

A meeting of the Design Review Board was held on May 12, 2014 at 2:00 p.m. in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Eric Brown, John Dickerson, Brian Franklin, Chuck Rushing and city staff Lauren Kelly.

Dan Ahern was absent.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80(d) as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

CALL TO ORDER

Chairman Brown called the meeting to order at 2:00 p.m.

MINUTES

Mr. Dickerson made a motion, second by Mr. Franklin, to approve the minutes of the April 10, 2014 Design Review Board meeting as submitted. The motion passed unanimously.

PUBLIC HEARING: 2011 Bay Street, Identified as District R120, Tax Map 3, Parcel 777 (DE14-02)

Chairman Brown opened this public hearing. There being no public comment, **Chairman Brown closed this public hearing.**

2011 Bay Street, Identified as District R120, Tax Map 3, Parcel 777 (DE14-02)

Applicant: Steve & Linda Tully

The applicants are requesting a development design exception in order to locate the HVAC equipment within the 12' west side setback. This is for the construction of a new single-family house.

Ms. Kelly explained what the development design exception is. She said the project is in the Dixon Village neighborhood. The applicant is requesting that he be allowed to put HVAC units within the western side yard 12' setback, an encroachment of 4.2' (35%) into the side yard setback. Prior to the staff report, there was no public comment but then an email was received from a neighboring property stating that he is ok with this exception, as long as the brick wall is retained.

Design Comments

A pierced brick wall surrounds the entire property, including the west side setback line adjacent to the proposed HVAC units. Staff questioned where the HVAC units for the accessory dwelling unit above the garage would be placed.

Staff Findings

Ms. Kelly reviewed staff findings on the following criteria:

1. Compatibility – The location is compatible with and appropriate for the character of surrounding lands. Other properties adjacent to this one have HVAC units encroaching into their side yard setbacks.
2. Design has no substantial adverse impact – There are 7'-10' between the HVAC units and the side lot line, and an existing brick wall will serve as a buffer.
3. Consistency with the adopted plans – The new residence is an infill building and includes an accessory dwelling unit above the garage, which is also encouraged in the Comprehensive Plan, Civic Master Plan and other official plans.

Steve Tully, the applicant, said that he had forgotten about the accessory dwelling unit HVAC, which would be on the same side. The air conditioning for the main home will be a single-unit compressor, and he is hoping it will be geothermal. The compressor for the accessory dwelling unit will be a “mini split,” and the compressors are “tiny.”

Mr. Dickerson suggested that Mr. Tully consider geothermal. Mr. Tully said he agreed, and “it depends on the budget.”

Mr. Tully said the brick fence is his, and he’s “keeping it there.”

Mr. Dickerson made a motion, second by Mr. Franklin, for approval of the design exception based on staff’s recommendation, as there will be no significant impact on the surrounding properties or on the general public. The motion passed unanimously.

There being no further business to come before the Board, **Mr. Dickerson made a motion to adjourn and the meeting was concluded at 2:11 p.m.**