



CITY OF CHARLESTON DESIGN REVIEW BOARD

MEETING RESULTS

MARCH 6, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Erica Chase, Dinos Liollo, Ben Whitener, Ashley Jackrel, Erin Stevens, Andrew Smith, Stephanie Tillerson

STAFF MEMBERS PRESENT: David Meeks, DRB Administrator; Eric Pohlman, West Ashley Coordinator; Patrick Carlson, City Clerk Office; Julia Copeland, Legal

A. Applications

1. McLernon Trace @ Main Rd.

West Ashley | TMS # 285-07-00-042 | DRB2023-000155

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

Owner: Charlie Patel
Applicant: Christopher Karpus

DECISION: APPROVED

MOTION: Conceptual approval with **staff comments # 3 – 9** and Board comments to restudy the south elevation by including 2 additional canopies on the center portion of the building. Restudy the landscape on the west property line for added screening for the apartment buildings. Omit the panels on the south elevation. Set the fenestration/storefront windows as deep as possible into the wall. Study and show the mechanical equipment locations and screening. Increase the depth of the north planting bed.

MADE BY: Liollo SECOND: Smith VOTE: FOR: 6 AGAINST: 1

STAFF COMMENTS:

1. We appreciate the amount of fenestration on the south facade, front of the building. Staff was wondering about the interior ceiling height and could the two panels over the central windows become transom windows rather than just panels. If so we recommend one more transom window in the center to complete the symmetry.
2. There is a shed roof in the center of the south façade on all the renderings but this does not appear on the south elevation. Please add this to the elevation drawing. It appears that a transom window staff is recommending in staff comment #1 could possibly still be added above this center shed roof.
3. **Staff recommends a 2nd window on the east façade to the right of the roof overhang. (In retail space B)**

4. The north façade/back of the building looks like the back of a building and could use improvement. We recommend another window in the retail space B on this north facade. We realize that the apartment building to the north of this project will block most of the views of the north façade of this building, but we must consider that this apartment building to the north might not always be present. Also the current residents who occupy these adjacent units will not want to look at the utilitarian side of this proposed building. Staff recommends some fenestration on the north façade. We understand there is interior equipment, etc. on this north wall but we recommend transom windows if that's possible.
5. Efforts to consolidate and screen any mechanical equipment not yet shown on the north façade will also be expected.
6. A brick screen wall is being provided around the drive isles which staff had asked for. Staff recommends to the applicant to place the wall back off the interior curbs further to ensure a car or truck overhang cannot hit the wall if backing up. We recommend lowering the wall to 3, to 3.5 feet rather than 4 feet tall that they currently show.
7. The monument sign will be reviewed in a separate submission, but it is currently shown inside of the brick wall. It appears that it would be better placed just outside of the wall towards Main Rd. It must remain within the site property line.
8. The landscape plan is off to a good start. There is an ample amount of landscape existing along McLernon Trace. We recommend the applicant consider utilizing as much as possible. Some could remain in place; some could be transplanted. But also, the landscape added to with new plants if all of the existing can't be saved. Your landscape plan should reflect this.
9. (added during meeting) Add triangle planters for some palm trees, between some of the parking spaces, at the nose of the parking on the south side of the building.

STAFF RECOMMENDATION: Conceptual approval with conditions noted

MOTION: To revise the agenda for the minutes to be voted on before going into executive session

MADE BY: Smith SECOND: Stevens VOTE: FOR: 7 AGAINST: 0

B. Minutes

1. Review of Minutes from the February 6, 2023 and February 21, 2023 Meetings

DECISION: APPROVED

MOTION: Minutes for 2/6 and 2/21 both approved

MADE BY: Smith SECOND: Stevens VOTE: FOR: 7 AGAINST: 0

2. Executive Session pursuant to SC Code 30-4-70(a)(2) regarding DRB appellate matters.

DECISION: APPROVED

MOTION: Motion to go into Executive session

MADE BY: Smith SECOND: Stevens VOTE: FOR: 7 AGAINST: 0
