



Design Review Board Meeting Minutes – March 10, 2022

CALL TO ORDER

0:49

A regular meeting of the Design Review Board was held in-person on Thursday, March 10, 2022 at 2:00 PM.

ATTENDEES

Members in attendance: Benjie Morillo (Chair), Kimberly McFann (Vice-Chair), Erik Petersen, 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).

APPROVAL OF MINUTES

1:12

Motion: Ms. McFann made a motion to approve the February 10, 2022 minutes and the February 23, 2022 Special Meeting 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 tquidner@cityofbeaufort.org

APPLICATIONS

3:25

- A. **Garden Oaks Apartments, PIN R120 029 000 0509 0000**, 2000 Salem Road
Applicant: Pat Iannelli, PDI Architecture (22-03 DRB.1)

The applicant is requesting Change After Certification for the window design within this multifamily new construction project.

Motion (17:40): Mr. Petersen made a motion to uphold staff conditions and require windows to have the approved external gridded simulated divided lights with spacer and shadow bars, and [the board] deny this request to change the windows. Mr. Cox seconded. Motion passed 4-1, with Mr. Suter opposed.

- B. **Gray Tract A, PIN R120 028 000 0138 0000**, 422 Robert Smalls Parkway
Applicant: Bill Eubanks, FASLA, LEED AP (21-16 DRB.3)

18:39

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

Motion (1:00:51): Mr. Morillo made a motion to defer the site plan, to locate the garages to not front the streets per Chapter 4.5.7.b.3: “‘parking’, on-site parking must be located behind the building and accessed off of rear alley,” and all staff conditions, with the recommendation to reconfigure the rowhomes so that garages are not facing potential future street connections. Mr. Petersen seconded. Motion passed 4-1, with Ms. McFann opposing.

Motion (1:18:10): Ms. Mcfann moved to reconsider the previous motion. Mr. Suter seconded; the motion passed unanimously.

Motion (1:28:41): Ms. McFann moved that the board take a new vote on the previous motion: ‘ to defer the site plan, to locate the garages to not front the streets per Chapter 4.5.7.b.3: “‘parking’, on-site parking must be located behind the building and accessed off of rear alley,” and all staff conditions, with the recommendation to reconfigure the rowhomes so that garages are not facing potential future street connections.’ Mr. Petersen seconded; Motion failed 2-3 with Ms. McFann, Mr. Cox, and Mr. Suter opposing.

Motion (1:43:04): Ms. Mcfann made a motion to grant final approval to the site plan subject to staff conditions. Mr. Suter seconded; Motion failed 2-3, with Mr. Petersen, Mr. Morillo, and Mr. Cox opposing.

Motion (1:45:00): Ms. Mcfann made a motion for final approval of the site plan subject to staff conditions with the additional condition that the sidewalks be moved to the front of the accessory structures, front meaning street-side, subject to staff approval of the move. Mr. Cox seconded; The motion passed 3-2, with Mr. Morillo and Mr. Petersen opposing.

Motion (2:01:35): Ms. Mcfann made a motion recommending final approval subject to staff conditions and the following additional conditions:

- As to building 2, add two single windows to the elevation on each floor inside closets and convert the paneled area to lap siding
- As to buildings 2 and 3, continue the siding on each floor to turn corners into the breezeway to the point to the bottom of the stairway wall and the same distance on the end of the breezeway that doesn’t have a stairway
- staff to monitor compliance with these conditions.

Mr. Petersen seconded, motion passed 4-1 with Mr. Cox abstaining from the vote.

Motion (2:08:19): Ms. McFann made a motion for final approval as to building 1 subject to staff conditions. Mr. Suter seconded. The motion passed unanimously.

Motion (2:12:53): Ms. McFann made a motion for final approval of the rowhouses with staff conditions with the additional condition that garage doors on the rowhouses be properly centered. Mr. Suter seconded. The motion passed unanimously.

Motion (2:18:00): Ms. McFann made a motion for final approval of the clubhouse subject to staff conditions. Mr. Morillo seconded. The motion passed unanimously.

Motion (2:24:41): Ms. McFann made a motion for final approval of the summer house and garage subject to staff conditions with the additional condition that the fireplace section be

rotated 90 degrees within the summer house. Mr. Petersen seconded the motion; the motion passed unanimously.

5 DISCUSSION

2:25:58

Mr. Morillo asks about the appropriateness of the comments he sent before the meeting. Ms. Mcfann suggests pursuing a legal opinion, but only sending comments to staff before the meeting, not members of the board.

Ms. Mcfann notes that she likes the change to hard copies.

All discussions were general, and no decisions were made.

6 ADJOURNMENT

2:30:20

Ms. McFann made a motion to adjourn, Mr. Suter seconded the motion. Meeting adjourned at 4:32 PM.



Chair

04/21/2022

Date of approval