



CITY OF CHARLESTON DESIGN REVIEW BOARD

PUBLIC COMMENT JANUARY 16, 2024

A meeting of the Design Review Board (DRB) will be held on **Tuesday, January 16, 2024** at **4:30 p.m. virtually via Zoom.**

The following written comments will be provided to the board members on the deadline date and also be acknowledged into the record and summarized. The public may participate in the meeting by registering for the Zoom meeting; details are available on the agenda.

Application information is available at www.charleston-sc.gov/drj. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:
DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100, Charleston, SC 29401 | 843-724-3781

A. APPLICATIONS

1. 1137 Folly Rd.

James Island | TMS # 337-08-00-119 | DRB2023-000153

Requesting preliminary approval for a new one-story Goddard preschool

Owner: MWC Equipment, LLC & Windsurfer Enterprises, LLC

Applicant: AAG Architects for Vista 26, LLC

Requests to Speak:

- Matthew Pertuset

One (1) Comment Submitted:

- **Courtney Kozelski, 1605 Shandon Street**
Submitted on Innovate Jan. 11, 2024 8:05 PM

While I would love to see the addition of a preschool to James Island, I stand strongly opposed to its construction on this parcel due to concerns for surrounding properties, flooding, and complicated traffic patterns. The reduced buffer along the residential parcels leave little to no room for landscaping to assist in privacy and noise reduction. The large dumpsters on the business properties in this area are often emptied at roughly 5am. The sounds of back-up alarms on those trucks can be heard up and down Folly Road and into the surrounding residential neighborhoods. Another concern is the construction on what appears to be a low-lying property that holds water. I'm not sure how anyone would build on this land unless it's a fill and build, thus impacting everyone around. Does the plan have a comprehensive water runoff plan? As for traffic impacts, I like the one way in/one way out traffic pattern they have planned at one entrance. I wonder if this could help at the other entrance/exit, as well. This area is quite busy and neighborhood residents who live behind this parcel already experience difficulties exiting their

neighborhood. I live on the opposite side of Folly Road from the parcel on Shandon, and exiting here is also quite challenging and dangerous at times. What would the zoning be? I ask because this area lies within the Folly Road Overlay and I want to ensure the design of this property falls in line with this. My understanding is that any new businesses are supposed to maintain a somewhat residential appearance. I certainly could be wrong on this, but I hope Council Members and the DR Board can better review this aspect. Thank you.

2. 1000 Floyd Dr.

West Ashley | TMS # 301-00-00-805 | DRB2023-000173

Requesting preliminary approval for a new one-story Chick-Fil-A restaurant

Owner: Chick-Fil-A, Inc.

Applicant: G. Robert George & Assoc., Inc/Michael White

No Comments Submitted

3. 1030 Floyd Dr.

West Ashley | TMS # 301-00-00-805 | DRB2023-000170

Requesting preliminary approval for a new one-story car wash and separate retail space.

Owner: Time to Shine Car Wash, Inc.

Applicant: Coast Architects, Arnie McClure

No Comments Submitted

4. 211 Seven Farms Dr.

Daniel Island | TMS # 301-00-00-805 | DRB2023-000186

Requesting conceptual approval for a new three-story mixed used building over parking.

Owner: SLS Development

Applicant: The Middleton Group

Requests to Speak:

- Mike G. White
- Patricia Fox
- Penny Campbell

One (1) Comment Submitted

- **Mike White, 306 Hidden Bottom Lane, Daniel Island 29492**
Submitted on Innovate Jan. 15, 2024 1:45 PM

1. The proposed building as designed and presented is much too large for this specific site. This site is very well known to local developers and architects. Six (6) previously proposed designs have failed on this very small site. 2. Applicant will require a build-to line variance from BZA-Z to squeeze this design onto this small site. Why should DRB approve this design if the most critical design element and sizing criteria is not yet approved? 3. The proposed building's roof line is not in keeping with any of the existing commercial buildings along Seven Farms Drive, specifically the neighboring 225 Seven Farms Drive. A smaller building could be designed in concert with 225's long vertical curtain walls creating a more harmonious architectural flow along Seven Farms Drive. 4. Inadequate site design has not addressed the ubiquitous need for Amazon / UPS / USPS and related deliveries. Street and alley

deliveries must be avoided given the large volume of traffic along Seven Farms Drive. DRB Approval, as presented, will result in future conflicts with neighboring property owners, which should be avoided. 5. Lack of support space for the retail tenants must be addressed. There is simply no room for 52' trailer or container deliveries of goods to be sold. 6. Lack of visibility inside the underground parking area, from it's entrance, will result in retail customers, their employees and condo guests to park in the neighboring surface lots, resulting in future conflicts, which could be avoided by reducing the overall mass of this proposed development. Underground parking should be designed in concert with the neighboring condo owners, where each parking space is dedicated to a dwelling unit.

5. 3496 Shelby Ray Ct.

West Ashley | TMS # 306-00-00-135 | DRB2023-000182

Requesting conceptual approval for a new addition to an existing Veterinary Clinic.

Owner: CVVF Charleston LLC

Applicant: National Veterinary Associates

No Comments Submitted