



City of Charleston
Design Review Board
Minutes
February 21th, 2023
4:30 p.m.

A meeting of the Design Review Board was held at 4:30 p.m. on Tuesday, February 21th, 2023 over video conference call and adjourned at 5:43 p.m.

Notice of this meeting was sent to all local news media.

Board members present: Erica Chase (Chair), Andy Smith (left at 5:21 p.m.), Ben Whitener, Ashley Jackrel, Lucas Boyd, and Jeff Johnston

Staff members present: David Meeks and Beth Brownlee

Chair called the meeting to order at 4:30 p.m., introduced Board members and Staff, and explained protocol for the meeting.

Applications

The following applications were considered:

(NOTE: Unless otherwise remarked, Chair voted all items, Copy of complete staff comments/recommendations are attached. Copies of all recusals/letters/emails/petitions mentioned during this meeting are on file.)

1. William E. Murray Blvd. @ Glenn McConnell Pkwy – 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. **DEFERRED BY STAFF**

Owner:	ZP No. 351, Charleston LLC
Applicant:	Zimmer Development Co/Spencer Peterson
Neighborhood/Area:	West Ashley

2. 1137 Folly Rd. – 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)
Neighborhood/Area:	James Island

Presenter: Anish Shah, Andy Bajoczky

Project Detail: Mr. Shah said that they were presenting on behalf of the client. The school was intended to serve children from 6 weeks to five years of age living on James Island. He said the property was approximately 1.868 acres that included a non-jurisdictional wetland situated next to the proposed site of a 10,700 sq. ft. school building.

Mr. Bajoczky said that he worked with Barrier Island Engineering and would be describing the conceptual site plan. There would be two ingress and egress points that would service a long narrow site that kept the building and play areas towards the back with the parking areas oriented in the front facing Folly Rd. The property would have a required buffer of various widths around a multi-use path that encompassed the site and proposed a constructed wetland to preserve the existing natural space that still met the City's stormwater requirements.

Mr. Shah said that the proposed landscaping and signage will be integrated into the existing geographic space without too much disruption. The proposed school building would primarily utilize light colored brick and fiber cement siding under roofs of varying elevations.

Andy said that the property would require a variety of variances to move forward and Mr. Bajoczky said they had not submitted any variance submittals. Erica said that the DRB did not hear from projects until the necessary variances were obtained, so the remainder of the session would be a courtesy discussion.

Staff Recommendation: Deferral

MOTION: **WITHDRAWN**

3. 2015 Wildts Battery Blvd. – TMS # 313-00-00-337 | DRB2023-000152

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

Owner:	City of Charleston
Applicant:	Liollo Architecture
Neighborhood/Area:	Johns Island

Presenter: Elissa Morrison, David Lycke

Project Detail: Ms. Morrison said that they would be presenting on behalf of the applicant. She said the proposed fire station would be approximately 14,000 sq. ft. and would orientated to accommodate the adjacent wetlands, emergency response time demands and collection points for stormwater. She said fire stations were unique buildings that required highly durable materials that could endure 24/7 usage, while being able to provide a low-maintenance environment.

Mr. Lycke said that the landscape especially needed to be low maintenance and proposed a native-centric plant palette that incorporated the natural buffer provided by the surrounding wetlands. Proposed additions included oaks, hollies, palms, dwarf palmettos, and sweetgrass. The adjacent parking lot had neighboring benches and bike racks and would be composed of pervious pavers that fed into an underground stormwater retention system.

Ms. Morrison said that the floorplan highlighted a three apparatus bay with associated bunk rooms, living area, kitchen, training room and support spaces. The building would have a covered main entryway and a screened-in porch off of the kitchen that would help connect the inhabitants to the outside. A unique feature showed a proposal to provide housing within the building form for the exterior mechanical enclosure needs, which is typically added on top of exterior space. The building would also have a series of pop-ups along the roof elevations that would provide extra natural light throughout the different spaces. The exterior material palette was composed of bricks with two different finishes, aluminum storefront, southern yellow pine and a standing seam metal roof.

Ben asked if the yellow pine was treated and Ms. Morrison said it was, but the City was also interested in having it stained a certain color.

Jeff asked if the roof monitor on the apparatus bay translated to the space and Ms. Morrison said it did.

Staff Recommendation: Conceptual approval

Board Comments/Action: Ben said that the presentation and the proposed plan were exemplary.

Lucas said that it was a well-articulated piece of architecture, but said that the window headers did not necessarily need to be expressed in a soldier or double course in brick and preferred a clean opening that spoke to the contemporary expression of the rest of the building. He also preferred to match the aesthetics of both gable roofs together to create a more balanced look and potentially lean into their scale even more, while simultaneously thinning out some of the rake flashing and gutter components.

MOTION: Approval

MADE BY: JJ SECOND: LB VOTE: FOR 5 AGAINST 0

Andy Smith was recused.

Minutes

- 1. Approval of minutes from the 2/6/23 meeting DEFERRED**

There being no further business, the meeting adjourned at 5:43 p.m.

Patrick Carlson
Clerk of Council's Office