



CITY OF CHARLESTON DESIGN REVIEW BOARD

MEETING RESULTS

SEPTEMBER 18, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Andrew Smith, Dinos Liollo, Ben Whitener, Ashley Jackrel, Erin Stevens

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

A. APPLICATIONS

1. 1030 Floyd Dr.

West Ashley | TMS # 301-00-00-801 | DRB2023-000170

Requesting conceptual approval for a new car wash and separate retail space.

Owner: Time to Shine car wash, Inc.

Applicant: Coast Architects/Arnie McClure

DECISION: APPROVED

MOTION: Conceptual approval, with **staff comments # 2-12**, and no Board comments.

MADE BY: Liollo SECOND: Whitener VOTE: FOR: 5 AGAINST: 0

STAFF COMMENTS:

1. Staff suggest looking at some other color options for the brick and metal panels on the buildings, other than brown and grey. The tile colors are fine but may need to also be adjusted to match the change in brick/panel colors.
2. Regarding the car wash building, staff suggest flipping the towers so that the taller tower is facing the entry drive off Floyd Dr.
3. Regarding the retail building, staff feels there could be more consistency with the canopy heights. We suggest that the canopies in the areas of the façade that have the metal panels, all be at the higher level as some are shown, and all the canopies in the brick areas of the facades, remain at the lower level they are.
4. At the retail outdoor seating, staff recommends either extending out the proposed building canopies, or a separate shade structure of some type.
5. There is a note on the north elevation of the car wash which reads overhead doors but this appears to be a mistake.
6. Staff suggest more fenestration on the north facades of both buildings. Consider transom windows if there are equipment conflicts on the interior.

7. The applicants are proposing brick piers and vegetation for the screening along Floyd Dr. Brick piers every 12' and shrubs in between the piers. Although the Board did approve this concept for the Time to Shine on Savannah Hwy, staff feels this is not an effective means of screening the interior of the site, and we recommend the screen wall be a continuous masonry wall. (3' to 3.5' height) (see image) The piers with railings around the outdoor seating is fine.
8. Staff suggest a better screening method such as a wall, between the outdoor seating area and the car wash entry tunnel.
9. At the next meeting, please provide one or two 3D renderings of the buildings north elevations, from the interior of the site looking SE towards Floyd Dr.
10. Staff ask that the applicant please turn off the underground utilities on the site plan.
11. At Preliminary review, show the vacuum equipment footings on the landscape plan to ensure there are no conflicts with the plantings.
12. DRB approvals do not include the signage. Signage will be a separate review towards the end of the DRB process.

STAFF RECOMMENDATION: Conceptual approval

2. 1137 Folly Rd.

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

Requesting conceptual approval for a new Goddard preschool.

Owner: MWC Equipment, LLC & Windsurfer Enterprises, LLC
Applicant: AAG Architects, LLC

DECISION: APPROVED

MOTION: Conceptual approval, with **staff comment #1**, and no Board comments.

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

STAFF COMMENTS:

1. **Staff suggest moving the building façade signage to above the front door.**

STAFF RECOMMENDATION: Conceptual approval

**3. Waterfowl Lane @ Ashley River Rd.
West Ashley | TMS # 355-07-00-166 | DRB2023-000174**

Requesting conceptual approval for Phase II of a new townhome community with 9 units.

Owner: SUP Bermuda Pointe II

Applicant: Vinyet Architecture

DECISION: APPROVED

MOTION: Conceptual approval, with Board comments to study the placement and proportions of the end unit windows, making the 2nd floor/bedroom windows larger, simplify the color pallet to be more monochromatic, study the end columns at the garages, possibly to be planar.

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

B. MINUTES

1. Approval of Minutes from the August 21, 2023 Meeting

DECISION: APPROVED

MOTION: minutes approved

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