DESIGN REVIEW BOARD

Monday, April 4th, 2022
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/drb

This meeting is being recorded and livestreamed on YouTube.
MEETING PROTOCOL

• Applicants, staff and Board members are required to give their name whenever speaking.

• Public Comment:
  o The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.
  
  o All applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.
  
  o Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
  
  o Staff will call on the members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
• Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nea, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.

• If a Board member needs to recuse, they leave the meeting and return at the start of the next agenda item.

• Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/drb.

• For additional information:
  • Contact DRB@charleston-sc.gov

• These proceedings are being recorded.
Request approval for a completed mock-up panel for the Stono Oaks Multi-family development.
DRYER VENT SPECIFICATION: DRYER VENTS TO MATCH FIELD COLOR SW 7000 IBIS WHITE

The dryer's exterior termination has often been treated as an afterthought. Many vents are constructed of plastics which deteriorate over time. Some vents are built with lightweight metal, extruding far from the wall, which makes them prone to damage. Others have restrictive (and code-disallowed) screens that collect lint. In every case, the old style terminations detract from the beauty of a home’s exterior.

Enter the New Dryer Wall Vent

Engineered for a quick, perfect fit for both vent replacement and new construction, this stylish and durable enclosure meets or exceeds all code requirements for safe dryer venting. Heavy gauge Galvalume® steel body with powder coating ensures a long life. Clean lines make a nice aesthetic contribution to every home.

**Premium Grade Component**

Note: Airflow efficiency, while not as glamorous as a nice finish, is very important for dryer venting. Every year, there are thousands of dryer fires in North America. Lint buildup in dryer vents is a major contributor. Extending lint reduction into the exhaust helps improve safety. It also helps save money on power bills with shorter drying times.

**Appearance Matters**

Dryer Wall Vents install with a very low to “no” profile. Combined with a complimentary color for powder coating, Dryer Wall Vents tend to blend into the exterior. When looking closer, their tight deep-draw construction and tough-as-nails components shine.

**Ease of Installation**

Featuring a slightly reduced collar diameter, Dryer Wall Vents mate easily to any 4” duct work. This means it’s as easy to add the new vent to existing construction as it is to include it in new construction. Four built-in holes for fasteners are completely covered by the damper. Installation is simply a matter of slipping the collar into the duct, opening the damper and drilling in a quick four screws. For installations with a larger opening through the wall, the secondary back plate allows for a wider fastener footprint.

**Longevity**

Heavy steel construction, that is Galvalume® and powder coated, provides extra levels of protection against the elements. Dryer Wall Vents are built to last.

1.) Down Spouts to match Fascia.
2.) Dryer Vents to match Field Color.

---

**MATERIAL KEY**

- **SW 7000 Ibis White**
- **SW 6253 Olympus White**
- **SW 7014 Eider White**
- **Charcoal Gray**
- **Metal Roofing**
- **Dark Gray**
- **Shingle Roofing**

**Upper Floor Soffits at Balconies Painted:**

1. Olympus White with Ibis White Batten Trim.

---

**Color Board & Dryer Vent Specifications**

**Search**

**Wall Vent Intro**  **Venting Efficiency**  **Product Advantages**  **Specs & Installation**  **Locator**

**Introducing the Dryer Wall Vent**

**Premium Grade Vent Closure**

**Appearance Matters**

**Ease of Installation**

**Longevity**

---

**DRYER WALL VENT Phone: 561-743-8696   Fax: 561-745-9723   Email: info@dryerwallvent.com**

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MATERIAL KEY

- SW 7008 Ibis White
- SW 6253 Olympus White
- SW 7014 Eider White
- Charcoal Gray
- Metal Roofing
- Dark Gray
- Shingle Roofing

*Down Spouts to match Fascia.
** Dryer Vents to match Field Color.
*** All electrical meters and ground mounted HVAC condensers to be screened by fencing adn/or landscaping.
Village at Fenwick
Charleston, South Carolina

- **Wood Columns / Trim**
- **Cementitious Alternating 4 - 8” Siding**
- **Flat Seam Metal Roof**
- **Upper Floor Soffits at Balconies**
- **Painted Olympus White with Ibis White Batten Trim Throughout**
- **Architectural Brackets**
- **Cementitious 24” Base**

**Design Perspectives**

**BLDG TYPE I, BLDG # 2,3,4,6**

**BLDG TYPE II, BLDG # 1,7,9**

**BLDG TYPE III, BLDG # 5,8**

ELEVATION

CURRENT PERSPECTIVE VIEW

PREVIOUS PERSPECTIVE VIEW
Agenda Item #2

2508 ASHLEY RIVER RD.
355-11-00-003

Request approval for the demolition of a one-story church school building over 50 years of age
Request Overview

Owner: Orange Grove Charter School
Address: 2508 Ashley River Road, Charleston, SC 29414
TMS: 355-11-00-003
Request: Demolition of existing, dilapidated, vacant u-shaped school building for future small school complex. Due to structure being vacant, we have been experiencing vandalism, property damage and squatting.

Potential future proposed development:
Orange Grove Charter School (OGCS) is working with the Charleston County School District to utilize existing vacant district building space for our middle school campus. If necessary, OGCS would construct a small school complex encompassing this parcel, adjoining parcel 355-11-00-002, and 3 adjacent lots across Elm Road. Initial development would include a gymnasium and sports fields with the potential of second phase construction that would add a school complex to house Orange Grove Charter School Middle School students.

Table of Contents: Request Submittal Supporting Documents

<table>
<thead>
<tr>
<th>Page #(s)</th>
<th>Document Name</th>
<th>Document Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Aerial Survey (2014)</td>
<td>Demolition plan noting structure to be demolished</td>
</tr>
<tr>
<td>3—6</td>
<td>Photos of structure</td>
<td>Exterior / interior (where applicable) photos of to be demolished structure</td>
</tr>
<tr>
<td>7—13</td>
<td>Public Records</td>
<td>To establish date of construction, etc.</td>
</tr>
</tbody>
</table>
## Orange Grove Charter School

### Aerial Exhibit Bldg Letter

<table>
<thead>
<tr>
<th>Aerial Exhibit Bldg Letter</th>
<th>Building Name</th>
<th>Property Address</th>
<th>Estimated Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>School</td>
<td>2508 Ashley River Rd.</td>
<td>1960s</td>
</tr>
</tbody>
</table>

### Construction / Building Details

- **Front (West) Elevation—North End**
- **Front (West) Elevation—South End**
- **Rear (East) Elevation—South End**
- **Rear (East) Elevation—North End**
City of Charleston DRB Review Submittal
Orange Grove Charter School

<table>
<thead>
<tr>
<th>Aerial Exhibit Bldg Letter</th>
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<tbody>
<tr>
<td>B</td>
<td>School</td>
<td>2508 Ashley River Rd.</td>
<td>1960s</td>
</tr>
</tbody>
</table>

South Elevation

North Elevation

Interior Breezeway—facing North

Interior Breezeway—facing South

Interior Breezeway
City of Charleston DRB Review Submittal
Orange Grove Charter School

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<td>School</td>
<td>2508 Ashley River Rd.</td>
<td>1960s</td>
</tr>
</tbody>
</table>

**Interior Detail**

**Interior—Former Multipurpose Room**

**Interior Detail**

**Interior Detail—Truss / Roof Structure**

**Window**
Examples of Vandalism & Property Damage to Buildings
**LOCATION**
- Property Address: 2508 Ashley River Rd, Charleston, SC 29414-4602
- Subdivision: Pierpont
- County: Charleston County, SC

**GENERAL PARCEL INFORMATION**
- Parcel ID/Tax ID: 355-11-00-003
- Alternate Parcel ID
- Account Number
- District/Ward: 6-3
- 2010 Census Trct/Blk: 26.11/2
- Assessor Roll Year: 2021

**PROPERTY SUMMARY**
- Property Type: Commercial
- Land Use: General Commercial
- Improvement Type: Elementary School Entire
- Square Feet: 21330

**CURRENT OWNER**
- Name: Orange Grove Elem Charter School
- Mailing Address: 1225 Orange Branch Rd, Charleston, SC 29407-3336

**SCHOOL ZONE INFORMATION**
- Springfield Elementary School: 1.1 mi, Distance
- Elementary: Pre K to 5
- C.E. Williams Middle School For Creative And Scientific Arts: 2.9 mi, Distance
- Middle: 6 to 8
- West Ashley High School: 2.0 mi, Distance
- High: 9 to 12

**SALES HISTORY THROUGH 01/05/2022**
- Date: 12/19/2014
- Amount: $1,100,000
- Buyer/Owners: Orange Grove Elem Charter School
- Seller
- Instrument
- No. Parcels: 2
- Book/Page Or Document#: 0448/310

**TAX ASSESSMENT**
- Appraisal: Amount
- Appraisal Year: 2015
- Appraised Land: $631,600
- Appraised Improvements: $168,400
- Total Tax Appraisal: $800,000
- Assessment: Amount
- Assessment Year: 2015
- Assessed Land: $37,900
- Assessed Improvements: $10,100
- Total Assessment: $48,000
- Jurisdiction: Charleston County
- Rate: 20.73
- Exempt Amount

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**TAXES**

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>City Taxes</th>
<th>County Taxes</th>
<th>Total Taxes</th>
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<tbody>
<tr>
<td>2021</td>
<td>$3,244.80</td>
<td>$2,150.40</td>
<td>$12,852.80</td>
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<tr>
<td>2014</td>
<td>$1,376.00</td>
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<td>2013</td>
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<td>2017</td>
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<tr>
<td>2021</td>
<td>$172.00</td>
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**MORTGAGE HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Loan Amount</th>
<th>Borrower</th>
<th>Lender</th>
<th>Book/Page or Document#</th>
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<tbody>
<tr>
<td>01/27/2010</td>
<td>$184,138</td>
<td>Pierpont Baptist Church</td>
<td>South Carolina Federal Credit Union</td>
<td>0109/77</td>
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**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

<table>
<thead>
<tr>
<th>Type</th>
<th>Condition</th>
<th>Average</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Year Built</strong> 1980</td>
<td>Effective Year 1980</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Sq. Ft.</strong> 15,930</td>
<td>Baths</td>
<td>F H</td>
<td>Rooms</td>
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</table>

**Building Square Feet** (Living Space) **Building Square Feet** (Other)

- **CONSTRUCTION**

<table>
<thead>
<tr>
<th>Quality</th>
<th>Roof Framing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shape</td>
<td>Roof Cover Deck</td>
</tr>
<tr>
<td>Partitions</td>
<td>Cabinet Millwork</td>
</tr>
<tr>
<td>Common Wall</td>
<td>Floor Finish</td>
</tr>
<tr>
<td>Foundation</td>
<td>Interior Finish</td>
</tr>
<tr>
<td>Floor System</td>
<td>Air Conditioning</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>Heat Type</td>
</tr>
<tr>
<td>Structural Framing</td>
<td>Bathroom Tile</td>
</tr>
<tr>
<td>Fireplace</td>
<td>Plumbing Fixtures</td>
</tr>
</tbody>
</table>

- **OTHER**

| Occupancy | Building Data Source |

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 2**

<table>
<thead>
<tr>
<th>Type</th>
<th>Condition</th>
<th>Average</th>
<th>Units</th>
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<tbody>
<tr>
<td>Church</td>
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<tr>
<td><strong>Year Built</strong> 1980</td>
<td>Effective Year 1980</td>
<td></td>
<td></td>
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<tr>
<td><strong>Total Sq. Ft.</strong> 5,400</td>
<td>Baths</td>
<td>F H</td>
<td>Rooms</td>
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**Building Square Feet** (Living Space) **Building Square Feet** (Other)

- **CONSTRUCTION**
Quality
Shape
Partitions
Common Wall
Foundation
Floor System
Exterior Wall
Structural Framing
Fireplace
- OTHER
Occupancy

PROPERTY CHARACTERISTICS: EXTRA FEATURES
No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT
Land Use
Block/Lot
Latitude/Longitude

Lot Dimensions
Lot Square Feet
Acreage

PROPERTY CHARACTERISTICS: UTILITIES/AREA
Gas Source
Electric Source
Water Source
Sewer Source
Zoning Code
Owner Type

LEGAL DESCRIPTION
Subdivision
Block/Lot
Description

Plat Book/Page
District/Ward

FEMA FLOOD ZONES
Zone Code
Flood Risk
BFE
Description
FIRM Panel ID
FIRM Panel Eff. Date

AE
High
10 Ft
Areas subject to inundation by the 1-percent-annual-chance 45019C0483K flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

0.2 PCT
Moderate

An area inundated by 500-year flooding; an area inundated 45019C0483K by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.

LISTING ARCHIVE
MLS #
Status
Status Change Date
List Date
List Price
Closing Date
Closing Price
Listing Agent
Listing Broker
Buyer Agent
Buyer Broker

1030697
Expired
12/04/2012
12/06/2010
$1,199,999
Property Information

Current Owner:
ORANGE GROVE ELEM CHARTER SCHOOL
1225 ORANGE BRANCH RD
CHARLESTON SC 29407

Property ID: 3551100003
Physical Address: 2503 ASHLEY RIVER RD
Property Class: 500 - General Commercial
Plat Book/Page: / 241174 NA74 MISC COMMERCIAL AREA
Neighborhood: 
Deed Acres: 2.8800

Legal Description:
MapPlatB ZZ MapPlatP 999 Lot CONFLICT

Sales History

<table>
<thead>
<tr>
<th>Book</th>
<th>Page</th>
<th>Date</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Type</th>
<th>Deed</th>
<th>Deed Price</th>
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<tbody>
<tr>
<td>0448</td>
<td>310</td>
<td>12/19/2014</td>
<td>Multiple Owners</td>
<td>ORANGE GROVE ELEM CHARTER SCHOOL</td>
<td>M</td>
<td>Ge</td>
<td>$1,100,000</td>
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<tr>
<td>9999</td>
<td>999</td>
<td>1/1/1900</td>
<td></td>
<td>CONVERSION CONVERSION</td>
<td>Ge</td>
<td>Ge</td>
<td>$0</td>
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<tr>
<td>XXX</td>
<td>XXX</td>
<td>1/1/1900</td>
<td>CONVERSION CONVERSION</td>
<td>PIERPONT BAPTIST CHURCH</td>
<td>Ge</td>
<td>Ge</td>
<td>$0</td>
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</tbody>
</table>
Agenda Item #3

1569 HARBOR VIEW RD.
424-10-00-045

Request approval for the demolition of a single family building over 50 years old.
### O'QUINN DEMO
1567 Harbor View Rd.
Charleston, SC 29412

CITY OF CHARLESTON DRB DEMO SUBMITTAL
Meeting Date: April 4, 2022

<table>
<thead>
<tr>
<th>SHEET NUMBER</th>
<th>SHEET NAME</th>
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<tbody>
<tr>
<td>01</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>02</td>
<td>SITE LOCATION</td>
</tr>
<tr>
<td>03</td>
<td>EXISTING ARCHITECTURAL SITE PLAN</td>
</tr>
<tr>
<td>04</td>
<td>STREETSCAPE &amp; ARCHITECTURAL EXISTING SITE PLAN</td>
</tr>
<tr>
<td>05</td>
<td>EXISTING BUILDING PHOTOS</td>
</tr>
<tr>
<td>06</td>
<td>FOUNDATION PLAN</td>
</tr>
<tr>
<td>07</td>
<td>FLOOR PLAN</td>
</tr>
<tr>
<td>08</td>
<td>ELEVATIONS</td>
</tr>
</tbody>
</table>
Agenda Item #4

MAYBANK HWY AT CROWNE COMMONS WAY
313-00-00-407

Request conceptual approval for a new 1-story retail building.
Live Oak Building 7
Johns Island, South Carolina
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

CONCEPTUAL DESIGN REVIEW BOARD
JOHN'S ISLAND - CITY OF CHARLESTON, SC
3.23.2022

CONCEPTUAL SITE PLAN

LIVE OAK SQUARE
PHASE 1

25' TYPE D LANDSCAPE BUFFER:
3 RECOMMENDED, 4 UNDERSTORY TREES, 30 SHRUBS/100 L.F. USE EXISTING TREES AND UNDERSTORY PLANTING WITH SUPPLEMENTAL LANDSCAPE AS NEEDED

PARKING LOT LANDSCAPE

LANDSCAPE AROUND BUILDING

EXISTING GRAND TREE

PROPERTY LINE

CONNECT TO EXISTING SIDEWALK

LIVE OAK SQUARE
PHASE 1

EXPANDED PARKING LOT

EXISTING BLDG.

PROPOSED BLDG.

DUMPSTER ENCLOSURE

NOTE: PROPOSED TREE LOCATIONS ON RENDERING MAY VARY SLIGHTLY FROM LANDSCAPE PLAN. SEE LANDSCAPE PLAN FOR SELECTED PLANTINGS.

LEGEND

1. 25' TYPE D LANDSCAPE BUFFER:
   3 RECOMMENDED, 4 UNDERSTORY TREES, 30 SHRUBS/100 L.F. USE EXISTING TREES AND UNDERSTORY PLANTING WITH SUPPLEMENTAL LANDSCAPE AS NEEDED

2. PARKING LOT LANDSCAPE

3. LANDSCAPE AROUND BUILDING

4. EXISTING GRAND TREE

NOTE: PROPOSED TREE LOCATIONS ON RENDERING MAY VARY SLIGHTLY FROM LANDSCAPE PLAN. SEE LANDSCAPE PLAN FOR SELECTED PLANTINGS.
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

CONCEPTUAL DESIGN REVIEW BOARD
JOHN'S ISLAND - CITY OF CHARLESTON, SC
3.23.202

PLANT IMAGERY BOARD

CANOPY TREES
- LIVE OAK
- SHUMARD OAK
- SABAL PALMETTO

UNDERSTORY TREES
- WAX MYRTLE

SHRUBS & GROUNDCOVER
- VIRGINIA SWEETSPIRE
- PODOCARPUS
- SABAL MINOR
- IRIS
- FATSIA
- SWEETGRASS/ PINK MUHLY
- TRAILING ROSEMARY
STREETSCAPE VIEW FROM SITE ACROSS MAYBANK HWY.

STREETSCAPE VIEW OF SITE ACROSS MAYBANK HWY.

MAYBANK HWY. STREETSCAPE ELEVATION
SOUTH ELEVATION (FACING MAYBANK HWY)

Live Oak Building 7

SMH Arch.
NORTH ELEVATION (FACING PARKING LOT)

Live Oak Building 7

03.23.22

SCALE: 1/8" = 1'-0"
EAST ELEVATION
Live Oak Building 7

STANDING SEAM METAL ROOF

FIBER CEMENT SIDING

IMPACT RESISTANT ALUMINUM STOREFRONT

BRICK

FIBER CEMENT BOARD AND BATTEN

T.O RIDGE 24'-0"

ROOF BEARING 16'-8"

EXTERIOR ENTRY CANOPY W/ LAMINATE WOOD BRACKET

GROUND FACED CMU BLOCK

FIRST FLOOR 0'

SCALE: 1/8" = 1'-0"
03.23.22
FIBER CEMENT BOARD AND BATTEN

STANDING SEAM METAL ROOF

T.O. RIDGE 24'-0"

ROOF BEARING 16'-8"

FIBER CEMENT SIDING

IMPACT RESISTANT ALUMINUM STOREFRONT

BRICK

GROUND FACED CMU BLOCK

EXTERIOR ENTRY CANOPY W/ LAMINATE WOOD BRACKET

SCALE: 1/8" = 1'-0"

WEST ELEVATION
Live Oak Building 7

03.23.22
Agenda Item #5

Approval of minutes from the 3/21/22 meeting