



Folly Beach Design Review Board

Regular Meeting

May 15, 2017

6:00 PM

Council Chambers, 21 Center Street

Board Members: Gary Brown, Allen Kinter, Jane Word, O. J. Skip Fink, Jr, Karen McNamara-Burkette

1: Call to Order; Roll Call

Present: Word, Kinter, Burkette

Absent: Kinter, Brown

2: Freedom of Information Statement

3: Approval of Previous Minutes

Mr. Fink made a motion to approve and Ms. Burkette seconded the motion. The minutes of the previous meeting were passed without objection.

4: Personal Appearances

5: Unfinished Business

6: New Business

A. Accelerated Review: 31 Center Street, Dunes Properties, New Windows; Hans Alterbacj

Mr. Pope reported there are no zoning issues with this project. Mr. Has Alterbacj, 2029 Parish Street, stated they are replacing three windows that are just like the others on the building. Ms. Burkette made a motion to approve and Mr. Fink seconded the motion. A vote was taken with all in favor.

B. Conceptual Review: Captains Quarters; New Houses, Gary Withers

Mr. Pope indicated that Mr. Withers, if approved for Conceptual Review, would like to ask the Board to consider approval for Preliminary Review and Final Review at this meeting. Ms. Burkette made a motion to approve and Mr. Fink seconded the motion. Ms. Word said that while she likes the floor plans, she feels the front elevation need some additional interest. Discussion ensued with Ms.

Holly Jensen, attorney for Mr. Withers, and the Board about what direction each of the elevations faces. Ms. Jensen indicated there would be some color on the siding. A vote was taken with all in favor of granting Conceptual Review.

Mr. Fink made a motion to move for Preliminary Review and Ms. Burkette seconded the motion. Mr. Pope reviewed what elements are necessary for Preliminary Review, noting that all elements have been met by the applicant. Mr. Withers presented an idea for varying the siding, using both lapsiding and board & batten. The Board received that idea positively. Mr. Withers also noted all the shutters will be vinyl against impact-resistant windows. A vote was taken with all in favor of granting Preliminary Review.

Mr. Pope reviewed what is required for Final Review. Mr. Fink made a motion to move for Final Review and Ms. Burkette seconded the motion. Mr. Withers presented all the colors, siding, and other materials being used on the homes, including light fixtures and ceiling fans to be on the porches. He noted the HVAC platform will be railed but not screened to allow for more airflow. Ms. Word noted that a glass door would be preferred to a fiberglass door. Ms. Jensen indicated all trees are being preserved and that they will be added oleanders and some grasses. Mr. Withers stated the driveways would be gravel. He also said it is his intention to build all four homes the same, but if a homeowner wanted something other than what was approved, he knew they would have to come back before the DRB for approval. A vote was taken with all in favor of granting Final Review.

C. Conceptual Review: Kings Flats (all single-family lots)

Mr. Pope referred Board members to the plans provided. He said the tree removal and site plans are already approved, and tonight's request is for approval of the house design only. Ms. Burkette made a motion for Conceptual Review, and Mr. Fink seconded the motion. Mr. Mike Boyle of CalAtlantic indicated that there are five floor plans and plans will not appear next door or across the street from themselves. A vote was taken with all in favor of granting Conceptual Review.

Ms. Word made a motion for Preliminary Review and Mr. Fink seconded the motion. There was a brief discussion about the driveways, and Mr. Boyle indicated that they were not opposed to putting in pervious driveways even though they were not required to do so. He also said there would be asphalt shingles and metal accents on the roofs. Ms. Word stated she would like to see more vibrant colors in the color palette. Ms. Word and Ms. Burkette stated they would meet with the designer on site to discuss color options. Ms. Word made a motion to amend the approval for Preliminary Review such that the builders would still need to return for color approval prior to any painting. A vote was taken on the amended motion with all in favor.

Ms. Word made a motion for Final Review for all single-family homes with the condition of returning with the final color palette. Ms. Burkette seconded the motion. A vote was taken with all in favor.

D. Preliminary Review: Kings Flats Multi-Family Units

Ms. Word made a motion to approve and Ms. Burkette seconded the motion. Mr. Boyle stated the outside lighting would be the same as it is throughout the neighborhood. Ms. Burkette said the same concerns about the color palette exists for the multi-family homes exists as it did for the single-family homes. A vote was taken with all in favor.

Mr. Fink made a motion for Final Review and Ms. Burkette seconded the motion. Pervious driveways will be done for these homes as well. Approval for the homes is contingent upon approval of the color palette as it is for the single-family homes. A vote was taken with all in favor.

- 7: Staff Comments
- 8: Commission Comments
- 9: Citizen Comments
- 10: Adjournment at 7:23pm.