

Board: Erica Chase (Chairman), Dinos Liollo, Andy Smith, Ben Whitener, Jeff Johnston, Erin Stevens, Ashley Jackrel

City Staff: David Meeks, Andrea Derungs, Eric Pohlman



RESULTS DESIGN REVIEW BOARD

June 6th, 2022

4:30 PM.

2 George St

1. 2012 Meeting St. - TMS# 466-16-00-012

Request approval for the demolition of a home over 50 yrs of age with fire damage.

Owner:	T and L Partners
Applicant:	Tupper Builders
Neighborhood/Area:	Upper Peninsula

MOTION: Approval for demolition with staff comments.

Staff Comments:

1. The Ordinance that discusses demolition in the purview of the Design Review Board states that the Board should consider: The architectural and aesthetic features of the structure, the nature and quality of the structure, including its architectural fabric, any historical significance, the nature and quality of the surrounding area and the structure's contribution to the overall streetscape of the area.
2. Staff does not see any architectural merit to the structure or that it adds to the surrounding context.

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

2. 829 St. Andrews Blvd. - TMS# 418-10-00-033

Request preliminary approval for a new mixed use project with retail and residential use.

Owner:	Grambling Brothers
Applicant:	MPS – Nathan Schutte
Neighborhood/Area:	West Ashley

MOTION: Deferral, with staff comments # 1 and 2. Board comments: to provide details for the garage screening, photo examples of day and night, and details for the screen frame/support. 2) Provide information/details/colors for site items such as the roof pavers, site pavers, fencing, bridge, etc. 3) Provide further detail of building elements, such as built up columns, trim at porches. 4) Provide

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detail/cut sheets for the various window types. (profile, muntins, etc.) 5) Provide more consistency of expressions of major architectural elements 6) Provide more information on all exterior project lighting including the garage. 7) Provide a comprehensive photometric plan. 8) Provide a pedestrian pathway connection to the bridge and bridge details. 9) Study the pedestrian scale at the garage entry and provide pedestrian access. 10) Study pedestrian scale at major street facades. (materials, lighting, brick detail) 11) Study the location of pedestrian doors. 12) Provide a substitute for the Sweet Gum trees 13) Provide a perspective rendering of the east elevation as seen from St. Andrews. 14) Reduce the planting underneath the 84" Oak tree. 15) Provide an alternate material for the artificial turf.

MADE BY: JJ SECOND: DL VOTE: FOR 6 AGAINST 0
Stevens recused

Staff Comments:

1. Staff would like to see more detail of the garage lighting plan and garage screening to assure that light will not spill out into the neighborhood.
2. Provide key dimensions on the site plan.

3. 2160 Savannah Hwy. - TMS# 313-03-00-081

Request conceptual approval for a new Valvoline auto shop.

Owner:	Tracy Helms
Applicant:	Andujar Construction – Larry Ziner
Neighborhood/Area:	West Ashley

MOTION: Denial. Based on architectural direction. Design something unique and site specific, for the architecture and landscape. No prototypes.

MADE BY: AS SECOND: JJ VOTE: FOR 7 AGAINST 0

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4. 1000 Floyd Dr. - TMS# 301-00-00-805

Request conceptual approval for a new car wash and separate retail/restaurant building.

Owner:	Time to Shine Car Wash, Inc.
Applicant:	Coast Architects, Arnie McClure
Neighborhood/Area:	West Ashley

MOTION: Conceptual approval. Staff comments 1-10 (modify staff comment 4: to move additional landscape closer to the building to better address WAC) Board comments: 1) to address the noise of the vacuum motors. 2) Relocate the coolers and grease trap so the building better addresses WAC. 3) Repeat the Palms and Palm wells on the front/WAC side of the retail/restaurant building. 4) Replace the Ligustrum, possibly with Viburnums 5) Increase the building roof overhang on the car wash. 6) Study the outdoor dining area roof shape to be more compatible with the architecture/lighter in appearance.

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

Staff Comments:

1. Staff recommends that the vacuum motor and screening be re-located off of WAC and more internal to the site. Possibly to the south side of the vacuums in the tree island but this island would need to increase in size to accommodate it and some landscape screening to soften the tall brick screen wall around the vacuum motor.
2. Staff recommends that the screen wall between the two buildings, along WAC, be extended across the sidewalk and just a little further to the SE. Possibly tying into the corner of the car was building. Provide some landscape on the street side of the wall.
3. Staff ask that the applicant also provide a screen wall along Floyd Dr. at the south end of the car wash. The wall foundation may need to bridge over any existing tree roots. It could possibly tie in and incorporate your monument sign.
4. Staff ask the applicant to provide a little more landscape screening near the corner of the lot near the intersection of Bees Ferry and WAC.
5. Staff ask the applicant to provide more landscape on the Floyd Dr. side of the car wash.
6. The recommends that the large landscape island to the south of the retail, in the middle of the pervious pavers become a depressed bio-swale.

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7. The plant symbol that is around the detention pond does not seem to appear on the key. Staff recommends more layers of natural looking, random placement landscape rather than a singular row at the perimeter.
8. The benches and tables shown under the covered patio appear to be out of scale with the drawing on sheet A201. Please show at the correct enlarged scale for reference.
9. On sheet A202, the SE elevation, the screen for the roof mechanical does not appear to be tall enough to completely screen the roof mechanical and should be increased in height.
10. Please provide one more perspective image of the other side of the car wash, from inside the site.

5. 1133 Savannah Hwy - TMS# 349-08-00-009

Request Preliminary approval for Phase 2 of the West Ashley Station project which will have 4 new retail buildings.

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

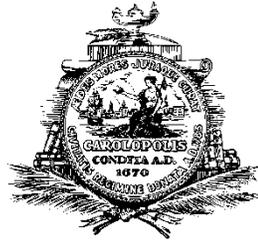
MOTION: Conceptual approval. With **staff comments #1, 2, and 4**. And Board comments: 1) study the patio space at the rear of building 600 so its not a leftover space and provide building transparency at this location and screen all utilities. 2) Provide an alternate material to the waffle block, grass pervious pavers. 3) Provide an alternate material for the slate on the pedestrian walk, Plantation Mix is suggested. 4) Break up the walk in front of building 200 using Palm tree wells and widen the path between buildings 200 and 300. 5) Substitute the Loropetalum and Pittosporum with another choice, 6) only use the Saw Palmettos away from pedestrian areas. 7) Recess fenestration as deep as possible. (provide detail) 8) Soften patio areas/walkways with additional landscape 9) show the previous color site plan and the current color site plan at the next review.

MADE BY: AS SECOND: AJ VOTE: FOR 6 AGAINST 0
Erin Stevens left

1. **Staff recommends that the all the canopies on the buildings appear on the site plan as dashed lines for better understanding of their locations.**

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2. The added canopies at buildings 500 and 600 are an improvement over the last submittal. But staff ask that the wide canopy that exist in front of Whole Foods be incorporated into the new addition at some area of the front facade. Possibly at the far west end of this building, wrapping the corner to strengthen the corner of the building and site connectivity.
3. Staff recommends that building 600 get pushed back and rotated so that the outdoor dining area that the applicants are showing on the back side of the building be able to be relocated to the front side of the building. Then the outdoor seating area could wrap the corner of the building and all be consolidated rather than some of it in the back of the building and some on the side.
4. Provide street/traffic signs such as stop signs, H/C at all applicable locations. All street signs are to have a decorative metal post painted black or Charleston Green.
5. Staff is not asking for a reconfiguration of the parking lot as this was part of Phase I and would delay or halt Phase II.

6. Approval of minutes from the 5/16/22 meeting

MOTION: Approved

MADE BY: DL SECOND: AS VOTE: FOR 6 AGAINST 0