



CITY OF CHARLESTON DESIGN REVIEW BOARD

MEETING RESULTS

SEPTEMBER 19, 2022

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Erica Chase, Ben Whitener, Stephanie Tillerson, Ashley Jackrel, Erin Stevens. Andy Smith Arrived during agenda item #2.

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

A. APPLICATIONS

1. 1640 Folly Rd.

James Island | TMS # 427-00-00-022 | DRB2022-000132

Reconsideration of the Design Review Board's decision to deny demolition. The applicants again request approval for the demolition of a 1-story house over 50 years of age.

Owner: Scan Assets, LLC (Charles Wilson)
Applicant: Ian O'Shea and Nathan Schutte

MOTION: Demolition denied.

MADE BY: BW SECOND: ES VOTE: FOR 3 AGAINST 2
Smith not present yet. Jackrel and Tillerson opposed to denial of demo.

2. 1770 Ashley River Rd.

WEST ASHLEY | TMS # 351-11-00-003, 004 | DRB2022-000136

Request conceptual approval for a new gas station and convenience store.

Owner: Drayton-Parker Companies LLC
Applicant: Cuhaci-Peterson/Betzandra Garcia Rocha

MOTION: Deferral, with **staff comments # 2-6 and 8-13**. And Board comments 1) add a screen wall on the Sam Rittenberg side of the pavement 2) provide additional landscape on the Ashley River Rd. side of the pavement, 3) to add a canopy over the building main entrance, 4) to simplify the plant pallet 5) and to study the dumpster enclosure location.

MADE BY: BW SECOND: AS VOTE: FOR 4 AGAINST 2
Smith arrives. Jackrel and Tillerson against deferral.

Staff Comments:

1. Staff likes the general design direction of the building the brick used and H/S/M is appropriate for the site.

2. The floorplan shows a service entrance at the NW side of the building but this is not reflected on the NW elevation.
 3. At 1st glance staff thought the elevation presented on the backside of the building facing the neighborhood was the front entrance due to the ornamentation and detail proposed, including awnings and signage. This seem odd as the back of the building. Staff ask that the applicant make the same design emphasis to the NW side of the building that faces Sam Rittenberg that currently appears more like the back of a building. This reads as a prototype that was not altered from being proposed at a different location. The service door on this rear NE side is so faint it's almost missed. Please make this door more visible graphically on the drawings. Signage would not be permitted on the back side of the building not facing a street. Move this to the NW Sam Rittenberg side.
 4. The NW elevation could use improvements since there are no windows. Staff recommends finding a way to add windows. Perhaps the Sunshade that is proposed for the building corners could be continued on this elevation...or perhaps the awnings shown on the back of the building
 5. Include elevations of the gas canopy at the next review.
 6. Some of the feedback staff has received has been a dislike of the gas canopy. Staff would like to see a couple more concepts for the canopy that is less chunky and heavy, and to make it lighter, and which fits in with the approved building design better. We do like the breaks in the vertical canopy that breaks up the mass. The thin support columns of the canopy appear to not be able to support the weight of this heavy canopy.
 7. Regarding the gas canopy beams on the ceiling: at the tops of each of the support columns, staff recommends extending the beams all the way across so they connect with each other and dead end into the canopy edges.
 8. Can more of a direct path be provided from the loading zone to the store?... or is it safe for deliveries to use the opening at the car park next to the Grand tree?
 9. Staff had asked the applicant to provide a path from the gas pumps to the store which they are now showing on either side of the grand tree, but this was not picked up on the landscape plan. Please show this at the next submittal.
 10. Staff ask that the oil waste tank be moved from the NW side of the building facing Sam Rittenberg, to one of the other sides of the building not facing a street.
 11. For a project such as this, staff usually ask for a brick screen wall at the street side perimeter of the site to screen the asphalt drive isles, but this site has challenges due to the narrow planting bed, especially along Ashley River Rd. Staff request the Board to comment on this requirement or if they feel landscape would be sufficient in this situation. Staff does recommend a screen wall on the Sam Rittenberg side and wrapping the corner, to be added to the proposed landscape. Please note the existing Crape Myrtle trees that the applicants are preserving along both Sam Rittenberg and Ashley River Rd. A wall will need to avoid their roots. It's also important to note that the screen walls that were constructed at the Parkers on Orange Grove Rd, were proposed and constructed too close to the interior project curbs and they have been hit at least 2x by cars on the site and needed to be rebuilt where damaged.
 12. Staff suggest cut outs in the concrete, parallel to the building, between the parking spots and the building on the two side of the building facing the parking, for palms or some other type ornamental trees.
See next page
 13. (Added during the meeting) Staff recommends some outdoor seating on the Sam Rittenberg side of the building.
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3. 2310 Henry Tecklenburg Dr.
WEST ASHLEY | TMS # 309-00-00-262 | DRB2022-000130

Request preliminary approval for the construction of 2 new operations buildings for Dominion.

Owner: Dominion Energy
Applicant: MCA Architecture/Keith Clarke

MOTION: Preliminary approval with **staff comments # 1 and 2**

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

Staff Comments:

1. Staff still recommends ornamental grasses/pollinators for the dry detention, which can be no maintenance vs low maintenance turf grass that must be mowed weekly.
2. There is a covered walkway in the rendering that are not shown on any other plans. Staff supports this covered walkway and it will need to be shown on all plans and an elevation.

4. William E Murray Blvd. @ Glenn McConnell Pkwy. Deferred by the Applicant
WEST ASHLEY | TMS # 306-00-00-933, 975, 973 | DRB2022-000137

Request conceptual approval for a new multi-family development with 228 apartments, 23 townhomes and an amenity building.

Owner: ZP No.351, Charleston LLC
Applicant: Zimmer Development Co/Spencer Peterson

B. MINUTES

1. APPROVAL OF MINUTES FROM 8/1/22 MEETING

MOTION:

MADE BY: AS SECOND: ST VOTE: FOR 6 AGAINST 0

2. APPROVAL OF MINUTES FROM 8/15/22 MEETING

MOTION:

MADE BY: AS SECOND: ST VOTE: FOR 6 AGAINST 0
