

**Staff Comments for the  
DESIGN REVIEW BOARD**

January 4, 2016

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**2291 Henry Tecklenburg Drive**

**Staff Comments:**

General:

1. The site has already been master planned with all of its parking, drainage and other site improvements in place. Two of the four building pads have been built upon, leaving the site of the proposed building before you, and one additional vacant building pad.

Site:

2. The only site work of any substance occurring will be foundation planting around the base of the building. It appears that the plant material proposed has built upon what has already been established on the site with the previous projects.

Building:

3. Show the proposed ramps, steps and associated railing on the building elevations and floor plans.
4. Continue the brick veneer around to the north elevation as it will be visible from the adjacent parking area.
5. This building follow the basic formula of the adjacent one story office building using brick with inset panels. Adjust the window proportions similar to those on the adjacent building. The current window proportions are too thin and should occupy more of the inset panel.
6. The stucco used in the inset panels and at the main building entry should adhere to the established L/360 standard to minimize movement and cracking. Also, the stucco should be a true three coat system and have a smooth trowel finish. Although, for a richer look, staff would prefer the use of a metal panel system in lieu of stucco.
7. In developing the design further, there needs to be a significant enough plane change between the brick veneer and stucco.
8. A thicker profile is needed for the flat metal canopy. The flat canopies should be made of substantial materials, possibly using a c-channel steel member for the edges.
9. On the north elevation, lower the placement of the canopy. Currently it appears to be too high. Another option would be to add a transom above the door.
10. On the next submittal, show all elements such as vents, electrical meters and etcetera which will penetrate the building envelope.

**Staff Recommendation:**

Staff recommends "Conceptual approval" with the conditions noted.

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**1085 Reflectance Road (aka 1096 Clements Ferry Road)**

**Staff Comments:**

General:

1. Staff has found the developer and Architect to be very responsive to our suggestions for the project. This design is a significant departure to the typical Dollar General prototype.
2. The building design is simple relying on good materials and subtle detailing.
3. Due to the configuration of the lot, coupled with the curb cut locations set by SCDOT and the requirement to provide access through the site to the adjacent parcel to the west has made for a challenging site layout.
4. The one discipline missing from the design team is a Landscape Architect, which is reflected in the quality of the planting design.

Site:

5. The landscape design lacks an identifiable design concept. The planting design is overly repetitive, simplistic, lacks cohesion and relies on some inappropriate plant selections. Consult with a Landscape Architect.
6. Provide a brick screen wall along the Clements Ferry Road frontage to help shield and soften both the parking lot but also the service area. Planting areas should be

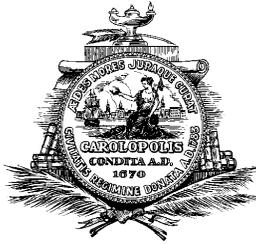
- provided on both the inside and outside of the wall.
7. Identify the material of the dumpster enclosure gates. Note 21 on sheet A2.1 identifies them as a painted steel ladder.
  8. Provide a concept drawing for the two monument signs. Both signs should incorporate the brick used on the building and should not have plastic faces. Routed aluminum faces are recommended.
  9. On sheet C-103 the sidewalk leading from Clements Ferry Road into the site doesn't connect to the sidewalk at the front of the building.
  10. Will there be parking lot lighting? If so, provide a photometric plan, fixture plan and fixture cut sheets conforming to the board's lighting policy statement. The use of SCE&G floods mounted on utility poles is not permissible.

**Building:**

11. The greatest challenge so far with the building design has been finding ways to incorporate windows, have the building not only address the parking lot but also the two streets, provide dimensional plane changes to the building and establish some unity in its design.
12. Currently, the fixture layout on sheet F1.1 shows fixtures in front of the windows on the northwest corner of the building. These fixtures will have to be removed.
13. Regarding the window to the right hand side of the front (south) elevation, it doesn't appear that the storefront divisions correspond with the abutting partition walls on the floorplan.
14. Windows should be introduced into the corner bay of the east elevation. Windows within the break room and hallway could be added. This could be accommodated with minor adjustments in partition walls.
15. Add a canopy above the requested windows on the corner bay of the east elevation.
16. On the south elevation, vent the restroom exhaust through the roof eliminating the through wall vent. Lower the wall pack fixture above the service door and eliminate the other two. Relocate the roof access ladder to the rear (north) elevation.
17. Add additional brick corbelling along the top of the two end bays.
18. The flat canopies should be made of substantial materials, possibly using a c-channel steel member for the edges.

**Staff Recommendation:**

Staff recommends "Deferral" with the conditions noted.



MEMBERS PRESENT: BILL MARSHALL, ERICA CHASE, MICHELLE SMYTH, KRISTEN KRAUSE,  
DAVID THOMPSON, JEFF JOHNSTON, JOHN TARKANY

STAFF PRESENT: BILL TURNER

CLERK: PEGGY JORDAN

## AGENDA

### DESIGN REVIEW BOARD

JANUARY 4, 2016

5:00 P.M.

2 GEORGE STREET

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**1. 2291 Henry Tecklenburg Drive – TMS# 309-00-00-409                      App. No. 161-04-1**

Request Conceptual approval for new construction of a medical office building as per documentation submitted.

Owner:                      Articularis Healthcare  
Applicant:                  James P. Verkaik  
Neighborhood/Area:      West Ashley

MOTION:                  Deferral – the building details need to be richer; address all sides of the building and the building’s relationship to the site.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 7 AGAINST 0

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**2. 1085 Reflectance Road (aka 1096 Clements Ferry Road)                      App. No. 161-04-2  
– TMS# 263-00-03-055**

Request Preliminary approval for new construction of a Retail Building as per documentation submitted.

Owner:                      Robert Wilkins Jr. and Steve Varn  
Applicant:                  Robert Wilkins Jr.  
Neighborhood/Area:      Cainhoy Peninsula

MOTION:                  Conceptual approval – readjust the sidewalk leading from the building to the street; refine turning radii at parking stalls; provide further information on site lighting; bring a landscape architect to the design team; refine the design of the freestanding sign with thick aluminum faces with dimension; sign base to be brick; address staff comments 1, 2, 4, 5, 7, 8 and 11-18.

MADE BY: J.Tarkany SECOND: E.Chase VOTE: FOR 7 AGAINST 0

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Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.