



CITY OF CHARLESTON DESIGN REVIEW BOARD

MEETING RESULTS

February 21, 2023

4:30 p.m.

Virtual Meeting via Zoom

BOARD MEMBERS PRESENT: Erica Chase, Andrew Smith, Ashley Jackrel, Jeff Johnston, Lucas Boyd

STAFF MEMBERS PRESENT: David Meeks, DRB Administrator

A. Applications

1. William E. Murray Blvd. @ Glenn McConnell Pkwy.

West Ashley | TMS# 306-00-00-933, 975, 973 | DRB2022-000137

Request conceptual approval for a new multi-family development with 228 apartments, 20 townhomes and an amenity building.

Owner: ZP No.351, Charleston LLC

Applicant: Zimmer Development Co/Spencer Peterson

DECISION: DEFERRED

NOTES: Deferred by staff prior to meeting

2. 1137 Folly Rd.

James Island | TMS # 337-08-00-119 | DRB2023-000153

Request conceptual approval for a new preschool.

Owner: MWC Equipment, LLC & Windsurfer Enterprises, LLC

Applicant: AAG Architects, LLC for Vista 26, LLC (Purchaser)

DECISION: WITHDRAWN

MOTION: Courtesy review by the Board. Project was not heard due to pending variances which have not yet been applied for. No vote was taken.

STAFF COMMENTS: (The following staff comments were not voted on by the Board, but were discussed)

1. Height and scale seem OK for this project but staff has some issues with the building massing. The southeast mass seems very large proportionally. Staff recommends more windows to help break up the mass.

2. Looking at the East elevation, the southeast and northeast mass seems very large. Maybe more windows would help. Or if they could do some taller transoms?
3. The northeast mass with angled roof, (Four-year-old class B) is aligned with the adjacent wall (four-year-old class A), but there is no articulation in plan and a slight offset of these two rooms could help reduce the massing. There needs to be articulation in plan to reflect the roof massing.
4. The brick panel on the east façade, above the CMU block base and under the paneling looks busy. Staff recommends replacing the CMU block base with brick. If the brick panel is to remain on the front façade, it needs a rowlock at the top of the panel and brick headers over the doors and windows.
5. The roof plan needs simplification.
6. Staff would like to see more green space around the building with some foundation plantings. As the site plan appears now, at the entry drive it is hardscape pavements from Folly Rd to the building front door with no greenspace proposed.
7. If the applicants can remove any parking staff encourages landscaped islands on center of both entry drives to break up line of parked cars.
8. A DRB standard ask is for the applicants to provide screen walls when parking or drive isles are proposed right against the street. Other than the wetland area, staff would like to see a low screen wall. Please work around the existing trees to be protected.
9. Staff ask that the applicants make more clear graphically, which trees are to be removed vs which are to remain.
10. There is a 25" Oak at the NE corner of the proposed building, that appears could remain with just a little tweaking of the building footprint and site plan. This could be an opportunity for the building to embrace the tree in its design if the condition of the tree is good.

STAFF RECOMMENDATION: Deferral

3. 2015 Wildts Battery Blvd.

Neighborhood | TMS # 313-00-00-337 | DRB2023-000152

Request conceptual approval for a new fire station (No 23).

Owner: City of Charleston

Applicant: Liollo Architecture

DECISION: APPROVED

MOTION: Conceptual approval, with **staff comment #2**, and board comments to study the roof overhangs to simplify the expressed of the strong roof forms. Study the garden bond for the light brick areas.

MADE BY: Johnston SECOND: Boyd VOTE: FOR: 4 AGAINST: 0

STAFF COMMENTS:

1. Possibly it's the rendering, but the brick headers above the doors and windows are a bit washed out and could be strengthened with either a double course of bricks or a slight contrasting color.
2. **Call out on the drawings where the southern yellow pine is specified.**

STAFF RECOMMENDATION: Conceptual approval.

B. Minutes

1. Review of Minutes from the February 6, 2023 Meeting

DECISION: DEFERRED

NOTES: Deferred prior to meeting
