



**CITY OF BEAUFORT**  
DESIGN REVIEW BOARD  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902

**MINUTES**

**CITY OF BEAUFORT**  
**DESIGN REVIEW BOARD**  
Thursday, September 9, 2010, 2:00 P.M.  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011  
FAX: (843) 986-5606

**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  
Eric Brown  
John Dickerson  
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, David Karlyk, and the new board members, John Dickerson, and Eric Brown, and City of Beaufort staff, Donna Alley, and Julie Bachety, Recorder.

**II. Welcome New Board Members, John Dickerson and Eric Brown**

Mr. Starkey welcomed John Dickerson and Eric Brown to the Design Review Board. Mr. Starkey asked them both for a brief description of their background.

**Design Review Board Minutes**  
**September 9, 2010**  
**Page 2 of 4**

**III. Review of Minutes:**

**A. Minutes of the June 10, 2010 Meeting.**

**Motion:** Mr. Karlyk made a motion, seconded by Mr. Starkey, to approve the minutes as submitted. The motion carried with a vote of three to two with Mr. Dickerson and Mr. Brown being abstained since they were not members of the Board yet.

**IV. Old Business:**

**A. Wise Vision Care Building Addition, 1270 Ribaut Road.  
Applicant: Carolina Engineering Consultants, Inc., Final Review (10-04 DRB.2)**

Mr. Karlyk requested to be recused from the Wise Vision Care Building Addition since his firm is representing the applicant and he would be presenting.

Donna Alley, City Staff, presented the project report for the project. She said the existing building is 1,125 SF. The site is 0.46 acres and currently contains seven paved parking spaces, along with a shared access aisle on the southern property line. A 1,195 SF addition is proposed for the rear of the existing building. Four parking spaces will be relocated to the rear of the site. There are a total of 11 parking proposed spaces and not 14. The sidewalk standards have not been met and the lighting plan has not been submitted. On June 10, 2010, the application was tabled. The Board suggested modifications to the architecture and landscaping in order to create a unified design and to improve pedestrian experience within the site.

Mr. David Karlyk of Carolina Engineering Consultants, Inc. was present as well as the owners, Mr. & Mrs. Wise.

Mr. Karlyk went over the site plan to bring everyone up to speed on the project. He said the lighting plan was not submitted because there would not be any changes to lighting. Mr. Karlyk addressed the sidewalk issues.

Mr. Karlyk said regarding the architecture, since the Brandy Long has passed away, he will try to handle this today as best he can. Mr. Karlyk said the board had a good meeting last time with Brandy. Mr. Dickerson suggested some changes. Mr. Wise said he tried several times to get with CBL Architects, but now he will find someone else to help him. Mr. Karlyk agreed with the suggested changes. Mr. Starkey said we came along way at the last meeting with the applicant.

## Design Review Board Minutes

September 9, 2010

Page 3 of 4

Mr. Karlyk said regarding front buffers, there is existing vegetation and we will plant some more. Mr. Ashmore said we encourage people to use indigenous plants and this project needs more of them. He feels the whole plan needs more design details. Ms. Wise asked the Board to go over each landscape item one by one so she can write it down. Mr. Ashmore went over the major plants for the site making suggestions for the applicant.

Mrs. Wise said the sign is hard to see and she has spent lots of time and money on it. She said we may be able to trim the tree to see it better. She said another board member who is not here today said he could not see our sign and that's how we started talking about this.

**Motion:** Mr. Starkey made a motion, seconded by Mr. Dickerson, to grant final approval with the suggestions regarding adjustments to the roof line, window placement, and landscaping plant choices and if changes are made to the approved plans, the applicant must submit revised plans to staff for final approval. The motion carried with a vote of four to zero.

Ms. Alley asked if the applicant chooses not go with the architectural suggestions will the board be receptive to the plans as submitted? The board members all agreed that would be fine. Mr. Starkey asked Ms. Alley to let the board members know the final outcome. Ms. Alley asked for a red lined drawing back from the applicant to reflect any changes.

Mr. Karlyk returned to the Board at this time.

### V. New Business:

No old business.

### VI. Discussion:

Mr. Dickerson suggested an alternate meeting place for the Board's meetings. Ms. Alley said we do have a planning conference room that would be sufficient. Ms. Alley suggested that Mr. Starkey talk to the City Manager on behalf of the Board. Ms. Alley said the Historic Review Board is making the same request.

**Motion:** Mr. Dickerson made a motion, seconded by Mr. Ashmore, to have the Design Review Board meetings elsewhere. The motion carried with a vote of four to zero.

## **Design Review Board Minutes**

**September 9, 2010**

**Page 4 of 4**

Mr. Starkey said he is now in on the gas station meetings and wanted to let the board members know about the current gas regulations as they relate to projects. He said the Planning Commission assigned a committee to go over these issues. He asked for the board members' feelings on this issue. Mr. Starkey feels it should be the same all over; six is enough; there's not much support for stopping at 6. Mr. Starkey asked if Ms. Alley could get a copy of Libby Anderson's large document relating to the gas pumps to the board members. Mr. Dickerson said he saw the gas pump presentation several times, so he's familiar with it.

Mr. Starkey also spoke about the Form-Based Code. He said he suggested to Ms. Anderson that the city boards not be dissolved right away upon adoption of the code.

Mr. Starkey suggested that the board meet regardless of having projects to review. He suggested next month to review the gas station ordinance or form-based code. The board members agreed.

### **VII. Adjournment**

**Motion:** Mr. Ashmore made a motion, seconded by Mr. Dickerson, to adjourn the meeting. The motion carried with a vote of four to zero.

The Meeting adjourned at 3:35 P.M.

Respectfully submitted by,

Julie A. Bachety, Recorder