



Design Review Board

Meeting Minutes – August 10, 2023

CALL TO ORDER

00:00:30

A meeting of the Design Review Board was held in-person on Thursday, August 10, 2023 at 2:00 pm.

ATTENDEES

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

Staff in attendance: Curt Freese (Community Development Director), Jeremy Tate (Meadors Architecture) (virtual)

REVIEW OF MINUTES

00:02:17

Motion (00:02:25): Ms. McFann made a motion to approve [the April 13, 2023] minutes; seconded by Mr. Suter. The motion passed unanimously.

All Historic District 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

- A. **Battery Creek Apartments, PIN R120 028 00A 0409/0410/0411/0412/0413/0000,**
25 Old Jericho Road

00:02:35

Applicant: Ryan Lyle, Andrews Engineering (23-01 DRB.4)

The applicant is requesting site plan approval of an 83-unit four-story apartment building with a pool and pool cabana and on-site parking.

Motion (00:53:48) Ms. McFann made a motion that based on the findings on pages three and four of the staff report, [the Board] recommends final approval of the site plan which is approval of the project as a whole subject to staff recommendations on page 5 of the staff recommendations; site and landscaping number 1-5; architecture 1-3 with the following additional conditions:

1. Add low trees along the Jericho Road sidewalk consistent with utility considerations.

2. Regarding Beaufort Jasper Water & Sewer Authority infrastructure, add a condition that the project cannot be built until the infrastructure is in place and planned for and put a three-year time limit on the infrastructure being in place and the ability to build. If the upgrades are not made and they cannot start within that three-year period, the project would need to reapply for site plan approval to the Design Review Board or the subsequent body that does site plan approvals in the future.
3. Consider moving the shed roof down over the forecourt or making other modifications to the forecourt to make the entryway more inviting.

;seconded by Mr. Hallman. The motion passed unanimously (5-0).

- B. **Beaufort Senior Apartments, PIN R122 029 000 0625 0000**, 1556 Salem Road **00:55:44**
 Applicant: Michael Riley, Architect (23-02 HRB.5)

The applicant is requesting site plan approval for a 154-unit senior apartment building including (88) 1-bedroom units, (66) 2-bedroom units with on-site parking.

Motion (01:22:28): Ms. McFann made a motion for final approval of the project be deferred and the applicant come back before the Design Review Board after working with staff and the architect and that they consider doing the following:

1. As to page A3.1, the east elevation, consider simplification or change of the materials regarding the east elevation.
2. On page A3.4, consider simplifying the transitions of materials as shown in the drawings.
3. Provide color of real color samples when coming back.
4. Show cross section of parapet back on page A3.1
5. Also, on page A3.1, consider extension of the roof on the first floor farther over to the left-hand side over the windows adjacent to the roof section as shown.

;seconded by Mr. Petersen. The motion passed unanimously (5-0).

- C. **ALDI - Beaufort, PIN R120 028 000 0138 0000**, 361 Robert Smalls Parkway **01:24:53**
 Applicant: Vanessa Banks, APD Engineering & Architecture, PLLC (23-09 DRB.1)

The applicant is requesting conceptual approval for a new Aldi Grocery store on an outparcel facing Robert Smalls Parkway in the Beaufort Station shopping center.

Motion (02:38:55): Ms. McFann made a motion to table the project; seconded by Mr. Suter. The motion passed (4-1), with Mr. Petersen in opposition.

DISCUSSION

02:40:37

Ms. McFann asked city staff for a status of the structural changes. Mr. Freese stated that text amendments are going back to the MPC on August 21 with some revisions and that the new Board would have seven members.

Motion (02:47:21): Ms. McFann made a motion to adjourn the meeting, seconded by Mr. Petersen. The meeting was adjourned at 4:47 pm.

DRAFT