DESIGN REVIEW BOARD

Monday, October 17th, 2022
4:30 PM

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

This meeting is being recorded and livestreamed on YouTube.
Protocol

MEETING PARTICIPATION:
Information on each application, including documents submitted by the applicant, as well as post-meeting results and staff comments will be available online at: www.charleston-sc.gov/drb

To view or participate in the Board Meeting, please refer to the following options:
• **In-Person:** Public Meeting Room at 2 George Street, First Floor
• **YouTube Streaming** (to view live or after the meeting): The meeting will be recorded and livestreamed to the City of Charleston BAR-L You Tube channel at https://www.youtube.com/channel/UCBofP1rUHr3PnAGtY3w7a5Q/playlists.

WRITTEN PUBLIC COMMENTS:
Use one of the following methods to submit written comments. The deadline to submit written comments is 12:00 PM one business day before the meeting. (Friday). Comments must include your name, address, telephone number, meeting date, and project number. Written comments are provided to the Board 24 hours in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to attend the meeting in person.
• Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
• Call 843-724-3781; or
• Mail comments to the Dept. of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
Protocol

MEETING PROCEDURES:
The Applicants (all team members) have been required to register and submit any documents in advance of the meeting. Staff will control the slide presentation that includes everything submitted by the Applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation. Applicants, Staff, and Board members are required to give their name whenever speaking.

PUBLIC COMMENTS:
All applications heard today are part of public meeting format. Written public comments, received by the deadline of noon the day before the meeting, are provided to the Board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized. Members of the public who wish to be heard in person during an agenda item's public portion shall announce their name and address for the record.

BOARD MEMBERS:
Board members will be polled by the Chairperson for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chair shall re-read the motion verbatim and the Board member making the motion should correct the Chair if he has not re-read the motion accurately.

Results will be posted on the City website at www.charleston-sc.gov/bar.
Agenda Item #1

3915 WILLIAM E MURRAY BLVD.
306-00-00-934

Approval for a completed mock-up panel.
1. ELEVATION SURVEY OF ALL CURB AND媚附 INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH CITY’S ACCESS AND EASEMENT MANAGEMENT GUIDELINES.

2. ALL TRAFFIC CONTROL DEVICES WILL BE IN ACCORDANCE WITH CITY’S TRAFFIC CONTROL DEVICES SPECIFICATIONS.

3. TRAFFIC CONTROL DEVICES SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC & STREET NAME SIGN STANDARD.

4. ALL TRAFFIC CONTROL DEVICES SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC & STREET NAME SIGN STANDARD.

5. ALL TRAFFIC CONTROL DEVICES SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC & STREET NAME SIGN STANDARD.

6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DOMINION ENERGY ON ALL REQUIRED STREET LIGHTING.

7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.

8. DOMINION ENERGY SPECIFICATIONS.

9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DOMINION ENERGY ON ALL REQUIRED STREET LIGHTING.

10. HEAD IN PARKING ADJACENT TO SIDEWALK TO BE 17’ IN LENGTH.

11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DOMINION ENERGY ON ALL REQUIRED STREET LIGHTING.

12. MITCHELL@CHARLESTON-SC.GOV

13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DOMINION ENERGY ON ALL REQUIRED STREET LIGHTING.

14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.

15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DOMINION ENERGY ON ALL REQUIRED STREET LIGHTING.

16. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.

17. HEAD IN PARKING ADJACENT TO SIDEWALK TO BE 17’ IN LENGTH.

18. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.

19. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.

20. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.

PROPERTY INFORMATION

Building 1

121 UNITS

42,325 SQFT. PER FLOOR

2.73 AC/ 13.09 AC= 0.209 =20.9%

2.73 AC/ 13.09 AC= 0.209 =20.9%

Building 2

514 SPACES

8.7’ RISER

8.7’ RISER

Building 3

318’ DRIVEWAY SPACING

10.83

10.83

Building 4

18” ROLLED CURB & GUTTER, TYP.

18” ROLLED CURB & GUTTER, TYP.

WETLAND TO BE FILLED= 0.479 AC

WETLAND ACREAGE = 0.649 AC

UPLAND ACREAGE = 12.441 AC

TOTAL SITE ACREAGE = 13.09 AC

IMPERVIOUS AREA INFORMATION:

ASPHALT PAVING= 3.68 AC

ASPHALT PAVING= 3.68 AC

ADA SPACES

SIDEWALK AND CONCRETE PAVING TO ALLOW FOR VEHICLE OVERHANG.

SIDEWALK AND CONCRETE PAVING TO ALLOW FOR VEHICLE OVERHANG.

3’ BUILDING SETBACK

3’ BUILDING SETBACK

BASE ZONING: GENERAL BUSINESS (RESIDENTIAL)

BASE ZONING: GENERAL BUSINESS (RESIDENTIAL)

MIN. NORTH SIDE YARD SETBACK:3’

MIN. NORTH SIDE YARD SETBACK:3’

1.100 SQFT.

1.100 SQFT.

2 SPACES RESERVED FOR LEASING (1 VAN ACCESSIBLE SPOT)

2 SPACES RESERVED FOR LEASING (1 VAN ACCESSIBLE SPOT)

HANDICAP PARKING SPACES REQUIRED:

HANDICAP PARKING SPACES REQUIRED:

BUILDING 2

BUILDING 3

TOTAL PARKING SPACES PROVIDED ON-SITE

TOTAL PARKING SPACES PROVIDED ON-SITE

(2% OF TOTAL PARKING, ROUND UP)

(2% OF TOTAL PARKING, ROUND UP)

BUILDING 1

BUILDING 4

HANDICAP PARKING SPACE

HANDICAP PARKING SPACE

HEAD IN PARKING

HEAD IN PARKING

HEAD IN PARKING

HEAD IN PARKING

HEAD IN PARKING

HEAD IN PARKING

TOTAL PARKING REQUIRED:

TOTAL PARKING REQUIRED:

TRIANGULAR PLANTERS, TYP.

TRIANGULAR PLANTERS, TYP.

FLOOD ZONE AE11

FLOOD ZONE AE11

SITE SIGN, SEE LANDSCAPE PLANS

SITE SIGN, SEE LANDSCAPE PLANS

TO REMAIN

TO REMAIN

ELEC.

ELEC.

STAIR 1

STAIR 1

STAIR 4

STAIR 4

30’ EXISTING DRAINAGE EASEMENT

30’ EXISTING DRAINAGE EASEMENT

DEPRESSED CURB END, TYP.

DEPRESSED CURB END, TYP.

18” ROLLED CURB & GUTTER, TYP.

18” ROLLED CURB & GUTTER, TYP.

18” STRAIGHT CURB

18” STRAIGHT CURB

18” ROLLED CURB & GUTTER, TYP.

18” ROLLED CURB & GUTTER, TYP.

EXISTING EDGE

EXISTING EDGE

18” STRAIGHT CURB

18” STRAIGHT CURB

DEPRESSED CURB END, TYP.

DEPRESSED CURB END, TYP.

30 MPH

30 MPH

14.90’

14.90’

16' MPH

16' MPH

318’ DRIVEWAY SPACING

318’ DRIVEWAY SPACING

ELE. PARKING

ELE. PARKING

STORAGE

STORAGE

BIKE STORAGE

BIKE STORAGE

55 MPH

55 MPH

25 MPH

25 MPH

ELEVATION SURVEY OF ALL CURB AND METER INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH CITY’S ACCESS AND EASEMENT MANAGEMENT GUIDELINES.

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3RD FLOORS
DOWNY
BUILDING ELEVATIONS
TO MATCH
MATERIAL SELECTIONS
RIVIERA
LEVEL 2
PORPOISE
COLOR: SW DOWNY 7002
LEVEL 4
RIVIERA
LEVEL 1
• EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP AT ALL
• CONNECTIONS AT GRADE.
• CONTROL JOINTS REQUIRED AT INSIDE CORNERS AS NEEDED TO MEET
• 42" HIGH ALUMINUM RAILINGS TYP. AT ALL BALCONIES U.N.O.
• VENEER FACE, U.N.O.
• MINIMUM FROM PATIO F.F.E. OR LOWEST HORIZONTAL RAILING, WHICHEVER
• SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE
• MASONRY CONSISTS OF MODULAR SIZES.
• PROVIDE MIN. 3/8" JOINT SPACE U.N.O. OR AS REQUIRED PER MATERIAL
• NON
• MASONRY AREAS TO BE FIBER PANEL WITH REVEAL TRIM OR FIBER
• CEMENT LAP SIDING WITH A 6" EXPOSURE EXTERIOR FINISHES.
• ALL MASONRY COURSING ALIGNS AT 1ST FLOOR F.F.E.
• ALL FIBER CEMENT TO BE PRIMED & PAINTED SMOOTH PANEL WITH FIBER
• CEMENT TRIM AS NOTED OR LAP SIDING WITH TRIM AS NOTED. PRIME
• GC TO COORDINATE WITH MEP, ARCHTECTURAL, AND STRUCTURAL TO
• MATCH DRYER AND EXHAUST VENT LOCATIONS WITH DRAWINGS. IN
• CONDITIONS WITH DOUBLE STACKS, CENTER ALL VENTS VERTICALLY BETWEEN
• COMMERCIAL BUILDING WRAP AT EXTERIOR ENVELOPE, TYP. SEE SPEC.
• FLOOR TRUSSES. IN CONDITIONS WITH ONLY ONE ROW OF VENTS, ALIGN
• SEE WINDOW DETAILS FOR DIFFERENTIAL SETTLEMENT NOTES.
• PRIMARY SILL HEIGHT FOR WINDOWS ON 1ST
• STACK OF VENTS EQUALLY ON EITHER SIDE OF DOWNSPOUTS, ETC. (SEE
• IS 2'-0", U.N.O. PROVIDE LIMITERS PER SCBC 1015.8
• ELEVATIONS). PREFINISHED VENT COLOR TO MATCH ADJACENT SURFACE TO
• 1'-0".
• PROVIDE SILICONE SEALANTS AT ALL MASONRY CONTROL JOINTS AND
• PROVIDE FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL
• FINISHES.
• DRIP THROUGH BALCONIES TYP. AT ALL UNITS U.N.O.
• OTHERWISE SILICONE IS TO BE USED).
• PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST
• VENTS AND AT OTHER PENETRAIONS AS AVAILABLE BY THE
• MANUFACTURER.
• INSTALL ADDITIONAL MEMBRANE PATCH BEHIND ALL BRICK TIES AND OVER
• MOISTURE BARRIER FINISHES.
• REFERENCE MATERIAL SELECTION ELEVATIONS FOR ALL MATERIAL, COLOR,
• AND MASONRY CALLOUTS.
• MATERIAL COLOR SELECTIONS
WHITE
COLOR: SW PORPOISE  7047
BRONZE
COLOR: SW DOWNY  7002
(1) 1 X 12 FIBER CEMENT TRIM
(2) 1 X 8 FIBER CEMENT TRIM
(2) 1 X 6 FIBER CEMENT TRIM
5/8" THICK FIBER CEMENT LAP SIDING
6" EXPOSURE
1 X 6 FIBER CEMENT TRIM
COLOR: SW PORPOISE  7047

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**Notes and Revisions**

- **WP COMMENTS 05.17.21**
- **Revisions**
- **C.J.**
Agenda Item #2

WILLIAM E. MURRAY APARTMENTS
306-00-00-933, 975, 973

Request conceptual approval for a new multi-family housing development.
William E. Murray Blvd.
Apartments
Charleston, NC

Design Review Package
Sept. 23, 2022

Note: This is a preliminary design package for DRB review. It is conceptual in nature and subject to change as the project evolves.
Apartment Building Type 1 - Ground Floor Plan

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Apartment Building Type 1 - Front (Parking Side) Elevation (Rear Elevation Sim.)

William E. Murray Blvd. Apartments
Charleston, NC

Note: This plan is conceptual in nature and subject to change.
Apartment Building Type 1 - Side Elevation

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC

A.7
N.T.S.
Apartment Building Type 2 - Outside Lower Leg (South) Elevation (West Elevation Sim.)

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC

SGA NW
Zimmer Development Company
Apartment Building Type 2 - Inside Lower Leg (North) Elevation (East Elevation Sim.)

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Apartment Building Type 2 - Side Elevation

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC

SGA NW
a design company

Zimmer Development Company
Townhouse Building Type 3 - Ground Floor Plan (4 Units Total)
Townhouse Building Type 4 - (5 Units Total)

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Townhouse Building Type 3 - Elevations (Building Type 4 - Sim.)

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Building Type 5 - 40 Units Total

Building Type 6 - 36 Units Total
Clubhouse - Building Plan - 5,970 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Clubhouse - West Elevation

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Clubhouse - North Elevation

Fitness/Exercise  Multi-Purpose/ Yoga  Mail/Package

William E. Murray Blvd. Apartments
Charleston, NC
Clubhouse - South Elevation (Pool Facing)

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Unit Type C - Two Bedroom End Unit - 1,140 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Unit Type D - Three Bedroom Corner Unit - 1,370 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Unit Type E - Two Bedroom End Unit - 1,210 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
Unit Type F - Three Bedroom - 1,732 SF

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
### Tabulation Summary - Zimmer

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<thead>
<tr>
<th>Building Type I - 4 Story</th>
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<tbody>
<tr>
<td>One Bedroom</td>
<td>48</td>
<td>96</td>
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<tr>
<td>Two Bedroom</td>
<td>28</td>
<td>56</td>
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<tr>
<td>Total</td>
<td>76 x (2 bldgs)</td>
<td>152</td>
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<table>
<thead>
<tr>
<th>Building Type II - 4 Story</th>
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<tr>
<td>One bedroom</td>
<td>44</td>
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</tr>
<tr>
<td>One Bed/Den</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>27</td>
<td></td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>4</td>
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</tr>
<tr>
<td>Total</td>
<td>76 x (1 bldg)</td>
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### Apartment Tabulation

<p>| | |</p>
<table>
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<tr>
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<tbody>
<tr>
<td>One Bedroom</td>
<td>140</td>
</tr>
<tr>
<td>One Bed/Den</td>
<td>1</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>83</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>4</td>
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<tr>
<td>TOTAL</td>
<td>228</td>
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<tr>
<td>Townhouses</td>
<td>22</td>
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<tr>
<td>TOTAL</td>
<td>250</td>
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### Townhouses Type III

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<tr>
<td>12</td>
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</table>

### Townhouses Type IV

<table>
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<tr>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL TOWNHouses**: 22
Material Examples

Note: This plan is conceptual in nature and subject to change.

William E. Murray Blvd. Apartments
Charleston, NC
COMBINATION PLAT
SHOWING THE PROPERTY LINE ABANDONMENT BETWEEN PARCEL 1-A, RKS 306-00-00-933 (1.932 ACRES), AND PARCEL 2-C, RKS 306-00-00-975 (5.004 ACRES) TO CREATE NEW TRACT C (8.936 AC), PROPERTIES OF UNIVERSITY MEDICAL ASSOCIATES OF MUSC, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.

DATE: JUNE 10, 2021
SCALE: 1" = 50'
All street name posts should be round, 2 3/8" OD, breakaway, aluminum or steel, and at least 10' in length.

The street name, including the superscript designation, shall be centered vertically and horizontally on the sign to the near edge of the pavement. All other signs shall be mounted at least 7' from the bottom of the sign blade.

If a supplemental plaque or secondary sign is permitted to be mounted on the same assembly as another sign, e.g., St, Rd, Dr, Cir, Pkwy, Ave, Blvd are to be 50% superscript.

Pavement shall be 6'.

Sight distance visibility at all exits and/or intersections will be maintained in accordance with SCDOT's access and roadside management standards.

The Contractor is responsible for coordinating with Dominion Energy on all required street lighting. This includes providing and installing all street lighting conduit based on approved lighting plans, pole bases (where required), and U-channel posts, breakaway, and 12' in length except for street name sign posts.

See ADA accessibility plan, Sheet C4.3 for all ADA information, including curb ramp types.

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500 S. Tryon Street, Suite 1000, Charlotte, NC 28202 | 704-332-2700 | 800-233-2248 | www.seamonwhiteside.com
Agenda Item B.1

Approval of minutes from the 9/19/22 meeting