



CITY OF CHARLESTON DESIGN REVIEW BOARD

MEETING RESULTS

JULY 17, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Erica Chase, Andrew Smith, Erin Stevens, Ashley Jackrel, Lucas Boyd

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

A. Applications

1. 2409 Maybank Hwy. (St. John's Yacht Harbor Island_South)

John's Island | TMS # 345-00-00-093 | DRB2023-000166

Conceptual approval for a new restaurant.

Owner: Coastal Marinas
Applicant: Kevin Hoertdoerfer

DECISION: APPROVED

MOTION: Conceptual approval with **staff comments # 1-5**. Board comment to show the front elevation with and without the vines.

MADE BY: Smith SECOND: Stevens

VOTE: FOR: 5 AGAINST: 0

Staff Comments:

1. building/materials are displayed. Staff recommends removing all of the height indicator lines that run through the elevations and make the elevations difficult to read. (Ridge height, Mezzanine height, Eave height, railing height, etc.) These could be shown on a separate set of drawings. Some line work is overlapping other materials. See the railing cables at the front entry. I assume these are cables, please label these and any other material not called out (chimney material not called out). Fasteners are shown thru the railings. Some elements don't appear to be finished off: Mezzanine level: cables appear not to tie into any corner post.
2. Examine the spacing of the post at the cable/railings. They look inconsistent or some missing
3. Staff recommends a study of the vegetative screen. Staff feel the screens dominate the elevations, and wonder if there might be a better solution to screen underneath the building and accessible ramp. How will the screens appear before the vegetation gets established, or if plants don't ever get established? Maybe if they only come up to the bottom of the 1st floor level? By Preliminary review we would need to see a detail for the screen if they are to remain.

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4. Provide color elevations. Perspective images would also be helpful to understand the design better.
 5. Staff recommends increasing the size of the notes where possible, to be easier to read.
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2. Fairchild (at the I-526 east bound ramp)

Daniel Island | TMS # 275-00-00-269 | DRB2023-000164

Conceptual approval for a new townhome community with 30 units, eighteen 2-story units and twelve 3-story units.

Owner: Holder Properties (Hunter Evans)

Applicant: Bill Marshall

Deferred

3. 1018 Physicians Dr.

West Ashley | TMS # 309-00-00-073 | DRB2023-000165

Conceptual approval for a 1-story office building.

Owner: 5 S Properties, LLC

Applicant: Clay Wine, AIA

DECISION: APPROVED

MOTION: Conceptual approval with **staff comments #2-4**. Board comments, to develop a design direction for the landscape plan, and provide more evergreen screening along the Savage Road buffer. Provide a physical screen for all utilities. Find a substitute for the Burford Holly, and substitute the sago Palms with Sabal minor and other plants.

MADE BY: Smith SECOND: Stevens

VOTE: FOR: 5 AGAINST: 0

Staff Comments:

1. Comment removed during meeting.
 2. Staff recommends the Red Maples not be used adjacent to the parking lot as they do not do well in that environment.
 3. AutoCad text tags are appearing on the Existing Conditions site plan and need to be removed/turned off.
 4. Staff recommends native grasses and mulch under the trees in the parking lot islands and lot sod.
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4. 2012 Meeting St.

Upper Peninsula | TMS # 466-16-00-012 | DRB2022-000122

Preliminary approval for a 1-story office building and garage.

Owner: T and L Partners, LLC

Applicant: Tupper Builders

DECISION: APPROVED

MOTION: Preliminary approval with **staff comment #1**. Board comments, to clarify the location of the canopy tie rods and the clerestory windows to assure no conflicts. Provide 3 sided parapets instead of 2 sided parapet wall, and leave the drainage wall open.

MADE BY: Smith SECOND: Boyd VOTE: FOR: 5 AGAINST: 0

Staff Comments:

1. The applicant to please pass on the Board motion to the firm who is doing the landscape plans, to address the comments from the last Board meeting that was not addressed: (A Live Oak tree was to be specified in the notch of the back building, added layers of landscape was not added to the front of the office building where the applicants have specified all mulch, and the Lorapetalum and Pittosporum were to be replaced with another plant choice but was not.)

B. Minutes

1. Approval of Minutes from the June 20, 2023 Meeting

DECISION: APPROVED

MADE BY: Jackrel SECOND: Stevens VOTE: FOR: 5 AGAINST: 0
