall of Cranston engineering came to the table to present the project. Mr. Jussely explained that this project is proposed to be an independent living, assisted living and memory care facility. There will be 78 independent living, 44 assisted living and 20 memory care units, and that this will be their first project in South Carolina. He explained that after meeting with staff and hearing their concerns, and after the tree survey was completed, there is an incredible specimen oak on site that they decided to save, this resulted in shifting the building to accommodate the tree. They also had to purchase more property, the Buffalo Wild Wings parking, which they had previously not intended to purchase due to the existing parking agreement. They intended to move that parking to perpendicular parking along Grandview. Mr. Campeau asked about their parking requirements. Mr. Jussely explained that in their experience 0% of the memory care units require parking, only 10% of the assisted living units require parking and that 100% of the independent living units require parking. They also have 25 employees. Because of this there is a very low impact on traffic. Ms. Palmer asked about the garages shown on the plan. It was explained that it is near the tree and they are not garages more carports. Staff and the board discussed the landscape border, with Mr. Macholl explaining that staff wanted the front landscape border shown on the Gum Street side to provide more screening for the “back of house” and that there really is not a need for front screening along Grandview. Mr. Campeau told the applicants to design the layout that they feel that they need and that the Board can discuss and have the authority to make allowances. Mr. Campeau also told the applicants to add a hedge infront of the parking to screen the parking lot. Discussion turned to the proposed parking in the Grandview ROW. It was explained that to make up for the parking lost on the side for the Buffalo Wild Wings, it was moved to the ROW to meet the obligation. Staff expressed concerns due to the other businesses at that entrance. Specifically the carwash stacks customers along Grandview often and it will result in those spaces being blocked regularly, or the carwash using them for their customers. Discussion continued on the placement and the type of parking needed to be provided. It was suggested that the parking shown on the ROW be grass and not paved. Mr.
Gregor addressed the applicant’s architecture telling them that the design was pretty good. It has good rhythm and massing. Mr. Campeau told them that because this used to be an actual brickyard, they would expect to see more brick on the façade. The applicants responded that the current proposed design already has about 40-50% brick, with the balance remaining be hardi plank, used both horizontally and in a board and batten style. Mr. Gregor stressed that the brick element needs to be “played up” using certain elements to highlight the brick. The board agreed that they were generally on the right track on the design of the building. The applicants explained that this was being completed using the new opportunity zone incentives and that they are intending on moving quickly with this project.

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

MISCELLANEOUS:
1. None

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

Respectfully Submitted, Date: ________________

Tim Macholl
Zoning Administrator

Approved: Chris Campeau, Chairman _________________________________; or,

Michael Gregor, Vice Chairman _________________________________
STAFF REPORT  
CDRB Meeting  
August 15, 2019 at 4:00 p.m.

TO: Town of Summerville CDRB  
FROM: Planning Staff  
DATE: August 8, 2019

GENERAL INFORMATION

Project/Applicant: Trolley Road Retail  
Property Owner: Seth Newman  
Requested Action: The applicant is requesting Final Approval of a proposed retail development  
Requested Approval: Final Approval  
Existing Zoning: B-2 Neighborhood Business Centers  
Location: 440 Old Trolley Road  
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 prior to building permit. The property lines will need to be abandoned and a new plat recorded before the issuance of building permits. The expansion of the existing storm basin crossing the property line will require a stormwater easement, unless that property line is abandoned as well. There is an existing drainage easement that is centered on the rear property line that is currently filled with existing vegetation, the landscape plan also calls for additional plantings in that easement. The applicant will need to obtain permission from the easement holder for the additional plantings to be planted in the easement. The applicant will be required to obtain the necessary encroachment permits for the access to Pointer Drive. Bike Racks have not been provided, a detail is also required matching Town approved racks. A photo metric plan has not been submitted. A signage plan has not been submitted. A tree protection plan and detail will be required, the tree removal plan should be overlaid on the site plan. A Tree Removal Application is required. Staff does not recommend the use of maples in the parking lot. The canopy at the corner encroaches into the required landscape border, the CDRB has the authority to allow this encroachment.
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: Oct 18, 19

Project name: OLD Trolley RD RETAIL

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

TMS#: 145-15-10-013, 014, 015 Property zoned: B3

Property owner/developer:
Name(s): Seth Newman Firm:
Phone: __________________ Email: seth.newman@me.com

Primary Contact:
Name: __________________ Firm: __________________
Phone: __________________ Email: __________________

Architect:
Name: Losse Knight Firm: CKC Architects
Phone: __________________ Email: losse@ckcarchitects.com

Landscape Architect:
Name: __________________ Firm: __________________
Phone: __________________ Email: __________________

Engineer:
Name: Gilets Branch Firm: EarthSource Engineering
Phone: 843.681.0525 Email: branchgn@earthsource-eng.com
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.
The Commercial Development Design Review Board will meet at 4pm on: 06.15.19

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: 7/26/19

[Board Approval Only]:
☐ Approved as Submitted  ☐ Approved as Noted  ☐ Disapproved
Date of Preliminary Approval _____________ Date of Final Approval _____________
Conditions: ____________________________________________________________
_______________________________________________________________
OLD TROLLEY ROAD RETAIL
440 OLD TROLLEY ROAD
SUMMERVILLE, SC 29485

SITE DATA:
TMS#: 5-10-013,014,015
LOT SIZE (TOTAL): ±1.11 ACRES
FLOOD ZONE: "X"
FIRM PANEL#: 45068 0245C
DATE: APRIL 15, 1994
ZONED: B-3 (GENERAL BUSINESS)
BUFFERS:
FRONT: 10' MINIMUM (5% AVERAGE DEPTH)
SIDE: 5' (POINTER DRIVE)
REAR: 15' (W/ 6' FENCE)
SETBACKS:
FRONT: 30'
SIDE: 5'
REAR: 15'
PROPOSED BUILDING:
RETAIL BUILDING: 10,000 SQ. FT.
PARKING REQUIRED:
RETAIL: 1/200 SQ FT = 46 SPACES
PARKING PROVIDED:
PAVED = 46 SPACES
HANDI = 2 SPACES
TOTAL = 48 SPACES
PROPOSED BUILDING:
RETAIL BUILDING: 10,000 SQ. FT.
PARKING REQUIRED:
RETAIL: 1/200 SQ FT = 46 SPACES
PARKING PROVIDED:
PAVED = 46 SPACES
HANDI = 2 SPACES
TOTAL = 48 SPACES
GENERAL NOTES

C-001

GENERAL CLEARING NOTES

SITE DATA

GENERAL & SPECIAL SITE NOTES

ERICA CONTROL, GENERAL PAVING, & GRADING NOTES

TOWN OF SUMMERVILLE SWPPP NOTES

SUMMERVILLE UTILITY NOTES

SUMMERVILLE SEWER NOTES

SUMMERVILLE WATER NOTES

FINAL DRB SET

SITE DATA:

TMS#: 145-15-10-013,014,015

LOT SIZE (TOTAL): ±1.11 ACRES

FLOOD ZONE: "X"

FIRM PANEL#: 450068 0245C

DATE: APRIL 15, 1994

ZONED: B-3 (GENERAL BUSINESS)

BUFFERS:

FRONT: 10' MINIMUM (5% AVERAGE DEPTH)

SIDE: 5' (POINTER DRIVE)

REAR: 15' (W/ 6' FENCE)

SETBACKS:

FRONT: 30'

SIDE: 5'

REAR: 15'

PROPOSED BUILDING:

RETAIL BUILDING: 10,000 SQ. FT.

PARKING REQUIRED:

RETAIL: 1/200 SQ. FT = 46 SPACES

PARKING PROVIDED:

PAVED = 46 SPACES

HANDI = 2 SPACES

TOTAL = 48 SPACES
SITE DATA:

TMS#: 1-10-013,014,015
LOT SIZE (TOTAL): ±1.11 ACRES
FLOOD ZONE: "X"
FIRM PANEL#: 450068 0245C
DATE: APRIL 15, 1994
ZONED: B-3 (GENERAL BUSINESS)
BUFFERS:
FRONT: 10' MINIMUM (5% AVERAGE DEPTH)
SIDE: 5' (POINTER DRIVE)
REAR: 15' (W/ 6' FENCE)
SETBACKS:
FRONT: 30'
SIDE: 5'
REAR: 15'
PROPOSED BUILDING:
RETAIL BUILDING: 10,000 SQ. FT.
PARKING REQUIRED:
RETAIL: 1/200 SQ FT = 46 SPACES
PARKING PROVIDED:
PAVED = 46 SPACES
HANDI = 2 SPACES
TOTAL = 48 SPACES

SPECIAL NOTE:

Proposed building is located on a corner lot with a minimum setback of 10 feet in the front, 5 feet on the sides, and 15 feet in the rear. The Zoning District is B-3 (General Business).

Parking requirements include 46 spaces for retail, with 2 handicap spaces included in the total parking count of 48 spaces.

The site is located on Old Trolley Road, with a proposed retail building of 10,000 square feet. The lot size is ±1.11 acres, and the firm panel number is 450068 0245C. The flood zone is designated as "X."
INITIAL LAND DISTURBANCE PHASE NOTES

DURING THE CONSTRUCTION PHASE.

CONSTRUCTION PHASE NOTES:

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED...
PROPOSED
ONE STORY
RETAIL BLDG
AREA=±10,233 SF
FFE=53.00

OLD TROLLEY ROAD 3-18-199 100'R/W

DRIVE R/W VARIES

POINTER DRIVE R/W VARIES

UNDERGROUND POWER

UNDERGROUND POWER

TRANSFORMER PAD
Enlarged Existing Context - Trolley Road North Streetscape

- 622 Trolley
- Salon Trio
- Ye Old Fashioned (Old Trolley Dental Associates)
- 440 Trolley Retail Center
- Center to the North of 440
- Glass Specialist

Enlarged Existing Context - Trolley Road North Streetscape
Existing Context Trolley Road South Streetscape

XperTech
Old Trolley Animal Clinic
Warehouse Specialties
Shipley Office Park

Trolley Station
Crestview Dr.
Family Dollar (at intersection)

Deluxe Car Wash
Extra Space Storage

Enlarged Existing Context- Trolley Road South Streetscape
Existing Context - Buildings Adjacent to 440 Trolley Road

Center to the North of 440

Warehouse Specialties

Shipley Office Park
Trolley Station

Existing Context - Adjacent Buildings at Intersection

Family Dollar

Old Trolley Dental Associates

Ye Ole Fashioned
STREET LEVEL VIEW NORTH ALONG OLD TROLLEY ROAD
STREET LEVEL VIEW SOUTHWEST FROM TROLLEY RD
1. PRIMARY ROOF SYSTEM: SINGLE PLY MEMBRANE ROOF SYSTEM ON R-24 POLYISO RIGID INSULATION ON PLYWOOD ROOF DECK.

2. HIPPED ROOF AT COVERED COURT: STANDING SEAM METAL ROOF SYSTEM.

3. PARAPETS: FINISH WITH CONT. PRE-FINISHED ALUM. CAP. OR SINGLE PLY MEMBRANE. PROVIDE PRICE FOR BOTH COPING SYSTEMS. SINGLE PLY MEMBRANE ON BACK SIDE OF PARAPET WALLS.

4. ROOF DRAINS: DUAL FLOW ROOF DRAIN SYSTEM WITH SLOPED INSULATION CRICKETS, TYPICAL.
TRANSOM HEADER HEIGHT : 10'-0"
PARAPET HEIGHT : 23'-5"
DOOR HEADER HEIGHT : 8'-0"
CLERESTORY HEIGHT : 17'-3"
RIDGE HEIGHT : 31'-6"
KALWALL TRANSLUCENT WINDOW PANELS
LIGHT BRICK VENEER
RECEDED EIFS LINTEL TRIM, TYP
STANDING SEAM METAL ROOF (GALVANIZED)
EIFS STUCCO SYSTEM AT FASCIA, SOFFIT, AND-FREEZE TRIM
CURVED ACCENT DORMER
PREFINISHED BREAMETAL FASCIA, TYP
ALUMINUM STOREFRONT SYSTEM, TYPICAL
STANDING SEAM METAL ROOF (GALVANIZED)
EIFS STUCCO SYSTEM AT FASCIA, SOFFIT, AND-FREEZE TRIM
CURVED ACCENT DORMER
PREFINISHED BREAMETAL FASCIA, TYP

NOTE: ALL SIGNAGE FUTURE BY OTHERS
**SIDE ELEVATION - DUMPSTER ENCLOSURE**

Scale: 3/16" = 1'-0"

**REAR ELEVATION - DUMPSTER ENCLOSURE**

Scale: 3/16" = 1'-0"

**PLAN - DUMPSTER ENCLOSURE**

Scale: 3/16" = 1'-0"

**FRONT ELEVATION - DUMPSTER ENCLOSURE**

Scale: 3/16" = 1'-0"
NOTE: THIS BUILDING IS SHOWN FOR REFERENCE ONLY. THIS BUILDING IS NOT TO BE REVIEWED BY THE DRB AS IMPROVEMENTS COST ARE LESS THAN 50% OF THE BUILDING VALUE AND NOT REQUIRED TO BE REVIEWED BY THE BOARD.

THE INTENT IS FOR 440 TROLLEY AND THE NEWLY PROPOSED CORNER RETAIL BUILDING TO FUNCTION AS ONE RETAIL PLAZA. SAME OWNERSHIP FOR BOTH BUILDINGS.
NOTE: THIS BUILDING IS SHOWN FOR REFERENCE ONLY, THIS BUILDING IS NOT TO BE REVIEWED BY THE DRB AS IMPROVEMENTS COST ARE LESS THAN 50% OF THE BUILDING VALUE AND NOT REQUIRED TO BE REVIEWED BY THE BOARD.

THE INTENT IS FOR 440 TROLLEY AND AND THE NEWLY PROPOSED CORNER RETAIL BUILDING TO FUNCTION AS ONE RETAIL PLAZA. SAME OWNERSHIP FOR BOTH BUILDINGS.

PROPOSED FACADE IMPROVEMENT- RETAIL CENTER AT 440 TROLLEY ROAD

EXISTING CONDITION PHOTO- RETAIL CENTER AT 440 TROLLEY ROAD.
Avenue Outdoor Wall Sconce
By Avenue Lighting

Product Options

Finish: Black, Silver
Size: Small, Medium, Large

Details

- Designed in 2018
- Material: ALUMINUM
- Sloped ceiling adaptable (0-30)
- UL Listed
- Warranty: Limited 1 Year
- Made In China

Dimensions

Small Option Backplate: Width 4", Height 4", Depth 0.5"
Small Option Fixture: Width 7", Height 12", Depth 3.75", Weight 4Lbs
Medium Option Backplate: Width 4", Height 4", Depth 0.5"
Medium Option Fixture: Width 7", Height 16", Depth 3.75", Weight 5Lbs
Large Option Backplate: Width 4", Height 4", Depth 0.5"
Large Option Fixture: Width 7", Height 20", Depth 3.75", Weight 6Lbs

Lighting

- Two 6 Watt (500 Lumens) 120 Volt GU10 Twist & Lock Base LED Lamp(s) (Included)

Additional Details

Rating: UL Listed

Product ID: AVLP212843

Created June 12th, 2019
STAFF REPORT  
CDRB Meeting  
August 15, 2019 at 4:00 p.m.

TO: Town of Summerville CDRB  
FROM: Planning Staff  
DATE: August 8, 2019

GENERAL INFORMATION

Project/Applicant: Wasabi of Summerville/Empire Engineering  
Property Owner: Azalea 888 Zhou Tang LLC  
Requested Action: The applicant is requesting Final Approval of the proposed property redesign and relocation of existing office building due to Berkeley Circle road construction.  
Requested Approval: Final Approval  
Existing Zoning: B-3, General Business  
Location: At the corner of Sheep Island Road and Berkeley Circle  
Existing Land Use: Restaurant

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 project is requesting Final Approval of the proposed new layout due to the relocation of Berkeley Circle. This project last received Final Approval May 13, 2016. Based on preliminary staff review, the project does not fully meet the zoning ordinance. Bicycle parking has not been shown on the plan, ordinance requires seven (7) bicycle parking spaces be provided. Town Engineer requests that proposed internal sidewalks be extended to the public sidewalks proposed along the new Right-of-Way. Parking for the relocated 1,500 sf office building is deficient. Minimum parking for an office this size is seven (7) parking spaces and the plan shows four (4), an accessible parking space is also required. The proposed front porch proposed for the relocated office is not being shown on the plans and should be shown. A landscape plan should be provided for the relocated office building. The proposed parking shown at the end of the drive aisle closest to the new Old Light Road should be removed. The proposed landscaping does not meet the Town Ordinance for the border plantings, and it is currently showing understory trees in lieu of canopy trees. The planning and engineering staff request that the Old light Road access line up with the drive for the relocated office building. The Phasing plan is does not show the final layout after road construction is complete. Staff would request that the final version be shown showing the layout after the temp road is removed and construction is completed. Foot candle calculation required in photo metric plan. Verify disturbance acreage and stormwater permitting requirements.
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: Wasabi of Summerville - Parking Lot Re-configuration

Project address (if in shopping center, indicate name): 202 Berkeley Circle

TMS#: 232-00-01-016 Property zoned: B-3

Property owner/developer:
Name(s): Zhou Tang Firm: Azalea 888 Zhou Tang, LLC
Phone: __________________ Email: __________________

Primary Contact:
Name: Jeff Carper Firm: Carper Civil Consulting, LLC
Phone: 843-277-7261 Email: jeff@carpercivilconsulting.com

Architect:
Name: __________________ Firm: __________________
Phone: __________________ Email: __________________

Landscape Architect:
Name: __________________ Firm: __________________
Phone: __________________ Email: __________________

Engineer:
Name: Lauren B. Carper, P.E. Firm: Carper Civil Consulting, LLC
Phone: 843-471-2089 Email: lauren@carpercivilconsulting.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: 7/26/2019

[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)
- Photographs of the proposed project site, properties on either side of proposed site, and of properties across the street from the project site.
**LEGEND**

- TEMP. SEEDING = TEMPORARY SEEDING USED TO STABILIZE SLOPES.
- PERM. SEEDING = PERMANENT SEEDING TO ENSURE SLOPES ARE COVERED.
- SEDIMENT TUBE = TYPICAL SEDIMENT CONTAINMENT STRUCTURE.
- STONE FILTER RING = DISPLAYED TO INDICATE LOCATION OF STONE FILTER RING.

**WASABI OF SUMMERVILLE PARKING LOT RE-CONFIGURATION**

**STORM WATER POLLUTION PREVENTION PLAN (SWPPP)**

**Date:** 8/5/19

**Drawing Title:** WASABI OF SUMMERVILLE PARKING LOT RE-CONFIGURATION

**Project:** 202 Berkeley Circle

**Location:** Summerville, SC 29483

**Scale:** 1" = 30'

**Project No:** 06/26/2019

**Carper Civil Consulting, Inc.**
2547 Josiah Street, Charleston, SC 29492
843-471-2089
www.CarperCivilConsulting.com
Site Data:

202 Berkeley Circle
Summerville, SC 29483

Drawing Title:

Sheet Number:

Seal/COA:

Revisions:

Project:

WASABIOFSUMMERVILLEPARKINGLOTRE-CONFIGURATION

CCC Project No:

2019006

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Scale:

1" = 30'

Issued For:

Carper Civil Consulting, Inc.
2547 Josiah Street,
Charleston, SC 29492
843-471-2089
www.CarperCivilConsulting.com

PERMITTING NOT FOR CONSTRUCTION

8/5/19

SITE PLAN

C-103

MAP NOTE:

1. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY GP SURVEYING, INC.
2. TRANSFER OF EXISTING UTILITIES FROM SURVEY TO PROPOSED ROADWAY
3. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES

SITE DATA:

SITE ADDRESS 202 BERKELEY CIRCLE
PARCEL TMS# 232-00-01-016
232-00-01-035
232-00-01-018

ZONING B-3
USE RESTAURANT
PARKING
EXISTING 67
REQUIRED 1 PER 4 SEATS
+ 1 PER 2 EMPLOYEES
80 SPACES
PROVIDED 80, INCL. 4 ACCESSIBLE

SITE AREA ANALYSIS (SEE INSET)

PARCEL 232-00-01-016
EXISTING
1.98 AC - ROW TAKE
0.43 AC - ROW ACQUISITION
0.28 AC TOTAL 1.83 AC

PERVIOUS: 0.64 AC (35%)
IMPERVIOUS: 1.19 AC (65%)

PARCEL 232-00-01-035
EXISTING
1.043 AC
TEMP. ROW
0.21 AC

PARCEL 232-00-01-018
EXISTING
0.57 AC
- ROW TAKE
0.01 AC TOTAL 0.55 AC

TEMP. ROW
0.16 AC

SITE PLAN KEY NOTES:

1. STANDARD PAVEMENT SECTION, SEE DETAILS.
2. STOP SIGN WITH 24" WHITE STOP BAR, SEE DETAILS.
3. CONCRETE SIDEWALK, SEE DETAILS.
4. UNDERGROUND UTILITIES, SEE LABELS.
5. FANG BOLLARD, 4 TOTAL.
6. POWER POLE AND GUYS, SEE DETAILS.
7. PROTECT AND MAINTAIN EXISTING WATER APPURTENANCES.
8. PROTECT AND MAINTAIN EXISTING POWER POLE AND GUYS.
9. REMOVE 15" RCP'S FROM BOX TO TERMINUS. SEAL BOX TO SITE TO PROVIDE POSITIVE DRAINAGE TO PROPOSED ROAD
10. PROTECT AND MAINTAIN EXISTING POWER POLES AND GUARDRAILS.

SITE DEVELOPMENT NOTES:

1. SEE GENERAL NOTES, SHEET G-001.
2. SEE SITE DIMENSIONAL CONTROL PLAN FOR LAYOUT INFORMATION.
3. ALL PAVEMENT SECTION MATERIALS AND INSTALLATION SHALL MEET THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
4. PAINTED PARKING STRIPING SHALL BE 4" WIDE WHITE STRIPES AND BE LOCATED AS SHOWN ON SHEET.
5. ALL EXISTING UTILITIES SHALL REMAIN IN THEIR PRESENT LOCATION.

SITE PLAN KEY:

1. SHEEP ISLAND ROAD (R/W VARIES)
2. EXISTING ASPHALT PARKING LOT
3. EXIST'G DETENTION POND
4. EXISTING DRIVEWAY
5. EXISTING DRIVEWAYS
6. EXISTING RELOCATED OFFICE PHASE 2
7.percement drive
8. percement lot
9. percement pond
10. percement road
11. percement sign
12. percement utilities
13. percement wall

Site Area:

232-00-01-016
RESIDUAL
1.06 AC

232-00-01-016
ROW TAKE
0.42 AC

232-00-01-018
ROW TAKE
0.01 AC

232-00-01-016
ACQUISITION
0.28 AC

232-00-01-035
TEMP. ROW
0.21 AC

232-00-01-018
TEMP. ROW
0.16 AC

EXISTING WASABI RESTAURANT
1-STORY ROCK & STUCCO BUILDING
SHEEP ISLAND ROAD
(R/W VARIES)

EXISTING ASPHALT PARKING LOT
EXT'G DETENTION POND
EXISTING DRIVEWAY
EXISTING DRIVEWAYS
EXISTING RELOCATED OFFICE PHASE 2
**SILT FENCE INSTALLATION**

- **Installation:** Excavate a trench approximately 6-inches wide and 6-inches deep when placing fabric by hand. Place 12-inches of fabric into the ground when pneumatically installing silt fence with a slicing method. Purchase fabric in continuous rolls and cut to the length of the barrier to avoid joints. When joints are necessary, wrap the fabric around the posts using staples made of heavy-duty wire at least 1½-inch long, spaced a maximum of 18-inches apart. Use either flat-bottom or V-shaped trenches shown below.

- **Materials:**
  - **Description:**
  - **When and Where to Use It:**
    - Silt fence should be installed to prevent erosion and sedimentation on slopes with gradients greater than 6%.
    - The barrier shall be placed close to the edge of the slope to prevent erosion and sedimentation.
    - The fence shall be placed perpendicular to the direction of flow to prevent erosion and sedimentation.
    - The fence shall be placed at least 24-inches above the ground to prevent erosion and sedimentation.

- **Filter Fabric:**
  - Underlining non-woven geotextile fabric
  - 8-in. filter fabric

- **Compacted Earth:**
  - 4-in. compacted earth

- **Use Either Flat-Bottom or V-Bottom Trenches Shown Below:**

- **Public Road:**
  - Bury fabric

- **Edges Shall Be Tapered Out Towards Road to Prevent Tracking of Mud on the Edges:**

- **Culvert Pipe:**
  - Install a culvert pipe across the entrance when needed to provide positive drainage.

- **SWPPP DETAILS**

---

**END VIEW OF SITCH**

---

**C-501**
NOTES:
1. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH STATE DOT STANDARD SPECIFICATION (LATEST EDITION).  
2. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR FURTHER RECOMMENDATIONS.

FERTILIZER 10-10-10            500 LB/AC    AGRICULTURAL LIMESTONE         2000 LB/AC
MULCH (STRAW)                  4000 LB/AC
RYE (GRAIN)                    120 LB/AC AUGUST 15 - DECEMBER 30
AGRICULTURAL LIMESTONE        2000 LB/AC
MULCH (STRAW)                 4000 LB/AC
GERMAN MILLET                 40 LB/AC
FERTILIZER 10-10-10           500 LB/AC    AGRICULTURAL LIMESTONE        2000 LB/AC
MULCH (STRAW)                 4000 LB/AC
ANNUAL LESPEDEZA              50 LB/AC
RYE (GRAIN)                   120 LB/AC

COMPACTED SUBBASE SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT

2" HOT MIX ASPHALTIC CONCRETE BINDER COURSE (DOT SECTION 402)

1.5" HOT MIX ASPHALTIC CONCRETE BINDER COURSE

COMPACTED AGGREGATE BASE COURSE

IN ACCORDANCE WITH GEOTECHNICAL REPORT

NEW ASPHALT PAVEMENT SECTION, SEE DETAIL

TACK COAT

SEEDING SCHEDULE

MAY 1 - AUGUST 15

FEBRUARY 1 - MARCH 31, AUGUST 20 - OCTOBER 25

GRASS SHALL BE PROVIDED FOR ALL DISTURBED AREAS.
FERTILIZER SHALL BE ... WITH ALL CLODS OR CLUMPS BROKEN UP AND FOREIGN MATERIAL AND DEBRIS REMOVED.  FERTILIZER SHALL BE APPLIED AT A MINIMUM RATE OF 1000 LB/AC.  LIME SHALL BE APPLIED AT A MINIMUM RATE OF 3000 LB/AC.  FERTILIZER AND LIME SHALL BE THOROUGHLY WORKED INTO THE SOIL, AND THE SEED SHALL BE APPLIED EVENLY AT THE MINIMUM RATE OF 130 LB/AC AND RAKED IN LIGHTLY.  SEeded AREAS SHALL BE DRESSED SMOOTH, ...  APPLIED AT 4000 LB/AC AREAS SHALL BE SPRAYED WITH EMULSION TO BIND SEED AND PREVENT EROSION, IMMEDIATELY AFTER SEEDING.

PERMANENT SEEDING SCHEDULE:

MAY 1 - AUGUST 15

EARLY SEEDING PERIOD:

SEPTEMBER 1 - DECEMBER 30

LATE SEEDING PERIOD:

FEBRUARY 1 - MARCH 31

ANNUAL SEEDING SCHEDULE:

MAY 1 - AUGUST 15

FEBRUARY 1 - MARCH 31

PERMITTING NOT FOR CONSTRUCTION

WASABI OF SUMMERVILLE
LOT RE-CONFIGURATION
AZALEA BBZ 201
ENLCO LLC
200 Berkeley Circle
Summerville, SC 29483

Drawing Title:
CCC Project No:
Issued For:

Project:

Seal/COA:

06/26/2019

2019006

8/5/19

1" = 30'
LEGEND

- CANOPY TREE
- UNDERSTORY TREE
- SHRUB
- TREE PROTECTION

MAP NOTE:
1. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY GP SURVEYING, INC.
2. TRANSFER OF SELLS PROPERTY TO W&S DESIGNER FROM OLD LIGHT ROAD (SOUTH) TO BERKELEY CIRCLE (FORMERLY BERKELEY CIRCLE)
3. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES ON SURVEY (i.e. MANHOLE, STORM GRATE, PIPE INVERTS, ETC.).

SHEEP ISLAND ROAD (R/W VARIES)
EXISTING WASABI RESTAURANT
1-STORY ROCK & STUCCO BUILDING

EXISTING ASPHALT PARKING LOT
EXT'G DETENTION POND
OLD LIGHT ROAD (SOUTH)
FORMERLY BERKELEY CIRCLE

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>#</th>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAMES</th>
<th>SIZE</th>
<th>NOTES</th>
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<tbody>
<tr>
<td>CANOPY TREES</td>
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</tr>
<tr>
<td>1</td>
<td>QUEV</td>
<td>Quercus virginiana</td>
<td>Live Oak 2.5&quot; Cal. B&amp;B</td>
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<tr>
<td>1</td>
<td>ULMP</td>
<td>Ulmus parvifolia</td>
<td>Chinese Elm 2.5&quot; Cal. B&amp;B</td>
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<td>UNDERSTORY TREES</td>
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<tr>
<td>4</td>
<td>JUNV</td>
<td>Juniperus virginiana</td>
<td>Eastern Red Cedar 5 FT B&amp;B or Container, Single Trunk</td>
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<tr>
<td>1</td>
<td>LAGI</td>
<td>Lagerstroemia indica 'Natchez'</td>
<td>Natchez Crepe Myrtle 8 FT B&amp;B or Container, Single Trunk</td>
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<td>SHRUBS</td>
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<tr>
<td>13</td>
<td>ABxG</td>
<td>Abelia x grandiflora 'Kaleidoscope'</td>
<td>Kaleidoscope Abelia 3 Gal. Spaced 24&quot; O.C.</td>
<td></td>
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<tr>
<td>6</td>
<td>ILGL</td>
<td>Ilex glabra</td>
<td>Inkberry 3 Gal.</td>
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<tr>
<td>5,265</td>
<td>PBM</td>
<td>Pine Bark Mulch 3&quot; DEEP</td>
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<td>GROUNDCOVER</td>
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<td>1</td>
<td>LAGI</td>
<td>Lagerstroemia indica</td>
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<tr>
<td>7</td>
<td>ILGL</td>
<td>Ilex glabra</td>
<td>Inkberry 3 Gal.</td>
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<td>3,265</td>
<td>PBM</td>
<td>Pine Bark Mulch 3&quot; DEEP</td>
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PERMITTING
NOT FOR CONSTRUCTION

WASABI OF SUMMERVILLE PARKING LOT RE-CONFIGURATION

AZALEA 888 ZHOUTANG, LLC
202 Berkeley Circle
Summerville, SC 29483

DRAWING TITLE:
SITELANDSCAPE PLAN

Sheet Number
L-101

SCALE 1" = 30'
NOTES:
1. MAINTAIN TREE BARRICADES AT ALL TIMES UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE.
2. BARRICADES SHALL BE FLUSH TO THE GROUND, AN UNDISTRACTED HIGH VISIBILITY COLOR AND MATERIALS.
3. SECURE OF BARRICADES, WHERE EXPOSED TO VARIOUS WEATHER ELEMENTS, TO PROVIDE A CHECK FOR THE CONTRACTOR TO COMPARE WITH THEIR OWN SPECIFICATIONS.
4. THE CONTRACTOR OR HIS/HER REPRESENTATIVE SHALL LOCATE PLANT MATERIALS AT THE SOURCE FOR INSPECTION OF PLANTS AT THE SOURCE.
5. PREPARING PLANTING HOLE FOR SMALL TREES & SHRUBS (8" X 12" X 18"") (MIXTURE): PROVIDE MID-CENTURY MULCH, REDucing THE RISK OF WATER ACCUMULATION.
6. ALL GRAND TREES IMPACTED ARE TO BE TREATED BY A CERTIFIED ARBORIST.

SHRUB PLANTING DETAIL - NTS

A. PLANTING SOIL: MIX SOIL AMENDMENTS AND FERTILIZERS WITH CLEAN TOPSOIL AS INDICATED ON THE DRAWINGS.
B. LIME: ASTM C 602, CLASS T, AGRICULTURAL LIMESTONE.
C. BONEMEAL: COMMERCIAL, RAW, FINELY GROUND; MINIMUM OF FOUR (4) PERCENT NITROGEN AND TWENTY (20) PERCENT PHOSPHORIC ACID.
D. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER, CONSISTING OF 1 LB/1000 SQ. FT. (0.5 KG/100 SQ. M) OF NITROGEN; 0.5 LB/1000 SQ. FT. (0.25 KG/100 SQ. M) OF PHOSPHORUS; 0.5 LB/1000 SQ. FT. (0.25 KG/100 SQ. M) OF POTASSIUM, BY WEIGHT. CONTRACTOR TO SUBMIT FERTILIZER COMPOSITION FOR REVIEW.
E. SLOW-RELEASE FERTILIZER: GRANULAR FERTILIZER CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, AND POTASSIUM; 10 PERCENT NITROGEN; AND 10 PERCENT POTASSIUM; BY WEIGHT. CONTRACTOR TO SUBMIT FERTILIZER COMPOSITION FOR REVIEW.
F. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER, CONSISTING OF 0.5 LB/1000 SQ. FT. (0.25 KG/100 SQ. M) OF NITROGEN; 0.25 LB/1000 SQ. FT. (0.125 KG/100 SQ. M) OF PHOSPHORUS; 0.25 LB/1000 SQ. FT. (0.125 KG/100 SQ. M) OF POTASSIUM, BY WEIGHT. CONTRACTOR TO SUBMIT FERTILIZER COMPOSITION FOR REVIEW.

GROUND COVER PLANTING DETAIL - NTS

A. HARDWOOD MULCH.
B. 3" HARDWOOD MULCH THROUGHOUT PLANTING BED MOUND TOPSOIL 4" TO FORM SAUCER. KEEPS SAUCER LEVEL.
C. PLANTING Mixture (SEE SPECS.)
D. SCARIFY EDGES OF PLANTING HOLE.

TREE PLANTING DETAIL - NTS

A. PLANTING Mixture WELL COMPACTED.
B. 4" HIGH ORANGE SAFETY FENCING FASTENED TO POSTS AND RAILS.
C. POSTS 6'O.C. (MIN) TOP AND BOTTOM RAILS FASTENED TO POSTS.
D. 2' MIN. DEPTH.

Landscape Details and Notes

FINISH IMPROVEMENTS AND GROUND COVERERS SOIL AND AMENDMENTS

A. TOPSOIL: ASTM B55, FREE OF STONES ONE (1) INCH (25 MM) OR LARGER.
B. LIME: ASTM C 590, CLASS C, AGRICULTURAL LIMESTONE.
C. PEAT HUMUS: PALM-SEEDED OR SHRUBMULched, CONSISTING OF PARTICULARY Decomposed Moss Peat, Otherwise Than Spruce/Rese/Peat, Plowed, 0R Rood-Bridge Peat.
D. SALISBURY WOOL FALCED: Composited INTREATED OF UNIFORM TEXTURE, FREE OF FINESTERS AND Textile MATERIALS.
E. BONEMEAL: COMMERCIAL, RAW, FINELY GROUND; MINIMUM OF FOUR (4) PERCENT NITROGEN AND TWENTY (20) PERCENT PHOSPHORIC ACID.
F. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER, CONSISTING OF 1 LB/1000 SQ. FT. (0.5 KG/100 SQ. M) OF NITROGEN; 0.5 LB/1000 SQ. FT. (0.25 KG/100 SQ. M) OF PHOSPHORUS; 0.5 LB/1000 SQ. FT. (0.25 KG/100 SQ. M) OF POTASSIUM, BY WEIGHT.
G. SLOW-RELEASE FERTILIZER: GRANULAR FERTILIZER CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, AND POTASSIUM; 10 PERCENT NITROGEN; AND 10 PERCENT POTASSIUM; BY WEIGHT. CONTRACTOR TO SUBMIT FERTILIZER COMPOSITION FOR REVIEW.

ARROYO PLANTING DETAIL - NTS

A. PLANTING Mixture WELL COMPACTED.
B. 4" HIGH ORANGE SAFETY FENCING FASTENED TO POSTS AND RAILS.
C. POSTS 6'O.C. (MIN) TOP AND BOTTOM RAILS FASTENED TO POSTS.
D. 2' MIN. DEPTH.

SHRUB PLANTING DETAIL - NTS

A. PLANTING Mixture WELL COMPACTED.
B. 4" HIGH ORANGE SAFETY FENCING FASTENED TO POSTS AND RAILS.
C. POSTS 6'O.C. (MIN) TOP AND BOTTOM RAILS FASTENED TO POSTS.
D. 2' MIN. DEPTH.

SAVE STAMPS FOR REFERENCE.  REMOVE AT TIME OF ONE YEAR REVIEW.

NOTES:
1. ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR ONE (1) FULL YEAR AFTER ESTABLISHMENT OF GUARANTEE PERIOD. ANY PLANT THAT DIES OR IS REMOVED DURING THE GUARANTEE PERIOD, OR THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR DEFOLIATION, OR INADEQUATE OR IMPROPER TENDING SHALL BE REPLACED NO LATER THAN THE SUCCEEDING PLANTING SEASON. COST, INCLUDING TRANSPORT, WILL BE CONSIDERED TO BE INCLUDED IN THE BID AND CONTRACT PRICE. REPLACED MATERIAL TO ALSO HAVE A ONE (1) YEAR GUARANTEE.

3. ALL QUANTITIES LISTED ON THESE DRAWINGS ARE APPROXIMATE, AND ARE LISTED ONLY TO CLARIFY UNITS AND TO PROVIDE A CHECK FOR THE CONTRACTOR TO COMPARE WITH THEIR OWN ESTIMATES.
1. The Contractor is responsible for preparing and maintaining comprehensive erosion and sediment control plans for the Project area. These plans must be reviewed and approved by the SCDOT.

2. All existing boundary and topographic information must be obtained and recorded at the beginning of the Project and periodically updated throughout construction.

3. The Contractor is responsible for field locating all existing utilities and marking them with permanent flags or markers.

4. The Contractor shall take necessary action to minimize the discharge of pollutants from equipment and de-watering of temporary ponds.

5. All erosion control devices shall be maintained between the last row of silt fence and all stockpiles of freshly treated lumber, and construction chemicals that could be exposed to storm water shall be handled according to the SCDOT BMPs.

6. The Contractor shall take necessary action to minimize the discharge of pollutants from equipment and de-watering of temporary ponds.

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SILT FENCE DETAIL

Required. The post height will be twice 6-inches apart. Staple a 2-inch wide lathe over the filter fabric to securely fasten it to the upslope side of wooden posts. Attach fabric 6-feet centers. Attach fabric to wood posts using staples made of heavy-duty wire at least 1½-inch long, spaced a maximum of post with both ends fastened to the post, with a 6-inch minimum overlap. Install posts to a minimum depth of 24-inches. Install posts Excavate a trench approximately 6-inches wide and 6-inches deep when placing fabric by hand. Place 12-inches of geotextile fabric into the exposed post height. Post spacing will remain the same and extra height fabric will be 4-, 5-, or 6-feet tall. Locate silt fence fabric. In all cases, ties should be affixed in no less than 4 places. Install the fabric a minimum of 24-inches above the ground. When necessary, the height of the fence above ground may be greater than 24-inches. In tidal areas, extra silt fence height may be checks every 100 feet maximum and at low points. Install the fence perpendicular to the direction of flow and place the fence the proper SEDIMENT TUBE INSTALLATION

Inspection and Maintenance:

Sediment tubes for ditch checks should remain in place until fully established vegetation and root systems have completely developed and can survive on their own. Minimize the number of sediment tubes needed to span the width of the drainage conveyance. Preferred compared to two overlapping 10 foot sediment tubes.

STABILIZED CONSTRUCTION ENTRANCE

Description

Installation:

FABRIC

COMPACTED EARTH

DIVERT ALL SURFACE RUNOFF AND STRUCTURE.

THE ENTRANCE WHEN NEEDED TO RE-CONFIGURATION

DATE

100 FT MIN.

END VIEW OF DITCH

END VIEW OF DITCH

18-IN.

18-IN.

USE EITHER FLAT-BOTTOM OR V-BOTTOM TRENCH DETAIL SHOWN BELOW

RE-CONFIGURATION

Date:

Sheet Number:

Drawing Title:

CCC Project No:

Issued For:

Seal/COA:

06/26/2019

1" = 30'

SUMMERVILLE PARKING LOT RE-CONFIGURATION

AZALEA 888 ZHOU

202 Berkeley Circle

Summerville, SC 29483

COPYRIGHT 2019 CARPER CIVIL CONSULTING

WASABI 843-471-2089

8/16/19

06/26/2019

PERMITTING

Wasabi

NOT FOR CONSTRUCTION

WASABI

C-501

SWPPP DETAILS

www.CarperCivilConsulting.com

304-535-3100

AZALEA 888 ZHOU

TANQ, LLC

282 Berkeley Circle

Summerville, SC 29483

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Summerville, SC 29483

COPYRIGHT 2019 CARPER CIVIL CONSULTING

843-471-2089

8/16/19

06/26/2019

PERMITTING

Wasabi

NOT FOR CONSTRUCTION
General Description:
The R-8240-FL Wave Bike Rack is a high-capacity, corral-style bike stand that accommodates up to 7 bikes at a time. Bikes can be secured using a U-lock or cable between the frame and front or rear wheel. Wave bike racks are made from carbon steel and feature durable powder coatings to prevent corrosion and wear. Select from 1 of 6 custom colors. Bolt-down flanges for existing concrete surface installation.

Specifications:
- Height: 36"
- Cross Span: 63 1/2"
- Weight: 63 lbs
- Material: Steel

Finish Options:
- Polyester Powdercoated

Notes:
- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions and engineering requirements.
- Bike rack is provided as shown with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry.
- This drawing is not drawn to scale. Dimensions provided herein are for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

Grade

Drop-in Anchor Installation:
1) Use a carbide tip drill bit (conforming to ANSI B 212.15) to drill 5/8" x 2" hole (dia. x depth)
2) Clean drill hole of debris
3) Insert anchor into drill hole
4) Use hammer and proper setting tool* (for 1/2" Drop-In Anchor from UCAN) to drive plug down
5) Fasten button head screw (Maximum torque 22 ft x lbf)
* Substitute a narrow punch tool at installer's risk

Notes:
- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions and engineering requirements.
- Bike rack is provided as shown with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry.
- This drawing is not drawn to scale. Dimensions provided herein are for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

PARTS LIST

<table>
<thead>
<tr>
<th>WEIGHT</th>
<th>MATERIAL</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>63 lbs</td>
<td>Steel</td>
<td>Powder Coated Bike Rack R8240FL R8240FL 1 1</td>
</tr>
<tr>
<td>1/8 lbs</td>
<td>Stainless Steel</td>
<td>Stainless Steel Washer 1/2&quot; OD 1 1/4&quot; Thick .05&quot; Stainless Steel Washer 1/2&quot; 62 62</td>
</tr>
<tr>
<td>1/8 lbs</td>
<td>Stainless Steel</td>
<td>Hexagon Socket Button Head Cap Bolt 1/2&quot; x 1 1/4&quot; - requires 5/16&quot; hex key Button Head Bolt 1/2&quot; x 1 1/4&quot; 63 63</td>
</tr>
<tr>
<td>1/8 lbs</td>
<td>Steel Plated</td>
<td>Drop-in Concrete Insert 1/2&quot; - requires 5/8&quot; x 2&quot; hole (dia. x depth) Drop-in Concrete Insert 1/2&quot; 64 64</td>
</tr>
</tbody>
</table>
1. MAINTAIN TREE BARRICADES AT ALL TIMES UNTIL DEVELOPMENT
2. BARRICADES SHALL BE CONSTRUCTED OF WOOD OR PLASTIC FENCING OR
3. TREE BARRICADES SHALL BE PLACED BENEATH THE CANOPY DRIP LINE OR

DEBRIS, VEHICLES, AND DEVELOPMENT ACTIVITIES.

STANDARDS BY THE PLANNING DIRECTOR.

ARBORIST.

ACTIVITIES ARE COMPLETE.

10' MIN.

EXISTING TREE

TO REMAIN

SAFETY FENCING

4' HIGH ORANGE

FASTENED TO POSTS

AND RAILS

TOP AND BOTTOM RAILS

EXISTING GRADE

BED

3" HARDWOOD MULCH

THROUGHOUT PLANTING

FORM SAUCER. KEEP

PLANTING MIXTURE

WELL COMPACTED

MOUND PLANTING

*BRACE STRAP WITH POLY OR

REINFORCED RUBBER HOSE AT FIRST

TREE PLANTING DETAIL - NTS

PLANTING MIXTURE

WELL COMPACTED

PLANTING MIXTURE (SEE

PLANTING HOLE

PLANTING MIXTURE (SEE

BALL.

ADDITIONAL SOIL ON TOP OF ROOT

TOP OF ROOT BALL TO BE 2" ABOVE

BASKET FROM ROOT

BURLAP, TWINE, ROPE

REMOVE CONTAINERIZED

CONTAINERS.

CONTINUE TO PUDDLE AND FILL AS NECESSARY.

WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT.

PREPARED BED AS

PLACE PLANTS IN

SECTION

OFFSET

1 W

2 W(TYP.)

6" MIN.(TYP.)

1/2 W(TYP.)

TRUNK WRAPPING

3" HARDWOOD MULCH AS SPECIFIED

(3) 1"X2"X12" WOOD STAKES

FINISH GRADE

SLOPE REQUIRES STABILIZATION.

ATYPICAL

6" MIN.

2 1 W(TYP.)

1/2 W(TYP.)

WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT.

PREPARED BED AS

PLACE PLANTS IN

SECTION

OFFSET

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2 W(TYP.)

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3" HARDWOOD MULCH AS SPECIFIED

(3) 1"X2"X12" WOOD STAKES

FINISH GRADE

SLOPE REQUIRES STABILIZATION.
STAFF REPORT  
CDRB Meeting  
August 15, 2019 at 4:00 p.m.

TO: Town of Summerville CDRB  
FROM: Planning Staff  
DATE: August 8, 2019

GENERAL INFORMATION

Project/Applicant: Autobell Knightsville  
Property Owner: Michael McDonald, Pavillion Development  
Requested Action: The applicant is requesting Conceptual Review of a proposed carwash facility  
Requested Approval: Conceptual Review  
Existing Zoning: B-3, General Business  
Location: Development parcel as part of Knightsville Crossing Shopping Center  
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’s comments. An address application will be required. A landscape plan will be required. A lighting plan will be required. A signage plan will be required. A tree survey showing all existing trees on the property will be required, appropriate tree protection detail will be required preserving existing grand trees on-site. A sidewalk will be required along Orangeburg Road for the entire frontage of the development. A sidewalk connection should be shown connecting the new sidewalk on Orangeburg Road to the internal pedestrian network of the site. If a dumpster is required, a dumpster enclosure will be required, constructed to match the building, and an appropriate detail. Provide verification that the addition of a carwash will not impact the previous traffic study for the redevelopment of the shopping center. The Town Engineer is concerned about drainage, verify disturbance calculations and stormwater requirements. Provide a stacking detail for the carwash, showing that all customer traffic can be contained wholly on the project property.
8478 Dorchester Rd, North Charleston, SC 29420

843-207-0690

OPEN
7 am — 8 pm

Monday: 7 am — 8 pm
Tuesday: 7 am — 8 pm
Wednesday: 7 am — 8 pm
Thursday: 7 am — 8 pm
Friday: 7 am — 8 pm
Saturday: 7 am — 8 pm
Sunday: 7:30 am — 7:30 pm
1724 E Broad St, Statesville, NC 28625

704-873-4943

HOURS

open
7 am — 8 pm

Monday: 7 am — 8 pm
Tuesday: 7 am — 8 pm
Wednesday: 7 am — 8 pm
Thursday: 7 am — 8 pm
Friday: 7 am — 8 pm
Saturday: 7 am — 8 pm
Sunday: 7:30 am — 7:30 pm
11725 Cotton Creek Entry, Alpharetta, GA 30005

770-752-3103

HOURS

open
7 am — 8 pm

Monday: 7 am — 8 pm
Tuesday: 7 am — 8 pm
Wednesday: 7 am — 8 pm
Thursday: 7 am — 8 pm
Friday: 7 am — 8 pm
Saturday: 7 am — 8 pm
Sunday: 7:30 am — 7:30 pm
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: July 26, 2019

Project name: Autobell Knightsville

Project address (If in shopping center, indicate name): Knightsville Crossing Shopping Center

TMS#: 135-16-00-075 Property zoned: B-3

Property owner/developer:
Name(s): Michael McDonald Firm: Pavilion Development Company
Phone: 704-557-9267 Email: mm@pavdevco.com

Primary Contact:
Name: Kyle Taylor, P.E. Firm: Hoyt + Berenyl
Phone: 843-870-7001 Email: ktaylor@hoytberenyl.com

Architect:
Name: Trey Lucas Firm: Trey Lucas Architecture
Phone: 843-404-307-0771 Email: trey@treylucas.com

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

Engineer:
Name: Kyle M. Hoyt, P.E. Firm: Hoyt + Berenyl
Phone: 843-408-3546 Email: khoyt@hoytberenyl.com
The Commercial Development Design Review Board will meet at 4pm on: August 15, 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: ______________

[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>Month</th>
<th>Submit Deadline</th>
<th>Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>28-Dec</td>
<td>17-Jan</td>
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<tr>
<td>February</td>
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<td>1-Nov</td>
<td>21-Nov</td>
</tr>
<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

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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:**

- **Conceptual**: No Charge
- **0-5 acres**: $100.00
- **6-10 acres**: $150.00
- **11-20 acres**: $200.00
- **21-50 acres**: $300.00
- **51-100 acres**: $400.00
- **100+ acres**: $400.00 + $2.00 per each acre or portion thereof over 100
- **Signs**: $25.00
#1 – Aerial view from google earth and photo legend.
#1 – Facing north along Orangeburg Rd

#2 Facing toward site from Orangeburg Rd
#3 – Facing toward main shopping area
Autobell Knightsville - Conceptual CDRB Submittal

#4 – Facing toward new Dunkin Donuts under construction