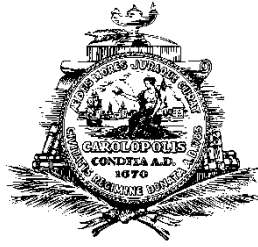


Board: Erica Chase (Chairman), Dinos Liollo, Andy Smith, Erin Stevens, Jeff Johnston, Michelle Smyth

City Staff: David Meeks, Velvett Simmons



RESULTS DESIGN REVIEW BOARD

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4:30 PM.

2 George St

1. Glenn McConnell and W. Wildcat Blvd. (Spinx) TMS# 306-00-00-012

Request preliminary approval for the construction of a gas station/car wash/convenience store.

Owner:	The Spinx Company
Applicant:	Ken Betsch on behalf of Spinx Co.
Neighborhood/Area:	West Ashley

MOTION: Preliminary approval with staff comments #1, 2 and 4, and Board comments to provide a photometric plan for all exterior lighting at the next submittal, do not use rock mulch in any of the planting beds, study the proportional relationship of the car wash towers, provide cut sheets for all exterior mechanical equipment as well as for exterior lighting.

MADE BY: DL SECOND: AS VOTE: FOR 6 AGAINST 0

Staff comments:

1. The applicant was asked to increase the height of the brick screen wall to 4ft height but this was not done and they are asking to stay with a 3'-4" tall wall. Since the Board allowed this wall height at the Parkers site on Sam Rittenberg, DRB is OK with the height of this wall remaining at 3'-4".
2. There is a note on the site plan calling out the wall height as 3' ht. but the wall detail calls out a 3'-4" ht. Please revise the note on the site plan to read 3' -4".
3. Removed
4. At the next submittal, applicant to please show the layout of the brick wall including the thickness show to scale and shoe the pillar locations. This can make a difference for the landscape layout.

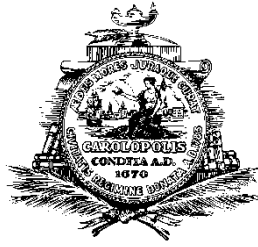
2. 2280 Henry Tecklenburg Dr. TMS# 309-00-00-467

Request preliminary approval for the construction of a one-story dialysis clinic.

Owner:	Dialysis Clinic Inc.
Applicant:	Randall Dover Architects.

Board: Erica Chase (Chairman), Dinos Liollo, Andy Smith, Erin Stevens, Jeff Johnston, Michelle Smyth

City Staff: David Meeks, Velvett Simmons



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Neighborhood/Area: West Ashley

MOTION: Preliminary approval with staff comment # 5, and Board comments to switch out the plants Aloe Yucca and Japanese Temstroemia with more native substitutes, provide the landscape sheets L201 and L202 that are referenced on the landscape plan or remove the note referencing these sheets if not used, screen the electric panels on the building with a fence and provide a fence detail.

MADE BY: JJ SECOND: MS VOTE: FOR 6 AGAINST 0

Staff comment:

- 5. Staff recommends that the top angle of the monument sign be revised to match the angle of the building roof that is closest to the monument sign

3. 1800 Produce Ln. TMS# 313-00-00-152

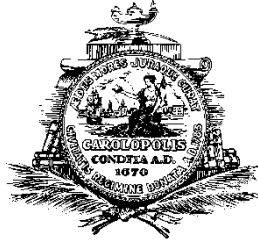
Request conceptual approval for the construction of a one-story multi-tenant commercial building.

Owner:	George Reavis
Applicant:	Losse Knight
Neighborhood/Area:	John's Island

MOTION: Conceptual approval with staff comments # 3-5, 7 & 8, and Board comments to study the sidewalk termination near the west lot line, study the activation or lack of activation for the Maybank side of the building (provide an alternative for the removal of a tenant entrance on the Maybank side of the building). Continue to study the landscape on the Maybank side of the building to provide flow of beds, articulation and relationship to the building, (expand on staff comment #8 to study the parking lot planter shape and location, and to provide additional planters for Palms in the saw tooth area of the parking lot where the cars pull in to the spaces closest to the building), provide a preliminary grading plan to show the grade change from Maybank Hwy to the FF of the building, show bike racks on the landscape plan and to ensure the bikes have enough room to not block the public sidewalk when bikes are locked.

Board: Erica Chase (Chairman), Dinos Liollo, Andy Smith, Erin Stevens, Jeff Johnston, Michelle Smyth

City Staff: David Meeks, Velvett Simmons



RESULTS
DESIGN REVIEW BOARD

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MADE BY: AS SECOND: DL VOTE: FOR 6 AGAINST 0

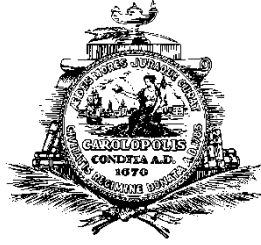
Staff comments:

1. Staff Supports this project and thinks this will be an attractive addition to Maybank Hwy and the beginnings of one of the three envisioned John's Island "Town Centers" along Maybank Hwy. The applicant has made improvements with the building façade articulation and by giving the front a little more room for more plantings, seating areas for the public, and a wider front sidewalk at 8 ft. wide and added bike racks. On the parking lot side of the building some plantings were added between the building and the sidewalk which is also an improvement.
2. Staff supports the building location in the landscape buffer.
3. Staff supports the change to the color "Rain Drop" for the center portion of the building.
4. Staff supports the goose-neck lighting specified on the building.
5. Removed (page numbers were provided)
6. Staff likes the style of the screen fence used
7. Regarding the two parking spots closest to Produce Ln., cars parked here will be very visible and staff request that the applicant add another layer of landscape screening with some additional height. The Dwarf Yupon Hollies and Ink Berry shrubs specified at this location will not get tall enough to screen the cars as they will be visible from Maybank Hwy and Produce Ln.
8. For the added low planters between the cars in the parking lot, staff recommends keeping these low so car bumpers can't hit them and they instead they act as wheel stops. (The planters may have to become wider so the car bumpers don't hit the trees)

DRB Chair signature: _____

Board: Erica Chase (Chairman), Dinos Liollo, Andy Smith, Erin Stevens, Jeff Johnston, Michelle Smyth

City Staff: David Meeks, Velvett Simmons



RESULTS
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2 George St