

Board: Erica Chase (Chairman), Dinos Liollo, Ben Whitener, Erin Stevens, Andy Smith, Stephanie Tillerson, Ashley Jackrel

City Staff: David Meeks, Andrea Derungs



RESULTS DESIGN REVIEW BOARD

March 21st, 2022

4:30 PM.

2 George St

1. 3486 – 3492 Maybank Hwy. TMS # 279-00-00-055, 056, 057

Request preliminary approval for a new multifamily development.

Owner:	Hamlet at Maybank, LLC
Applicant:	Steve Farmartino
Neighborhood/Area:	John's Island

MOTION: Preliminary approval, with staff comments # 1-7. Board comments: 1) to review and comply with the DRB window policy statement for windows to be deep set/recessed. 2) to screen the mechanical units (all sides) and electrical meters. 3) to simplify the garage door design to be more consistent with the simplicity of the buildings. 4) Shutters to be operable or sized appropriately for the window where proposed. 5) Omit brackets on the mailroom. 6) Substitute the river rock mulch for a natural mulch. 7) Expand the irrigation or provided temp irrigation where currently not shown. 8) Substitute different plant choices for the: Pittosporum, Burford Holly and the False Cypress.

MADE BY: DL SECOND: AS VOTE: FOR 7 AGAINST 0

Staff comments:

1. Staff ask the applicant to explore other street light style options. (sheet SL2.3), If the proposed "classic mini" light fixture style is used make sure the fixture is sized large enough in scale for the height of the pole. I've seen this style fixture get sized very small on a very tall pole and it looks odd. We feel this fixture is best suited for a pedestrian scale light pole and not a street light pole height.
2. Some buildings, such as Townhouse A, have no windows on either end and either floor. Other buildings, have minimal windows with some floors having none. Building sides with no windows shall not be placed at visible corner lots. Applicant to confirm placement of sides without fenestration.
3. DRB ask that all windows be as deep set into the wall cavity as possible for recessed windows.

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4. Louvers should be painted the trim color, as depicted in the renderings, rather than the accent color
5. At the Clubhouse, where board-and-batten is used, staff suggest the spacing of the battens should be consistent on all sides.
6. Raked soffits are used on all buildings except for the Maintenance Building. Consider using a raked soffit at this building for consistency across the project.
7. Consider omitting the dormers on the townhouse buildings (see AR30 and AR31)

2. SW corner of Bee's Ferry Rd. and Sanders Rd. – TMS# 286-00-00-001

Request preliminary approval for a new multi-family development with 358 units in seven buildings: (two, 3-story buildings and five, 4-story buildings.)

Owner:	Davis Development
Applicant:	Thomas Hutton Engineering Co/Brian Riley
Neighborhood/Area:	West Ashley

MOTION: Preliminary approval with staff comments **2-7**. Board comments 1) to look at making the front façade of building 1000 more verticle in look and feel. 2) to reduce the height of the light poles to less than 18 ft. 3) to list the seed mix types and rate. 4) to engage the pond banks more with plantings. 5) Expand the demarcation line of the entry pavers to include the throat of the entry drive. 6) Consider replacing the Cherry trees, 7) Keep Saw Palmettos away from pedestrian areas. 8) Substitute other plant choucees for: Boxwood, Laura Pendulum, Driftwood Rose and Riverbirch. 9) Sthe ground mechanical units and electric panels with a physical screen. . 9) Deep set windows into the wall cavity. (see DRB window policy statement.) 11) Omit the cupula on Building 1000.

MADE BY: AS SECOND: DL VOTE: FOR 7 AGAINST 0

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Staff comments:

1. At the narrow raised towers which are placed central on the long building spans, consider a shed dormer instead. The tiny hip roof feels inconstant with the elevation and draws unnecessary attention to itself.
2. Consider adding to the 50' landscape buffer along Bees Ferry Rd where the buffer is thin in the form of some shade tolerant evergreens such as Red Cedars. (random placement).
3. Consider adding more trees along the entry drive off Sanders Rd.
4. Residential Monument signs have a max height allowance of 6' ht. Please reduce your sign height from 8 ft. to 6 ft.
5. The cupula on the main building looks out of scale (too small) for this
6. Main building has building exit door leading into landscape beds. Check all buildings and coordinate with the landscape team.
7. At the 2 entrances, staff suggest adding concrete bands and pavers to delineate the crosswalks. Adjust the edge of the proposed pavers at the main entrance to incorporate this crosswalk.

MADE BY: AS SECOND: DL VOTE: FOR 7 AGAINST 0

3. Approval of minutes from the 2/7/22 meeting

MOTION: Approved

MADE BY: AS SECOND: ST VOTE: FOR 7 AGAINST 0