



Design Review Board

Meeting Minutes – February 23, 2022

CALL TO ORDER

1:38

A special meeting of the Design Review Board was held in-person on Wednesday, February 23, 2022 at 2:05 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), Emmilyn Potts (City of Beaufort Planner of Community and Economic Development), and Heather Spade (City of Beaufort Planner of Community and Economic Development).

APPLICATIONS

1:54

- A. **Watercrest Multi-Family Development, PIN R120 028 000 0137 0000**, 211 Broad River Boulevard
Applicant: Ryan Lyle, PE (21-15 DRB.3)

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

Motion 1 (44:10): Ms. McFann made a motion for preliminary approval (site plan) subject to staff conditions with additional conditions of providing hard surface and lighting on the pathway that is underneath Berkins Street and leave the other trails shown on the site plan natural with no necessity of lighting and also modify the site plan slightly so as to provide clear access to both parks from the other streets. Possibly add signage and walkway at the entryways to highlight where they are supposed to go in. Make the trail wide enough so that it can be accessed by a service vehicle.

Mr. Suter seconded the motion; the motion passed unanimously.

Motion 2 (1:51:22): Ms. McFann made a motion that, as to building four, [the board] recommends deferral with the right to come back with the whole project at Final with the following suggestions and conditions:

1. the applicant should consider raising the first-floor height to ten feet, **but this is not a condition**

2. Remove Bahama shutters on the third floor on each end of building four
3. Screen the AC units
4. Have projecting sills on all the windows
5. Change the siding to have a brick base, the lap siding (second and third floor) with the water table effect and the board and batten at the top

Mr. Cox seconded the motion, the motion passed unanimously.

Motion 3 (1:53:10): Ms. McFann made a motion that, as to the carriage house, is conceptual approval and the applicant can come back at final approval without having to come back again before [the board]. The conditions as to the carriage house are that square windows are acceptable, to align the deck band with the separation between the types of siding, line up the windows on the elevation, as to the small gables, [the applicant] will use a louvered vent for the entire gable and no bracket is to be included with the small gables. The louvers are decorative, not functional.

Mr. Petersen seconded; the motion passed unanimously.

Motion 4 (2:10:00): Ms. McFann made a motion for preliminary approval as to the clubhouse, subject to staff conditions. The windows need to be consistent styles front and back, the side door roof will be widened so the door appears to be centered. It is recommended but not required that the applicant increase the use of rafter tails on the drawing.

Mr. Suter seconded the motion, the motion passed unanimously.

Motion 5 (2:17:25): Ms. McFann made a motion as to the pool house, give preliminary approval subject to staff conditions. Eliminate the large gables shown on the front elevation and keep the smaller (right side) entryway gables on the front and back to accentuate the entryways. As to the square windows, add vertical mullion or grill. Two recommendations: [the board] recommends the ceiling be vaulted on the inside and recommend rafter tails be used.

Mr. Petersen seconded the motion; the motion passed unanimously.

Motion 6 (2:25:33): Ms. Mcfann made a motion for preliminary approval of [the garages] as drawn, with a recommendation that the applicant consider eliminating the gable.

Mr. Cox seconded the motion; the motion passed unanimously.

Motion 7 (2:34:12): Mr. Petersen made a motion for preliminary approval of the mail kiosk with implied pilasters on rear elevations with providing an entry in the middle. The motion is amended to eliminate staff condition 18.

Mr. Morillo seconded the motion; the motion passed unanimously.

Motion 8 (2:40:25): Mr. Petersen made a motion to give preliminary approval to the maintenance building with the board recommendation of wrapping the brick sill into bay one and both doors will have flat casings instead of arched.

Ms. McFann seconded the motion; the motion passed unanimously.

Motion 9 (2:42:22): Mr. Morillo made a motion for preliminary approval of building types 1, 2, and 3 with staff conditions and board conditions of having the first-floor brick, the second floor up to the sill of the third-floor lap siding, and board and batten on the third floor from the window sill up, all one roof material. Change the columns to a smaller wood column and provide screening for the HVAC outdoor units and show it on the landscape plan.

Ms. McFann seconded the motion; the motion passed unanimously.

6 ADJOURNMENT

2:44:45

Ms. McFann made a motion to adjourn, Mr. Morillo seconded the motion. Meeting adjourned at 4:49 PM.



Chair

04/21/2022

Date of approval