



# Design Review Board

## Meeting Minutes – January 13, 2022

### 1 CALL TO ORDER

4:34

A regular meeting of the Design Review Board was held in-person on Thursday, January 14, 2022 at 2:04 PM.

### 2 ATTENDEES

Members in attendance: Benjie Morillo (Chair), Kimberly McFann (Vice-Chair), Witt Cox, Erik Petersen, and William Suter.

Staff in attendance: Jeremy Tate (Meadors Architecture), Meredith Jacobs (Meadors Architecture), Emmilyn Potts (City of Beaufort Planner of Community and Economic Development), and David Prichard (City of Beaufort Director of Community and Economic Development).

### 3 APPROVAL OF MINUTES

6:40

**Motion:** Ms. McFann made a motion to approve the December 09, 2021 minutes; seconded by Mr. Morillo. The motion passed unanimously.

*All Design Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org)*

### 4 APPLICATIONS

6:50

- A. **Whitehall Park Appeal, PIN R123 014 000 0002 0000**, 9 Whitehall Drive  
Applicant: Kyle Theodore, Landscape Architect. (22-01 DRB.1)

The applicant is appealing a staff decision to the Design Review Board regarding a proposed material.

**Motion:** Mr. Morillo made a motion for approval [of the modern tabby stucco]; Mr. Cox seconded the motion, the motion passed unanimously.

- B. **Gray Tract A, PIN R100 026 00 162A and 010B 0000**, 442 Robert Smalls Parkway, Gray Tract A **20:17**  
Applicant: Bill Eubanks, FASLA, LEED AP (21-16 DRB.2)

The applicant is requesting preliminary approval of new construction of a multi-family development.

**Motion:** Ms. McFann made a motion for preliminary approval, subject to staff conditions and the following board conditions:

- Reconfigure the location of the garages to make them so they are not right across the street from buildings.
- Consider adding parking lots and reconfigure to diagonal parking to make the streets/alleys more aesthetically pleasing.
- Revise clubhouse design to change the upper level [more like a cupola and smaller] as discussed by the board.
- As to the rowhouses: eliminate the gable roofs [at porches] and change the brick to just go around the base.

Motion passed 3-2, Mr. Petersen and Mr. Morillo opposing

C. **Beaufort Station, PIN 120 028 000 0138 0000**, 301 Robert Smalls Parkway  
Applicant: Vincent B. Duet, Architect (21-07 DRB.4)

**3:10:16**

The applicant is requesting Final approval for new construction of a new retail development to contain +/- 205,000 square feet of retail space at 301 Robert Smalls Parkway.

**Motion:** Ms. McFann made a motion to approve [option 2] change after certification subject to all staff conditions, except regarding conditions 10 and 16:

- The Applicant will reduce the height of the flanking windows [Tenants B and E] to align with the top of the glazed windows around the doors.
- As to tenant B, [Applicant] will make the flanking windows have divided lights similar to what is in the area around the doors.

Mr. Cox seconded the motion; Motion passed unanimously.

## 5 DISCUSSION

**3:50:16**

Members of the board discussed the upcoming work session. All discussions were general, and no decisions were made.

## 6 ADJOURNMENT

**3:51:36**

Mr. Cox made a motion to adjourn, Ms. McFann seconded the motion. Meeting adjourned at 5:51 PM.



Chair

04/21/2022

Date of approval