

Board: Andy Smith (Chairman), Dinos Liollo, Ben Whitener, Erin Stevens, Ashley Jackrel, Stephanie Tillerson

City Staff: David Meeks, DRB Administrator, Patrick Carlson, City Clerk, Eric Pohlman, West Ashley Projects Manager



RESULTS DESIGN REVIEW BOARD

August 1st, 2022 4:30 PM. 2 George St

1. 1362 Old Town Rd. - TMS# 415-00-00-054

Request conceptual approval for the construction of a new 2-story office building for the Low Country Land Trust.

Owner:	Low Country Land Trust (Ashem, LLC)
Applicant:	Reggie Gibson Architects
Neighborhood/Area:	West Ashley

MOTION: Conceptual approval, with staff comments # 3, 4 and 5. Board comments to reconsider Dwarf Palmettos at the parking spots. Casement window are approved with the Board for this project.

Staff Comments:

1. Staff would prefer if the individual window groupings on the south elevation were completed to be symmetrical fenestration rather than offset as proposed. Staff would prefer 4 windows at each grouping rather than 2 offset windows.
2. Use consistent window heights to line up with each other and with doors and consider more consistency in window sizes.
3. Add a note that some native evergreens such as Red Cedars to be added to the buffer along Old Towne Rd. in areas that need screening or have been thinned out during construction.
4. A transformer is shown at the west end of the building. Staff recommends adding more landscape screening around it, leaving access to it.
5. Consider a more native plant choice for a foundation plant other than Japanese Yew.
6. Consider a little more variety of plants for trees along the driveway entrance other than just Magnolias.

MADE BY: DL SECOND: ES VOTE: FOR 6 AGAINST 0

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2. 990 Etiwan Park St. and Seven Farms Dr. - St. Clare of Assisi -TMS # 275-00-00-198 Request the approval of site revisions.

Owner:	Bishop of Charleston
Applicant:	Franck & Lohsen Architects
Neighborhood/Area:	Daniel Island

MOTION: Approval, with **staff comments #1, 3, 4, 5, and 6** (deferred landscape for this project only)

Staff Comments:

1. **Screen wall:** Staff could support the lowering of the screen wall along Seven Farms to 3.5'.

2. **Removal of landscape.** Staff would like to point out that the Palms specified on the north and south sides of the church façade are placed at the center of the pilasters and not in front of the stained glass windows. The width at the pilasters look to be about 6 ft in width where the palms are specified, so very little view of the stained glass would be blocked by the Palmettos. Also the stained glass windows are meant to be admired from inside of the church and the view of the windows from the exterior is usually not very vivid and not the focus. Landscape has a purpose to accentuate and soften the architectural design and not to hide it. It would be staff's recommendation to keep the Palms at the pilasters on the north and south of the building. Staff could be supportive of the substituting some different plant for the requested removal of the Palms on the north and south facades. Staff does not support the removal of the Palms and not replacing them with any other plant.

The Magnolias placed between the windows on the north façade will get wide and potentially block the windows so staff would support their substitution of a different plant, potentially staying with Palms at these locations.

At the West façade on either side of the main entrance, staff could support the removal of the Magnolias as they will block the low windows. Staff would like to see the Magnolias replaced with something smaller.

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The Palms at the 2 building entries on the south façade do not block any windows so staff recommends leaving these, as well as the 2 Palms at the mechanical enclosure.

The 3 Palms on the east facade just outside the chapel does block the windows so staff could support replacing these with something lower that does not block the windows. But the Palms along the approach walk on the east side of the building do not block any windows so staff recommends leaving these.

3. **North garden:** Staff would like to see the enclosed walled garden north of the church to remain as approved, with the 6 ft. walls and enclosed on 3 sides. discussed to be a meditation garden and a gathering place so we would prefer to see the walled garden remain as it was approved but could also support these wall being lowered to 3.5'. Staff does not support the removal of the 2 side walls to the walled garden. There will be 3 openings into the walled space and it was discussed to be inviting and intriguing to enter the walled garden. Without the side walls the garden concept/gathering place no longer makes sense.

4. **Ground mounted sign:** The monument sign is a separate staff review with a sign application submitted to the Permitting Dept. and to DRB staff. Please also submit plans for the sign to DI-ARB. Location to be studied not to intrude on any of the grand tree roots

5. **Light post:** Staff supports the adding of two more light post on the west side of the church entrance for a place for cameras, pending a photometric plan.

6. **Deferred landscaping:** Staff supports the deferral of the landscape on the east side of the west parking lot to be added in Phase 2

MADE BY: BW SECOND: DL VOTE: FOR 4 AGAINST 2
(Smith and Stevens against)

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3. West Ashley Revitalization Design Principles discussion

Request edits or additions to the developed West Ashley Design guidelines .

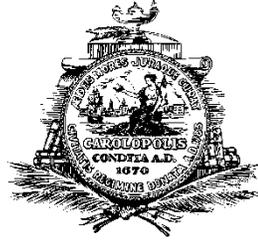
Owner:	City of Charleston
Applicant:	City of Charleston/Eric Pohlman
Neighborhood/Area:	West Ashley

MOTION: No vote. Discussion only

4. Approval of minutes from the 7/18/22 meeting **(Deferred)**

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