



**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 2, 2021 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 June 3, 2021.**
- B. Approve minutes of July 1, 2021.**
- C. Preliminary Review of a concept plan for a mixed use infill project at Paris Avenue and 16<sup>th</sup> Street  
The property is also described as:  
District 110, Map 10, Parcel 130.  
Bennett Hofford Construction – Applicant  
Allison Ramsey Architects – 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 September 2, 2021**

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<b>Project:</b>	Mixed Use Infill
<b>Property Address:</b>	Paris Avenue and 16 <sup>th</sup> Street, North West Corner
<b>Tax Map/Parcel #:</b>	R110 010 000 0130 0000
<b>Zoning:</b>	T5 Main Street
<b>Type of Review:</b>	Preliminary

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**Background**

- The property is zoned T5 Main Street.
- The building types and uses provided thus far comply with the Port Royal Code standards for T5 Main Street.

**Analysis**

The applicant requests that the board consider granting parking relief by use of existing street parking on Paris Ave. This cannot be granted administratively, but it has been granted by the DRB in certain instances.

**MINUTES**  
**DESIGN REVIEW BOARD**  
**Virtual Via Facebook Live**  
**June 3, 2021 5:30 PM**

**MEMBERS PRESENT:** Rob Merchant, Richard Beesley, Tom Rhodes, Kit Bruce and Buddy Brown

**Staff Present:** Linda Bridges

The meeting was called to order by Rob Merchant at 5:30 pm.

**A. Approve minutes of April 1, 2021**

Buddy Brown made a motion to adopt the minutes of April 1, 2021. Kit Bruce seconded the motion. The motion passed unanimously. Richard Beesley, Tom Rhodes, Rob Merchant, Kit Bruce and Buddy Brown voted yes.

**B. Preliminary review of Townhouse Project at Shell Point Farms, Savannah Highway and Great Bend Drive, also known as R112 031 00B0669 0000 and R112 031 00B 0700 0000.**

**Owner: Shadetree of Beaufort – Merritt Patterson.**

**Design: Carolina Engineering**

Following discussion Richard Beesley made a motion to deny the design submitted by the applicant. The submitted plan does not comply with key code requirements; the finished first floor is not 18 inches above grade, the stoops are not deep enough, the tuck-under parking is front loaded. Buddy Brown seconded the motion. The motion carried with 4 yes votes.

Richard Beesley, Rob Merchant, Tom Rhodes and Buddy Brown voted yes. Kit Bruce abstained.

Buddy Brown made a motion to adjourn. Seconded by Tom Rhodes.

The meeting adjourned at 6:37 PM

**MINUTES**  
**DESIGN REVIEW BOARD**  
**In-Person and Virtual Via Facebook Live**  
**July 1, 2021 5:30 PM**

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

**Staff Present:** Noah Krepps and Bill Harris

The meeting was called to order by Rob Merchant at 5:46 pm.

**A. Approve minutes of June 3, 2021**

Rob Merchant deferred approval of the June 3, 2021 minutes to the next meeting.

**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**

Bill Harris stated that the applicant sufficiently addressed the design concerns identified at the March 4, 2021 meeting. Following discussion, Richard Beesley made a motion to approve the design submitted by the applicant with conditions of Town staff approving any proposed signage and maintaining transparency with adjacent property owners. Tom Rhodes seconded the motion. The motion carried unanimously. Richard Beesley, Kit Bruce, Rob Merchant, and Tom Rhodes voted yes.

**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**

Following discussion, the applicant shared new designs to begin addressing concerns with code conformity. No motion was made for preliminary approval or denial.

Kit Bruce made a motion to adjourn. Richard Beesley seconded.

The meeting adjourned at 6:27 PM.