

Architectural Review Board Minutes
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Micah Smith, Cor3 Design, 125 Rhett Street, Greenville, SC 29601

Mrs. Anderson – Please give us a description of your project.

Mr. Smith – This will be a three (3) bay oil change, Take 5 facility and you already have one here in town, which I noticed on my way in. This is similar to that building, it will have a brick veneer in Take 5 standard colors, with a stone base and we have a sample of the stone here on the board.

Mrs. Anderson – Are there any questions from the Members?

Mr. Smerigan - I am fine with the materials and the colors, it meets all of our typical standards. However, on the side where it abuts the residential area, is there a fence or wall detailed on the drawing? I am unable to see that clearly.

Mrs. Milbrandt – It is so tiny that it is hard to see.

Mr. Smith - I have a full set of civil plans here and I can pull them up. There is a proposed buffer wall and that would be an actual constructed wall, which has similar materials to the building.

Mr. Smerigan – I just wanted to make sure because I couldn't tell.

Mr. Smith – That is totally understandable.

Mr. Smerigan – The only other thing, I will have Jennifer address the landscaping.

Mrs. Milbrandt - Are there any details on the front fencing, out by the front of the building?

Mr. Smith – I am not the civil engineer so, please forgive me because I wasn't expecting questions on there stuff. I can get those details for you; however, I do not have them because that is part of the civil package and I will request those from the civil engineer.

Mrs. Milbrandt – We have the Pearl Road Corridor landscape plan and what that would entail is having everything surrounding this area with fencing along with landscaping.

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Mr. Smith – Okay.

Mr. Smerigan – I think we provided the team with the Pearl Road Corridor Plan.

Mr. Smith – Yes, I'm fairly sure you did.

Mr. Smerigan – Essentially it is a black metal fence, with masonry columns that match the masonry of the building. What Jennifer is pointing out is, in the packet we have a detail for it and we want to make sure that your detail matches our requirement.

Mr. Smith – I can assure you that it will and I will get the civil engineer to send that over.

Mr. Smerigan – The way it is laid out looks like it is intended to but there is no note for it or detail and that is why we are asking.

Mr. Smith – Absolutely.

Mr. Smerigan – Other than that I do not have any issues in terms of the material and colors. The wall in the back is obviously a requirement and the fence along the right-of-way is a requirement. You had a note here about not disturbing some of the existing trees but given the size of the site, I don't see how that is going to happen.

Mrs. Milbrandt – Correct, I spoke to the team that called and I mentioned based on the area that is being developed, tree preservation would not be a possibility and also the trees that are located on the site currently are not very desirable.

Mr. Smith – Okay.

Mrs. Milbrandt – I would suggest not preserving and possibly adding to your landscape plan by adding additional trees in some locations just to supplement that.

Mr. Smith - Sure, absolutely.

Mrs. Milbrandt – We do have a tree preservation ordinance and you are either required to preserve or plant so many and based on the zoning there is a minimum that we require.

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Mr. Smith – Okay.

Mrs. Milbrandt – If you don't mind resubmitting to us and I can take a look at that.

Mr. Smerigan - I am good with that just going to Jennifer.

Mr. Hurst – Details on the buffer wall in the back, which is also called out in the front, we need those details because obviously the front is going to be different from the back but I don't know that without the details.

Mr. Smith – I will have the civil engineer address all of this.

Mr. Smerigan – I think we can handle that administratively, I don't think you will have to come back to another meeting for this.

Mr. Serne – I think it looks nice and a nice presentation.

Mrs. Milbrandt – I motion to approve Take 5 Oil Change's recommendation of Site, Building Elevations, Building Materials/Colors, Landscaping and Lighting to construct a 1,682 SF new building, Pending the submittal of the back rear fence detail, front fence detail, and the additional landscaping, for property located at Pearl Road/Broxton Drive, PPN. 395-07-001, zoned MS – Motorist Service.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – Please email the required information to me and forward the landscaping plan to Mrs. Milbrandt. This project is required to go before the Planning Commission for Site Plan approval.

Mr. Smith – The civil engineer is aware and they were just waiting on this.

Mrs. Anderson – If there are no additional questions, this meeting is adjourned.

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Dale Serne, Chairman

Mitzi Anderson, Administrator
Boards & Commissions

Approved