



Council

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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 September 1, 2022 - 5:30 P.M.
700 Paris Ave. – Town Hall**

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

- A. Approve minutes of August 4, 2022.**
- B. Review of a Multifamily Project at 2900 Oak View Drive**
The property is also described as:
District 112, Map 32, Parcel 64 and District 112, Map 32, Parcel 8
Johnson Development Associates – Applicant
Housing Studio / Witmer-Jones-Keefer - Design

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

MINUTES
DESIGN REVIEW BOARD
700 Paris Ave. – Town Hall
August 4, 2022 5:30 PM

MEMBERS PRESENT: Rob Merchant, Tom Rhodes, Kit Bruce, Richard Beesley

MEMBERS ABSENT: Buddy Brown

STAFF PRESENT: Noah Krepps

The meeting was called to order by Rob Merchant at 5:35 PM.

A. Approve minutes of May 5, 2022

Kit Bruce made a motion to adopt the minutes of May 5, 2022. Tom Rhodes seconded the motion. Tom Rhodes, Kit Bruce, and Rob Merchant voted yes. Richard Beesley abstained.

B. Review of Townhomes at 1901 and 1900 N Paris Ave

Applicant: Equus Development Partners

Design: Broadhill Studios

Staff described the background of the property, the proposed project, and the Ground Floor Finish Level waiver being requested by the applicant. Staff also asked for input from the board on the frontage types being proposed by the applicant. The applicant described the reasons for their waiver request, including accessibility and preferred aesthetics. Following discussion, Kit Bruce made a motion to deny the Ground Floor Finish Level waiver. Richard Beesley proposed an amendment to the motion to follow the code for the redesign of the frontage types and return to the board if the redesign still does not meet the code. Tom Rhodes seconded the motion. Tom Rhodes, Richard Beesley, Kit Bruce, and Rob Merchant voted yes. Rob Merchant provided comment on the lack of outdoor living space and urged the applicant to revisit that aspect of design.

The meeting adjourned at 6:42 PM.

**Town of Port Royal
DESIGN REVIEW BOARD
Staff Report
Meeting of September 1, 2022**

Project:	Site Design Review and Building Height Waiver of a Multifamily Project
Property Address:	2900 Oak View Drive
Tax Map/Parcel #:	R112 032 000 0064 0000 / R112 032 000 0008 0000
Zoning:	T4 Neighborhood Center
Type of Review:	Preliminary Review

Background and Zoning

- The property is zoned T4 Neighborhood Center.
- The proposed buildings are Apartment House and Townhouse type.
- The proposed Apartment House buildings are 3 stories.
- The Maximum Building Height in T4NC is 2.5 stories.
- The site is home to a 113.75” DBH Live Oak with a circumference of 30’1”. The tree was selected as the 2013 TreesSC Heritage Tree of the Year. The grave of Mary Pope, a former slave, lies under the tree.
- Staff has asked Michael Murphy to present supplemental information on the Heritage Live Oak and impacts of development.

The applicant requests that the board consider a waiver for 3-story buildings. See attached narrative for explanation of the applicant’s request.