



City of Charleston
Design Review Board
Minutes
March 20th, 2023
4:30 p.m.

A meeting of the Design Review Board was held at 4:30 p.m. on Monday, March 20th, 2023 at 2 George Street and adjourned at 5:17 p.m.

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

Board members present: Andy Smith (Acting Chair) (left at 5:04 p.m., returned at 5:05 p.m., left at 5:15 p.m., returned at 5:15 p.m.), Dinos Liollo, Erin Stevens, Ashley Jackrel, and Stephanie Tillerson (joined at 4:38 p.m.)

Staff members present: David Meeks and Patrick Carlson, recording

Chair called the meeting to order at 4:33 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. 2012 Meeting St. – TMS # 466-16-00-012 | DRB2022-000122

Request conceptual approval for two buildings, a new office building/warehouse, and a garage/storage building.

Owner:	T and L Properties LLC
Applicant:	Tupper Builders
Neighborhood/Area:	Upper Peninsula

Presenter: Robert Gerber

Project Detail: Mr. Gerber said that the property would have two buildings that were located in an industrial area on the Upper Peninsula. The site was near the termination of Meeting St. so the developers wanted to design a property worthy of bookending the region using clean lines and contemporary industrial features. He said the building plans were fairly basic with work and storage areas attached to the necessary office spaces. The storefront would be aluminum with canopies, brick veneer, corner features, and metal siding on the roof.

Dinos asked for an explanation of the materials that made up the corner features. Mr. Gerber said that the corners, like the other building features, would be made of aluminum. However, they would be designed to look like wood for a combination of maintenance and aesthetic purposes.

Public Comment: None

Staff Recommendation: Conceptual approval

Board Comments/Action: Dinos said that the proposed project fell within the context of the adjacent developed properties which all generally emphasized simple monolithic structures. He suggested that the dark metal siding should extend lower in order to wrap and frame the overall masonry and provide a more successfully cohesive façade.

Erin said that the landscaping section between the street and the presenting façade should be more developed and layered with less emphasis on empty spaces covered in mulch.

Andy agreed and said that they could focus on cultivating certain plants that would not spread out of control.

MOTION: Conceptual approval

MADE BY: DL SECOND: ES VOTE: FOR 5 AGAINST 0

2. Ashley River Rd. and Dogwood Rd. – TMS # 355-16-00-025, 026, 027, 083 | DRB2021-000074

Request preliminary approval for a new affordable housing community with 78 townhomes.

Owner:	Homes of Hope, LLC
Applicant:	Seamon Whiteside
Neighborhood/Area:	West Ashley

Presenter: Jeff Randolph and Spencer Plowden

Project Detail: Mr. Randolph said that he would be presenting on behalf of the applicant and was acting as the project's development manager. He said the project was being administered by a Greenville-based nonprofit called Homes of Hope in conjunction with the City of Charleston. The project was a nine acre site that will have 78 attached units for sale and had been developed to address any architectural and stormwater issues.

Spencer Plowden said that the property's pond had been expanded to accommodate City standards and the adjacent building had been rotated according to a previous DRB suggestion. The fire marshal had also requested that the back road of the property be connected to Highway 61 for emergency purposes. He said the landscaping site plan had also been designed to help mitigate the environmental impact of the necessary tree removal.

Mr. Randolph said the original plan had buildings composed of five units, but they had moved away from that in favor of four and six-unit layouts. In addition, the neighboring trash enclosures had been designed to sit above each property's HVAC unit and was visually shielded by the adjacent fence structures. The unique color palettes for each housing unit had also evolved to showcase a singular color scheme for the site.

Erin clarified the positioning of the closed exterior space for each unit and Mr. Plowden said that the back line of the property would hold a bypass stormwater pipe so they were not able to plant many large trees in that portion of the site. Mr. Randolph said that by creating private enclosed outdoor space for each unit, future residents could utilize the space for a variety of purposes.

Stephanie asked about who would be maintaining the existing trees on the site. Mr. Randolph said that the HOA would be the responsible party.

Dinos asked if the gables were redesigned for a particular reason. Mr. Randolph said the gables were adjusted to help break up the visual of a singular roof mass, but could provide a more detailed answer in the future.

Public Comment: Geona Shaw Johnson said that she was appreciative of the DRB's consideration and support of the proposal in question and was eager to receive as much specific design input as possible in order to continue the development of the project.

Staff Recommendation: Preliminary approval

Board Comments/Action: Dinos said that he appreciated more details about the gable and roof layout, but was comfortable with the architectural and design direction.

Erin asked for more details about the enclosed backyard space by the time the final design presentation.

MOTION: Preliminary approval

MADE BY: ST SECOND: ES VOTE: FOR 5 AGAINST 0

Minutes

1. Approval of minutes from the 3/6/23 meeting

MOTION: Approval

MADE BY: DL SECOND: AJ VOTE: FOR 5 AGAINST 0

There being no further business, the meeting adjourned at 5:17 p.m.

Patrick Carlson
Clerk of Council's Office