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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 December 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 September 2, 2021.**
- B. Review of a Personal Storage Facility (Dry Stack Boat Storage) at 4 Sundown Bend**
The property is also described as:
District 112, Map 30, Parcel 4.
John Smith, Forino Co. – Applicant
Ward Edwards, Inc. / Witmer Jones Keefer – Design
- C. Review of a Mobile Office Building at 310 Okatie Highway**
The property is also described as:
District 110, Map 6, Parcel 1A
Port Royal Sound Foundation – Applicant
Barry H. Taylor, AIA, FWA Group – 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 December 2, 2021

Project:	Shearwater Boat Storage
Property Address:	4 Sundown Bend
Tax Map/Parcel #:	R112 030 00 0004 0000
Zoning:	T4 Neighborhood Center - Open
Type of Review:	Final Approval

Background and Zoning

- The property is zoned T4 Neighborhood Center - Open.
- The proposed use, Personal Storage Facility, is a Permitted Use in T4NC-Open. (Reference 4.1.40 Offices and Services 13.).
- As a condition of this use, all property stored on the site shall be located entirely within an enclosed building, except in the case of dry stack storage structures that demonstrate significant architectural merit. Such facilities may be partially enclosed.

The applicant requests that the board approve a personal storage facility (dry stack boat storage) consisting of gravel parking bays, a 10' landscape buffer, and an enclosed perimeter fence.

Town of Port Royal
DESIGN REVIEW BOARD
Staff Report
Meeting of December 2, 2021

Project:	Port Royal Sound Foundation Mobile Office Building
Property Address:	310 Okatie Highway
Tax Map/Parcel #:	R110 006 000 001A 0000
Zoning:	PUD
Type of Review:	Final Approval

Background and Zoning

- The property is located within the Lemon Island Marina PUD.
- Proposed building architecture and site landscaping is required to be reviewed by the Town of Port Royal Overlay Review Board prior to building permit application approvals.

From the PUD:

“Aesthetically, the complex should maintain a feeling of a by-gone era in Beaufort. . . the character of a working wharf will be the focus of the design for the waterfront. The design of the buildings mass, materials, compositions and fenestrations are to sensitively address their scale, context and traditional waterfront usage relative to both the adjacent neighboring parcels and the adjacent Highway 170 Corridor.”

The proposal conforms to the PUD with respect to height, setbacks, buffers, and parking standards. Please see the applicant’s narrative.

MINUTES
DESIGN REVIEW BOARD
Virtual Via Facebook Live
September 2, 2021 5:30 PM

MEMBERS PRESENT: Richard Beesley, Tom Rhodes, and Kit Bruce
Staff Present: Noah Krepps

The meeting was called to order by Richard Beesley at 5:40PM.

A. Approve minutes of June 3, 2021

Tom Rhodes made a motion to adopt the minutes of June 3, 2021. Kit Bruce seconded the motion. The motion passed unanimously. Richard Beesley, Tom Rhodes, and Kit Bruce voted yes.

B. Approve minutes of July 1, 2021

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

C. Preliminary review of a concept plan for a mixed-use infill project at Paris Avenue and 16th Street, also known as R110 010 000 0130 0000.

Applicant: Bennett Hofford Construction.

Design: Allison Ramsey Architects

Following discussion, the board and applicant determined that no relief would be necessary for on-site parking requirements. The board also voiced concerns about the massing of the apartment buildings on the plan and the amount of impervious pavement at an intersection which already experiences flooding.

Kit Bruce made a motion to adjourn. Seconded by Tom Rhodes.

The meeting adjourned at 6:32 PM.