City of Charleston

DESIGN REVIEW BOARD

Monday, August 2nd, 2021
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/drb
MEETING PROTOCOL

• Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

• Applicants, staff and Board members are required to give their name whenever speaking.

• Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

• Chat and the Q & A functions have been disabled for everyone.

• **Public Comment:**
  - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.
  
  - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.
  
  - Those members of the public that have registered will be called in order by project.
  
  - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
  
  - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

• **Board:**
  - Board members should open the “Participants” panel so that each Board member can see the status of other Board members’ microphones and cameras.
MEETING PROTOCOL (continued)

- Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nea, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.

- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

  • Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/drb.

  • For additional information:
    • Contact DRB@charleston-sc.gov
    • Visit www.charleston-sc.gov/drb if you are experiencing technical difficulties during the meeting.

  • These proceedings are being recorded.
Agenda Item #1

334 FOLLY RD.
TMS # 424-05-00-030, 029, 028

Request conceptual approval for a new Refuel gas station, convenient store and car wash.
REFUEL # 1060

334 FOLLY RD., CHARLESTON, SC

GRAHAM GROUP ARCHITECTURE
PO Box 888 Pawleys Island South Carolina 29585
Voice 843-237-3488 E-Mail cfriend@grahamgrouparchitecture.com www.grahamgrouparchitecture.com
One Story Service Brick Building

Photo Legend
SITE CONCEPT PLANS
PREPARED FOR
REFUEL AT FOLLY ROAD
334 FOLLY ROAD, TMS 424-05-00-028
FOLLY ROAD OVERLAY – NORTH VILLAGE
CITY OF CHARLESTON, SOUTH CAROLINA
CITY PROJECT ID TRC-SP2020-000385

CIVIL DRAWING INDEX:
C1 – COVER SHEET
C2 – ALTA SURVEY
C3 – APPROVED ABANDONMENT PLAT
C4 – EXISTING CONDITIONS AND DEMOLITION PLAN
C5 – SITE PLAN
C6 – GRADING and STORM DRAINAGE PLAN
L1 – LANDSCAPE PLAN
L2 – LANDSCAPE DETAILS

DESCRIPTION OF WORK TO BE PERFORMED:
THE DEVELOPMENT INVOLVES INSTALLATION OF STORM DRAINAGE (CATCH BASINS, WATER QUALITY STRUCTURE, GRIPPLES ETC) PER PLAN, INSTALLATION OF ACCESS DRIVEWAYS TO FOLLY ROAD AND TATUM STREET, SIDEWALK INSTALLATIONS, ONSITE PARKING AND GASOLINE CANOPY.
INSTALLATION OF THE REFUEL AND CASH WASH BUILDING, AND WATER AND SANITARY SERVICES TO SERVE THE 2 BUILDINGS.

SITE ZONING SUMMARY: FOLLY ROAD OVERLAY (NORTH VILLAGE)
ZONING: GB
TWS 424-05-00-030 REDUCED TO GB
TWS 424-05-00-029 GB
TWS 424-05-00-028 GB
ADJACENT SITE TO THE EAST TWS 424-05-00-033 RESIDENTIAL
ADJACENT SITE TO THE WEST TWS 424-05-00-030 RESIDENTIAL
EAST LIMIT 3.5 STORIES OR 50’. WHICHEVER IS LES

NOTE:
1. SITE IS IDENTIFIED AS TWS 424-05-00-028, 334 FOLLY ROAD.
2. SURVEYED AND TOPOGRAPICAL SURVEYED BY THOMAS AND HUTTON, INC.
3. SITE IS ZONED GB, TWS 424-05-030 HAS BEEN ANNEXED INTO THE CITY.
4. SITE IS IN THE NORTH VILLAGE SUB-AREA OF THE FOLLY OVERLAY DISTRICT.
5. THE PROPOSED DEVELOPMENT IS A REFUEL SERVICE STATION FACILITY AND CASH WASH.
6. THE SITE IS PROPOSED TO HAVE MULTIPLE BUILDINGS.
7. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. REFER TO DRAWING SUMMARY FOR AND BUILDING COUNT.
9. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
10. THE SITE IS LOCATED IN FLOOD HAZARD ZONE A AND ZONE AKS PER PLAT BY THOMAS AND HUTTON.
11. THE SITE AREA IS 1.46 ACRES TOTAL.
KEYNOTES:
1. ALUMINUM GUTTERS.
2. PLUMBING VENT, SEE DETAIL 3/A7.2.
3. PENETRATION FOR LOTTERY SATELLITE.
4. PENETRATION FOR REFRIGERATION LINES, SEE DETAIL 3/A7.2.
5. SCUPPER & DOWNSPOUT.
6. OVERFLOW SCUPPER.
7. SHED ROOF BELOW.
8. COOLER REFRIGERATION UNIT ON 10" CURB.
9. REMOTE ICE MAKER ON 10" CURB.
10. RTU #1 ON 10" CURB.
11. RTU #2 ON 10" CURB.
12. RTU #3 ON 10" CURB.
13. RTU #4 ON 10" CURB.
14. EXHAUST HOOD FANS.
15. DRAFTSTOP BELOW, SEE DETAIL 7/A7.6.
16. FRAME DOWN BELOW ROOF TRUSS SO THE DRAFTSTOP TOUCHES TOP OF COOLER, APPLY SEALANT TO JOINTS.
17. RAKE RETURN PITCH 4/12.
18. DORMER LIGHT FIXTURE MOUNTED ABOVE STOREFRONT (BLOCKING AS REQ'D). FIXTURES TO BE AUTO ON AT DUSK.
### Car Wash Door Schedule

<table>
<thead>
<tr>
<th>NO.</th>
<th>ELEVATION</th>
<th>LEFT LEAF WIDTH</th>
<th>LEFT LEAF HT.</th>
<th>RIGHT LEAF WIDTH</th>
<th>RIGHT LEAF HT.</th>
<th>LEAF HT.</th>
<th>CODE</th>
<th>FRAME</th>
<th>THICK</th>
<th>GLAZING</th>
<th>FIRE RATING</th>
<th>HARDWARE</th>
<th>NOTES/REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>4'-0&quot;</td>
<td></td>
<td>4'-0&quot;</td>
<td></td>
<td>7'-0&quot;</td>
<td>HLLW</td>
<td>PT-1</td>
<td>1 3/4&quot;</td>
<td>INSUL. Low E</td>
<td>55</td>
<td>PASSAGE LEVER WITH LOCK</td>
<td>FLUSH DOOR</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>3'-0&quot;</td>
<td></td>
<td>3'-0&quot;</td>
<td></td>
<td>7'-0&quot;</td>
<td>HLLW</td>
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<td>55</td>
<td>PASSAGE LEVER WITH LOCK</td>
<td>FLUSH DOOR</td>
</tr>
</tbody>
</table>

**Notes:**
1. CAR WASH BAY OPENING 12' -11 1/4" X 9'-11 3/4", HEAD HEIGHT 9'-11 3/4".
2. OPENING: 10'-7 5/8" X 5'-5 3/8", HEAD HEIGHT 9'-4 3/8".
3. SAND TRAP PIT WITH GALVANIZED METAL GRATE. SEE SECTIONS & STRUCTURAL & CAR WASH EQUIPMENT DRAWINGS.
4. TRENCH DRAIN.
**Exterior Material Schedule**

<table>
<thead>
<tr>
<th>Description</th>
<th>Manufacturer</th>
<th>Color/Product</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modular Brick</td>
<td>Running Bond Courting Low Country Blend</td>
<td>Palmeto Brick BRK-1</td>
</tr>
<tr>
<td>Aluminum Roof</td>
<td>Metal Roofing Systems, Inc</td>
<td>MRS System 2000</td>
</tr>
<tr>
<td>Fiber Cement Lap Siding</td>
<td>Nichiha Fiber Cement FCMT-1</td>
<td>9-1/4&quot; Smooth Texture PT-1</td>
</tr>
<tr>
<td>Fiber Cement Lap Siding</td>
<td>Nichiha Fiber Cement FCMT-2</td>
<td>5-1/4&quot; Smooth Texture PT-1</td>
</tr>
<tr>
<td>Fiber Cement Trim</td>
<td>Nichiha Fiber Cement FCMT-3</td>
<td>Smooth Texture PT-1</td>
</tr>
<tr>
<td>Wood All Exterior</td>
<td>Boral TrueXter Tor Exter</td>
<td>CBD-1 Composite Boards PT-1</td>
</tr>
<tr>
<td>Masonry Cement Mortar</td>
<td>Holcim</td>
<td>Holcim 200 Ivory</td>
</tr>
</tbody>
</table>

**Elevations - Store**

**Original - Previous Submittal**

**East Elevation**

Scale: 1/4" = 1'-0"
**EXTERIOR MATERIAL SCHEDULE**

<table>
<thead>
<tr>
<th>No.</th>
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<th>MANUFACTURER</th>
<th>COLOR/PRODUCT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>MODULAR BRICK</td>
<td>RUNNING BOND COURSING</td>
<td>LOW COUNTRY BLEND</td>
</tr>
<tr>
<td>2</td>
<td>AZEK TRIM</td>
<td>MASONRY CEMENT MORTAR</td>
<td>HOLCIM 200 IVORY BUFF</td>
</tr>
<tr>
<td>3</td>
<td>STANDING SEAM METAL</td>
<td>METAL ROOFING SYSTEMS, INC</td>
<td>MRS SYSTEM 2000 PRE-WEATHERED GALVALUME</td>
</tr>
<tr>
<td>4</td>
<td>MASONRY CEMENT TRIM</td>
<td>BORAL TRUEXTERIOR SIDING &amp; TRIM</td>
<td>MATTOX FIBER CEMENT FCMT-1</td>
</tr>
<tr>
<td>5</td>
<td>OPEN</td>
<td>NICHIHA FIBER CEMENT</td>
<td>FCMT-1/PT-1</td>
</tr>
<tr>
<td>6</td>
<td>OPEN</td>
<td>NICHIHA FIBER CEMENT</td>
<td>FCMT-1/PT-1</td>
</tr>
<tr>
<td>7</td>
<td>OPEN</td>
<td>NICHIHA FIBER CEMENT</td>
<td>FCMT-1/PT-1</td>
</tr>
<tr>
<td>8</td>
<td>OPEN</td>
<td>NICHIHA FIBER CEMENT</td>
<td>FCMT-1/PT-1</td>
</tr>
</tbody>
</table>

**Scale:** 1/4" = 1'-0"
Street Scape From Folly Rd. -- Original Design Review

Street Scape From Folly Rd. -- Proposed Street Scape
Dumpster Enclosure Plan

Typical Side Elevation

Elevation @ Gate

Brick Wall Section

Dumpster Enclosure & Brick Screen Wall
Fuel Canopy Plan

Fuel Canopy -- West Elevation

Fuel Canopy -- Partial/South Elevation

Fuel Canopy -- West Elevation -- New/Proposed elevation

Fuel Canopy -- South Elevation -- New/Proposed Elevation
Agenda Item #2

Approval of minutes from the 7/18/21 meeting