



City of Charleston
Design Review Board
Minutes
July 17th, 2023
4:30 p.m.

A meeting of the Design Review Board was held at 4:30 p.m. on Tuesday, July 17th, 2023, at 2 George St. and adjourned at 5:19 p.m.

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

Board members present: Erica Chase, Chair, Andy Smith, Vice Chair, Erin Stevens, Ashley Jackrel, and Lucas Boyd

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. 2409 Maybank Hwy.(St. John's Yacht Harbor Island_South)– TMS # 345-00-00-093 | DRB2023-000166**
Conceptual approval for a new restaurant

Owner:	Coastal Marinas
Applicant:	Kevin Hoertdoerfer
Neighborhood/Area:	John's Island

Presenter: Kevin Hoertdoerfer

Project Detail: Mr. Hoertdoerfer said that the building would be situated on the southern end of the island on top of timber pilings with stairs and a handicap ramp leading to the main entrance oriented towards the parking lot. The restaurant would have a rooftop dining area and bar with most of the building facing the water with various indoor/outdoor access points.

David said that the DRB had approved the final plan for a previous application for this site in 2008 and that approval had expired.

Mr. Hoertdoerfer said the project had evolved and changed hands several times since the original approval. However, the latest owner was most excited about the original design from 2008 and had only introduced a small amount of aesthetic changes to the exterior design. He said it was a unique spot to design for since the majority of the building was surrounded by marsh and water views and the goal was to create a space that evoked local fish camps on an elevated design level.

David asked if the code had changed and, if so, if the proposed building elevation had been modified since the 2008 approval.

Mr. Hoertdoerfer said that the floodplain had decreased, but the freeboard had increased, so it was essentially the same as before. He said the elevation was regardless modified to be a little higher than before.

David asked if there was going to be any landscaping screening that would prevent people from seeing the building as they approached the entrance from the parking lot. Mr. Hoertdoerfer said that the entry points would have a breakaway wall to decorate the facade, but not inhibit the architectural visual experience.

Public Comment: None

Staff Recommendation: Conceptual approval

Board Comments/Action: Lucas said that the height/scale/mass of the proposed building was nice and liked the integration of the accessible ramp into the landscaping and overall design, but asked for more detail regarding the proposed elevations.

Andy said that green screens often did not work out as planned, so the landscaping needed to be selected carefully, with realistic maintenance expectations, in order to achieve their goal.

Erin said the planting plan for the vines seemed to be sparse and would potentially need more to ensure success. She also agreed about creating more intentionality behind the landscaping and said the building needed to be able to make a visual impact on its own, in case the plantings were not successful.

MOTION: Conceptual approval

MADE BY: AS SECOND: ES VOTE: FOR 5 AGAINST 0

2. Fairchild (at the I-526 east bound ramp)– TMS # 275-00-00-269 | DRB2023-000164

Conceptual approval for a new townhome community with 30 units, eighteen 2-story units and twelve 3-story units **DEFERRED BY STAFF**

Owner:	Holder Properties (Hunter Evans)
Applicant:	Bill Marshall
Neighborhood/Area:	Daniel Island

3. 1018 Physicians Dr.– TMS # 309-00-00-073 | DRB2023-000165

Conceptual approval for a 1-story office building

Owner:	5 S Properties, LLC
Applicant:	Clay Wine, AIA
Neighborhood/Area:	West Ashley

Presenter: Jessica Myers

Project Detail: Ms. Myers said that the applicant was unavailable, so she would be presenting the application on behalf of the applicant and as a representative of C Baker Engineering. The interior was an open floor plan, with a potential for future suites, and a brick and board exterior. It would serve as an unconnected expansion of business space for the adjacent property owner. The existing landscape buffer along Savage Rd. consisted primarily of invasive weeds, so the landscaping plan would involve new plantings and several tree islands set within a parking lot with 2-way parking access.

Erin asked how they designed the site with the reality of dual frontage spaces along Savage Rd. and Physicians Dr.

Ms. Myers said that the neighboring sites had several protected trees, but the property in question did not have any protected trees so the intention was to clear it and start the landscaping from scratch. The side facing Savage Rd. would have a 25 ft. landscaping buffer and the property line along Physicians Dr. would have a required buffer of 5 ft. along an existing sidewalk that would also be landscaped.

Public Comment: None

Staff Recommendation: Conceptual approval

Board Comments/Action: Andy suggested to look at different plantings for the buffer.

Erin said the overall landscape plan needed more work and agreed with Andy that several species would not be appropriate for that area. She also asked for more of an integrated landscape that responded to the corresponding architecture and to create more of a design direction for the entire site.

MOTION: Conceptual approval, with the following board comments:

1. Develop design direction for landscape plan
2. Provide more evergreen screening along the Savage Rd. buffer
3. Provide a physical screen for all utilities
4. Find a substitute for the Burford holly, and replace Sago palms with Sabal minors and other plants

MADE BY: AS SECOND: ES VOTE: FOR 5 AGAINST 0

4. 2012 Meeting St.– TMS # 466-16-00-012 | DRB2022-000122

Preliminary approval for a 1-story office building and garage

Owner:	T and L Partners, LLC
Applicant:	Tupper Builders
Neighborhood/Area:	Upper Peninsula

Presenter: Robert Gerber

Project Detail: Mr. Gerber said that the applicant team received conceptual approval in March and had addressed several architectural and landscaping suggestions from the DRB with some new renderings.

Lucas asked if all of the windows would have tie rods. Mr. Gerber said that the plan was to place tie rods next to all of the proposed canopies.

Public Comment: None

Staff Recommendation: Preliminary approval

Board Comments/Action: Erin asked for more information on the updated landscape plan to be brought to the next stage of the application.

MOTION: Approval, with the following board comments:

1. To clarify the location of tie rods
2. Consider three-sided parapet walls instead of two-sided parapet walls
3. Leave the drainage wall open

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

Minutes

1. Approval of minutes from the 6/20/23 meeting

MOTION: Approval

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

There being no further business, the meeting adjourned at 5:19 p.m.

Patrick Carlson
Clerk of Council's Office