



City of Charleston
Design Review Board
Minutes
August 21st, 2023
4:30 p.m.

A meeting of the Design Review Board was held at 4:30 p.m. on Monday, August 21st, 2023, over video conference call and adjourned at 5:51 p.m.

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

Board members present: Erica Chase (joined at 4:41 p.m.), Chair, Andy Smith, Vice Chair, Erin Stevens (joined at 4:34 p.m.), Ashley Jackrel, Ben Whitener 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. 1000 Floyd Dr.– TMS # 301-00-00-805 | DRB2023-000173**
Requesting conceptual approval for a new Chick-Fil-A restaurant

Owner:	Chick-Fil-A
Applicant:	G. Robert George A Assoc., Inc. (Michael White, PE)
Neighborhood/Area:	West Ashley

Presenter: Michael White, Steve Malloy, Todd Williams

Project Detail: Mr. White said they would be presenting on behalf of the applicant and discussed the layout of the site.

Mr. Malloy said that the idea was to construct a brick building inspired by surrounding architectural property language that used the surrounding patios to integrate the proposed building into the site. The roof had a standing seam metal roof with screen rooftop mechanical units that echoed larger buildings in the neighborhood. He said the kitchen wrapped around three sides of the building with a dining area facing the middle parking lot and wanted to use clear glazing on the windows as much as possible to utilize the maximum amount of natural light throughout the space.

Erica asked about their TRC application status. Mr. White said that they had advanced to conceptual and taken direction from the members to submit the proposal to the DRB in order to ensure there were not any significant changes to the site before continuing.

Andy asked if there were any grand trees on the site. Mr. White said that he had walked the site and had not seen any but he would be verifying that analysis soon.

Public Comment: None

Staff Recommendation: Denial

Board Comments/Action: Ben said he agreed with the staff comments and thought the design direction needed to be reoriented. The brick and detailing elements were successful, but the prominent nature of the intersection demanded a building with a larger architectural presence. He said the canopies could also be more detailed and better integrated into the building size and style.

Ashley said that it was important to create more of a guided direction for this region of development in order to help the site design realize its full potential.

Erica said that it was the goal of the DRB to help guide projects to look unique to the Charleston and associated neighborhood aesthetic.

Andy said the nearby Harris Teeter was guiding the developmental design of nearby properties, but there were other sites that provided unique architectural language to help inform the development in question. He said the landscape palate was a good foundation and asked the applicant to consider installing intermittent planters.

Ben said the dumpster location should be reconsidered.

Lucas said the building placement made sense but it could be more visually impactful.

MOTION: Denial

MADE BY: BW SECOND: LB VOTE: FOR 6 AGAINST 0

2. Ashley River Rd. & Waterfowl Lane (across from Creeks Bluff Ct.)– TMS # 355-07-00-166 | DRB2023-000174

Requesting conceptual approval for a new townhome community with 9 units

Owner:	SUP Bermuda Pointe II
Applicant:	Vinyet Architecture
Neighborhood/Area:	West Ashley

Presenter: Tony Berry, Kristina Granlund, Drake Cecil, Jenny Horne

Project Detail: Mr. Berry said that they would be presenting on behalf of the applicant. The proposed project was adjacent to an existing public-private partnership townhome community under construction called Bermuda Pointe. The adjacent parcel would hold nine townhomes that would be part of the same HOA as the Bermuda Pointe community.

Ms. Granlund said she was a landscape architect and they were organizing the site around several live oaks on the property. Any additional plantings would be primarily native species and they would be oriented around the individual driveway spots and along pedestrian circulation areas. She said the 50 ft. buffer along Ashley River Rd. would contain a path that ran alongside flowering deciduous shrubs and shady trees. The landscaping on the other sides would be a mix of open lawns and dense plantings to create a buffer between the private areas and adjacent business site.

Mr. Cecil said that the architecture was informed by the proximity of Ashley River Road and the plan was to add additional detailing to the street-facing facades on the rear elevations.

Lucas asked about the motivation to design the buildings with the entrance and garage positions effectively becoming the back of the property and the “rear” elevations presenting as the front façade.

Mr. Berry said that it was driven by the proposed floorplan which oriented the stairs pointing towards the driveway. He said the entire site was in a floodplain so, regardless of orientation, the entire first floor would be non-conditioned space. The door to access the home was separate from the garage and you would have to exit the garage entirely in order to enter the main home.

Ben asked why the left elevation windows on the second floor was so much smaller than the other adjacent windows. Mr. Cecil said that it was possible to provide more furniture space in the associated bedroom by scaling the window down.

Ben asked if the exterior veneer siding was on the same plane and used vertical delineation to identify separate spaces. Mr. Berry said that it was entirely possible to create articulation between houses using undulation techniques.

Public Comment: None

Staff Recommendation: Deferral

Board Comments/Action: Ashley said that deferral could impede the development process and hoped to create a direction to help guide the applicant.

Ben said that he thought the height, scale, and mass was good but the building would look a lot cleaner using horizontal siding throughout the site. He asked the applicant to restudy the lack of columns and detailing on the ends of the buildings to help ground the overall structure. He agreed with the landscaping members of the board that the “front door” needed more design effort to elevate it from an aesthetic feature.

Lucas suggested keeping the garage door where it was and create more opportunity to enter the opposite side as the true front of the property and add a non-conditioned vestibule with a commuting door between it and the garage.

Andy said there was not enough context to create a full vision of connecting the site to the surrounding elements.

Lucas asked where the guest parking would be placed. Ms. Horne said that there was enough allotted space to fit two cars in every driveway with an additional space on the end of one of the buildings.

MOTION: Deferral, with board comments:

1. Study suggestion to flip floor plan
2. Study articulation of exterior materials
3. Study site circulation and pedestrian access
4. Study the end columns
5. Study fenestration

MADE BY: BW SECOND: AS VOTE: FOR 5 AGAINST 1

Minutes

1. Approval of minutes from the 8/7/23 meeting

MOTION: Approval

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

There being no further business, the meeting adjourned at 5:51 p.m.

Patrick Carlson
Clerk of Council's Office