

Board: Erica Chase (Chairman), Dinos Liollo, Jeff Johnston, Andy Smith, Kristen Krause

City Staff: David Meeks, Andrea Derungs, Tory Parish



RESULTS DESIGN REVIEW BOARD

June 7th, 2021

4:30 PM.

2 George St

1. 334 Folly Rd. – TMS# 420-05-00-028, 424-05-00-029, 424-05-00-030

Request conceptual approval for a new gas station, car wash and convenience store.

Owner:	Refuel Operating Co, Inc.
Applicant:	Graham Group Architecture/Christopher Friend
Neighborhood/Area:	James Island

MOTION: Denial, with staff comments 5, 7 and 8. Board comments 1) for the applicant to address and reconcile the geometries of the buildings. 2) Simplify and edit the design of the building to be more in line with contextual buildings nearby, particularly McCloud Plantation 3). Be honest in treating facades and eliminating elements that are not honest to the floorplan, 4) Edit the plan set down to what DRB has purview over. 5) Use more native plants.

MADE BY: DL SECOND: AS VOTE: FOR 5 AGAINST 0

Staff Comments:

1. The H/S/M of the convenience store is appropriate for this location and in keeping with the surrounding area.
2. Staff finds this design direction of the main building a big improvement over the first submittal. This design has a Low country feel with the metal roof, shed dormers, roof overhangs and brackets. This will be a nice fit for the area.
3. Staff supports the design direction of the gas canopy which is attractive and the car wash which is simple and nice.
4. Staff and the Board had recommended a long side of the building to face Folly Road with porches on the Folly side for patrons to use. One option was shown with the long side facing Folly Rd (the North elevation in the drawing set would face Folly Road) which is a more attractive elevation and has a porch. However, nothing on the interior of the building was changed for this option nor the entrances moved, which makes this option as the applicant has shown, not feasible. Currently the West elevation being proposed for Folly Road has no porches. This elevation proposed to face Folly Road looks to be the least attractive elevation with blacked-out windows and a utility door. It appears that the internal layout of a prototype can't be changed and is dictating the building orientation.

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5. Staff recommends flipping the main building floor plan so that the east elevation becomes the west elevation and vice versa. This puts porches on the Folly Road side of the building and the utility door on the east side away from Folly Road.
6. Staff prefers the site plan which has the car wash opening not facing Folly Road, but the exit route turn looks to be too sharp and there is no room for car stacking if waiting to enter the car wash. Consider angling the building 45 degrees for stacking cars. This would prevent a full view into the tunnel. If not possible, staff is OK with this orientation presented if the applicant can bend the exit drive more and get more plants proposed to screen the opening better from Folly Road. Also consider a screen wall to help block the view into the tunnel.
7. Please include the floor plans (min doors and windows) on the site and landscape plan. Please include the porch overhangs vs building footprints.
8. On sheet A5.0 to A5.2 please label the renderings the direction the elevation is facing, or provide a key showing which way one is viewing the image.
9. Applicants are showing the required 12' wide multiuse path along Folly Rd.

Staff Recommendation: Deferral

2. William E Murray Blvd. at Glenn McConnell Pkwy. – TMS# 306-00-00-933, 975, 973 DRB2021-000082

Request conceptual approval for multi-family residential community consisting of 3-story townhomes and three 4-story multi-family buildings plus a clubhouse. (242 units total)

Owner:	University Medical Associates of MUSC
Applicant:	3North/Katie Harrigan
Neighborhood/Area:	West Ashley

MOTION: Denial, with staff comments 5-13, and Board comments to 1) break up the buildings both horizontally and vertically to provide a better scale to the site, to provide the design team more flexibility within the site design, 2) to study the site plan to create better relationships between the buildings, site elements and the spaces, 3) study bringing better determination to the long views and vistas.

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Staff Observations:

Staff has had several meetings with the applicants on the site plan. The site plan has improved a great deal since first seeing this project. Staff thinks the architectural design direction is good and interesting, especially with the townhomes. The contemporary feel and the interesting balcony detail with post and beam and the metal railings provide a nice aesthetic. The planter walls between the street and the ground patios are a nice solution for privacy.

1. Staff is interested in and supports the design direction as a start.
2. Staff is pleased with the amount of green space/retention areas spread throughout the site.
3. The plant palette is off to a good start.
4. The clubhouse/pool area with the surrounding retention is looking nice. The dry detention planted with native grasses etc. will be a nice surrounding to the pool.
5. There are still long expanses of parking lot/cars on the site plan. Consider a roundabout or rotary, with center green space, where there are junctions coming together in the parking lot to help break up the long stretches of parking lots. (Zoning requires 263 parking spaces, and the applicant is providing 268.)
6. Another method to help break up the long expanses of parking lot is to increase the size of a few of the parking lot islands. The tree island could take up two parking spaces instead of one, thereby allowing more room for greenspace/trees/shrubs.
7. Staff had encouraged more of a sense of arrival at the two entrances to the site. The first entrance, or west entrance is better now that the clubhouse is on entry center, and we appreciate that the townhomes step down to two stories at the entry. This entry could, however, use more space by pushing the townhomes apart a little more to make room for more plantings, or an entry feature, fence, low walls or signage as a suggestion (by preliminary review).
8. Staff appreciates the simplicity of the architecture, but the side of the clubhouse presented to the entrance is underwhelming.
9. The east entrance into the site lacks any sense of arrival. Staff suggests moving the entrance to the west about 20' so it lines up with the end of building A1 and the grand tree. Remove a few more parking spaces near the grand tree to maintain a view to the tree and the end of the building.
10. In the NE corner near where the applicant shows a trash enclosure, staff had asked for a deck or gazebo for resident to enjoy along the path system.

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Staff is supportive of the proposed H/S/M for this project as well as the design direction. Additionally, the landscape plan and plant palette are developing nicely.

Staff Comments:

1. There is more consistency in this submittal with the cornice around the top of the building than in prior submittals. However, the previously shown more pronounced cornice or a darkening of the cornice in the currently proposed profile is suggested to be used to better define the top of the building.
2. Section A of the front courtyard is shown a couple times and is not fully drawn or displayed. Show the entire space back to the entry facade. (Sheet 6 and L2.0)
3. By preliminary submittal, please provide color renderings so we can better understand exact locations of the brick on the exterior facades.
4. Where possible, plan or coordinate for a bicycle path or connections to the surrounding area along Chase Street and St. Andrews Boulevard per the West Ashley Plan. Staff suggests continuing the pavers shown at the Chase Street crosswalk, around to the front of the building to the property line by the bridal shop. The continued paving pattern could begin to indicate a connection.

Staff Recommendation: Conceptual Approval with Staff Comments

4. Approval of minutes from the 5.17.21 meeting

MOTION: Approved

MADE BY: AS SECOND: KK VOTE: FOR 5 AGAINST 0