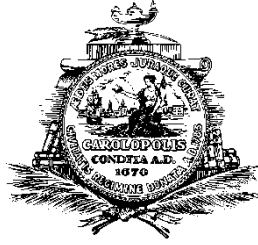


**Board:** Erica Chase (Chairman), Dinos Liollo, Ben Whitener, Lucas Boyd, Jeff Johnston, Erin Stevens, Andy Smith

**City Staff:** David Meeks, Andrea Derungs



## RESULTS DESIGN REVIEW BOARD

May 2<sup>nd</sup>, 2022 4:30 PM. 2 George St

### 1. 1133 Savannah Hwy. - TMS# 349-08-00-009

Request demolition of the IGA grocery building which is over 50 years of age.

Owner:	SJC Ventures
Applicant:	Phillips/Eric Porter
Neighborhood/Area:	West Ashley

MOTION: Approval for demolition with staff comment #1

MADE BY: DL SECOND: AS VOTE: FOR 6 AGAINST 0  
Jeff Johnston not arrived yet

#### Staff Comments:

1. If the Board approves the demo, staff recommends to the owners to add a plaque of some kind, recognizing the history of the building and possibly some photos on a plaque that states "on this site stood..."

### 2. 1133 Savannah Hwy. - TMS# 349-08-00-009

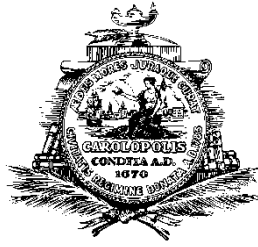
Request conceptual approval for 4 new retail buildings as part of Phase II of the West Ashley Station development.

Owner:	SJC Ventures
Applicant:	Phillips/Eric Porter
Neighborhood/Area:	West Ashley

MOTION: Deferred, with staff comments # 2-7 and Board comments 1) To provide as much transparency in the buildings as possible. 2) Develop a stronger scheme for pedestrian experience and embracing more of a village concept. 3) Reexamine access from the "Unknown Street" ROW and incorporate it into the planning of the site. 4) Strengthen the hyphen by possibly by including a canopy as in front of Whole Foods. 5) Study the distribution of the green space in the overall plan. 6) All exterior building utilities should be screened. 7) Omit exposed block on building 200. 8) Study the parking and the parking patterns in front of buildings 500 and 600. 9) Shift building 300 slightly away from Savannah Hwy. 10) Provide more variety in the landscape pallet. 11) Study the

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## RESULTS DESIGN REVIEW BOARD

May 2<sup>nd</sup>, 2022 4:30 PM. 2 George St

termination of Building 600. 12) Elevate the design of the rear façade of building 600 as seen from the pedestrian entrance from “Unknown Street”.

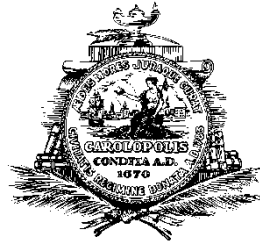
MADE BY: DL SECOND: ES VOTE: FOR 7 AGAINST 0 Jeff Johnston present

### Staff Comments:

1. Void
2. Restudy the front façade of buildings 500 and 600. We like the design direction but feel the rhythm, and ups and down of the plaster panel system could be approved upon. The plaster panel system just to the west of the building hyphen seem to be in conflict with the hyphen, and we question why it drops down further than all the others sections of plaster panel.
3. The applicants are over the Zoning required parking spaces by approx. 44 spots. DRB ask the applicants to provide pervious pavers equal to the sq. footage of parking spaces over the required.
4. Staff recommends that the decorative pavers used in front of Whole Foods, also be expanded to the front of the new buildings 500 and 600.
5. Staff ask that the crosswalks shown on the site plan be done in the same decorative pavers as used in front of Whole Foods.
6. The adjacent neighbors have been asking for improvements made to the pedestrian connection in the SW corner of the site, which the applicants have provided in the form of landscaping. There appears to be some existing landscape from Phase one that should be accounted for, preserved and incorporated into the design.
7. Staff recommends to move the utilities on building 300, from the north elevation facing Savannah Hwy, to the west elevation with the other utilities. (all screened)

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**RESULTS**  
**DESIGN REVIEW BOARD**

May 2<sup>nd</sup>, 2022 4:30 PM. 2 George St

**3. Approval of minutes from the 4/4/22 meeting**

MOTION: Approved

MADE BY: DL SECOND: BW VOTE: FOR 7 AGAINST 0