



Folly Beach Design Review Board Regular Meeting

March 21, 2016

6:00PM

Council Chambers, 21 Center Street

Board Members: Gary Brown, Allen Kinter, Jane Word, Mike Riffert, Skip Fink

1: Call to Order; Roll Call

Present: Word, Kinter, Fink, Brown

Absent: Riffert

2: Freedom of Information Statement

3: Approval of Previous Minutes

Ms. Word made a motion to approve the minutes of the February meeting and Mr. Kinter seconded the motion. The minutes were approved without objection. Mr. Brown made a motion to amend the agenda so that the deck at Bowens Island be added to the end of the items under New Business. Mr. Kinter seconded the motion. A vote was taken with all in favor.

4: Personal Appearances

5: Unfinished Business

6: New Business

A. Accelerated Review: Rebranding of Kangaroo Station, 42 Center Street, Dan Savage

Mr. Pope stated there will be changes to the signs and colors on the building. He noted there were no zoning issues with the request. A vote was taken with all in favor of granting Accelerated Review. Mr. Dan Savage, representing the Kangaroo Station, stated the signs would remain the same size. Anything that currently is green and says "BP" will be changed to red and now say "Circle K." Ms. Word made a motion to approve for Accelerated Review and Mr. Kinter seconded the motion. A vote was taken with all in favor of granting Accelerated Review.

B. Accelerated Review: New Sign, Awning Extension; Dolce Banana/Center Street Coffee; Roy Bakalo

Mr. Pope stated the request is to change out the sign, extend out the awning on Cooper Street and paint the Cooper Street side of the building. Mr. Bakalo said the sign would now read "Center Street Coffee" and will be hung at the corner of the building. It will remain a double-sided sign and will be hung the same way it is hung now. He indicated the grout/joints of the cinder block on Cooper Street would be painted black and then the entire side would be painted white, giving it a "subway tile" look. He detailed the

awning change as black vinyl with white letters. Ms. Word made a motion to approve and Mr. Fink seconded the motion. A vote was taken with all in favor of granting Accelerated Review.

- C. **Accelerated Review:** New Rear Exit Stair, Roof over back deck, SnapperJacks, 10 Center Street; Phil Gilliam

Mr. Pope explained the request, “This is an application to build a new rear stair on SnapperJacks and extend the roof over the back patio there on the first floor. One thing I would like to note is that the handrails that are shown here to block off access to that roof. We wanted to make sure that roof couldn’t be used for seating or gathering or any sort of thing, and that this stairwell is actually an exit stairwell, and they are not creating a new service area for the restaurant.” Mr. Gilliam, the general contractor for the project, stated this new staircase provides an additional means of egress from the upper deck. He also stated the new roof area would not be used for service at this time as occupancy requirements and kitchen limitations prevent that from happening. Ms. Word made a motion to approve and Mr. Kinter seconded the motion. Mr. Gilliam explained the stairs will be wooden and stained grey. The stairs and the deck area will be covered with “Trex.” He added existing paint colors will be used on the back wall, and the short wall in the back will have a stucco finish. A vote was taken with all in favor of granting Accelerated Review.

- D. **Accelerated Review:** New Deck, Exterior Screening for Back Porch, 122 East Ashely, Hank Weed

Mr. Pope reviewed the site plan with the Board, explaining where the new deck would be located. Mr. Weed indicated the deck would tie the front and back areas together as well as better define open and closed areas. Ms. Word made a motion to approve and Mr. Kinter seconded the motion. Mr. Weed said the deck would be made from pallet material and wood from the old pier. Discussion ensued as to the exact location of the deck on the property. He said the deck would be built around the three palms trees already present and would only be raised 6-12” off the ground. A vote was taken with all in favor of granting Accelerated Review.

- E. **Accelerated Review:** Signs for Water Filling Station, Folly River Park, 88 Center Street; Staff

Mr. Pope requested permission for staff to post two signs for the new water filling station at the Folly River Park. He said one would be located on the vendor’s stand facing Center Street and the other would be on the building where the station is located. Ms. Word made a motion to approve and Mr. Kinter seconded the motion. A vote was taken with all in favor of granting Accelerated Review.

- F. **Preliminary Review** (building location only): Tract B, Marshwinds, 8 West Mariners Cay Drive, Gary Withers

Mr. Pope stated this site plan received both Preliminary and Conceptual Reviews in 2014 and Mr. Withers is looking to renew that lapsed approval. He indicated no changes have been made to the locations of the building. He stated Mr. Withers could not attend the meeting, but he is looking for “actually is only a partial Preliminary Approval just for the building locations, and then we will have the actual buildings and stuff come back at a later date.” Mr. Robert Jones approached the Board on behalf of Mr. Withers, echoing the request made by Mr. Pope. Mr. Brown made a motion “for Preliminary Review partial of the site plan for the Tract B at the Marshwinds.” Mr. Kinter seconded the motion. A vote was taken with all in favor of granting Preliminary Review.

G. Accelerated Review: Roof Over Deck, Bowens Island Restaurant, Rajiv Gupta, Architect

Mr. Pope said there are no zoning issues for the request to extend the deck over the roof at the restaurant. Mr. Gupta said the new roof will be to protect customers from the elements. Ms. Word made a motion to approve and Mr. Kinter seconded the motion. Mr. Brown clarified the area to be covered with Mr. Gupta, noting there will be no screening and no new posts. A vote was taken with all in favor of granting Accelerated Review.

7: Staff Comments

8: Commission Comments

9: Citizen Comments

10: Adjournment at 6:39pm.