



CITY OF CHARLESTON DESIGN REVIEW BOARD

MEETING RESULTS

MAY 15, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Andrew Smith, Lucas Boyd, Erin Stevens, Ashley Jackrel, Stephanie Tillerson

STAFF MEMBERS PRESENT: David Meeks, DRB Administrator; Patrick Carlson, City Clerk Office,

A. Applications

1. Main Rd. @ McLernon Trace

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

Requesting preliminary approval for a new gas station, convenience store and a side retail space.

Owner: Charlie Patel
Applicant: Christopher Karpus

DECISION: APPROVED

MOTION: Preliminary approval, with **staff comments # 2 and 3**, and Board comments to restudy the landscape at the north and the west property lines. Show the future sidewalk connections/spurs on the landscape plan and adjust the landscape layout accordingly. Add another palm or two in the front of the building. Make sure there are no Saw Palmettos near pedestrian areas. Provide consistency in the cuts of the rafter tails.

MADE BY: Jackrel SECOND: Boyd VOTE: FOR: 5 AGAINST: 0

STAFF COMMENTS:

1. A Board comment from the last meeting was to study adding more landscape on the west property line in addition to the wall to aid in screening the gas station from the neighboring apartment building to the west. The applicants reply letter states that the wall was increased to 3' tall and that planting had been added to both side of the wall. But the wall was 4 feet tall at the last submittal and staff had asked them to reduce the wall height around the entire site to 3' which they did. The applicant has also added ornamental grasses on one or both sides of the wall which will not aid in screening from the apartment building. Staff recommends taller plants for screening such as Viburnum or Holly and possibly keeping the wall at 4 feet tall on this west property line only.
2. Regarding the proposed signage shown on the south elevation on sheet A2.1: The façade signs would be best located over or near the entry doors on the far ends of

- the buildings, as opposed to the center portion of the building. Especially with the right sign that currently does not correspond with the tenant space where the sign is located.
3. The retail space facing Main Rd will be permitted to have a 2nd façade sign facing Main Rd.

Staff Recommendation: Preliminary approval.

B. Minutes

1. Approval of Minutes from the April 17, 2023 Meeting

DECISION: APPROVED

MOTION: Approved

MADE BY: Jackrel SECOND: Boyd VOTE: FOR: 5 AGAINST: 0

*An Affordable Housing follow-up announcement from Chloe Stuber, was read by City staff: regarding the recent seminar the DRB attended.