

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

City Staff: David Meeks, Andrea Derungs, Frankie Pinto



RESULTS
DESIGN REVIEW BOARD

September 20th, 2021 4:30 PM. 2 George St

1. 1349 Ashley River Rd. TMS# 418-05-00-002

Request approval for the demolition of a small office building over 50 years old.

Owner:	Parkers
Applicant:	Hoyt + Berenyi, LLC/Kyle Taylor
Neighborhood/Area:	West Ashley

MOTION: Denial

MADE BY: DL SECOND: ST VOTE: FOR 4 AGAINST 3

2. 1343-51 Ashley River Rd. TMS# 418-05-00-001 to 004

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

Owner:	Parkers
Applicant:	Hoyt + Berenyi, LLC/Kyle Taylor
Neighborhood/Area:	West Ashley

MOTION: Project not heard due to the denial of the demolition.

3. 2310 Henry Tecklenburg- TMS # 309-00-00-262

Request conceptual approval for two one-story electric operations buildings for crew dispatch and special care center.

Owner:	Dominion Energy
Applicant:	MCA Architecture/Keith Clarke
Neighborhood/Area:	West Ashley

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MOTION: Deferral, with **staff comments 1-7**. Board comments, to add to staff comments #6 to also study if larger shrubs and ornamental trees could be used under the power lines. (not to exceed 15 ft. ht. at maturity). 1) To develop the landscape concept to match the presentation given, including the definition of the berm and the screening in the understory. Simplify the architecture including the tower element given its not a public building. 3) Study the shed roof. 4) Be consistent and honest with the brackets. 5) Keep the precast panels honest to the design intent. 6) Refine the building detail to work in conjunction with the design. 7) To restudy the shadow wall at the patio to provide more translucency.

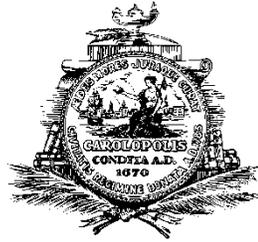
MADE BY: AS SECOND: DL VOTE: FOR 6 AGAINST 1

Staff Comments:

1. Regarding the stand alone wall at the tower element mid building, staff prefers the previous option that did not hide the glass portion of the tower which is one of the more attractive features of the building design. To see the glass, go full length from the top to the ground is a nice feature that the wall hides.
2. The east façade of the covered truck shed we recommend to match the west façade of the main building with the concrete precast panels and brick water table.
3. Not knowing how thick the existing buffer will be after it gets cleaned up, staff recommends planting some additional natives/evergreens along the parking lot side of the existing buffer along Henry Tecklenburg. As well as additional planting at the Savage Rd. side of the gravel laydown lot (random spacing, natural looking shrubs)
4. Clarify the location of the Pyracantha planted at 4'o.c along the fence parallel to Henry Tecklenburg. Are they on the outside of the fence? This is where staff would suggest. Continue this hedge row along the fence line on the east side of the driveway, as well as along the fence parallel to Savage. Consider a more native hedge screen than Pyracantha.
5. Staff recommends some landscape beautification at the Savage Rd entrance. Currently there is nothing specified except some hydro-seed (lawn). Staff recommends some shrub groupings and a few ornamental trees near the driveway entrance.
6. Staff recommends a native prairie wildflower mix in some or all of the area below the power lines. (no maintenance mix)
7. Bollards for all DRB projects are required to be painted black or Charleston Green. A reflective band at the top 4" would be acceptable.

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4. 334 Folly Rd. TMS # 424-05-00-028, 029, 030

Request preliminary approval for a new Refuel gas station, convenience store and car wash.

Owner:	Refuel Operating Co. Inc.
Applicant:	Graham Group/Christopher Friend
Neighborhood/Area:	James Island

MOTION: Preliminary approval, with **staff comment #2**, and Board comments, to restudy the north elevation to clean up the lines. 2) Substitute the Ligustrums with a more native plants, and to move the Saw Palmettos away from any pedestrian areas, 3) To study the gas canopy to be more in keeping with the architecture of the site. 4) Applicant to come back to the Board for final review.

MADE BY: DL SECOND: BW VOTE: FOR 7 AGAINST 0

Staff Comments:

1. Staff would like to see the brick water table back on the buildings. We're confident the architect can work out a detail of where the siding meets the brick. The brick water table matches the canopy columns and fence columns and ties the whole project together. The applicants are still showing the McLeod images in this presentation which was for the purpose of showing the brick used there as context for brick to also be used in the water table of this building.
2. **At the south lot line there is only a low chain link fence existing. For the benefit of the neighbors to the south who will be adjacent to the lights and noise, staff recommends a 6' ht. min screen fence.**

5. Approval of minutes from the 8/16/21 meeting

MOTION: Approval

MADE BY: AS SECOND: DL VOTE: FOR 7 AGAINST 0