



Folly Beach Design Review Board

Regular Meeting

December 19, 2016

6:00 PM
Council Chambers, 21 Center Street

Board Members: Gary Brown, Allen Kinter, Jane Word, O. J. Skip Fink, Jr, Mike Riffert

1: Call to Order; Roll Call

Present: Fink, Word, Kinter, Brown
Absent: Riffert

2: Freedom of Information Statement

3: Approval of Previous Minutes

Ms. Word made a motion to approve and Mr. Kinter seconded the motion. The minutes of the November meeting were approved without objection.

4: Personal Appearances

5: Unfinished Business

6: New Business

A. Preliminary Review; 85 Center Street; Inn; Byers Collaborative

Mr. Brown made a motion to approve for Conceptual Review and Ms. Word seconded the motion. Sunnee Clark, Curt Dennis and [REDACTED] Byers spoke to the Board about the project detailing how they intend to make the two lots into one lot. A vote was taken with all in favor of granting Conceptual Review.

Ms. Clark then reviewed the packet given to the Board members in detail. Ms. Word made a motion to approve for Preliminary Review and Mr. Fink seconded the motion. Board members suggested more be done to break of the back elevation with some windows or other elements. There was some discussion about the location of the elevator. Mr. Kinter suggested adding a breezeway to the second floor. Mr. Byers said the building would be done in weathered colors. A vote was taken with all in favor of granting Preliminary Review.

B. Accelerated Review: 106 East Hudson; Stairway Relocation, Ground Floor Exterior Changes: Ryan Buck

Mr. Pope stated this is a project to renovate the apartments behind the gas station and it currently meets all zoning requirements. Mr. Ryan Buck described the

project in detail to the Board. He said they would like to move the stair structure from the front to the back and add parking behind the building. He said they will also be installing flood proof materials and intend to do a retail or restaurant space on the bottom floor. Building colors are yet to be determined. Mr. Brown stated the colors and finishes need to be provided to the Board for Accelerated Review. Ms. Word made a motion to approve and Mr. Kinter seconded the motion. Mr. Buck said the stairs would be a galvanized metal stair. Mr. Brown amended the motion for approval so that Mr. Buck would return to the Board with all the exterior changes (siding colors, colors of the roof, railings, exterior lighting, all exterior finishes). A vote was taken with all in favor.

C. Conceptual Review*; 1985 Folly Road; 4 Unit Retail Building; Glick/Boehm& Associates

Mr. Pope stated this request meets all zoning requirements including parking and pervious surfaces. Mr. James Bishop of Glick/Boehm described the project stating it would tie into the existing buildings on the property and could potentially add up to 6 spaces for vendors. Ms. Word made a motion to approve for Conceptual Review and Mr. Kinter seconded the motion. Mr. Bishop stated the south elevation will not be very visible as it is heavily wooded on that side of the project. He said there will be no vehicular access to the rear of the building and the common trash area will be enclosed. He said the finishes and the colors will be the same as the Harris Teeter building. A vote was taken with all in favor of granting Conceptual Review.

Mr. Brown made a motion to approve for Preliminary Review and Mr. Kinter seconded the motion. Mr. Brown stated all exterior finishes must be brought back to the Board for approval. A vote was taken with all in favor of granting Preliminary Review.

D. Preliminary Review; 106 East Ashley; Restaurant; Kevan Hoertdoerfer

Mr. Pope stated the request meets all zoning requirements. Mr. Hoertdoerfer reviewed the changes made to the plans since the previous meeting. Ms. Word made a motion to approve and Mr. Fink seconded the motion. Mr. Brown expressed concern about the massing of the building, adding that the character and the harmony of the area need to be taken into consideration. He also expressed concern about the outdoor freezer/cooler. Mr. Lutz also expressed concern about that being flood compliant and suggested Mr. Hoertdoerfer speak to his engineer about that part of the project. Mr. Lutz also said he would like the engineer to review all the egresses and for the building to sit more towards Center Street to allow more access for fire apparatus. Discussion ensued as to whether or not this building would fit with the character of Folly Beach. All Board members expressed concern about large amounts of any one element on the building and suggested doing something to soften those areas. A vote was taken as follows:

Ayes: Kinter, Word, Fink

Nays: Brown.

The Board granted Preliminary Review.

- E. Preliminary Review: 108 East Cooper/105 East Erie; Duplex Residence; Allen Kinter

Mr. Kinter recused himself from the discussion of the project and left the dias. Mr. Pope stated the project meets all zoning requirements. Mr. Kinter reviewed all the changes made to the project since the previous meeting. Ms. Word made a motion to approve and Mr. Fink seconded the motion. A vote was taken with all in a favor of granting Preliminary Review.

- 7: Staff Comments

Mr. Pope spoke about why the representatives from Kings Flats were not at the meeting. They came up with a site plan which they want to have approved and then will come back to get the houses approved. They provided a spreadsheet of the trees being removed, which is more than originally projected but there are less protected trees set for removal. Mr. Pope suggested some of the Board members meet with the builders onsite prior to the January meeting for a better understanding of what they want to do.

- 8: Commission Comments

There was a brief discussion about how to deal with Board members who do not attend meetings on a regular basis. Ms. Word suggested putting a change to the by-laws on the January agenda. Mr. Brown stated a new chairman needs to be appointed as he will be going off the Board soon. Mr. Pope said he will put a notice for two vacancies in *The Sandspur*.

- 9: Citizen Comments

- 10: Adjournment at 7:36pm.