



CITY OF CHARLESTON DESIGN REVIEW BOARD

MEETING RESULTS

AUGUST 7, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Andrew Smith, Dinos Liollo, Lucas Boyd, Jeff Johnston, Stephanie Tillerson, Erin Stevens

STAFF MEMBERS PRESENT: Travis Galli, Preservation Enforcement; Patrick Carlson, City Clerk Office

A. Applications

1. 3919 Savannah Hwy.

West Ashley | TMS # 285-00-00-205 | DRB2022-000140

Requesting preliminary approval for a new 1-story bakery with retail space.

Owner: Carl and Lillie Smalls
Applicant: Mark A. Rawlings

DECISION: APPROVED

MOTION: Preliminary approval, with staff comments # 1-8, and Board comments to provide screening for the HVAC equipment and other utilities, to provide substitutions for the Red Maple, the Arborvitae and the Indian Hawthorn, provide location and details for the menu board, provide details and location of the dumpster enclosure.

MADE BY: Tillerson SECOND: Johnston

VOTE: FOR: 6 AGAINST: 0

Staff Comments:

1. Staff recommends that the chimney exterior be all brick or at least come up to where it angles and narrows. The chimney in the conceptual submittal that was approved was all brick.
2. The building color is not called out on the elevations and should be. Please provide color renderings.
3. Show the electric meters and note that they, and all exterior utilities on the facade will be painted the building color. Including the conduits.
4. There are two site plans that don't match completely. One site plan could be eliminated. Please label all materials on the site plan. One site plan is missing the back sidewalk. The trash dumpster pad is shown on one site plan and not the other site plan or on the landscape plan. Applicant needs to show the trash enclosure screen as well plus it's detail.

5. Provide some shrubs or ornamental grasses around the trash enclosure to soften the enclosure.
6. Landscape bed edge is still missing from the front/east bed.
7. Red Maple was not substituted with another type of tree that does better in this environment.
8. A staff comment was made at the last meeting that all sign post must have decorative post painted black, and not the U channel post that was shown, but the sign post details has been removed.

Staff Recommendation: Preliminary approval with the conditions noted to be completed by Final review by staff

2. 1518 Main Rd.

John's Island | TMS # 253-00-00-078, 079 | DRB2023- 000169

Requesting conceptual approval for the renovation to St. John's High School stadium, concessions and entry plaza.

Owner: Charleston County School District

Applicant: Geoff Clever

DECISION: APPROVED

MOTION: Conceptual approval. Board comments to study the entry façade and layout of letters, and to consider back lighting and consult with the client for other opportunities of this wall. Study the proposed landscape in front of the entry wall to avoid conflicts with the final design. Find a substitution plant for the Saw Palmettos on the plans, and to pare down the plan set per submittal requirements, and to orient all plans with the same north orientation to make the set easier to review.

MADE BY: Liollio SECOND: Johnston

VOTE: FOR: 6 AGAINST: 0

Staff Comments:

1. The letters "Islanders" on the front entry wall do not fall under the category of signage so is not in the purview of the DRB. Staff feels the proposed layout of the word "Islanders" is awkward and difficult to read the way it is broken into "Island" and "ers". We understand the existing square panels are being utilized, but staff suggest these existing square panels be removed, the letters reduces in size a little, and the word "Islanders" be located to the left side of the entry gate only. To the right of the entry gate, there could be a school logo, or left blank. If the Board or the school disagrees, staff still suggest removing the large blue wood squares from the brick entry wall.
2. Staff supports these renovations to the High School athletic field area.

Staff Recommendation: Conceptual approval

3. 1137 Folly Rd.

James's Island | TMS # 337-08-00-119 | DRB2023-000153

Requesting conceptual approval for a new 1-story building for the Goddard Preschool.

Owner: MWC Equipment, LLC & Windsurfer Enterprises, LLC

Applicant: AAG Architects, LLC

DECISION: DEFERRED

MOTION: Conceptual approval deferred, with **staff comments # 3 and 4**, restudy the window trim to be more proportionate and window canopies to be more delicate. Study the building volumes so to present clarity in material selection and form. Restudy the low sloped volume, so that it has a different material. Study the lintel heights so they align with each other and study the size of the window fenestration. Simplify the shed roof, eliminating the vertical lattice. Move any Saw Palmettos away from pedestrian/childcare areas. Eliminate the bay window on the east elevation, between the two classrooms.

MADE BY: Liollo SECOND: Johnston

VOTE: FOR: 6 AGAINST: 0

Staff Comments:

1. Regarding the shed canopies over the front windows, staff suggest spreading the bracket locations out, or wider a few inches. We also suggest creating a little more space from the bottom of the brackets to the top of the window headers, as the brackets are almost touching the window headers.
2. Staff suggest thickening up the window trim just a bit.
3. **Staff feels the vertical siding proposed is a bit shallow and staff suggest a siding with more depth such as lap siding or Board and Batten.**
4. **The stone spheres used for seating in the front of the building, are shown in the last rendering as being proposed in lawn grass, which will be a maintenance issue to mow around. Staff suggest a narrow strip of an alternate material under the spheres, such as gravel, mulch or recycled playground surface.**

Staff Recommendation: Conceptual approval

4. Pier View St. (116 and 105 Daniels Landing)

Daniel Island | TMS # 275-00-00-114, 228 | DRB2023-000171

Requesting conceptual approval for two new 4-story apartment buildings (Building one: 73 units, and Building two, 54 units)

Owner: Parcel R Phase 4 Development Co, LLC

Applicant: Housing Studio, Dmitry Lednev

DECISION: DEFERRED

MOTION: Deferred. Board comments to provide DI ARB review letter. Provide roof plans and provide a streetscape plan (showing the surrounding building context).

Provide enlarged building elevations. Substitute another plant for the Drift Rose.

MADE BY: Johnston SECOND: Liollio
Tillerson had to leave the meeting

VOTE: FOR: 5 AGAINST: 0

Staff Comments:

1. Staff suggest a paver crosswalk be used where you come out of the parking garage and connecting to Building 2.
2. Staff prefers a different siding to the flat panel siding, such as lap or board and batten.

Staff Recommendation: Conceptual approval

B. Minutes

1. Approval of Minutes from the July 17, 2023 Meeting

DECISION: APPROVED

MOTION:

MADE BY: Stevens SECOND: Boyd

VOTE: FOR: 5 AGAINST: 0
