

**Staff Comments for the
DESIGN REVIEW BOARD
January 19, 2016**

Herriot, Braswell and Milford Streets

Staff Comments:

General:

1. Staff believes the applicant has successfully satisfied the board's previous comments.

Staff Recommendation:

Staff recommends "Final approval".

1963 Savannah Highway

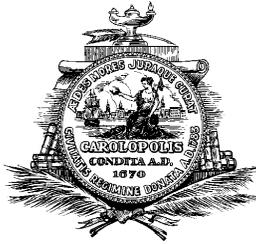
Staff Comments:

General:

1. Currently the proposed structure does not meet the Board's or the City's goal of introducing well designed architecture along its major corridors. The proposed building continues to have a prototypical interstate highway appearance.
2. Overall, the site layout works well for such a narrow site. Provide enlargements of the pool area, fire pit area and porte-cochere area.
3. Increase the amount of vertical plantings as a way to scale down and soften the building.
4. Substantial improvement is need to the building. Some examples would include:
 - a. Eliminating the rooftop signature lighted dome element.
 - b. Emphasize the hyphen in the two side elevations.
 - c. Better address the street with the introduction of a substantial amount of glazing.
 - d. Introduce greater plane changes between materials.
 - e. Introduce more rooftop or parapet modulation.
 - f. Use building materials in a more logical way.
 - g. Reduce the number of building light fixtures.

Staff Recommendation:

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



MEMBERS PRESENT: BILL MARSHALL, KRISTEN KRAUSE, ERICA CHASE, DAVID THOMPSON,
JOHN TARKANY

STAFF PRESENT: BILL TURNER

CLERK: PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

JANUARY 19, 2016

5:00 P.M.

85 CALHOUN STREET

- 1. Heriot/Braswell/Milford Streets – TMS# 464-00-00-012, App. No. 161-19-1**
025, 026, 028, 029, 030, 039, 040; 464-13-00-008, 011, 012,
013, 023; 466-00-00-016, 017, 018, 019, 028, 029, 030, 031,
032, 033, 034, 035, 036, 037, 044, 046, 049, 051

Request Final approval for the adoption of the Magnolia PUD Design Principals as per documentation submitted.

Owner: Ashley I, LLC, Ashley II of Charleston, LLC
 Applicant: Jennifer Mieras
 Neighborhood: Magnolia

MOTION: Final approval – refine selection of landscape materials; continue to refine massing strategy and formula design.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 5 AGAINST 0

- 2. 2060 Bees Ferry Road – TMS# 358-00-00-099 App. No. 161-19-2**

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

Owner: Willco Properties, LLC
 Applicant: MJS Designs, LLC
 Neighborhood: Shadowmoss

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

- 3. 195 Main Road – TMS# 285-00-00-049, 176 and App. No. 161-19-3**
285-15-00-058

Request Conceptual approval for new construction of a Multi Family Development as per documentation submitted.

Owner: Southwood Realty Company
 Applicant: William Ratchford
 Neighborhood: None

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

- 4. 1411 Folly Road – TMS# 334-00-00-075-085 App. No. 161-19-4**

Request Conceptual approval for new construction of two retail buildings and exterior renovations to an existing retail center as per documentation submitted.

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Owner: Berle Properties, LLC
Applicant: Belk I Lucy
Neighborhood: Signal Point

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

5. 1963 Savannah Highway – TMS# 350-05-00-045

App. No. 161-19-5

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

Owner: Palasas Holdings, LLC
Applicant: HLA Inc.
Neighborhood: Dupont Area

MOTION: Denial.

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

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 three business days prior to the meeting.