



Design Review Board

Meeting Minutes –April 14, 2022

CALL TO ORDER

A regular meeting of the Design Review Board was held in-person on Thursday, April 14, 2022, at 2:00 PM.

ATTENDEES

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

Staff in attendance: Jeremy Tate (Meadors Architecture) and Emmilyn Potts (City of Beaufort Planner of Community and Economic Development).

APPROVAL OF MINUTES

2:10

Motion: Ms. McFann made a motion to approve the March 10, 2022 minutes; seconded by Mr. Suter. 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

APPLICATIONS

4:12

- A. Coastal States Bank, PIN R120 004 000 0012 0000**, 1203 Boundary Street
Applicant: Dana McClure, (22-06 DRB.1)

The applicant is requesting conceptual approval of new construction of a branch bank.

Motion: Ms. McFann made a motion for conceptual approval of option #2, subject to staff conditions, request that the applicant present a traffic study at the time of preliminary approval and clarify all issues of ingress and egress, with an option of having one entrance on Church Street, Mr. Morillo seconded. The motion passed 4-1, with Mr. Cox abstaining.

Motion: Mr. Petersen made a motion, [the Board] recommend that the applicant include street parking along Church Street, Mr. Suter seconded. The motion passed 3-2 with Mr. Morillo and Mr. Cox opposing

Motion: Ms. McFann made a motion for conceptual approval subject to staff conditions, plus applicant to consider adding a base, modification of the windows shown on the drawings, and

changing the columns in the front and also in the drive-thru area to be continuous up and down. The materiality being either concrete block with a finish that would match the main structure or at the applicant's discretion that would maintain the character of the area; Mr. Suter seconded. The motion passed unanimously.

B. Pine Court Apartments, PIN R120 007 000 0871 0000, 2307 Pine Court

58:07

Applicant: Hank Maxwell, (22-07 DRB.1)

The applicant is requesting final approval for construction of a new 60-unit apartment development in five (5) 12-unit buildings.

Motion: Ms. McFann made a motion for final approval of architecture, subject to staff conditions and Board recommendations regarding brick on the first floor of the building [the building 4, B2, brick will terminate at the extension]; Mr. Suter seconded. The motion passed unanimously.

Motion: Ms. McFann made a motion as to the site plan for preliminary approval, subject to staff conditions, excluding conditions 2a and 2b and let it be known that the Board supports the variance [condition #1] and hopes that the variance be ultimately granted. The applicant is to provide color rendered elevations denoting paint selections for all exterior items. Show turning radius of emergency vehicles and waste recycle removal on site plan, provide drainage plan, and show a dense buffer on the West side of the property between the single-family residential units. Mr. Suter seconded. The motion passed unanimously.

ADJOURNMENT

2:13:57

Mr. Morillo made a motion to adjourn the meeting at 4:12 pm, Mr. Suter seconded. The motion passed unanimously.