



CITY OF BEAUFORT
DESIGN REVIEW BOARD
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MINUTES

CITY OF BEAUFORT
DESIGN REVIEW BOARD
Thursday, May 13, 2010, 2:00 P.M.
City Hall First Floor Conference Room – 302 Carteret Street
Beaufort, South Carolina

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

Members Present

Don Starkey, Chairman
Jerry Ashmore, Vice-Chairman
Alan Dechovitz
David Karlyk

I. Call to Order:

Don Starkey, Chairman, called the meeting to order at 2:00 P.M. Mr. Starkey introduced the board members, Jerry Ashmore, Vice-Chairman, Alan Dechovitz, David Karlyk, and City of Beaufort staff, Donna Alley, Preservation Planner, and Julie Bachety, Recorder.

II. Review of Minutes:

A. Minutes of the February 11, 2010 Meeting.

Mr. Starkey noted on page 3 in the fourth paragraph the word *direction* should be added after the word *right*.

Motion: Mr. Karlyk made a motion, seconded by Mr. Dechovitz, to approve the minutes as amended. The motion carried with a vote of four to zero.

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III. Old Business:

- A. **Duncan Single Family Residence**, 96 Factory Creek Landing, Final Review.
Applicant: Brandy Long for owners. (10-02 DRB.4)

Donna Alley, City Staff, presented the staff report for the Duncan single Family Residence project. The applicant and Board discussed the project and information presented in the report.

Brandy Long was present on behalf of the owners. Mr. Long said he is here today to find out if there are any issues with the design so he can proceed.

The Board had issues with the colors and they requested true samples be submitted. The board members agreed that the other outstanding issues were the critical line setback, boardwalk, paint chips and the encroachment. Mr. Long said he will address the issues as the architect and the developer will address his issues.

Ms. Alley asked the board members if they had any problems with the overall architecture. Mr. Dechovitz said we need to know what will happen with the overall site. Ms. Alley said if the Board is uncomfortable with granting the extension, they can ask the applicant to come back with certain information from the developer.

Motion: Mr. Ashmore made a motion, seconded by Mr. Dechovitz, to table the project until more information is submitted. The motion carried with a vote of three to one with Mr. Karlyk being opposed.

IV. New Business:

No new business.

V. Discussion:

- A. **The Boundary Street Redevelopment Plan.**

Libby Anderson was present and said there is an application submitted for an area in the Marsh Gardens Development at One Beaufort Town Center. She said this property is in the Boundary Street Corridor but is zoned Planned Unit Development (PUD) and is not subject to the Boundary Street Redevelopment District Ordinance; however, the standards for the PUD are very similar. She said the PUD requires buildings to be close to the street; require buildings of a certain frontage along the street; and there minimum heights for buildings. She said some precedence has already been set on this property and what is being proposed now

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does not comply with these requirements. She said the developer has submitted a formal application to change the PUD for just this site to accommodate this project. This application is being reviewed by the Planning Commission in June. Ms. Anderson said currently the PUD is subject to review by the Design Review Board Review Board.

Mr. Karlyk asked what happens if the PUD is revised. Ms. Anderson said it will make implementation of the Boundary Street Master Plan more difficult. Ms. Alley said if this is approved, it will be a challenge for us. Mr. Starkey asked if the Board can give a recommendation to the Planning Commission. Ms. Anderson said absolutely. Mr. Dechovitz agreed with writing something for the record. Mr. Karlyk feels since there is a higher power requesting this revision, we as a Board have no say. Mr. Starkey said as a Board we can send something to the Planning Commission stating that we do not recommend accepting plans that do not meet the Boundary Street intent. Ms. Alley suggested the Board do this in the form of a motion. Ms. Anderson said that would be appropriate and it could be part of her staff report to the Planning Commission.

Motion: Mr. Dechovitz made a motion that the DRB inform the Planning Commission that the consensus of the Design Review Board is that the Boundary Street Maser Plan provides substantial benefits to the overall built environment for the city and that any changes to PUDs or other documents controlling this or any other properties along the Boundary Street, should move toward consistency with the Boundary Street Plan.

Mr. Karlyk seconded the motion. The motion carried with a vote of four to zero.

Ms. Alley went over the outcome of the Duncan Residence at Marina Village that the Board just reviewed.

Mr. Dechovitz complimented the board on the Verizon building.

Ms. Anderson reminded the board members of the upcoming stormwater workshops. She said both workshops will be held at the Port Royal Town Hall on Monday, May 27, at 2:00 PM and at 5:30 PM.

VI. Adjournment

Motion: Mr. Dechovitz made a motion, seconded by Mr. Karlyk, to adjourn the meeting.

The Meeting adjourned at 3:45 P.M.

Respectfully submitted by,
Julie A. Bachety