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**Design Review Board
Meeting Agenda**

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting.”

To ensure that all interested persons are given the opportunity to speak on every case, a two (2) minute time limit on public comment will be in effect. Individuals wishing to speak during the hearing will be asked to sign up in advance and will be recognized by the Chairman during the public comment section of the hearing.

To: Design Review Board
From: Noah Krepps, Planning Director
Meeting Time: Thursday July 1, 2021 5:30 P.M.
700 Paris Ave. – Town Hall
Live Stream on Facebook for Public Participation
<https://www.facebook.com/PortRoyalSC>

Note: Public comment will be heard after staff and applicant have introduced the agenda item.

- A. Approve minutes of June 3, 2021.**
- B. Review of a new church at Hamrick Drive**
The property is also described as:
District 112, Map 33B, Parcels 90A and 138.
Cross Community Church – Applicant
Felder and Associates – Design
Ward Edwards - Engineering
- C. Preliminary review of a Multi-Family project at Grober Hill Road**
The property is also described as:
District 112, Map 31, Parcel 39.
Kirkland Land Company LP – Applicant
Herman & Kittle Properties, Inc. – Design

Note: If you have special needs due to a physical challenge, please call Mike Wesson at 986-2245 for additional information

**Town of Port Royal
DESIGN REVIEW BOARD
Staff Report
Meeting of July 1, 2021**

Project:	Cross Community Church
Property Address:	Shell Point Recreation Park Road
Tax Map/Parcel #:	R112 033 00B 0138 0000 R112 033 00B 090A 0000
Zoning:	T4 Neighborhood Center-Opens Community Church
Type of Review:	Final

Background

The zoning designation, T4 NC-O allows Meeting Facilities and Places of Worship greater than 10,000 square feet. Places of Worship are Landmark Buildings. Landmark Buildings shall be reviewed for design on a case-by-case basis using, to the maximum extent practicable, the standards of this Code.

Specifically, the designers are asking for first floor elevation of 10.5 feet +/- . T4 NC-O limits the undercroft to 5 feet.

From the minutes of the March 4, 2021 preliminary review:

- Approval to exceed the maximum 60” first floor elevation was granted
- At final:
 - Provide a screening plan for the underpinning area
 - Add articulation and interest to the east elevation

**Town of Port Royal
DESIGN REVIEW BOARD
Staff Report
Meeting of July 1, 2021**

Project:	Grober Hill Apartments
Property Address:	Grober Hill Road
Tax Map/Parcel #:	R112 031 00 0039 0000
Zoning:	T4 Neighborhood Center - Open
Type of Review:	Preliminary

Background and Zoning

- The property is zoned T4 Neighborhood Center - Open.
- The proposed use, Dwellings - Multi-Family Development is a Permitted Use in T4NC-Open. (Reference 4.1.40 Residential 7.).
- The Apartment House Building Type is allowed in T4NC – Open.

Building Types

Apartment House Building Type:

- Main body: Width – 60’ max.; Depth – 50’ max.
- Secondary wing: Width – 48’ max.; Depth – 36’ max.
- Tuck-under parking shall not be visible from the street
- Number of units: 6 min., 12 max.

The plan does not comply with the following requirements:

1. 2.270.A – Block Design
2. 2.2.100.B – Site Planning
3. 2.2.100.C – Building Orientation
4. 2.2.100.D – Parking
5. 2.2.100.E – Street Trees
6. 2.4.50 – Civic Space Set Aside Requirements
7. 5.1.120 – Apartment House

There are significant design requirements for Multi-Building Development (2.2.100) that are not addressed in the submitted plans and will need to be rectified. The proposed building designs and layouts do not meet the requirements of an Apartment House Building Type.