



City of Charleston  
Design Review Board  
Minutes  
May 15<sup>th</sup>, 2023  
4:30 p.m.

A meeting of the Design Review Board was held at 4:30 p.m. on Monday, May 15<sup>th</sup>, 2023 at 2 George Street and adjourned at 5:08 p.m.

Notice of this meeting was sent to all local news media.

**Board members present:** Andy Smith (Acting Chair), Erin Stevens, Ashley Jackrel, Lucas Boyd, and Stephanie Tillerson (arrived at 4:37 p.m.)

**Staff members present:** David Meeks and Patrick Carlson, recording

Chair called the meeting to order at 4:30 p.m., introduced Board members and Staff, and explained protocol for the meeting.

### **Applications**

The following applications were considered:

*(NOTE: Unless otherwise remarked, Chair voted all items, Copy of complete staff comments/recommendations are attached. Copies of all recusals/letters/emails/petitions mentioned during this meeting are on file.)*

**1. Main Rd. @ McLernon Trace– TMS # 285-07-00-042 | DRB2023-000155**

Request preliminary approval for a new gas station, convenience store and a side retail space.

Owner:	Charlie Patel
Applicant:	Christopher Karpus
Neighborhood/Area:	West Ashley

Presenter: Jessica Myers, Christopher Karpus

Project Detail: Jessica Myers said that her firm, C Baker Engineering, was managing the civil site side of the proposed project. They had incorporated changes according to several comments from the previous DRB presentation, including representing the residential setback in a more adequate manner, realigning the proposed monument sign, added some planters for palm trees, shifted the driveway into a more centralized position, and reevaluated the overall landscaping plan.

Christopher Karpus said that he had also incorporated some changes according to previous staff comments and suggestions. There were some adjustments to the south elevation's paneling and canopy, window depth, interior layouts, and the positioning of the mechanical yards. In addition, several windows were added and repositioned along the back sides of the building and additional landscaping laid along the enclosure wall. He said there had been no changes to any of the proposed materials or color schemes.

Lucas asked for clarification regarding the mechanical yards, the associated clearance and aligning the areas with the water table. He also asked why the patio was placed in an asymmetrical position. Mr. Karpus said the

roofline did not align with the center of the patio because there had been an adjustment to create more back space for the mechanical yard, so the patio was centered on the building but not the roofline.

Ashley asked for clarification regarding the previous mention of the mechanical yards and their position according to the water table. Lucas said that both walls around the mechanical yards were expected to be four feet high, but the building water table was three feet high. Ashley said that it looked shorter according to the rendering, but it could have been the perspective. Mr. Karpus said that the wall supporting the building was shorter compared to the one surrounding the property. However, the combination of landscaping and wall layouts should work together in an effective manner.

Public Comment: None

Staff Recommendation: Preliminary approval

Board Comments/Action: Erin asked for clarification about the staff recommendation to raise the wall height instead of using less delineating grasses. Andy said that the plants in the northern portion of the property would present a maintenance issue in the future and suggested a reevaluation of the landscaping proposal. Erin agreed and said she would also prefer if the wall retained a fairly consistent height. Andy said that would look more appealing and added that additional plantings could be positioned behind any wall placement. Ashley asked for clarification about the proposed placements of any sidewalks. Ms. Myers said that Main Road was being considered by County authorities to be converted into an expanded multiuse road that would work with new grades in widened sections. She said the proposed gas station was designed to tie into the multiuse road project at a later date if necessary. Andy said he didn't see a physical proposed site plan connection to the adjacent county building and Ms. Myers said it was not included in the landscaping plan. Andy said it should be included in order to assess and potentially move any site features that would be impacted. Ashley said the applicants should restudy the landscaping boundary plan and add the potential sidewalk connection locations to the plan in order to review the property as it would look fully realized. Andy said they should also consider adding another palmetto planter to fill out the space more.

MOTION: Preliminary approval, with staff comments 2-3 and the following board comments:

1. Restudy north and west boundaries of the landscape plan
2. Show future sidewalk spurs in landscape plan, adjust landscape plan as needed
3. Study the inclusion of an additional palm in front of the building
4. Ensure no saw palmettos near pedestrian areas
5. Provide consistency in the eave details of the rafter tails

MADE BY:  AJ  SECOND:  LB  VOTE: FOR  5  AGAINST  0

## Minutes

### **1. Approval of minutes from the 4/17/23 meeting**

MOTION: Approval

MADE BY:  AJ  SECOND:  LB  VOTE: FOR  5  AGAINST  0

## Discussion

David said that at the end of April, the City held a seminar for DRB members on the subject of affordable housing using the new priority status program and how it would help reduce time and cost for approving affordable housing projects throughout the City. David said that he would send the seminar materials to all board members and it was available to watch for all those who were unable to attend.

There being no further business, the meeting adjourned at 5:08 p.m.

Patrick Carlson  
Clerk of Council's Office