



CITY OF CHARLESTON DESIGN REVIEW BOARD

MEETING RESULTS

FEBRUARY 5, 2024

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Erin Stevens, Ben Whitener, Lucas Boyd, Ashley Jackrel

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

A. APPLICATIONS

- 1. 2029 Harlow Way (@3509 Maybank Hwy.)
Johns Island | TMS # 279-00-00-055, 56, 57 | DRB2024-000196**
Requesting approval for a completed mock-up panel.
Owner: The Hamlet at Maybank, LLC
Applicant: Middleburg/Steve Farmartino

DECISION: APPROVED

MOTION: Mock-up panel is approved.

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

Staff Observations: Staff inspected the mock up panel on 2/21. We found the panel to be well constructed and to have excellent craftsmanship. The materials are good. The colors are nice.

Staff Recommendation: Approval

- 2. 1804 Sam Rittenberg Blvd.
West Ashley | TMS # 351-10-00-049 | DRB2023-000191**
Requesting preliminary approval for a new FNB bank branch.
Owner: Robinson Family Associates, LLC
Applicant: DPH Architecture, LLC

DECISION: APPROVED

MOTION: Preliminary approval with **staff comments # 1, 2, 4 and 5**. Board comments to replace the river rock mulch with an organic mulch that is indigenous to this region.

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

Staff Comments:

1. Staff recommends finding a substitute for the Red Bud trees that prefer part shade. Also we recommend a substitute for the Gordonia tree which prefers very wet conditions such as at the edge of wetlands.
2. Staff recommends the lighting consultants to see the DRB lighting policy statements. There are footcandle levels well above what DRB allows on the site at 5-foot candles. The lighting plan also calls for 19 flood lights on the buildings which are not permitted. The higher lighting levels under the drive-through canopies are permitted to be higher as the applicants are showing.
3. DRB typically calls for a 3 to 3.5 ft. high screen wall at the street to screen parking. Staff ask the Board whether they feel the 2 ft. high screen wall will be sufficient...too tall of a wall may look odd with these short segments of wall.
4. For future reference, staff ask that the applicants remove all in the set that does not apply to DRB Preliminary review checklist, such as all interior elevations and details, etc., and underground Civil details/profiles, etc. For final review with DRB you will need to submit all details. The final set to DRB should be the same as what you will submit to Permitting.
5. Staff ask that the applicant study the added cast stone base placement. It appears to be sporadic. There are locations where it does not wrap a corner, and staff feels it should. Staff questions whether the cast stone should be a continuous water table all the way around the building. South elevation, lower right has some brick labeled as CS-1

Staff Recommendation: Preliminary approval, with the conditions noted. FRBS

**3. River Rd. at the intersection of the future Bernice Robinson Rd.
Johns Island | TMS # 346-00-00-004 | DRB2023-000181**

Requesting preliminary approval for a new affordable housing community containing 90 units.

Owner: City of Charleston
Applicant: Steele Group Architects/Mike Osman

DECISION: APPROVED

MOTION: Preliminary approval, with staff comments # 1, 2 and 3. Board comments, to study the roof of the Clubhouse building. Find a replacement for the Eastern Redbud trees. Add bed lines to the landscape plan.

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

Staff Observations: It appears that all the previous staff and Board comments have been addressed since the last drb meeting. The building elevations and detailing has improved. Staff supports the design direction, the materials, and the color pallet. The applicants are meeting the states required amount of brick for an affordable housing project. The landscape plans are looking much better, and the applicants are specifying a native seed mix for the dry ponds which is an improvement.

Staff Comments:

1. There are conflicting notes on the plans as to the material of the 6' high screen fence at the property line. It's called out as both Wood composite and Aluminum. Staff ask the applicants to make all the fence notes and details consistent.

2. Staff had asked the applicants to provide a real wood fence at the property line, but a composite fence is shown in the fence detail. Staff ask the applicants to provide more information on the composite fence and that it be of a quality that looks like real wood, will not bow, or fade in color over time. Staff recommends the fencing at the property line to be a darker, natural color of brown or green.
3. The site plan does not show any fencing around the A/C units, the landscape plan does show fencing, but it is not called out. There is a live fence detail provided but we are not sure where this is proposed. Staff recommends that the fencing at the A/C units be the same wood composite material as the fence at the property line. It should be the same height as the A/C units and a light color to match or compliment the brick or siding color. Provide a detail and sample.

Staff Recommendation: Preliminary approval, with the conditions noted and FRBS.

4. 3166 Maybank Hwy. – Building E

Johns Island | TMS #313-00-00-306, 307, 031 | DRB2023-000162

Requesting preliminary approval for **Building E**, 1 of 2, two-story buildings that are in Phase 2 of this medical, office and retail development.

Owner: JI South Station, LLC

Applicant: HLA, Inc.

DECISION: APPROVED

MOTION: Preliminary approval, with staff comment # 1 (strike last paragraph) and #2. Board comments, align the eaves at the roof. Study the brick volumes of the buildings. Replace the Eastern Redbud trees. Provide clarity on the landscape plan where there is sod vs mulch. Show the drainage easement along the west property line.

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

Staff Observations: Building E and F received conceptual approval on 6/20/23 when the entire site and all buildings were in for conceptual approval. It looks as if all the previous staff and Board comments have been addressed. Staff supports the revised facade on the east side of building E as the Board asked the applicant to study. It appears the roof screening of the mechanical units are well concealed. The applicants are providing some pervious pavers in the parking lot as asked by staff. The photometric lighting level #s appear to be following DRB policy staying at or below 5 footcandles. The façade signage is sized appropriately for the space where located, but this DRB approval does not include signage and will be a separate review.

Staff Comments:

1. Regarding the west property line of this project, there appears to be an existing screen fence along part of this property line. Staff recommends adding to the landscape screening along this entire lot line, adjacent to the entry drive and parking lot, to create a natural buffer, and to screen views into the RV storage lot. Staff recommends taller screening along the fence line in addition to the Palmettos. Consider more variety and random placement of the plants rather than consistent groupings of the two species. Consider more ornamental trees along this fence line that have a wider crown, to screen at higher levels. Consider eliminating the lawn

grass in this area and letting this strip go naturalized. We ask that the applicants provide more photos of this lot line and show the fence as existing on the site and landscape plan

~~Staff questions the spacing of about 4 ft for the specified Camillas and Florida Anise that can get 2 x that width. Staff suggest spacing the plants more appropriately. The same amount of plants could be spread out to cover more of this area. Consider native plants that don't require irrigation.~~

2. There are some areas on the landscape plan, in the NE corner of the phase boundary, that did not get defined as to what is specified. (show image) I assume this is lawn grass that did not have the stipple layer turned on.

Staff Recommendation: Preliminary approval with the conditions noted. FRBS

5. 3166 Maybank Hwy. – Building F

Johns Island | TMS #313-00-00-306, 307, 031 | DRB2023-000162

Requesting preliminary approval for **Building F**, 1 of 2, two-story buildings that are in Phase 2 of this medical, office and retail development.

Owner: JI South Station, LLC

Applicant: HLA, Inc.

DECISION: APPROVED

MOTION: Preliminary approval

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

6. 1401 Sam Rittenberg Blvd.

West Ashley | TMS # 352-11-00-101 | DRB2023-000188

Requesting preliminary approval for a new Publix grocery and retail building at the existing Ashley Landing.

Owner: Faison-Ashley Landing, LLC

Applicant: Reveer Group (Bob Almirall)

DECISION: APPROVED

MOTION: Preliminary approval, with staff comments # 1 & 2.

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

Staff Observations: Staff supports the revisions to the site and building that have been made since the last meeting. The project has progressed nicely. We support the improvements to the east and west elevations with the added glazing and the added panels with ornamental aluminum. The change from stucco to brick in the areas indicated is also an improvement. Staff is supportive of the hardscape in front of the buildings, as applicants are proposing a nice streetscape with decorative pavers, tree grates and planters. Most of the previous staff and Board comments from the last meeting have been addressed except for revision of the 2nd floor façade at the café, stating this directive cannot be achieved. Staff feels the FF difference could

be achieved with a couple of steps leading to an outdoor café. Staff can support the applicants desire not to add the 2nd level outdoor seating but ask that the architects on the Board comment.

Staff Comments:

1. Any DRB approval today does not include the monument sign. This will be a separate review at the end of the DRB process. Initial review of the sign by staff is that we will be supportive of the current renovation plans to the existing sign. The large size of the existing sign is grandfathered in.
2. There are some footcandle #s in the parking lot that are over what DRB allows at 5 foot candles. Applicant to please have the lighting consultant look at the DRB Lighting Policy statement found on the DRB website.

Staff Recommendation: Preliminary approval

7. 1656 Savannah Hwy.

West Ashley | TMS # 350-07-00-202 | DRB2024-000197

Requesting conceptual approval for a new addition and renovation to an existing Chick-Fil-A restaurant.

Owner: PMSC LLC
Applicant: Kim Rickman c/o Chick-Fil-A

DECISION: APPROVED

MOTION: Conceptual approval, with staff comments # 1-3 Board comment to study the north lot line and consider removing the white vinyl fence and adding landscape. Final review by staff

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

Staff Observations: Staff is supportive of the small service yard addition and the renovation to the existing Chick Fil A. The building addition matches the existing building. The additional order and pick up lanes will help with the long stacking lines. Staff had previous input on the relocated trash enclosure.

Staff Comments:

1. All bollards are to be painted dark bronze to match the canopies, with a reflective band at the top of the bollard.
2. When supplying existing vs proposed as comparison for the site and building elevations, it's helpful if they are both at the same scale.
3. Show the existing landscape along the north lot line.

Staff Recommendation: Conceptual approval with FRBS

B. MINUTES

1. Approval of Minutes from the January 16, 2024 Meeting

DECISION: APPROVED

MOTION: Minutes approved.

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