



CITY OF CHARLESTON DESIGN REVIEW BOARD

MEETING RESULTS

November 7, 2022

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Erica Chase (Chair), Dinos Liollios, Ben Whitner, Erin Stevens, Andy Smith, Stephanie Tillerson and Ashley Jackrel

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

A. APPLICATIONS

1. 1766 Ashley River Rd.

West Ashley | TMS # 351-11-00-003, 004 | DRB2022-000136

Request conceptual approval for a new gas station and convenience store.

Owner: Drayton-Parker Companies LLC

Applicant: Cuhaci-Peterson/Betzandra Garcia Rocha

MOTION: Conceptual approval, with **staff comments # 1-10**. And Board comments to revise the site pole to be no more than 18 ft. ht. per the DRB lighting policy. Define the Ilex species in the plant list, and substitute the Pittosporum with a different more native plant.

MADE BY: AS SECOND: DL

VOTE: FOR 7 AGAINST 0

Staff Comments:

1. Staff is satisfied with the responses to the previous staff and Board comments and all have been addressed. One item that was not addressed is adding cutouts in the pavement and landscape between the building and the parking. The applicants state that they have provided a canopy at the outdoor seating area so that there is no more room for added trees. Staff could accept this. We suggest a couple raised moveable planters on either end of the outdoor seating. Staff also feels there is still room for min two trees on the Ashley River Rd. side, flanking the front building entrance, centered on the building pilasters.
2. All traffic sign post are to be a decorative post painted black. (except the stop sign in the ROW, must remain the standard u channel post)
3. Some of the lighting levels are a bit high outside of the gas canopy. Please review the foot candle levels to be no more than 5 foot candles outside the canopy and closer to 0 foot candles just outside of the property lines.
4. Staff feels the employee entrance door on the NW elevation that empties into the outdoor seating area is not ideal. Can this door be eliminated or relocated to a side of the building not facing a street? If not, is there a way upgrade the door to a nicer style? At the very least the door should swing open the opposite direction to accommodate the deliveries.
5. DRB checklist ask that elevations be labeled per their direction facing and not right and left.

6. Staff had suggested to the applicants to continue the screen wall along Sam Rittenberg to screen more of the view into the site from the intersection. The applicants extended the wall a couple of feet but staff had the provided example more in mind. (see example image) If utilities are preventing the extension of the wall, can the corner radius of the curb be pulled in a little to allow for this wall to wrap the corner more.
7. Site and landscape plan to please include the outdoor seating area canopy and also the front door canopy in plan. Landscape plan to please show all site elements including the bollards.
8. Staff recommends shifting the monuments sign on Ashley river Rd to be more in the middle of the landscape island. The sign appears to be blocking the view of the stop sign at this location.
9. Some of the renderings show a green wall at the outdoor seating area, yet there is no space provided for something to grow. Staff recommend specifying a cut out in the pavements, providing some type of creeping vine and irrigation at this outer wall of the outdoor seating area.
10. The response letter from the applicant is to please describe the changes made and how the Boards comments were addressed by the applicants rather than to say, "see attached elevation".

2. River Rd.

Johns Island | TMS # 312-00-00-050 | DRB2022-000139

Request conceptual approval for the construction of a new 2-story public elementary school. (2nd thru 5th grades)

Owner: Charleston County School District
Applicant: Clancy + Wells Inc.

MOTION: Conceptual approval for the architecture. Deferral for the site and landscape plan. With **staff comments # 1-6**. Board comments to study the dumpster location, and to study the views into the site from River Rd.

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

1. Staff recommends more natural looking plantings around the detention ponds. Provide groupings of a variety of plants rather than one row of one species of plant. Although these planting are up against a fence and not the pond edge, there is still an opportunity to bring in native plants and pollinators. This would also be an opportunity for some interpretive signage for teaching about pollinators, pond life, etc.
2. The site plan needs more labels calling out all site elements. For example, the fencing is not labeled.
3. Please make all the overhead elements on the building more visible. Show all the overhead canopies and walkway covers as a heavy dashed line and also show the support column locations so we better understand the extents of these canopies.
4. Does the fencing around the ponds need to be 6' ht.? This will look odd. If the fences must remain 6 ft. ht., then staff recommends to break this up with varying height landscape around the fencing.
5. Provide some outdoor seating near the exits and the pickup areas.

6. Are there opportunities for any nature trails on the site or an area to create an outdoor classroom on the edge of the natural area such as a council ring or a Boardwalk that extends into the wetlands.

3. 3919 Savannah Hwy.

West Ashley | TMS # 285-00-00-205 | DRB2022-000140

Request conceptual approval for a new 1-story bakery.

Owner: Carl and Lillie Smalls

Applicant: Mark A Rawlings, RA

MOTION: Conceptual approval. With staff comments #1-9, and Board comments to eliminate the inoperable window shutters or make them operable.

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

1. The landscape plan needs work and staff recommends hiring a landscape designer to do the landscape plan. The plans need more variety than one shrub and two species of trees. Substitute another tree for the Red Maples which do not do well in this environment. The landscape should be designed to be more natural looking rather than all straight rows of shrubs.
 2. Provide more than just lawn grass around the building. Staff recommends providing some foundation plantings around the building.
 3. Provide extra landscape screening in multiple layers of plant types between the parking and Savannah Hwy.
 4. Define the edges of the planting beds. Provide mulch in the planting beds and not lawn grass.
 5. Traffic signs are to have a decorative metal or wood post painted black. The traffic sign detail in this set shows a 2 x2" square post which is good but another notes refers to a standard U channel sign post which is not permitted. The stop sign in the ROW must be the standard U channel break away post.
 6. Please label the H/C ramp on the front of the building on all site and landscape plans
 7. Screen all ground utilities. Paint all wall utilities and conduits the same color as the façade where located.
 8. Provide a sidewalk to the rear entry and porch.
 9. The signage will be a separate review at the end of the DRB process, with a separate sign application. Regarding the North elevation, is this proposed signage above the roofline? ("May Sweets"). Signage is not permitted above the peak of the roof line.
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B. MINUTES

1. APPROVAL OF MINUTES FROM 9/19/22 MEETING

MOTION: Approved

MADE BY: DL SECOND: BW
Liollio abstained

VOTE: FOR 7 AGAINST 0
