



Design Review Board

Meeting Minutes – January 12, 2023

CALL TO ORDER

00:03:28

A regular meeting of the Design Review Board was held in-person on Wednesday, January 12, 2023 at 2:00 PM.

ATTENDEES

Members in attendance: Benjie Morillo (Chair), Kimberly McFann (Vice-Chair), Erik Petersen, Clinton Hallman, and Bill Suter.

Staff in attendance: Jeremy Tate and Maria Short (Meadors Architecture).

APPROVAL OF MINUTES

00:05:16

Motion: Mr. Hallman made a motion to approve the December 8, 2022 minutes; seconded by Mr. Suter. Ms. McFann recused herself from the vote as she was not present at the meeting. The motion passed (4-0).

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 tquidner@cityofbeaufort.org

APPLICATIONS

A. Store & Go Self Storage, PIN R123 015 000 0721 0000, 100 Lady's Island Commons

Applicant: Andy Burris (22-22 DRB.1)

00:05:40

The applicant is requesting final approval for a new storage facility (Phase II only).

Motion 1 (0:28:34): Ms. McFann made a motion for final approval subject to staff conditions; seconded by Mr. Hallman. Motion passed (3-2) with Mr. Morillo and Mr. Petersen opposed.

B. Watercrest Apartments, PIN R120 028 000 0137 0000, 211 Broad River Boulevard

Applicant: Bob Naegele, Planworx Architecture (21-15 DRB.5)

00:28:52

The applicant is requesting final approval for a 534-unit apartment complex composed of (17) 3-story and 4-story apartment buildings, (15) 2-story carriage houses, a clubhouse, pool, enclosed garage buildings, mail kiosk, maintenance building, car wash, and trash compactors.

Motion 1 (1:24:10): Ms. McFann made a motion for final approval subject to staff conditions; as to general condition #2 regarding the GBG versus SDL windows, the GBG windows are acceptable as long as they comply with the provisions of code section 4.6.3.C.2.c.ii pertaining to the size of the mullions; as to building 4, the matter of the three windows versus all two windows, the applicant will redo the fenestration calculations for building 4 with two-windows pairs in place; if it does not meet the fenestration requirement, windows shown as three-panel windows will stay the same but they're allowed to eliminate the vertical muntin on the side windows of the pairs of three; seconded by Mr. Suter. Motion passed (3-2) with Mr. Morillo and Mr. Petersen opposed.

C. Battery Creek Apartments, PIN R120 029 00A 0409/0410/0411/0412/0413, 25 Old Jericho Road

Applicant: Ryan C. Lyle, Andrews Engineering (23-01 DRB.1)

01:26:26

The applicant is requesting conceptual approval for an 83-unit four-story apartment building with pool and pool cabana.

Motion 1 (2:07:25): Ms. McFann made a motion for conceptual approval subject to staff conditions and recommend that the applicant consider modifications to the south and northwest corner areas as discussed; seconded by Mr. Suter. Motion passed unanimously (5-0).

D. Salem Road Senior Apartments, PIN R122 029 000 0625 0000, 1556 Salem Road

Applicant: Michael Riley, Architect (23-02 DRB.1)

02:09:20

The applicant is requesting preliminary approval for a 156-unit apartment building including (112) 1-bedroom units, (44) 2-bedroom units with on-site parking.

Motion 1 (2:57:53): Ms. McFann made a motion to defer preliminary approval [and have] staff and applicant work together on all the staff comments and conditions and all of the topics that were raised by the Board as guidance for the applicant and have the applicant come back for preliminary approval on another occasion, including roof, entrances, possible main entrance along Salem, move the building back, make sure the parking is okay, break up the façade on Salem Road; seconded by Mr. Hallman. Motion passed unanimously (5-0).

5 DISCUSSION

The Board discussed scheduling an upcoming worksession and possible topics for the worksession.

6 ADJOURNMENT

03:03:08

Mr. Morillo made a motion to adjourn; seconded by Mr. Hallman. Motion passed unanimously (5-0). Meeting adjourned at 5:06 PM.