



# CITY OF CHARLESTON DESIGN REVIEW BOARD

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## MEETING RESULTS

**JANUARY 16, 2024**

**4:30 P.M.**

**ZOOM MEETING**

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BOARD MEMBERS PRESENT: Erica Chase, Ben Whitener, Lucas Boyd, Erin Stevens, Andrew Smith, Stephanie Tillerson

STAFF MEMBERS PRESENT: David Meeks, DRB Administrator; Patrick Carlson, City Clerk Office

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### 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

**DECISION: APPROVED**

MOTION: Preliminary approval with final approval by staff, and **staff comments # 1 & 3.**

MADE BY: Whitener SECOND: Smith VOTE: FOR: 6 AGAINST: 0

STAFF COMMENTS:

1. DRB policy is that all traffic signposts on the site must be a decorative round or square post painted black. Only the stop sign, if in the ROW must remain a u channel post. Please revise this detail.
2. The previous concepts proposed wood bench seats protruding from the front low wall, which staff had complimented in a past meeting. These wood seats were removed, and the wall lowered so that the wall becomes a seat wall. Staff can support this change but the wood seats were a nice detail.
3. Please submit proposed signage to the Permitting Dept. as a separate package.

STAFF RECOMMENDATION: Preliminary approval with the conditions noted and final approval by staff.

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#### 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

**DECISION: APPROVED**

MOTION: Preliminary approval with final review by staff, **staff comment #1**, and Board comment to eliminate the rock mulch and replace with plant material and a soft mulch.

MADE BY: Whitener SECOND: Tillerson VOTE: FOR: 6 AGAINST: 0

STAFF COMMENTS:

1. The signage appears to be within compliance, but this DRB approval does not include the signage. The owner/sign vendor will need to submit proposed signage and a sign application to the Permitting Dept. as a separate package.

STAFF RECOMMENDATION: Preliminary approval with FRBS.

Chase and Smith left the meeting.

**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

**DECISION: APPROVED**

MOTION: Preliminary approval with final review by staff, and staff comments # 1, 2, 4. Board comment to increase the patio canopy depth from 8 ft. to 10 ft.

MADE BY: Whitener SECOND: Boyd VOTE: FOR: 4 AGAINST: 0

STAFF COMMENTS:

1. It appears the screen wall on the south end of the outdoor seating was not provided and staff ask that it be added. The wall should be high enough that when seated on the patio, you can not see into the car wash tunnel.
2. The screen wall along Floyd Dr. was revised to be continuous as staff had asked. We suggest extending the wall at both ends to tie into the corner of the car wash building, and into the perpendicular wall at the outdoor seating. Staff supports the proposed raised planters to be used as screening at the car wash tunnel exist.
3. A shade canopy was requested by staff for the outdoor seating which is shown in the elevations, sections, and renderings, but it does not appear in plan view on the site plan or landscape plan. Staff ask that this be shown on the plans. The proposed shade canopy is currently 8' wide. Staff suggest this be wider to provide more shade than just for the tables up against the building. Provide a detail of the shade structure.
4. The signage will be a separate review after the DRB process. The current sign plans need adjusting. There is only one façade sign permitted on the sides of the building that face a street or a façade that has a public entrance. The car wash currently proposes two façade signs on the south elevation. One will need to be removed. The tenant façade signs will need their locations adjusted to be centered (vertically) and not push up against an edge or another material.

STAFF RECOMMENDATION: Preliminary approval with FRBS

**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

**DECISION: APPROVED**

MOTION: Conceptual approval, with **staff comment # 1**. Board comments to provide a detail for the retaining wall at the outdoor parking area, and integrate this area with the landscape plan.

MADE BY: Whitener SECOND: Boyd VOTE: FOR: 3 AGAINST: 1

STAFF COMMENTS:

1. Staff had discussed with the applicant the possibility of a low screen wall between the private drive, and the garage entry drive. But it looks as if there are some existing utilities, both at grade and underground, that would prevent a screen wall at this location. Staff suggest that the landscaping in this area, have some taller shrubs/ornamental trees and grasses for extra screening of the drive isle and garage entrance.

STAFF RECOMMENDATION: Conceptual approval

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**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

**DECISION: DEFERRED**

MOTION: Conceptual deferral, with **staff comment # 1**. Board comments to address the previous Board comments regarding the landscaping and to address **(Previous) staff comments #8, 9 and 11** from the previous meeting that were not addressed.

MADE BY: Whitener SECOND: Boyd VOTE: FOR: 4 AGAINST: 0

STAFF COMMENTS:

1. The staff comment regarding the applicants to study ways to break up the massing of the new building addition, staff feels the applicants could make further efforts to break up the massing.

STAFF RECOMMENDATION: Deferral

PREVIOUS STAFF COMMENTS FROM 11/6/23:

1. Staff recommends repeating the brick that exists at the north entry façade, adding to the north south and west elevations of the new addition. We recommend these new brick facades, step up in height, as the existing does.
2. Staff recommends continuing the larger storefront windows that exist on the North façade, to the north façade of the new addition.
3. Study the west façade to be more appealing. Consider storefront windows on this side as well.
4. One more parking island and tree should be added to the west side parking lot. (show image)
5. At Preliminary review, please provide one elevation showing the trailer
6. All on-site traffic signs must have a square or round decorative post painted black. No U-cannel post.
7. DRB has a policy to not allow yellow bollards. They must be painted black or be decorative. You may have a yellow reflective band at the top of the bollard.
8. Referring to the proposed parking lot addition closest to Shelby Ray Ct., staff recommends studying the configuration to be parallel to the other proposed parking. Add a low masonry screen wall on the side of the lot closest to Shelby Ray. (see image)
9. If the parking of this small lot must remain the orientation currently shown, staff recommends the removal of 2 of the parking spaces closest to Shelby Ray to allow for more landscape and a low wall to screen the lot.
10. Define the material for the 6' ht. privacy fence. Make sure it blends in with the landscape such as earth tones.
11. It appears quite a few existing trees closest to Shelby Ray Ct are being removed to accommodate two proposed retention ponds. Staff suggest studying the design of the proposed ponds and come up with solutions to save more of these trees. Some of the existing trees fall where the proposed edge of the pond will be and it might be possible to have the contours go around these tree groups to avoid their removal and they could remain on the edge of your pond. Possibly retention walls could be a solution.
12. Provide a wider landscape bed and some landscape screening on the west side of the trailer. It may require losing one parking spot west of the trailer. Restudy the massing of the building. Study ways to break up the massing of the new addition.

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**B. MINUTES**

**1. Approval of Minutes from the December 18, 2023 meeting**

**DECISION: APPROVED**

MOTION: Approval

MADE BY: Whitener SECOND: Tillerson VOTE: FOR: 4 AGAINST: 0

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