



CITY OF CHARLESTON DESIGN REVIEW BOARD

MEETING RESULTS

JANUARY 5, 2026

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Erin Stevens, Ben Whitener, Lucas Boyd, Ashley Jackrel, Adriana Carson, Bill Eubanks, Stephanie Tillerson

STAFF MEMBERS PRESENT: David Meeks, DRB Administrator; Brad Thomas, Staff Architectural Planner; Patrick Carlson, City Clerk Office

A. APPLICATIONS

1. 2875 Savannah Hwy.

West Ashley | Council District 5 | TMS #308-00-00-001 | DRB2025-000292

Requesting approval for the demolition of an office/laboratory building from the 1930s, a former USDA building.

Owner: Clemson University
Applicant: Mosley/Aaron Bowman

DECISION: DENIED

MOTION: Demolition denied

MADE BY: Eubanks SECOND: Carson VOTE: FOR: 4 AGAINST: 2
Whitener recused

2. 725 Wappo Rd.

West Ashley | Council District 7 | TMS #350-01-00-078 | DRB2025-000293

Requesting approval for the demolition of a small outbuilding on the school campus and older than 50 years of age.

Owner: Charleston Co School District
Applicant: Tony Giuliani

DECISION: APPROVED

MOTION: Demolition approved

MADE BY: Tillerson SECOND: Whitener VOTE: FOR: 7 AGAINST: 0

3. 2274 Clements Ferry Rd.

Cainhoy | Council District 1 | TMS #267-00-00-148 | DRB2025-000251

Requesting conceptual approval for a new 3-story storage building.

Owner: Holly McAlhany

Applicant: Holly McAlhany

DECISION: APPROVED

MOTION: Conceptual approval with staff comments # 1-7 with Board comments to 1) simplify the landscape pallet, 2) study the cornice, brackets and material changes, 3) study the materiality and consider an alternate to thin brick 4) study and introduce plane changes in all elevations.

MADE BY: Whitener **SECOND:** Eubanks **VOTE:** FOR: 7 AGAINST: 0

STAFF COMMENTS:

1. Staff recommends returning the cornice back into the roof a few feet farther so that one cannot see the ends of the return. (Please provide a roof plan at the next review.)
2. Staff is supportive of the grill and vine plantings at the ground level. At next review please provide more detail on this material.
3. Looking at the SE elevation, there are 3 wood fence enclosures shown that do not match what's shown on most of the plans. Only the trash enclosure is shown on the Civil plans. If these other two mechanical enclosures are to remain, we recommend adding planting beds a few feet wide for shrubs, in front of each of these enclosures.
4. There are two landscape plans that differ. One plan is the 2nd to last sheet that shows more of an accurate occurrence of the wood enclosures at the back of the building. But in this one the trash enclosure is not shown. The 2nd landscape plan provided is sheet L-100, that does not show these other 2 wood enclosures, as well as all the Civil plans that do not. Please have all plans matching and please provide only one landscape plan.
5. Study the location of the trash enclosure shown on the Civil plans. Is there room off to the side rather than in between the two building entrances?
6. A materials key was provided for the elevations but in some cases was still difficult to distinguish which material was what on the buildings (i.e., windows). In addition to the key plan, please also provide a label pointing to one of the material locations as an example/confirmation.
7. There is a conflict with the roof slope vs the top of windows as seen in the SE elevation, where the roof slopes down and is very close to the top of the windows. At preliminary review, we will need to see more detail.

STAFF RECOMMENDATION: Conceptual approval.

4. 2275 Henry Tecklenburg Dr.

West Ashley | Council District 7 | TMS #309-00-00-055 | DRB2025-000279

Requesting preliminary approval for a youth learning center which includes a learning center building, a maintenance building, and a 9-hole youth golf course.

Owner: Essex Farms A Partnership

Applicant: LS3P

DECISION: APPROVED

MOTION: Preliminary approval

MADE BY: Whitener SECOND: Eubanks VOTE: FOR: 7 AGAINST: 0

STAFF COMMENTS:

1. The landscape plan shows some of the Burford Hollies being planted under existing trees along Henry Tecklenburg Dr. which staff does not recommend. The Burford Holly can get 25 ft tall if not maintained. We recommend an evergreen shrub that does not get so tall if being planted under a shade tree.
2. Staff recommends showing some smaller caliper existing trees saved in between the fairways and at the property perimeter. Where appropriate this could be shown as a circled area and labeled tree save area....or show the individual trees to be saved from the survey.

STAFF RECOMMENDATION: Preliminary approval.

5. 350 Grand Oaks Blvd.

West Ashley | Council District 10 | TMS #301-00-00-052 | DRB2025-000294

Requesting conceptual approval for a multi-family development with 6 buildings with 380 units and 36 townhouses, some separate garages and a clubhouse.

Owner: Bees Resources LP

Applicant: Middleburg Communities

DECISION: Courtesy review - No vote

6. East corner of West Ashley Cir. and Glenn McConnell Pkwy.

West Ashley | Council District 2 | TMS #305-08-00-060 | DRB2025-000291

Requesting conceptual approval for a new City of Charleston Fire operations/training complex.

Owner: City of Charleston Capital Projects

Applicant: Billy Connell

2 Motions:

MOTION: 1st motion was for deferral

MADE BY: Eubanks SECOND: Tillerson VOTE: FOR: 3 AGAINST: 4

Motion did not pass

MOTION: 2nd motion was for a split decision: Conceptual approval for site and Technical Services building and Board comment to study the architectural direction of the Fire Operations building.

MADE BY: Eubanks SECOND: Tillerson VOTE: FOR: 5 AGAINST: 1
Boyd abstains

7. 3688 Angel Oak Rd.

Johns Island | Council District 3 | TMS# 279-00-00-665, 142 | DRB2025-000247

Requesting preliminary approval for a new 1-story visitor's center/restroom building at the Angel Oak Preserve. Also included are trails, playground, enhanced landscape, and new parking lot.

Owner: Low Country Land Trust/Samantha Siegel
Applicant: Liollo Architects/Jay White

DECISION: APPROVED

MOTION: Preliminary approval with final review by staff.

MADE BY: Whitener SECOND: Tillerson VOTE: FOR: 7 AGAINST: 0

B. MINUTES

1. Review of Minutes from the December 5, 2025 Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Eubanks SECOND: Tillerson VOTE: FOR: 6 AGAINST: 0
Jackrel abstains
