



City of Charleston
Design Review Board
Minutes
March 6th, 2023
4:30 p.m.

A meeting of the Design Review Board was held at 4:31 p.m. on Monday, March 6th, 2023 at 2 George Street and adjourned at 5:32 p.m.

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

Board members present: Erica Chase (Chair), Dinos Liollo, Ben Whitener, Ashley Jackrel, Erin Stevens, Andy Smith, and Stephanie Tillerson (left at 4:37 p.m., returned at 4:39 p.m.)

Staff members present: David Meeks, Julia Copeland, Eric Pohlman, and Patrick Carlson, recording

Chair called the meeting to order at 4:31 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. McLernon Trace @ Main Rd. – TMS # 285-07-00-042 | DRB2023-000155

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

| | |
|--------------------|--------------------|
| Owner: | Charlie Patel |
| Applicant: | Christopher Karpus |
| Neighborhood/Area: | West Ashley |

Presenter: Cameron Baker and Christopher Karpus,

Project Detail: Mr. Baker said that he would be presenting on the property layout on behalf of the applicant. He said the proposed building was on the commercial portion of the planned development in question. Stormwater and utility provisions were already in place and the orientation of the building and fuel canopy were determined by the mandatory residential buffer placements. In addition, there was a 20 foot Charleston Water System (CWS) easement towards the front of the property. As a result, the applicant team proposed placing limited landscaping along that section.

Mr. Karpus said he was the architect for the project and would be speaking about several features of the site. He said the property would include a building dedicated primarily to a convenience store with adjacent retail space and an outdoor seating area. The doors were more related to the canopies outside which allowed for more natural lighting to reach the larger central section. The overall aesthetic of the proposed building matched the architecture of the surrounding residential buildings and informed the shape of the canopy over the gas pumps to reflect the gables and articulations of the neighboring complexes.

Dinos asked if there was any vertical separation between the property and the adjacent apartment building. The applicant team said that there was a proposed 4 foot wall that could be incorporated, however the decision had not been finalized.

Dinos asked if the outdoor dining space would be developed any further and potentially incorporate a backdrop of some kind. The applicant team said that it was possible to develop some detailing and recesses within the brick backdrop, however, it would involve more research to determine the possibilities for design and development.

Ben asked if the building was located close to the northern property line because of the access to the gas line. Mr. Baker said that it was oriented to accommodate fuel truck circulation which also explained the lack of fenestration and windows on the northern façade.

Stephanie clarified that the two doors will access the convenience store and retail space so patrons will not be approaching the center of the building. Mr. Baker confirmed her impression and said that the building was designed to be symmetrical and had two equal-sized doors accessing equal-sized spaces.

Erin asked if building could be laid out in a different manner while still following the required 100 foot setback from the adjacent residential structures and the applicant team said they had considered diagrams showcasing different building and tank positions but the proposed layout made the most sense.

Erica asked if there was a FEMA Base Flood Elevation (BFE) for the site. Mr. Baker said no, but the proposed site would be developed higher than the adjacent Main Rd.

Public Comment: Erica said that 11 comments were submitted online. However, all of them were outside of the DRB purview.

Staff Recommendation: Conceptual approval

Board Comments/Action: Dinos asked if the outside mechanical units were going to be positioned along the backside of the building and Mr. Baker said they would, but they were considering several possibilities and had not decided upon a final spot.

Erin said that she thought it would be helpful to see the diagrams that considered alternative layouts with different tank storage. Mr. Baker said that they could put something together to share with the DRB because other positions were considered, but ultimately dismissed because of several site restrictions.

Ben said that the window panels should be removed without adding a transom piece from an earlier staff suggestion. He also thought the eastern and northern surfaces needed more fenestration to convey more interesting and strong perspectives.

Dinos agreed and said that simplicity was key and potentially placing proposed fenestration deeper into the building would help convey depth and character.

MOTION: Conceptual approval

MADE BY: DL SECOND: AS VOTE: FOR 6 AGAINST 1

2. MOTION: To move Item B (1.) of the agenda before Item A (2.)

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

Minutes

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

MOTION: Approval

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

2. Approval of minutes from the 2/21/23 meeting

MOTION: Approval

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

3. Executive Session pursuant to SC Code 30-4-70(a)(2) regarding DRB appellate matters.

On a motion of Andy Smith, seconded by Erin Stevens, the Design Review Board voted unanimously to go into Executive Session at 5:18 p.m.

On a motion of Stephanie Tillerson, seconded by Andy Smith, the Design Review Board voted unanimously to come out of Executive Session at 5:31 p.m.

No action was taken.

Adjourn

There being no further business, the meeting adjourned at 5:32 p.m.

Patrick Carlson
Clerk of Council's Office