MEETING PROTOCOL

• Staff will control the Powerpoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

• Applicants, staff and Board members are required to give their name whenever speaking.

• Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

• Chat and the Q & A functions have been disabled for everyone.

• Public Comment:
  o The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

  o Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

  o Those members of the public that have registered will be called in order by project.

  o Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  o Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

• Board:
  o Board members should open the “Participants” panel so that each Board member can see the status of other Board members’ microphones and cameras.
MEETING PROTOCOL (continued)

- Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nea, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.

- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

  - Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/drb.

  - For additional information:
    - Contact DRB@charleston-sc.gov
    - Visit www.charleston-sc.gov/drb if you are experiencing technical difficulties during the meeting.

  - These proceedings are being recorded.
Agenda Item #1

162 SEVEN FARMS
TMS # 275-01-00-158

Request preliminary approval for the renovation to the existing Publix grocery store building and expansion.
STORE #0846
DANIEL ISLAND TOWN CENTER
162 SEVEN FARMS DRIVE STE 100
DANIEL ISLAND, SC 29492

EXPANSION / INTERIOR REMODEL
EXISTING SF: 29,030 + EXPANSION SF: 21,368=
TOTAL SF: 50,398
DRB CONCEPTUAL REVIEW

BOARD COMMENTS: RESPONSES
Recommended Conceptual approval with Staff comments #4 & #7.
We concur and have updated the submittal to reflect these comments.
Restudy of the entry awnings and if they are required.
We restudied the two entry arcades and have removed the awning at the exit but kept the awning at the main entry to add hierarchy.
Restudy the proportions of the vertical siding and its relationship to the adjacent lattice regarding scale.
We restudied the materials and have updated the lattice to a decorative glass block.
Restudy the existing tower and its inclusion of the overall building.
We restudied the tower building as a whole and are removing the hip roofs at the two end towers to create greater hierarchy at the store entry.
Consider Glazing at the interior offices in the Southwest Corner.
We studied this, however felt the new accent at the tower kept the design more cohesive.
Restudy the proportion of horizontal hardy paneling near the center of the Northwest facade and consider breaking it up more, or a mural.
We studied this entire facade. The facade is broken up to reduce scale and new artisan metal panels are added as a backdrop to the new butterfly garden.

STAFF COMMENTS: RESPONSES
1. Staff feels the design of both the site and the building have greatly improved since the last review.
2. Daniel Island ARB has approved this conceptual design.
3. Pavers have been added to the drive in front of the store as asked at the last review.
4. The site plan C3 differs from the landscape plans L1 and L2 in the hardscape used. The site plan does not show or call out the various location of pavers. Staff likes the various paver locations shown on the landscape plan and the site plan should reflect this as well.
   Noted and shown corrected in the preliminary submittal
5. Staff likes the improvements made to the park on the NE side of the building as well as the covered eating area which engages this side of the building where as before staff felt this NE side was not addressed enough.
6. The landscape plan is much better developed.
7. Staff likes the color scheme of the building materials.
   We have continued to build on the new color scheme.

STAFF RECOMMENDATION: CONCEPTUAL APPROVAL
February 16, 2021

Via: Heather Nifong
hnifong@littleonline.com

Re: Publix Expansion Preliminary Design Review

The ARB has reviewed and approved the preliminary design with the following conditions to be addressed:

1. The Board appreciates the effort to address the frontage along the northwest elevation on Island Park Drive but will require further study of the overall detailing and organization to better unify the design elements on the northwest elevation. Some areas to study include:
   - Accent panels
   - Pavilion
   - Roof heights/massing

2. The glass block proposed at the top of the main entry is not approved. Glass block is considered a masonry product and is not appropriate in its location on the building. The ARB suggests raising the height of the ceiling under the front entry to the top of the column so more traditional screening material can be used in place of the glass block. The ARB suggests studying the use of breathable materials such as louvers or shutters. Alternatively, the ARB suggests a more traditional window transom design to allow additional light into the entryway and reveal the store front behind.

3. The ARB does not approve of the gray and white color palette because it appears too cool in tone. An alternative color palette should be visually warmer in tone and complement the existing color palette of the surrounding structures.

4. The Daniel Island Town Association has created a Holiday Lighting Standard for those buildings on Island Park Drive, Seven Farms Drive, and River Landing Drive. Because the expansion will front Island Park Drive, the Holiday Lighting Standards are required to be met. Please see the attached for your use and review.

5. Comments on the proposed Landscape and Grading Plans will be sent under separate cover.

Sincerely,

Carson Jackson
Architectural Review Board Associate
Daniel Island Property Owners’ Association
130 River Landing Drive, Suite 1-C
Charleston, SC 29492
carson.jackson@dilcommunity.org
phone: 843.971.4403

Any approval by the Architectural Review Board (ARB) relates to the external design and site design only. The ARB does not assume liability for structural design or material sufficiency. Board approval does not constitute any opinion or representation by the Board or Staff that the design plans comply with any Municipal, State or Federal laws.

proposed design - northwest exterior elevation
EXISTING LATTICE SCREEN WALL TO REMAIN - PAINT WHITE

EXISTING (TYP) LIGHT POLE TO MATCH ISLAND PARK DRIVE

FORMOSA AZALEA
Milkweed
Wax Myrtle
Sweet Pepperbush
Inkberry Holly

 Virginia Sweetbriar

PRELIMINAR Y
02/17/2021

Miguel Vazquez/Heather Nifong
DESIGN TEAM
PROJECT MANAGER
PRINCIPAL IN CHARGE

PUBLIX
REMODEL/EXPANSION
CITY OF CHARLESTON
DRB REVIEW
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CITY OF CHARLESTON
DRB REVIEW

PUBLIX
REMODEL/EXPANSION

CITY OF CHARLESTON
DRB REVIEW
**Materials**

- **Gray Brick**
  - Belden Brick Company - Black Diamond Velour Brick

- **White Brick**
  - Belden Brick Company - Alaska White Dart

- **Board and Batten Siding**
  - James Hardie - HardiePanel Vertical Siding w/
    HardieTrim Batten Board
  - Artic White

- **Horizontal Siding**
  - James Hardie - HardiePlank Lap Siding
  - Colonial Roughsawn
  - Pearl Gray

- **Exterior Ceiling & Soffit**
  - James Hardie - HardieSoffit Panels
  - Beaded Porch Panel
  - Artic White

- **Standing Seam Metal Roof**
  - Berridge - Tee-Panel System
  - Acrylic Coated Galvalume

- **Metal Awning**
  - Perfection Architectural Systems - OH01 Suspended Canopy
  - Black

- **Standing Seam Metal Awning**
  - Carolina Awning, Inc - Open End California Style
  - Acrylic Coated Galvalume

- **Accent Panel**
  - Artisan Panels Inc - 170 - CrissxCross
  - Black Textured

- **Hurricane Resistant Store Front Windows**
  - Kawneer - OptiQ AA4325
  - Anodized Silver

- **Hurricane Resistant Auto Doors**
  - Assa Abloy - SL 500 Resilience R104
  - Anodized Aluminum

- **Trim**
  - James Hardie - 5/4 Smooth
  - Antique Pewter DCR 057 & Charleston White DCR 100

- **Glass Block**
  - Seves Glass Blocks - Argus Parallel 8x8x4
  - Clear

- **Glass Block**
  - Seves Glass Blocks - Argus Parallel 8x8x4
  - Clear

- **Hurricane Resistant Auto Doors**
  - Assa Abloy - SL 500 Resilience R104
  - Anodized Aluminum
**Outdoor Lighting**
- **BEACON** - Traverse E10

**Outdoor Lighting**
- **BEACON** - Cello EE10

**Security Lighting**
- **HUBBELL** - ATM LED YY1 White

**Accent Lighting**
- **BASELITE** - Emblem Shades M710 Black

**Outdoor Fan**
- **Big A Fans** - Haiku 52" Black Aluminum

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**Exterior Outdoor Table Bench**
- **Texacraft** - Meza 30" End Bench M9630-BE Textured Pewter

**Exterior Outdoor Table**
- **Texacraft** - Meza 42" Square Dining Table M9642-WCA Textured Pewter

**Exterior Outdoor Bench**
- **Anova** - Latitude 4'-0" Bench w/ Arms L1440A Textured Black

**Fencing and Gate**
- **Southeast Rails** - Metal Cast Iron
PROPOSED ISLAND PARK DRIVE ENTRY RENDERING

Added Artisan Panels at Island Park Drive

PROPOSED ISLAND PARK DRIVE RENDERING
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PROPOSED FRONT FACADE RENDERING - WEST CORNER

Removed hip roof at new and existing tower to create hierarchy at entry

New accent panels at existing tower
Awning at Entry only

PROPOSED FRONT FACADE RENDERING - SOUTH CORNER
New alternating glass block accent at Entry & Exit Arcades- Backlit at night

PROPOSED PUBLIX ENTRY RENDERING

PROPOSED PUBLIX RENDERING - EAST CORNER

PROPOSED PUBLIX RENDERING - REMODELED TOWER
Enhanced landscaping and butterfly garden at the park
Low wall that defines park while keeping visibility
EXISTING VIEW FROM I-526

PROPOSED RENDERING FROM I-526
PROPOSED DESIGN - NORTHWEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

PREVIOUS DESIGN - NORTHWEST EXTERIOR ELEVATION
PROPOSED DESIGN - NORTHEAST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

PREVIOUS DESIGN - NORTHEAST EXTERIOR ELEVATION
CITY OF CHARLESTON
DRB REVIEW

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PROJECT MANAGER

DESIGN TEAM

PRINCIPAL IN CHARGE

CORPORATE OFFICES - FACILITIES DESIGN

PHYSICAL ADDRESS:
3300 PUBLIX CORPORATE PKWY, LAKELAND, FL 33811-3311

MAILING ADDRESS:
BOX 407, LAKELAND, FL 33802

(863) 688-7407

PUBLIX 0846 Remodel
Daniel Island Town Center
162 Seven Farms Dr,
Ste 100, Daniel Island
SC 29492 (45.9)

Tim Morrison, AIA
Miguel Vazquez/Heather Nifong

PRELIMINARY REVIEW
02/17/2021

HV

PUBLIX
REMODEL/EXPANSION

PROPOSED DESIGN - SOUTHEAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

PREVIOUS DESIGN - SOUTHEAST EXTERIOR ELEVATION
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PROJECT MANAGER
Miguel Vazquez/Heather Nifong
PRELIMINARY REVIEW
02/17/2021
HV
PUBLIX
REMODEL/EXPANSION

ISLAND PARK DRIVE STREET SCAPE

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TRANSVERSE BUILDING SECTION
SCALE: 1/8"=1'-0"

LONGITUDINAL BUILDING SECTION
SCALE: 1/8"=1'-0"

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THANK YOU
Agenda Item #2

Approval of meeting minutes from the 2.16.21 DRB meeting.