

**Staff Comments for the  
DESIGN REVIEW BOARD**  
February 1, 2016

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**Ripley Point Drive**

**Staff Comments:**

**Site:**

1. The Architectural Site Plan and the Landscape Plan need coordination.
2. Although our first choice would be to have the building pulled forward to Ripley Point Drive, with its porte-cochere to the east side of the building, staff understands that due to the narrowness of the Ripley Point frontage, coupled with accommodating a driveway, this isn't practical.
3. To improve the building's street presence, and relationship to the street corner, eliminate the 7 parking spaces at the corner of Ripley Point Drive and the 61 Connector. Also, in its current layout, a variance will be needed for the parking to encroach into the buffer. The project is currently 24 spaces over the zoning requirements.
4. Provide a screen wall around the parking court in front of the building. Also, the parking court could be further enhanced with additional landscaping. This area should read less like a parking lot and more like a vehicular plaza. Specialty pavement other than stamped asphalt should be used.
5. A more direct pedestrian access is needed from the main building entrance, crossing through the parking court, to Ripley Point Drive.
6. Staff is supportive of the board granting administrative approval for the building to encroach into the buffer along the 61 Connector.
7. Currently there is a split rail fence along the 61 Connector. Also, there is a small section of chain link fencing. Staff recommends replacing the existing fences with a decorative aluminum fence.
8. If permission can be obtained by SCDOT, rework the existing landscaping within the 61 Connector right of way. It's currently tired and in need of reworking. Live Oaks could be used as done so on other portions of the connector along with the existing Palmettos.

**Building:**

9. Staff feels that the height, scale and mass of the building is appropriate, and with modifications, the architectural direction will be also.
10. Currently the main body of the building incorporates brick and fiber cement panels of two colors. Staff recommends simplifying the main body using all brick as a first option and brick on the first three floors with metal panels on the third as a second option. Metal panels are currently proposed on the corner tower. Simplification of the main body of the building will result in a more organized and cleaner design while placing the focus on the corner tower and porte-cochere.
11. Although interesting, continue to refine the design of the corner tower. Also, eliminate the use of fiber cement and expand the use of metal panels in its place.
12. Reduce the size of the signs on the corner tower. Also, the city sign code doesn't allow a sign on the east side of the tower without a public entrance (other than emergency egress).
13. Reduce the size of the sign on the west elevation.
14. Refine the lite cuts of the windows on the main body of the building.
15. At the next submittal, provide information on the proposed HVAC louvers.
16. Provide screening of visible rooftop HVAC units.

**Staff Recommendation:**

Staff recommends "Conceptual approval" with the above conditions noted.

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## **2060 Bees Ferry Road**

### **Staff Comments:**

#### **General:**

1. The overall site circulation has improved.
2. Pulling the building away from Shadowmoss Parkway and the addition of street trees along Shadowmoss Parkway were both positive and smart moves.
3. Some minor but important changes have occurred in the building design such as: increasing storefront heights, lowering parapet heights on portions of the building and eliminating the goose neck light fixtures.

#### **Site:**

4. Provide some separation between the entry drive and the 6 parking spaces to the South.
5. Extend the Shadowmoss Parkway screen wall to the rear building corner and across the parking entrance drive to shield views while traveling South on Shadowmoss Parkway.
6. Simplify the monument sign design. Provide the overall sign height and the dimensions of the sign face.
7. Simplify the dumpster coral by using one brick.

#### **Building:**

8. The scale and massing of certain building elements, along with its lack of a clear architectural direction, are problematic.
9. Overall, the building still struggles with relating to its location at a primary entrance to a residential development. Although the building is commercial and certainly should not look like a residence, the use of some residential forms would help it better address its context.
10. The elimination of the storefront from the Shadowmoss Parkway side of the building is a downgrade in the building's design. This elevation now reads more like the back of the building. This building has 4 fronts, and all sides should be treated as such. Restudy the design approach.
11. Although the intent is understood, there are now too many roof forms, many which are ill proportioned and over scaled. The overscaled gables are particularly problematic.
12. On the Shadowmoss Parkway elevation, the awnings are positioned too high.
13. On the Shadowmoss Parkway elevation, eliminate all signage since there are no public entrances.

### **Staff Recommendation:**

Staff recommends "Deferral" with the conditions noted (staff would be agreeable to a recommendation of conceptual approval for the site with conditions).

## **1085 Reflectance Drive/1096 Clements Ferry Road**

### **Staff Comments:**

#### **Site:**

1. The sidewalk connection route from the building to Clements Ferry Road has improved.
2. Due to the length of time for the buffers to mature, provide a well detailed wooden fence, dressed on both sides, or a masonry wall beginning at the southeast rear corner of the building extending along the rear property line and along the east property line.

#### **Building:**

3. The addition of the sunshades to cover the back side of the store fixtures is not an acceptable option. The floorplan needs to be reconfigured so the windows serve their purpose.
4. Windows have not been added to the south elevation as conditioned by the

board.

**Staff Recommendation:**

Staff recommends “Deferral” with the conditions noted.

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**195 Main Road**

**Staff Comments:**

General:

1. This project was previously before the board last year. The same Landscape Architect/Land Planner is still involved in the project. However, the Architect has changed.

Site:

2. The entrance to the site has improved with the roundabout design aligning with the clubhouse. Incorporate the use of specialty pavement in this area (not stamped asphalt).
3. Provide a more welcoming site entrance and site connection to the clubhouse by replacing the three small walkways with a more generous entry plaza.
4. Many of the buildings continue to create pinch points between building corners and adjacent sidewalks and parking areas. Provide additional site room at these locations.
5. Refine the site pedestrian circulation by introducing specialty pavement crosswalks (not stamped asphalt), take advantage of the perimeter of the site adjacent to the wetlands for walking trails and align the entrance to building 5 with the walk leading from pond number 2 and provide pedestrian access from building 3 to pond number 2.
6. Will there be at grade HVAC units? If so, address their locations and screen them with a fence or wall.
7. Provide a design for both entry gates.
8. Will the pool be fenced? If so, provide fence details.
9. Provide a site lighting plan.
10. Provide information on the trash compactor and how it will be hidden from view.
11. Will ponds be wet or dry?

Building:

12. Provide an architectural terminus at the end of the secondary site entrance.
13. With the previous building designs, the board asked that they be simplified. However, the current designs have been overly simplified.
14. Eliminate both the horizontal and vertical brick accent bands.
15. Add brick sills to windows in the brick areas of the elevations.
16. Carry the brick into the porch areas and breezeways on the first and second floors.
17. The breezeways are uninviting. Provide a design allowing them to become more welcoming and read as building entrances.
18. Show the location of all dryer vents, building envelope penetrations, electrical meters, downspouts and gutters.
19. Eliminate the use of the boxed eaves.
20. Refine the proportions of the porch columns, corner boards, window trim and other trim elements to fit the scale of the buildings.
21. It's unclear if gable vents are proposed or siding in the upper portions of the gables.
22. On the clubhouse, the brick heights are awkward.
23. On the clubhouse, there's a lot of visual weight in the main gable.
24. Simplify the garages and maintenance building by using one material, preferably board and batten.

**Staff Recommendation:**

Staff recommends “Deferral” with the conditions noted (staff would be agreeable to a recommendation of conceptual approval for the site with conditions).

## **1411 Folly Road**

### **Staff Comments:**

#### General:

1. This project is well appreciated by the city. It involves taking an outdated shopping center and turning it into an asset for James Island.
2. The design team has done a good job in working with the existing building and site layout of the property while introducing two new building by the street, a screen wall linking the two buildings, addition of parking lot vegetation and providing a focus on pedestrian site circulation.

#### Site:

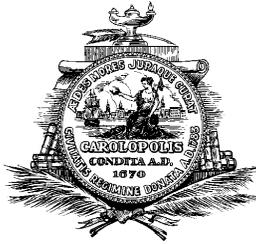
3. We are concerned with the visibility of the rear of the main building from Grimball Road. Steps should be taken both from a site design perspective as well as an architectural perspective to ensure this area is well designed and screened.
4. Provide dumpster details.

#### Buildings:

5. Work on improving the proportions of the front elevation of building one. Currently, there is a lot of visual weight above the storefronts and canopies.
6. Introduce additional glazing in the front elevation. Provide a building section to see if it’s possible to incorporate some upper windows into the space. Also, more ground floor storefront is needed.
7. For all of the buildings, simplify the material palette and details.
8. The drive through canopy needs restudy. Its heavy proportions in particular.
9. Overall, reduce the number of building light fixtures.
10. On building one, carry the brick on the south elevation to the rear corner to complete that elevation.
11. The canopies are noted as prefabricated metal canopies. Attention to detail will be important to ensure these canopies are well proportioned, well detailed and of high quality materials.
12. Some of the canopies and awnings should be lowered to engage the tops of the storefront.
13. As a scale device, introduce recessed sign bands in the brick portions of the facades,
14. On buildings four and five, eliminate the two canopies not over a window or door.
15. On buildings four and five, introduce more glazing on the Folly Road elevations.
16. On all buildings, the canopies and awnings should generally span from pilaster to pilaster. Some awnings do not completely span the windows below.

### **Staff Recommendation:**

Staff recommends “Deferral” with the conditions noted (staff would be agreeable to a recommendation of conceptual approval for the site with conditions).



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

STAFF PRESENT: BILL TURNER

CLERK: PEGGY JORDAN

## AGENDA

### DESIGN REVIEW BOARD

FEBRUARY 1, 2016

5:00 P.M.

2 GEORGE STREET

**1. Ripley Point Drive @ Herbert Fielding Connector – App. No. 162-1-1**  
**TMS# 421-11-00-061**

Request Conceptual approval for new construction of a hotel as per documentation submitted.

Owner: Upland Real Properties, LLC  
Applicant: Goff D'Antonio Associates  
Neighborhood/Area: Albemarle Point/West Ashley

MOTION: Conceptual approval – address staff comments 1,4,5,6 (if building is to encroach into buffer, it must address street better) 7,8,9,10 (simply refine the materials and how they are used) 11,12,13,14,15 and 16; refine site plan specifically to address trash pickup, deliveries, employee parking and parking condition; address landscaping along north edge adjacent to parking lot.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 6 AGAINST 0

**2. 2060 Bees Ferry Road – TMS# 358-00-00-099 App. No. 162-1-2**

Request Conceptual approval for new construction of a retail center as per documentation submitted.

Owner: Willco Properties, LLC  
Applicant: MJS Designs, LLC  
Neighborhood/Area: Shadowmoss/West Ashley

MOTION: Denial.

MADE BY: J.Johnston SECOND: D.Thompson VOTE: FOR 6 AGAINST 0

**3. 1085 Reflectance Road (aka 1096 Clements Ferry Road) – App. No. 162-1-3**  
**TMS# 263-00-03-055**

Request Preliminary approval for new construction of a retail center as per documentation submitted.

Owner: Robert Wilkins Jr. and Steve Varn  
Applicant: Tony Cates/JR Lex 2, LLC  
Neighborhood/Area: Cainhoy Peninsula

MOTION: Preliminary approval – address staff comments 1,2 (provide a two-sided fence and 3 (use panels in place of lower storefront).

MADE BY: M.Smyth SECOND: E.Chase VOTE: FOR 5 AGAINST 0

\*D.Thompson recuses

**4. 195 Main Road – TMS# 285-00-00-049, 176 App. No. 162-1-4**  
**and 285-15-00-058**

Request Conceptual approval for new construction of a multi-family development as per documentation submitted.

Owner: Southwood Realty Co.  
Applicant: William Ratchford

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Neighborhood/Area: West Ashley

MOTION: Deferral based on general Board decision – and address staff comments.

MADE BY: D.Thomposon SECOND: M.Smyth VOTE: FOR 6 AGAINST 0

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**5. 1411 Folly Road – TMS# 334-00-00-075 and 085**

**App. No. 162-1-5**

Request Conceptual approval for new construction of a retail center as per documentation submitted.

Owner: Bearle Properties, LLC  
Applicant: Belk 1 Lucy  
Neighborhood/Area: Signal Point/James Island

MOTION: Deferral.

MADE BY: D.Thompson SECOND: K.Kraus6 VOTE: FOR 6 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.