



Council

Kevin Phillips
Mayor

Jorge Guerrero
Mayor Pro Tempore

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Mary Beth Heyward
Darryl Owens

Van Willis
Town Manager

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Fire Chief

Jeffrey Meyers
Police Chief

**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 three (3) 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, March 5, 2026 - 5:00 P.M.
700 Paris Ave. – Port Royal Town Hall

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

A. Approve minutes of February 5, 2025.

B. Review of a Landmark Tree Removal at 5 Cotteneye Court

The property is also described as:
District 112, Map 32, Parcel 420
Manorhouse Builders – Applicant
Allison Ramsey Architects / Chau Wall + Associates – Design

C. Preliminary Review of an Office/Warehouse Development at 738 Robert Smalls Parkway

The property is also described as:
District 112, Map 30, Parcel 230
Randy Mikals – Applicant
J.K. Tiller Associates – Design

D. Preliminary Review of a Mixed-Use Development at 1677 Ribaut Road

The property is also described as:

District 110, Map 11, Parcel 441

Port Royal Investments LLC – Applicant

J.K Tiller Associates – Design

The Town of Port Royal does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services, or activities. Qualified individuals who need accessible communication aids and services or other accommodations to participate in programs and activities are invited to make your needs and preferences known to the Civil Rights Coordinator. If at all possible, please give us at least a three to five day advance notice so we can adequately meet your needs. Civil Rights Coordinator at 843-986-2211.

MINUTES
DESIGN REVIEW BOARD
700 Paris Ave. – Town Hall
February 5, 2025 5:00 PM

MEMBERS PRESENT: Gary Freeman, Christopher Klement, Tom Rhodes, Marcy Roy

STAFF PRESENT: Noah Krepps, Joseph Ethem

The meeting was called to order at 5:00 PM.

A. Approve minutes of November 6, 2025.

Tom Rhodes made a motion to approve the minutes. Gary Freeman seconded the motion. All voted yes.

B. Preliminary Review of a Mixed-Use Development at 1607 West Paris Avenue

The property is also described as:

District 110, Map 10, Parcel 130

Port Royal Investments LLC – Applicant

Josh K. Tiller, PLA, ASLA / Cooter Ramsey, Architect – Design

Staff presented their report for the proposed development, highlighting the need for sidewalk connections across alleyways, consideration of masonry walls vs. landscaping for engagement with the build-to-line, clarification on the parking counts on and off site, and confirmation of health of the landmark live oak trees proposed for retention and removal.

The applicant gave additional background on the forthcoming certified arborist report and responded to the board's questions regarding parking for the Phase 2 buildings, use of the Phase 2 buildings, maneuverability for waste collection and fire apparatus, civic space set asides in lieu of private open space for each building, canopy height adjacent to proposed buildings, roof overhang of the Phase 1 buildings, lowcountry vernacular elements on the Phase 1 buildings, landscaping the build-to-line rather than constructing a masonry wall along the entire frontage, and rear buffer requirements.

During public comment, Patty Clark (Citizen) asked about the accessibility of the floor plan. Scot Clark (Citizen) asked for clarification on the number of floors within each unit.

Gary Freeman made a motion to grant preliminary approval. Tom Rhodes mentioned the possibility that additional trees may need to be removed based on final design. Staff stated that this would need to appear before the board with the Final Review application.

Christopher Klement then seconded the motion. Gary Freeman, Christopher Klement, and Tom Rhodes voted yes. Marcy Roy abstained.

The meeting adjourned at 5:43 PM.

Town of Port Royal
DESIGN REVIEW BOARD
Staff Report
Meeting of March 5, 2026

Project:	Review of a Landmark Tree Removal
Property Address:	5 Cotteneye Court
Tax Map/Parcel #:	R112 032 000 0420 0000
Zoning:	T4 Neighborhood Center (T4NC)
Type of Review:	Final Review

Background and Zoning

- The property is in Pinckney Retreat and is zoned T4NC.
- A single-family home is proposed on the property.
- The proposed site plan includes removal of a 25” DBH landmark magnolia.
- The certified arborist for the applicant notes that the tree is co-dominant with evidence of included bark between the two main stems, presenting a risk of failure in high winds. The arborist recommends removal due to the proximity of proposed construction.
- The Pinckney Retreat ARC has approved the proposed plans, including planting of 2 southern live oaks and retention of a 25” turkey oak and 17” water oak.

Staff Analysis

- The site plan and architectural elevations conform to the Port Royal Code.
- The tree in question is located in the proposed footprint of the front porch stairs.
- The adjacent home is set back substantially from the front property line with trees retained in the front yard, so setback uniformity should not be of major concern.
- Shifting the footprint of the proposed home farther from the front property line may be possible if the footpath to the front porch is meandered around the tree.
- The home has been designed with a wrap-around porch oriented to the Cotteneye Ct frontage and Cotteneye Ln (alley) side.
- A “flip” of the floorplan to avoid the tree would result in a largely blank façade and service yard fronting Cotteneye Ln.
- The proposed landscape plan includes retention of two overstory trees and planting of two overstory trees to replace the canopy.
- The applicant has expressed willingness to add a replacement magnolia planting to the proposed landscape plan.

Staff Recommendation: Staff recommends approval with condition that applicant add a magnolia to the landscape plan to maintain canopy diversity.

Included in your packet:

Certified Arborist Letter
Tree and Topo Survey
Site / Landscape/ Architectural Plans
Contextual Photo



Post Office Box 1719
Beaufort, South Carolina 29901
Seaislandtreecare@gmail.com
843-524-0458

January 28, 2026

To Whom It May Concern:

This letter is concerning a tree evaluation for Hilton Smith (Manorhouse Builders) at 5 Cottoneye Ct in the Pinkney Retreat subdivision. The tree in question is a 25" DBH magnolia located in the front right corner of the lot. Construction of a new home is planned for the site and the safety of the tree is a concern for Mr. Smith. Upon inspection the tree is co-dominate with evidence of included bark between the two main stems. This presents a risk of failure in a high wind situation. Due to the close proximity of the construction I would recommend that this tree be removed prior to construction.

Please feel free to contact me on my cell phone - 843.575.9157 - should you have any questions or need additional information regarding the tree in question.

Sincerely,

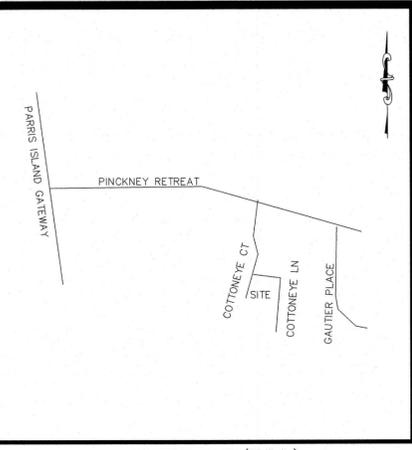
Wade Deaton
Certified Arborist
SO-6956A



LEGEND OF SYMBOLS & ABBREVIATIONS

- ELECTRIC BOX
- GRATE INLET
- IRON PIPE
- CONTOUR LINE
- CONCRETE
- GRAVEL
- TREE SIZE & TYPE
- ELEVATION

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.90'	39.50'	37°33'44"	N 83°54'20" W	25.43'
C2	23.33'	39.23'	34°04'05"	N 59°51'03" E	22.98'
C3	24.72'	39.50'	35°51'18"	N 25°20'00" E	24.32'
C4	16.14'	30.50'	30°18'51"	N 22°33'46" E	15.95'



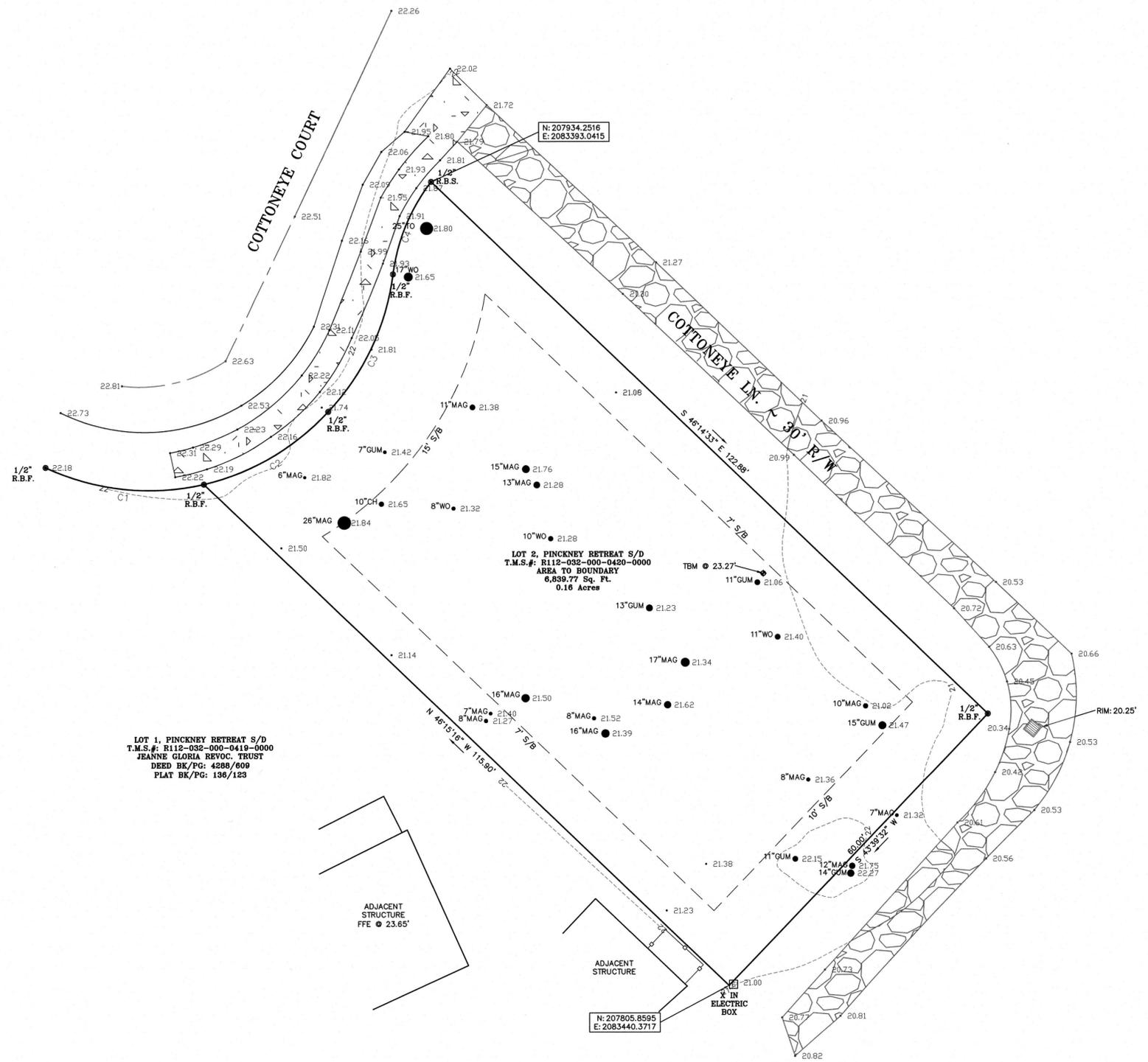
LOCATION MAP (N.T.S.)

NOTES:

- THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF THE U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF AN OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE X UNSHADED AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013C0163G DATED MARCH 23, 2021.
- CONTOUR INTERVAL IS 1'.
- VERTICAL DATUM IS 1988 NAVD

REFERENCES:

- T.M.S.#: R112-032-000-0420-000
- PLAT BY: DONALD COOK
DATED: APRIL 13, 2004
REVISED: APRIL 6, 2005
PLAT BK/PG: 105/192-194
R.M.C. BEAUFORT COUNTY, S.C.
- PLAT BY: DONALD COOK
DATED: MARCH 19, 2013
PLAT BK/PG: 136/123-125
R.M.C. BEAUFORT COUNTY, S.C.
- DEED REFERENCE BK/PG: 2287/749



TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Celtis palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapum sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	Morus spp.
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
QUA	SWEETGUM	Nyssa sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
GRA	GRASS APPLE	Morus sylvatica
MUL	MULBERRY	Morus
MM	MIMOSA TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus carra
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa yunnanensis
CHB	CHERRYBERRY	Malus coccinea
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus
WAL	BLACK WALNUT	JUGLANS NIGRA

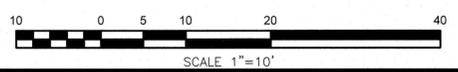
ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT ONE'S HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
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TREE & TOPOGRAPHIC SURVEY
OF LOT 2, PINCKNEY RETREAT S/D
~PREPARED FOR~
MANOR HOUSE BUILDERS OF
SOUTH CAROLINA
TOWN OF PORT ROYAL
BEAUFORT COUNTY---SOUTH CAROLINA

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements as specified therein.

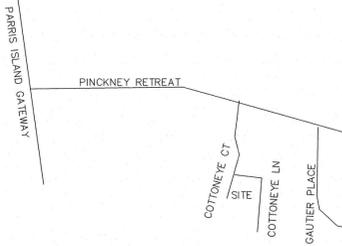
David E. Gasque
5-2-24
David E. Gasque, R.L.S.
S.C. Registration Number 10506



DATE: APRIL 25, 2024 SCALE: 1"=10'

JOB#: 59763 F.B.#: 1144/54 CCG DRAWN BY: CMG

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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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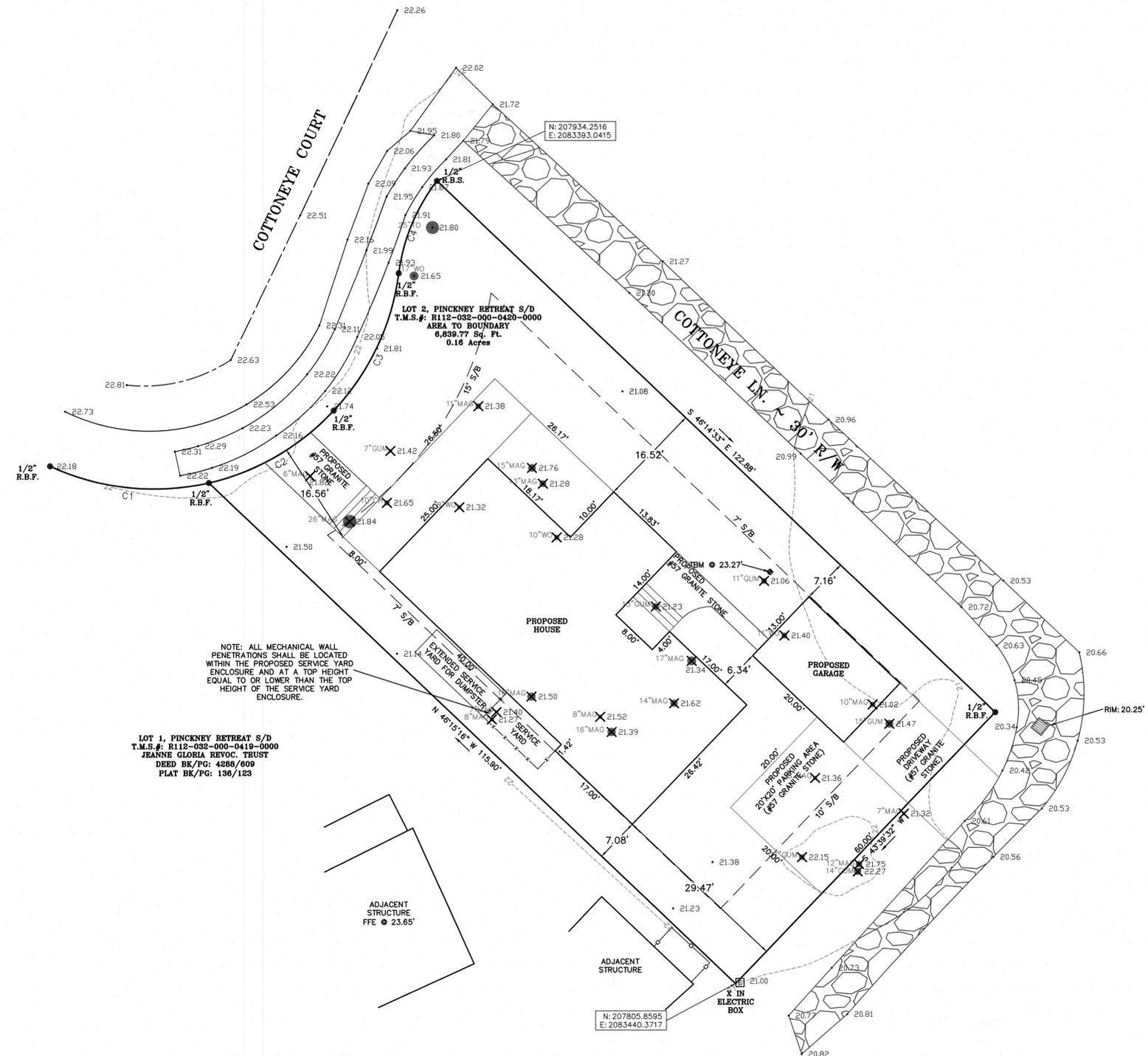


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- 11.) CONTOUR INTERVAL IS 1'.
- 12.) VERTICAL DATUM IS 1988 NAVD

REFERENCES:

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- 2.) PLAT BY: DONALD COOK
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- 3.) PLAT BY: DONALD COOK
DATED: MARCH 19, 2013
PLAT BK/PG: 136/123-125
R.M.C. BEAUFORT COUNTY, S.C.
- 4.) DEED REFERENCE BK/PG: 2287/749



NOTE: ALL MECHANICAL WALL PENETRATIONS SHALL BE LOCATED WITHIN THE PROPOSED SERVICE YARD ENCLOSURE AND AT A TOP HEIGHT EQUAL TO OR LOWER THAN THE TOP HEIGHT OF THE SERVICE YARD ENCLOSURE.

LOT 1, PINCKNEY RETREAT S/D
T.M.S.#: R112-032-000-0410-000
JEANNE GLORIA REVOC. TRUST
DEED BK/PG: 4288/609
PLAT BK/PG: 136/123

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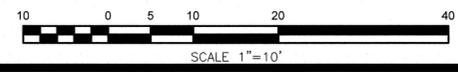
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PLOT PLAN
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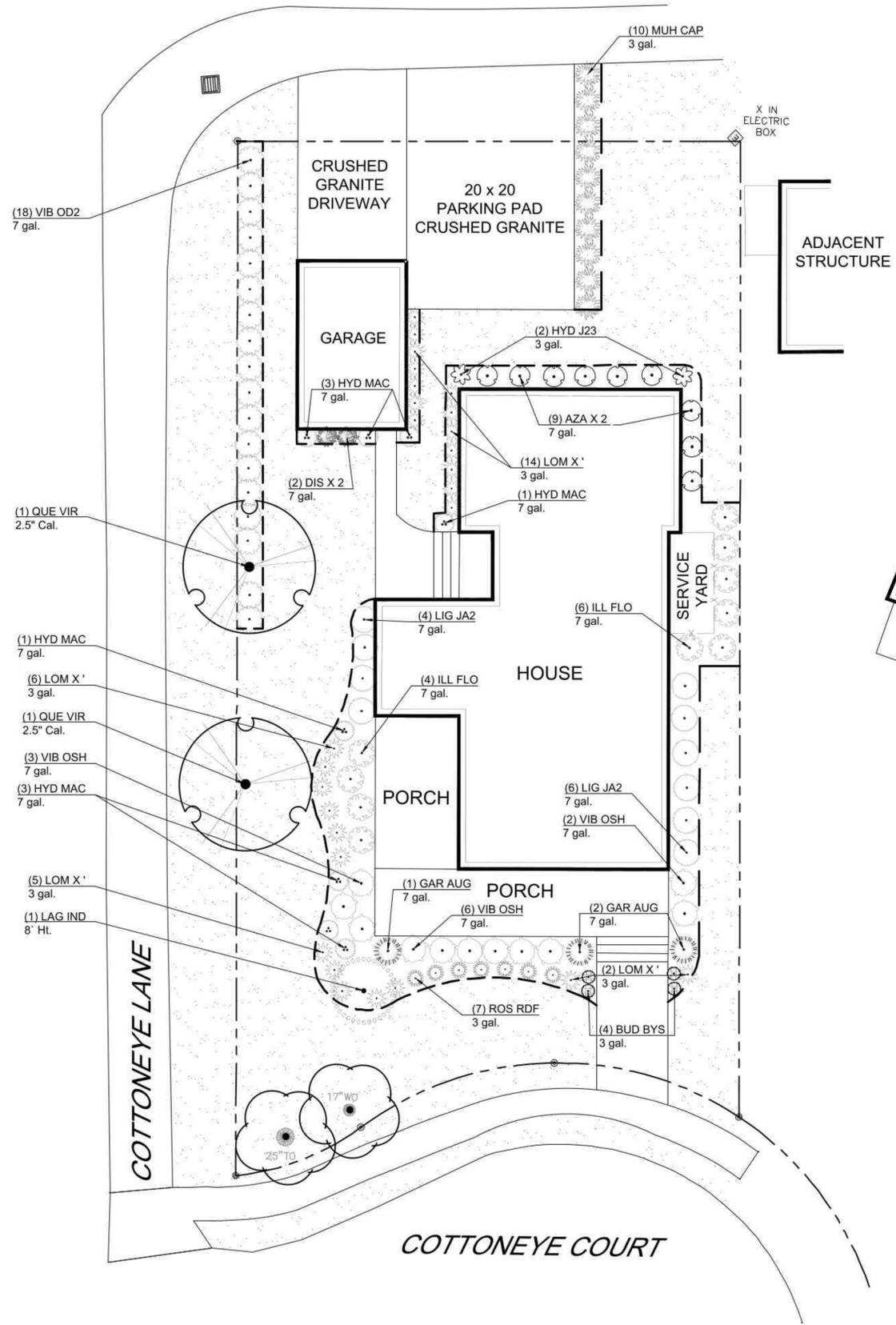
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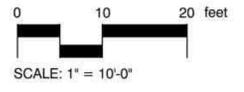
DATE: MAY 8, 2025 SCALE: 1"=10'
REVISED: MAY 19, 2025-ADJUSTED HOUSE & GARAGE LOCATION
REVISED: JULY 28, 2025-EDITED FINES MATERIAL AREAS
REVISED: SEPTEMBER 10, 2025-CHANGED FINES TO #57 GRANITE STONE
REVISED: SEPTEMBER 16-MOVED DUMPSTER AREA
JOB#: 61591 F.B.#: 1144/54 CCG DRAWN BY: 6



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	LAG IND	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle	8' Ht.	B&B	1
	QUE VIR	Quercus virginiana / Southern Live Oak	2.5" Cal.	B&B	2
SHRUBS					
	AZA X 2	Azalea x 'Conlee' / Autumn Amethyst® Encore® Azalea	7 gal.	Pot	9
	BUD BYS	Buddleja x 'SMNBDB' / Pugster Pinker® Butterfly Bush	3 gal.	Pot	4
	DIS X 2	Distylium x 'Vintage Jade' / First Editions® Vintage Jade Distylium	7 gal.	Pot	2
	GAR AUG	Gardenia augusta 'August Beauty' / August Beauty Gardenia	7 gal.	Pot	3
	HYD MAC	Hydrangea macrophylla 'Bailmer' / Endless Summer® The Original Hydrangea	7 gal.	Pot	8
	HYD J23	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal.	Pot	2
	ILL FLO	Illicium floridanum / Florida Anise	7 gal.	Pot	10
	LIG JA2	Ligustrum japonicum 'Jack Frost' / Jack Frost Japanese Privet	7 gal.	Pot	10
	ROS RDF	Rosa x 'Meigalpio' / Red Drift® Groundcover Rose	3 gal.	Pot	7
	VIB OD2	Viburnum odoratissimum / Sweet Viburnum	7 gal.	Pot	18
	VIB OSH	Viburnum odoratissimum awabuki 'Chindo' / Chindo Awabuki Viburnum	7 gal.	Pot	11
GRASSES					
	LOM X'	Lomandra x 'LM600' / Breeze Grass	3 gal.	Pot	27
	MUH CAP	Muhlenbergia capillaris 'Pink Cloud' / Pink Cloud Pink Muhly Grass	3 gal.	Pot	10
SOD/SEED					
	ERE OPH	Eremochloa ophiuroides / Centipede Sod	sod		6,392 sf

Pinestraw mulch shall be used.



Chau Wall and Associates, LLC
 285 West Wieuca Road NE #5303
 Atlanta, GA 30342
 404-456-7071
 www.chauwallassociates.com
 cwall@chauwallassociates.com

client
 215 East Bay Street
 Suite 504
 Charleston, SC 29401



project
PINCKNEY RETREAT
 PORT ROYAL, SC

LOT 2

revisions

10.21.25 client comments

COPYRIGHT 2025, Chau Wall and Associates, LLC. All rights reserved. All information is believed to be accurate but is not warranted. Counts, materials, dimensions, and plant selection are subject to errors and omissions, and may change at any time without prior notice.

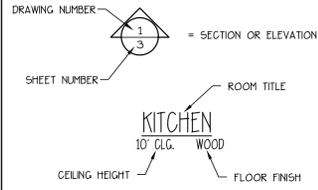
date: 10.15.25
 drawn by: cw checked by: cw

planting plan

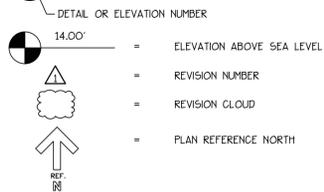
sheet
L-1

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH



1 DRAWING TITLE



	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



DRAWING INDEX

- 0 COVER SHEET
- 1 FOUNDATION PLAN/ ROOF PLAN
- 2 FIRST FLOOR PLAN/ SECOND FLOOR PLAN
- 3 ELEVATIONS
- 4 ELEVATIONS/ DETAILS
- 5 WALL SECTIONS/ DETAILS
- 6 FIRST FLOOR ELECTRICAL LAYOUT/ SECOND FLOOR ELECTRICAL LAYOUT
- SP SPECIFICATION SHEETS (SEPARATE)

GENERAL INFO.

AREA CALCULATIONS:
FIRST FLOOR HEATED = 1557 S.F. SCREENED PORCH = 182 S.F.
SECOND FLOOR HEATED = 852 S.F. COVERED PORCHES = 312 S.F.
TOTAL HEATED = 2409 S.F.

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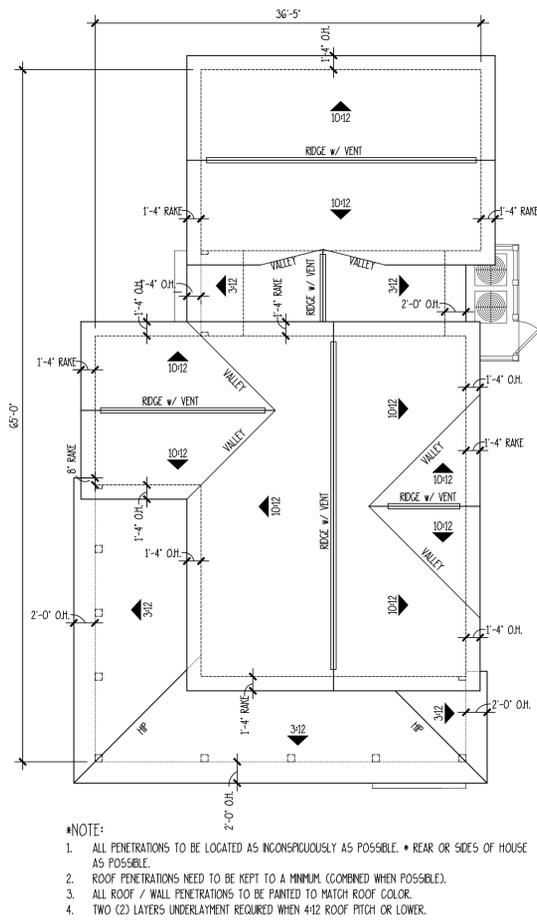
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DWG. NAME:	243178.DWG

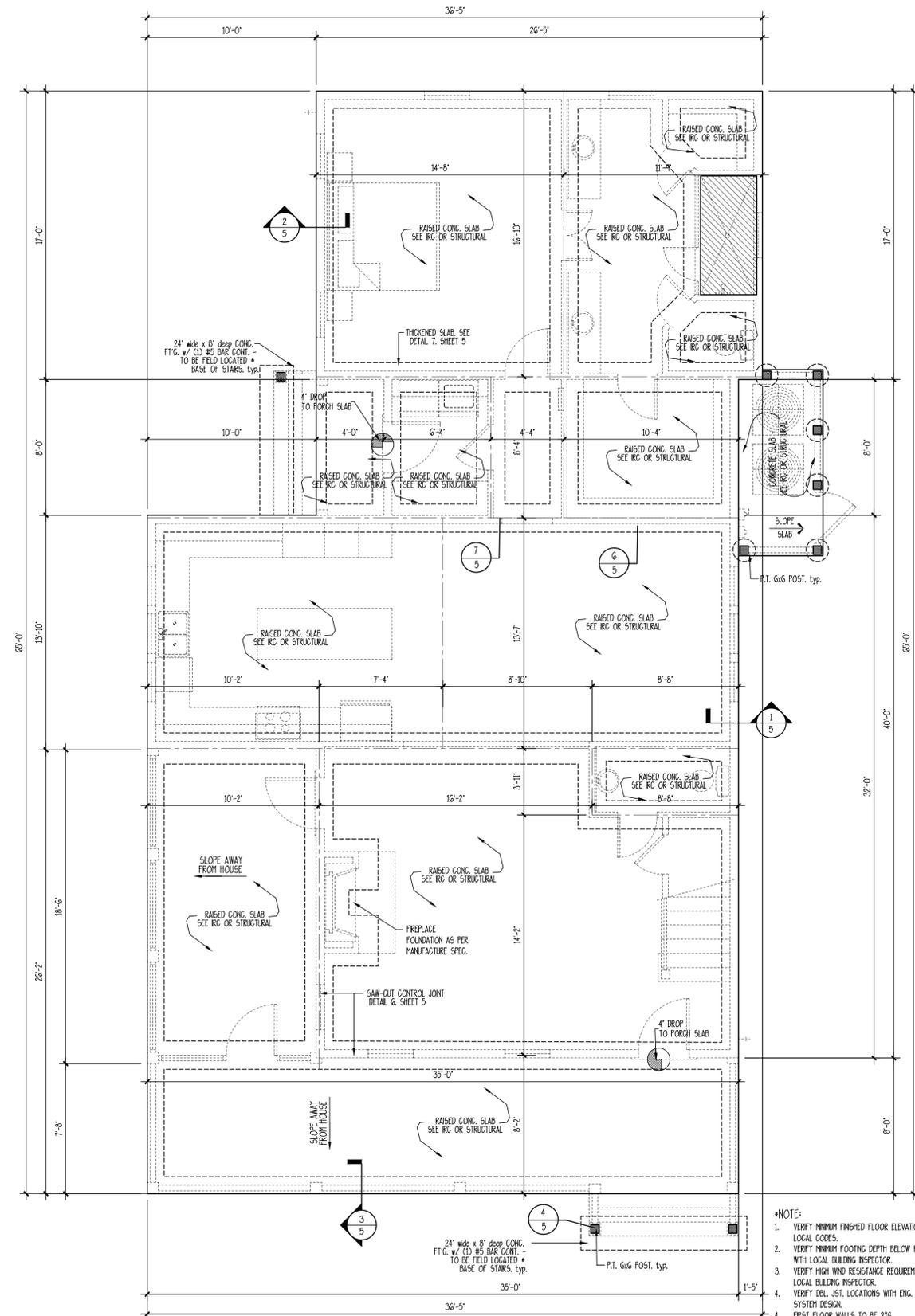




- NOTE:**
1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. • REAR OR SIDES OF HOUSE AS POSSIBLE.
 2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE).
 3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
 4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.

ROOF PLAN

SCALE: 1/8" = 1'-0"



- NOTE:**
1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
 2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
 3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
 4. VERIFY DEL. 251. LOCATIONS WITH ENG. FLR. SYSTEM DESIGN.
 5. FIRST FLOOR WALLS TO BE 2X6
 6. SECOND FLOOR WALLS TO BE 2X4

FOUNDATION PLAN

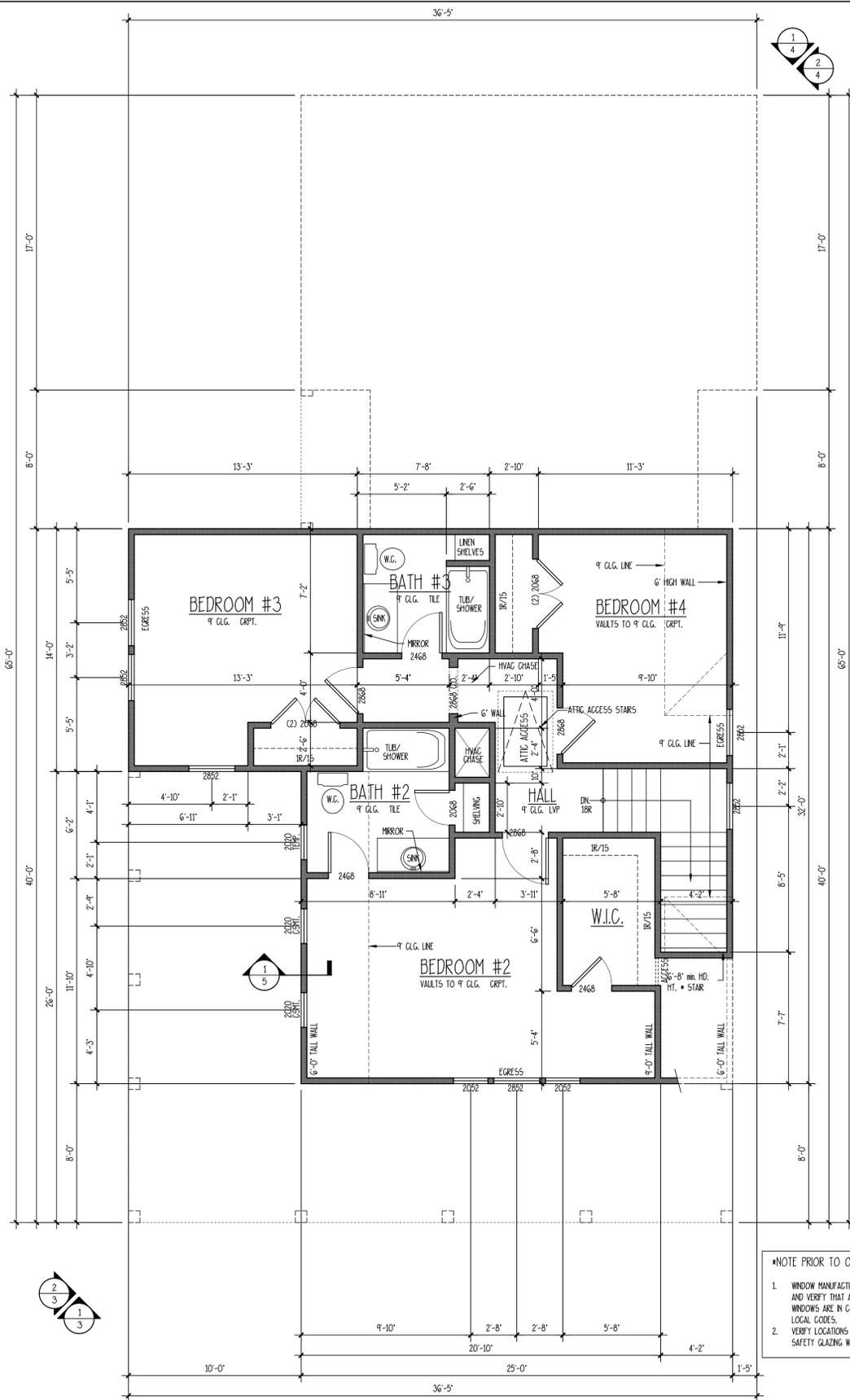
SCALE: 1/4" = 1'-0"

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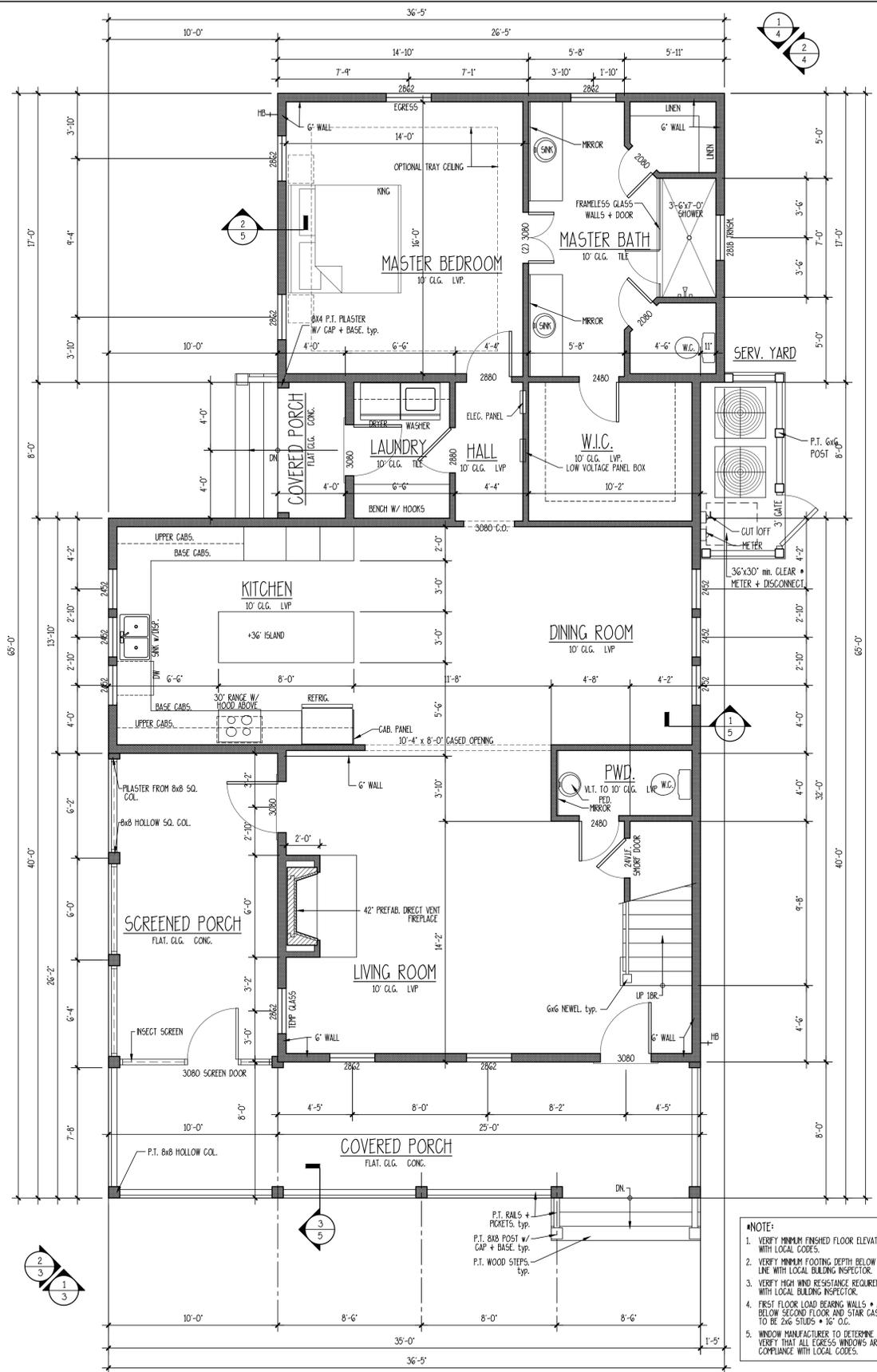
DATE:	05/5/2025
JOB NO.:	243178
DRN. DFN.:	RO
DRWG. NAME:	243178.DWG



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

- *NOTE PRIOR TO ORDERING***
1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
 2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

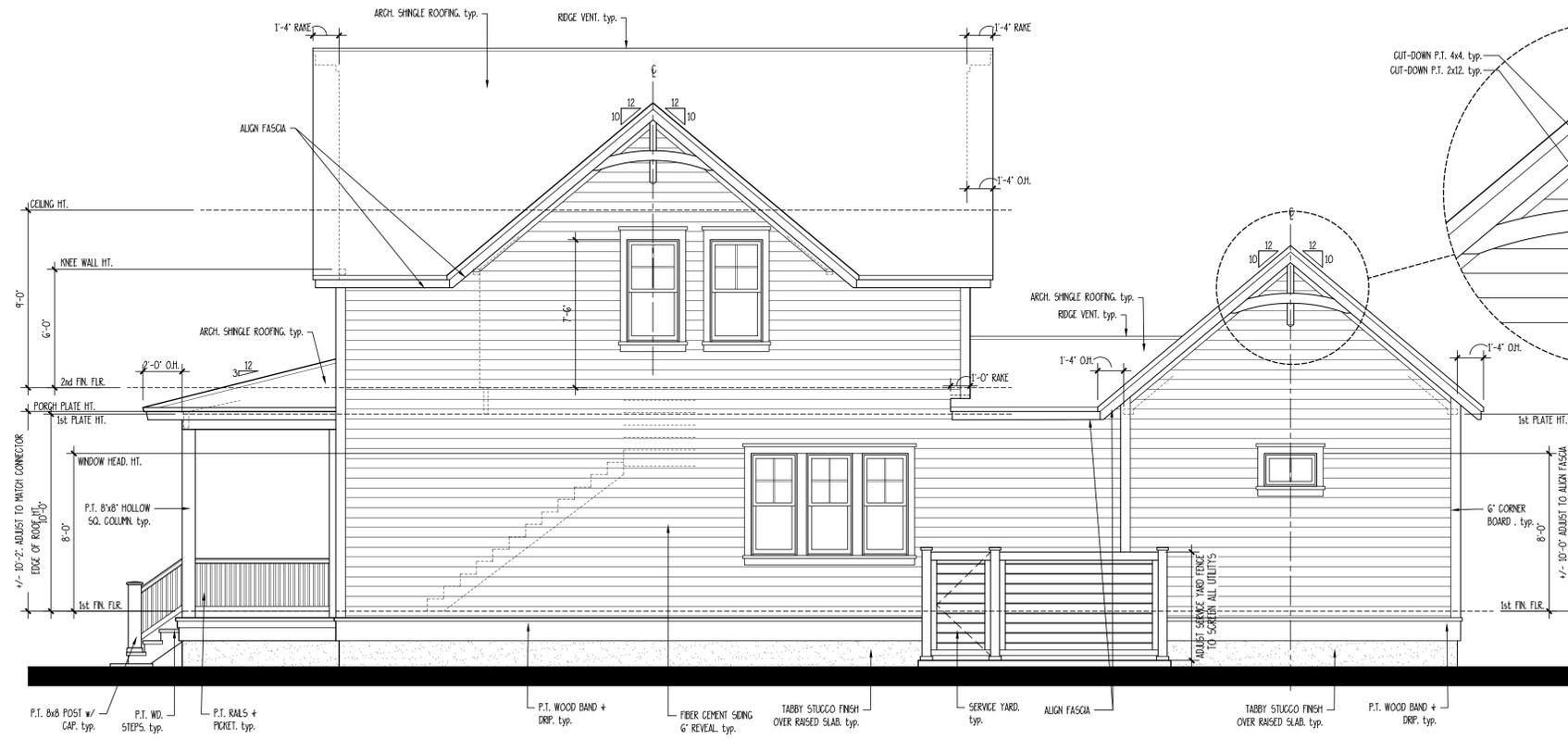
- *NOTE:**
1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
 2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
 3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
 4. FIRST FLOOR LOAD BEARING WALLS + AREA BELOW SECOND FLOOR AND STAIR CASE WALLS TO BE 2X6 STUDS + 16" O.C.
 5. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.

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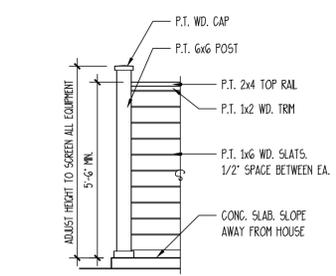
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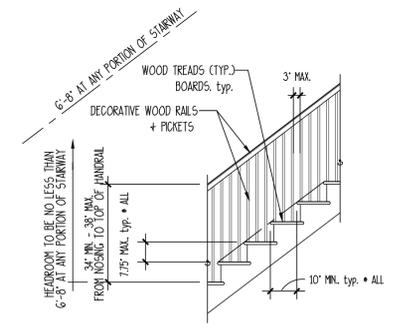
2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



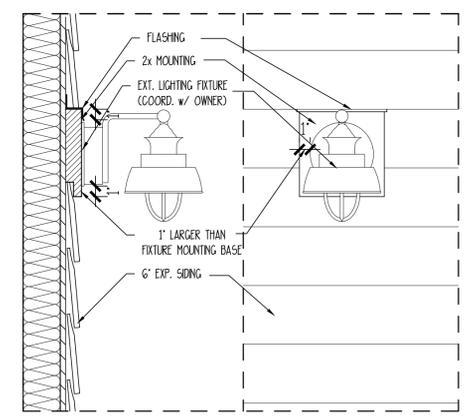
5 DETAIL • SERV. YARD

SCALE: 3/8" = 1'-0"



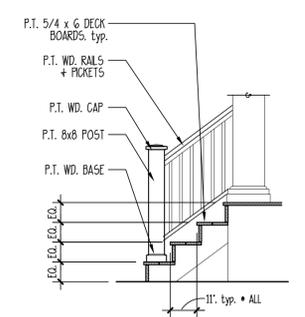
4 DETAIL • INT. STAIRS

SCALE: 3/8" = 1'-0"



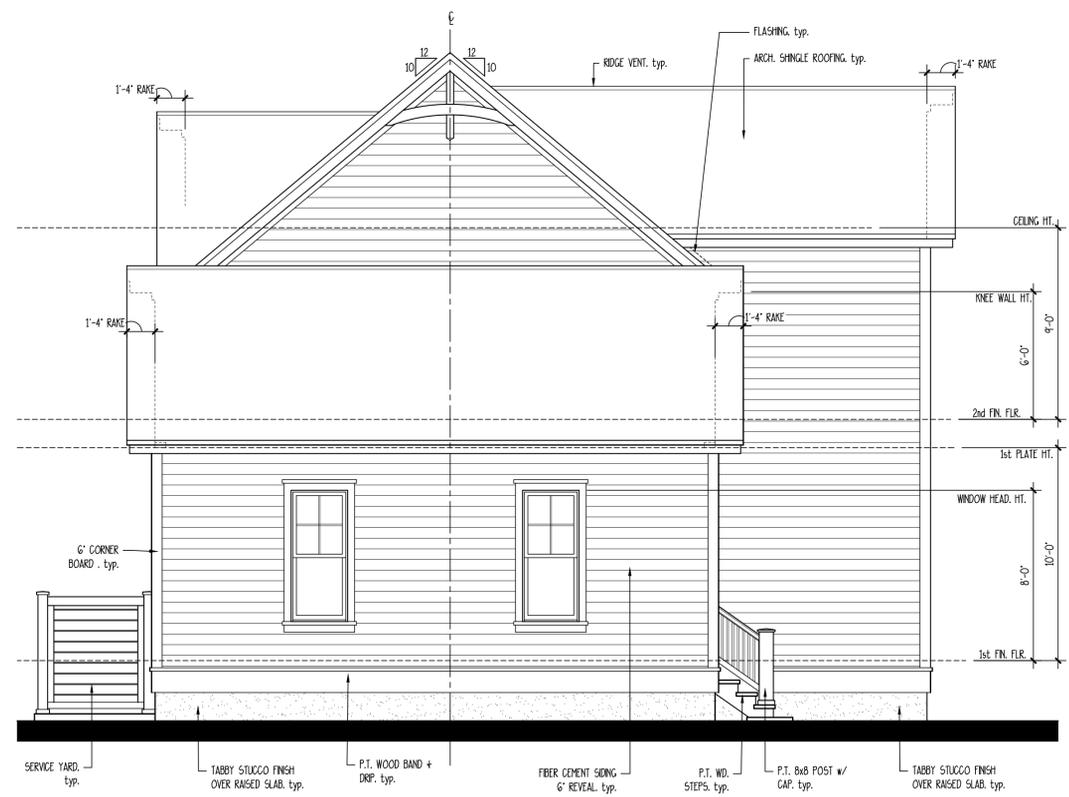
6 EXTERIOR LIGHTING MOUNT DETAIL

SCALE: 1 1/2" = 1'-0"



3 DETAIL • EXT. STAIRS

SCALE: 3/8" = 1'-0"



1 REAR ELEVATION

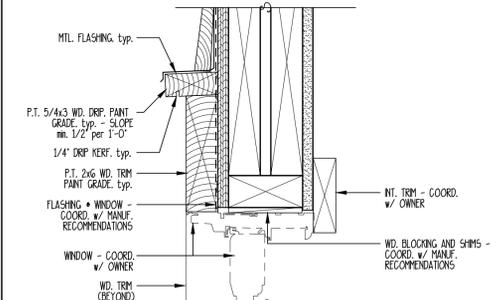
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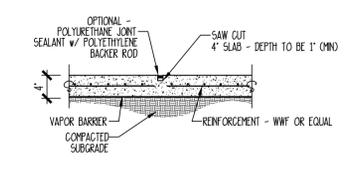
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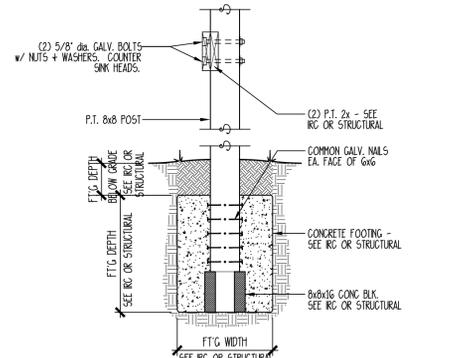
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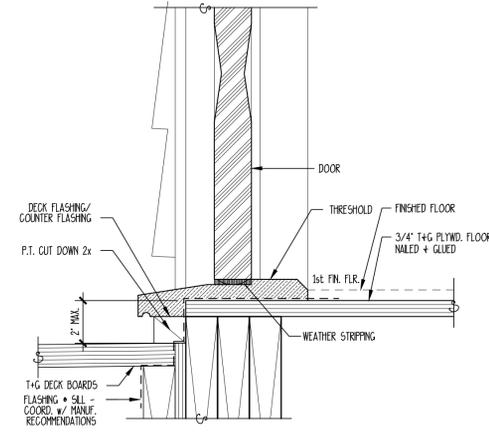
11 TYPICAL WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



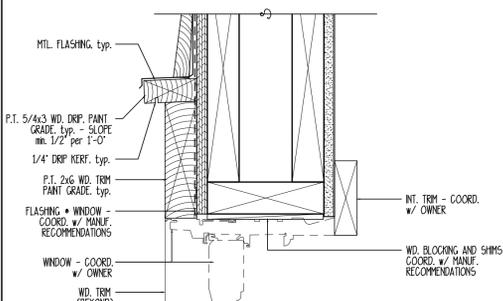
7 CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"



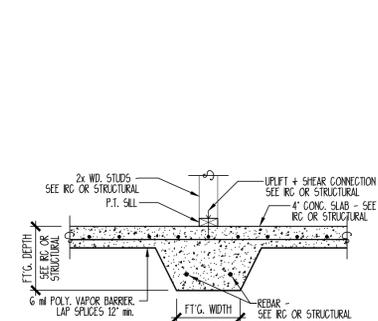
4 8x8 POST DETAIL
SCALE: 3/4" = 1'-0"



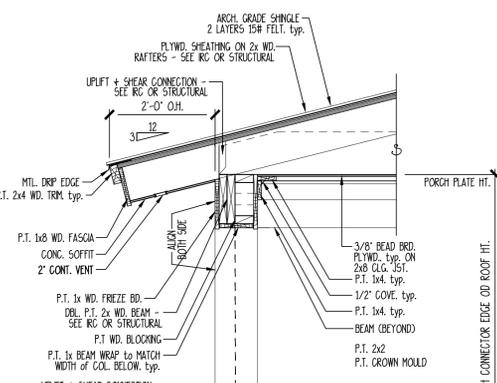
12 TYPICAL EXTERIOR DOOR SILL
SCALE: 3" = 1'-0"



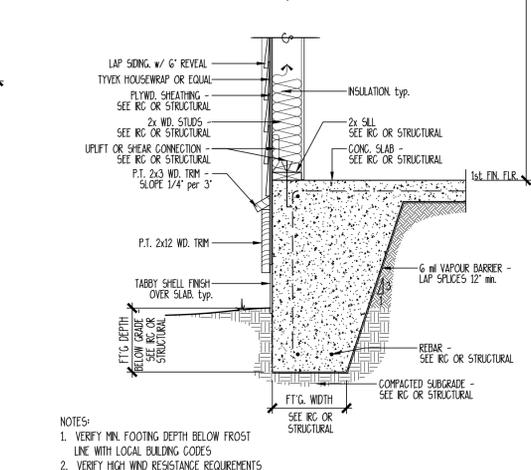
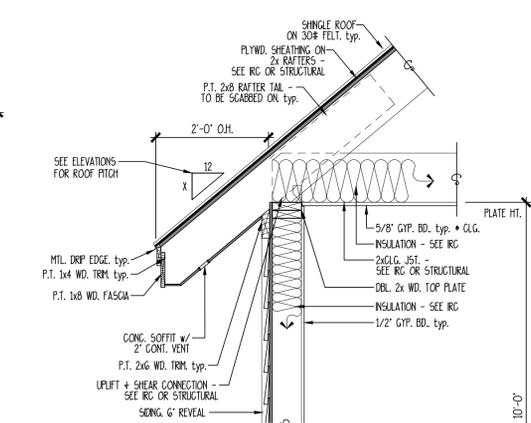
10 TYPICAL WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



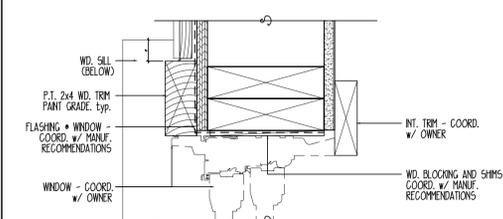
6 THICKENED SLAB DETAIL
NOT TO SCALE



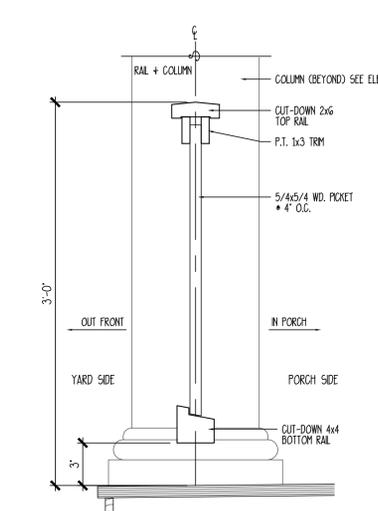
3 TYPICAL PORCH SECTION
SCALE: 3/4" = 1'-0"



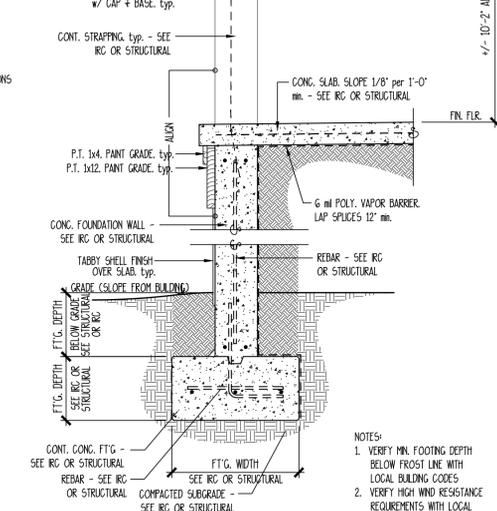
2 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



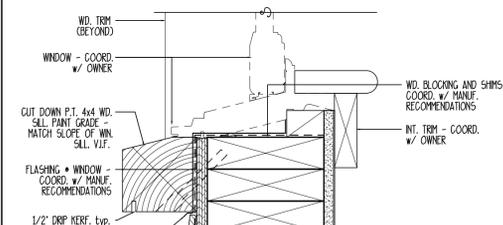
9 TYPICAL WINDOW & DOOR JAMB
SCALE: 3" = 1'-0"



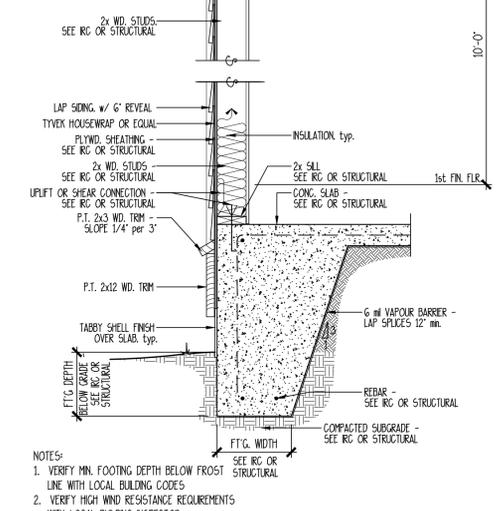
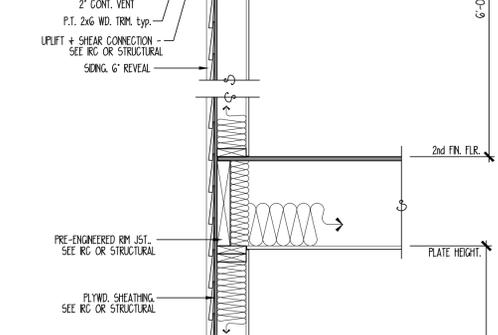
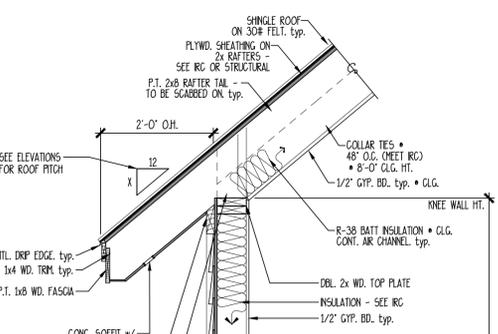
5 PICKET & RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



3 TYPICAL PORCH SECTION
SCALE: 3/4" = 1'-0"



8 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



1 TYPICAL TWO STORY WALL SECTION
SCALE: 3/4" = 1'-0"

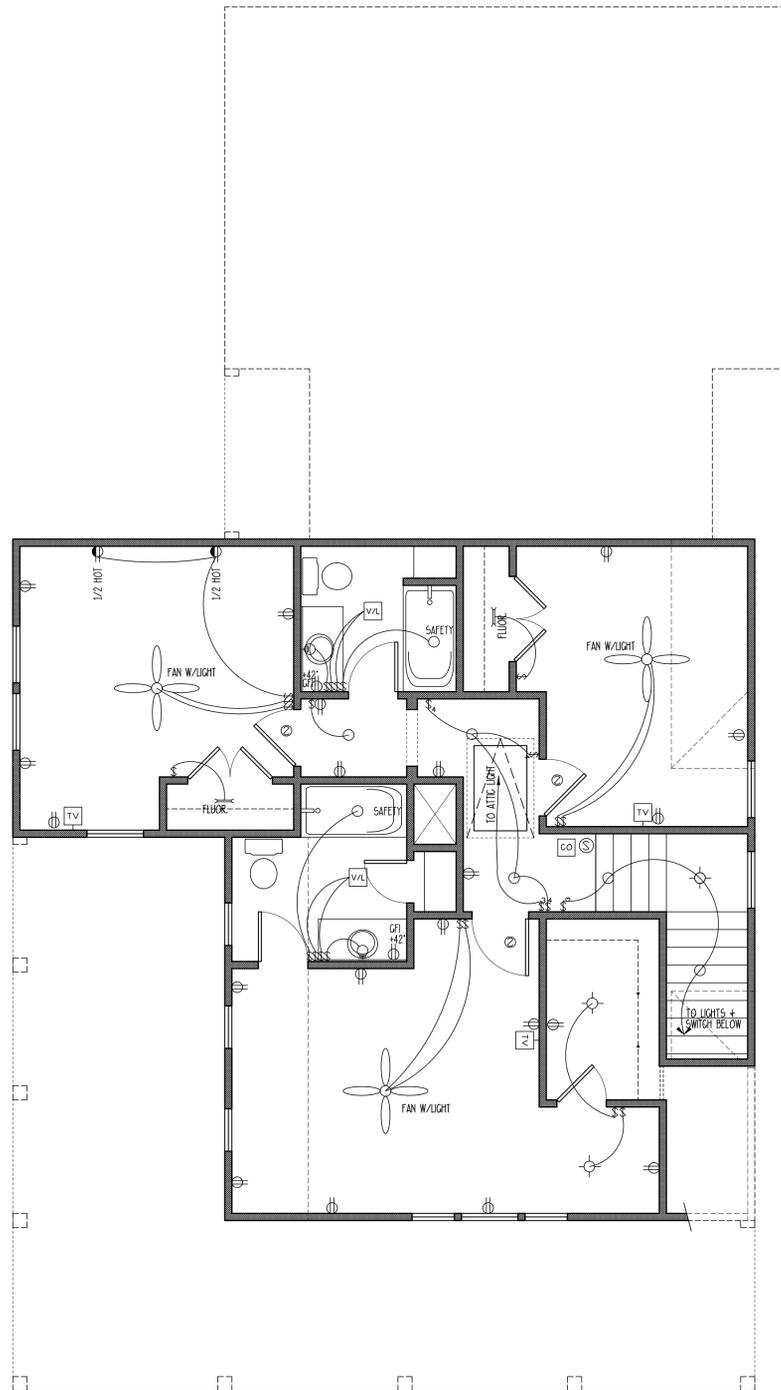
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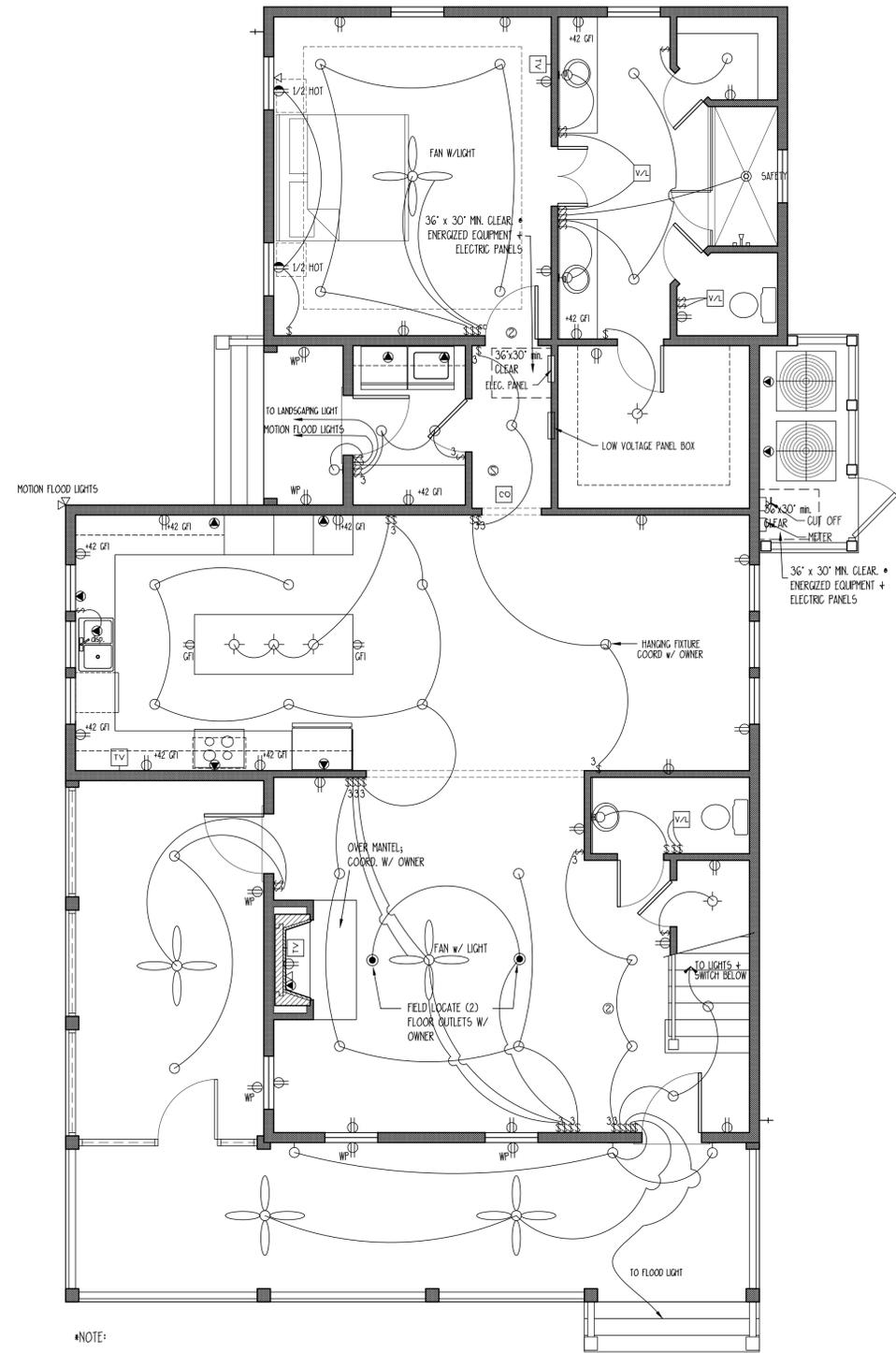
- *NOTE:**
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 2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
 3. COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
 4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

COORD. ELEVATION OF UTILITIES + ELECTRICAL OUTLETS w/ LOCAL CODES + FLOOD ELEVATION



- *NOTE:**
1. COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION w/ OWNER.
 2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
 3. COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
 4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

FIRST FLOOR ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"

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JOB NO.:	243178
DRN. BY:	RO
DWG. NAME:	243178.DWG









Town of Port Royal
DESIGN REVIEW BOARD
Staff Report
Meeting of March 5, 2026

Project:	Review of an Office/Warehouse Development
Property Address:	738 Robert Smalls Parkway
Tax Map/Parcel #:	R112 030 000 0230 0000
Zoning:	T4 Neighborhood Center - Open (T4NC-O)
Type of Review:	Preliminary Review

Background and Zoning

- The property is zoned T4NC-O.
- The proposed development includes two 1-story Flex Buildings in Phase 1 and one 1-story Flex Building in Phase 2.

Staff Analysis

- Staff has performed Development Design Review and offered comments to the applicant prior to this meeting. Those comments have not yet been incorporated into the site plan and should be addressed prior to DRB Final Review. Particularly:
 - The internal street network includes perpendicular parking accessed directly from travel lanes, which does not conform to code. Angled parking would conflict with circulation around the rear of the building, where the warehouse loading and service area is located.
 - Two landmark trees are proposed for removal – a 24” live oak and a 25” live oak and require approval by the board. Eight landmark trees are proposed for retention, live oaks ranging from 24” to 75” and a 59” red oak.
 - Foundation plantings should be incorporated on the plan west side adjacent to the building.
 - Sidewalk should be extended to provide for future connection along Robert Smalls Parkway.
 - Full architectural elevations should be required prior to Final Review, specifically identifying the Private Frontage Type to be used.
- All other standards for site design and architectural design appear to conform to code.

Staff Recommendation: Staff recommends Preliminary Approval with condition that applicant address staff comments and any additional board comments prior to submitting for DRB Final Review.

Included in your packet:

Project Narrative
Tree and Topo Survey
Site Images
Conceptual Site and Planting Plans
Proposed Building Elevation Photos
Staff Development Design Review Comments



Development Design Review Narrative

Applicant: Mr. Randy Mikals

Development Name: 738 Robert Smalls Parkway Office Warehouses

738 Robert Smalls Parkway, Port Royal, SC

Parcel ID: R112 030 000 0230 0000

Prepared for the Town of Port Royal Planning Department

I. Project Overview

Mr. Randy Mikals (Property Owner and Applicant) respectfully submits this zoning application for his proposed office warehouse development at 738 Robert Smalls Parkway, strategically located along the four-lane highway of Robert Smalls Parkway and zoned T4 Neighborhood Center Open (T4-NCO) zoning district. The development embraces the Town's vision of a need for a regional economic attraction that office warehouses provide for the Town's vision of a diverse economic tax base. According to the comprehensive plan, the Town has a focus on economic development that creates opportunities for citizens of all ages, backgrounds, and income levels to succeed and prosper. This type of development supports growth and development of quality jobs and businesses.

The 3.51-acre site will feature:

- Two (2) one-story Flex Buildings (10,000 SF each, per Section 5.1.130 of the Development Code)- PHASE 1
- One (1) one-story Flex Building (11,600 SF)- PHASE 2

Total Flex Building Square Feet:	31,600 SF
Office Square Feet:	+/-8,475 SF
Warehouse Square Feet:	+/-23,125 SF

Total Parking Provided: 34 spaces (meeting T4-NCO requirement of 2.5 spaces per 1000 SF of Office Space and 1 space per 2000 SF of Warehouse Space per table 5.6.30.A)

The development has been designed in full conformance with the T4 Neighborhood Center Open (T4-NCO) transect standards (Section 3.2.70) and the Flex Building type standards (Section 5.1.130), as well as the Town's stormwater, tree protection, and architectural design guidelines.

II. Site Design & Conformance with T4-NCO Standards

The proposed Flex Building responds directly to the T4-NCO zone's intent to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4NC zone.

Key design features include:

- Building placement along central drive.
- Building placement to allow screening from Rober Smalls Parkway.
- Well screened service access/yards.
- On-street parking along the central drive with potential connectivity to the property to the north.
- Ample open space preservation and stormwater BMPs.

(Please see the enclosed Concept Plan for further details.)

III. Tree Protection & Environmental Stewardship

Preservation of Port Royal's natural character is a cornerstone of this proposed development. Through careful site planning, the design team has prioritized retention of mature tree canopy:

Tree Category	Removed (caliper inches)	Required Mitigation (caliper inches)
Landmark Trees	49	24.5
Specimen Trees	119	39.27

- Landmark Tree provided mitigation: 24.5 of 35 ACI
- Specimen Tree provided mitigation: 10.5 of 35 ACI
- All other trees mitigation cost: None
- Deficit Cost of Specimen Tree mitigation: \$1,439 (\$50/Inch) per table 20-12: Tree Mitigation Schedule for exceptions in Sec 20-10
- Sum of existing Category Trees to remain: 30 total Category 1 Trees to remain and 14 Proposed Category 1 Trees —minimized through strategic building footprints and circulation routing.
- All tree protection measures comply with Chapter 20, Section 20-8 of the Town's Tree Ordinance.

New canopy trees and understory plantings will be added per T4-NCO landscape standards, ensuring long-term ecological and aesthetic benefits.

(Please see the enclosed Conceptual Planting Plan for further details.)

IV. Stormwater Management

The development meets and exceeds the Town's stormwater standards (Section 5.11.30) through a robust, low-impact design (Design by Carolina Engineering Consultants):

- Permeable pavers in parking spaces if needed to meet stormwater standards
- Detention Pond integrated into the site
- Underground detention if needed will be designed to meet the Town of Port Royal and SCDES stormwater regulations
- Full compliance with SCDES and Town of Port Royal stormwater regulations

Post-development runoff will not exceed pre-development rates, and water quality treatment will achieve 85% TSS removal.

V. Parking & Access

The development provides exactly 34 parking spaces—meeting the T4-NCO requirement without excess:

- Surface parking screened and buffered with landscaping
 - Shared access drives minimize impervious surface
 - On-street parking along the main access drive; this drive also provides future connectivity to the adjacent parcel to the north
-

VI. Architecture & Lowcountry Character

All buildings in the development will reflect Port Royal's Lowcountry vernacular tradition for the Flex Building type:

- Front porches/stoops at main entry points
- Metal roofing and/or architectural shingles, front facing walls with siding with appropriate accents and details
- Human-scaled detailing and varied building placement to avoid monotony and impacting existing trees

The architecture honors the Town's coastal maritime heritage while meeting modern sustainability standards.

VII. Community Benefit & Alignment with Town Goals

The development advances multiple objectives of the Port Royal Comprehensive Plan and T4-NCO zoning intent:

- Increases economic opportunity and provides a needed building type
- Supports growth and development of quality jobs and businesses
- Activates the Robert Smalls Parkway corridor
- Preserves and enhances existing landmark and specimen trees

VIII. Conclusion

The development at 738 Robert Smalls Parkway is a high-quality Flex Building project that fully complies with the Town of Port Royal's Development Code, T4-NCO standards, and community vision. It delivers commercial vitality and public realm enhancements while preserving trees, managing stormwater responsibly, and celebrating Lowcountry architectural traditions. We respectfully request approval of this zoning application and look forward to partnering with the Town to bring the this development to life.

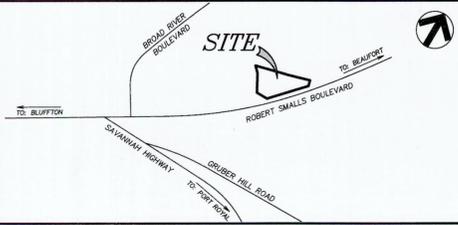
Submitted by:

Mr. Randy Mikals

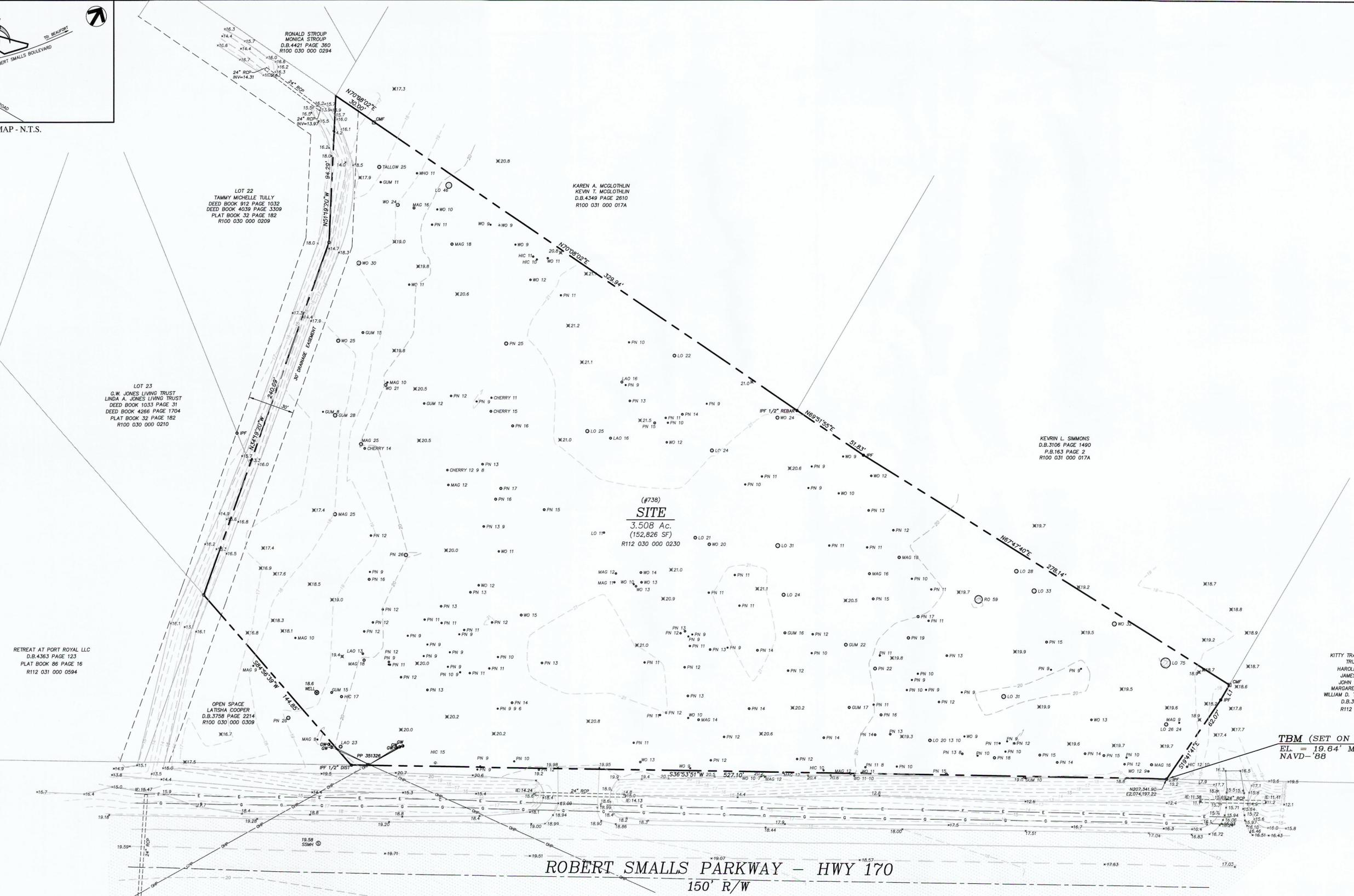
In association with:

- J.K. Tiller Associates, Inc. (Landscape Architecture)
- Carolina Engineering Consultants (Civil Engineering)

Date: February 4, 2026



VICINITY MAP - N.T.S.



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D.B.4363 PAGE 123
PLAT BOOK 86 PAGE 16
R112 031 000 0594

LOT 22
TAMMY MICHELLE TULLY
DEED BOOK 912 PAGE 1032
DEED BOOK 4039 PAGE 3309
PLAT BOOK 32 PAGE 182
R100 030 000 0209

KAREN A. MCGLOTHLIN
KEVIN T. MCGLOTHLIN
D.B.4349 PAGE 2610
R100 031 000 0174

LOT 23
G.W. JONES LIVING TRUST
LINDA A. JONES LIVING TRUST
DEED BOOK 1033 PAGE 31
DEED BOOK 4266 PAGE 1704
PLAT BOOK 32 PAGE 182
R100 030 000 0210

KEVIN L. SIMMONS
D.B.3106 PAGE 1490
P.B.163 PAGE 2
R100 031 000 0174

(#738)
SITE
3.508 Ac.
(152,826 SF)
R112 030 000 0230

(#708)
KITTY TRASK HOLT FAMILY
TRUST-MARITAL
HAROLD E. TRASK, JR.
JAMES HEIDE TRASK
JOHN DONALD TRASK
MARGARET SCHEPER TRASK
WILLIAM D. TRASK REVOC. TRUST
D.B.3425 PAGE 921
R112 031 000 017C

TBM (SET ON IPF)
EL. = 19.64' M.S.L.
NAVD-'88

ROBERT SMALLS PARKWAY - HWY 170
150' R/W

LEGEND

B.S.L.	BUILDING SETBACK LINE
CMF	CONCRETE MONUMENT FOUND
-E-	ELECTRIC LINE
INV	INVERT ELEVATION
-G-	GAS LINE
GW	GUY WIRE
HICK	HICKORY
IPF	IRON PIN (OLD) FOUND
LAO	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
OHP	OVERHEAD POWERLINE
PN	PINE
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
RO	RED OAK
SSMH	SANITARY SEWER MANHOLE
WHO	WHITE OAK
WO	WATER OAK

- NOTES:**
- THIS LOT LIES IN ZONE "X", NO B.F.E. PER F.I.R.M. PANEL 45013C 0144 G, COMMUNITY No. 45002B, EFFECTIVE: 03/23/21.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 - CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

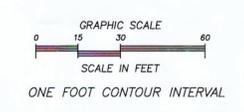
- REFERENCE PLATS:**
- A BOUNDARY SURVEY FOR CARL W. ANDERSON, BY: BEAUFORT SURVEYING, INC. DATED: 07/05/09 FILE: 3907/67606/BS RECORDED: P.B. 71 PAGE 174
 - A BOUNDARY SURVEY OF R112 030 000 0230 PREPARED FOR: RANDY MIKALS BY: GASQUE & ASSOCIATES, INC. DATED: 06/20/25 FILE: 61711 RECORDED: P.B.

LINE TABLE

L#	LENGTH	DIRECTION
L1	11.18'	S23°32'36"E

LABEL DESCRIPTIONS (TYP.)

---	TREE LOCATION
18.4	GROUND ELEVATION
PN 18	TREE SPECIES & DIAMETER (IN)



PREPARED FOR: **RANDY MIKALS**

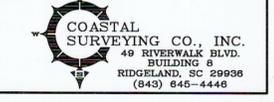
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Michael R. Dumigan 11/03/25
MICHAEL R. DUMIGAN DATE
S.C.R.L.S. No. 11,905
REVISED: 11/03/25- GENERAL REVISIONS

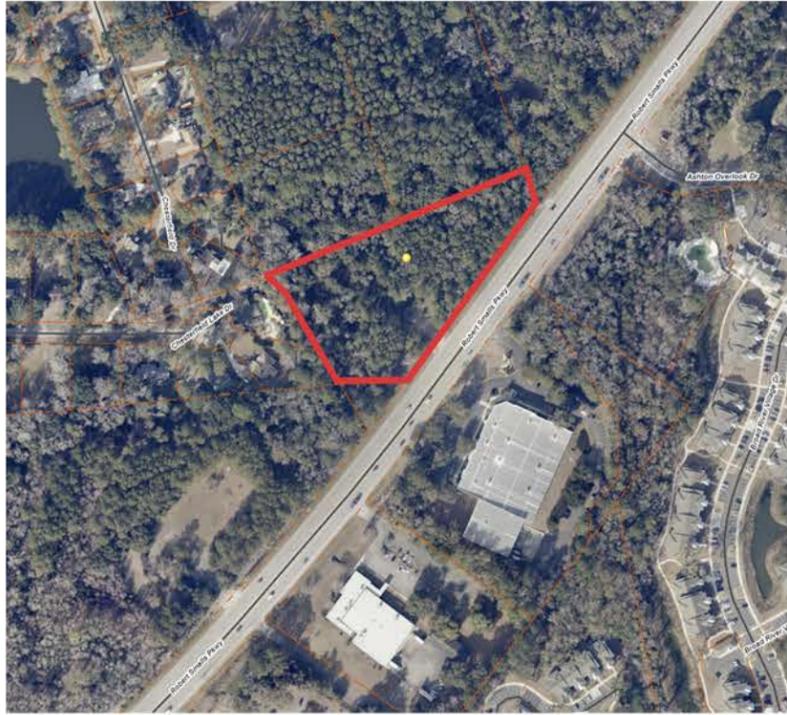
A BOUNDARY-TREE AND TOPOGRAPHIC
LAND SURVEY OF
3.508 ACRES
ROBERT SMALLS PARKWAY
R112 030 000 0230
PORT ROYAL, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30'
DATE: 09/10/25
JOB No.: 78,633T

SURVEYED BY: TJ
DRAWN BY: JTG
CHECKED BY: MRD



SITE IMAGES



SITE AERIAL



PORT ROYAL ZONING (T4-NEIGHBORHOOD CENTER OPEN)



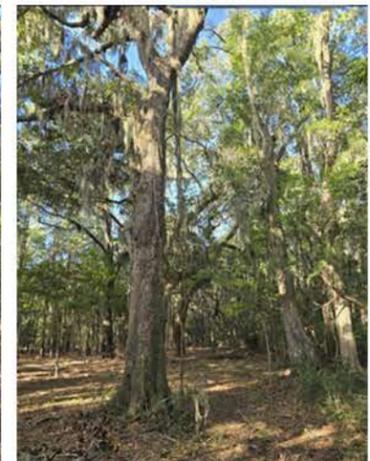
SITE AXONOMETRIC AERIAL



EXISTING CURB CUT LOOKING NORTHEAST ALONG ROBERT SMALLS PARKWAY



EXISTING CURB CUT LOOKING INTO THE SITE



VARIOUS SITE IMAGES OF SPECIMEN TREES TO REMAIN



DEVELOPMENT SUMMARY

TOTAL ACRES	3.51 ACRES
PARCEL I.D.	R112 030 000 0230 0000
ZONING	T-4 NCO
TOTAL BUILDING SF	31,600 SF
OFFICE SF	8,475 SF
WAREHOUSE SF	23,125 SF
REQUIRED PARKING*	34 SPACES
PARKING	34 SPACES
STORMWATER	+/- 11,500 SF

*PARKING CALCULATED WITH 2.5 SPACES PER 1000 SF OF OFFICE SPACE (PER 3.2.70-G. PARKING) AND 1 SPACE PER 2000 SF OF WAREHOUSE SPACE (PER TABLE 5.6.30.A)

EXISTING TREE PRESERVATION

LANDMARK TREES		COUNT	ACI
+	EXISTING	10	376
+	EXISTING TO BE REMOVED	2	49
■	EXISTING TO REMAIN	8	327
SPECIMEN TREES		COUNT	ACI
+	EXISTING	16	339
+	EXISTING TO BE REMOVED	6	119
■	EXISTING TO REMAIN	10	220
ALL OTHER TREES		COUNT	ACI
+	EXISTING	221	2557
+	EXISTING TO BE REMOVED	123	1591
■	EXISTING TO REMAIN	98	966

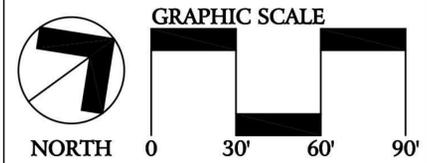
PREPARED FOR:
R. MIKALS REALTY COMPANY LTD
 PREPARED BY:

J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE B104 BLUFFTON, SC 29910
 Voice 843.815.4800 jtiller@jtiller.com Fax 843.815.4802

738 ROBERT SMALLS PARKWAY OFFICE WAREHOUSES

CONCEPT PLAN

TOWN OF PORT ROYAL, SOUTH CAROLINA
 JANUARY 23, 2026



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. **JKT Job Number: 202530-01**

CHESTERFIELD RESIDENTIAL COMMUNITY

DEVELOPMENT SUMMARY

TOTAL ACRES	3.51 ACRES
PARCEL I.D.	R112 030 000 0230 0000
ZONING	T-4 NCO
TOTAL BUILDING SF	31,600 SF
OFFICE SF	8,475 SF
WAREHOUSE SF	23,125 SF
REQUIRED PARKING*	34 SPACES
PARKING	34 SPACES
STORMWATER	+/- 11,500 SF

*PARKING CALCULATED WITH 2.5 SPACES PER 1000 SF OF OFFICE SPACE (PER 3.2.70-G. PARKING) AND 1 SPACE PER 2000 SF OF WAREHOUSE SPACE (PER TABLE 5.6.30.A)

EXISTING TREE LEGEND

LO	LIVE OAK	PN	PINE
LAO	LAUREL OAK	CH	CHERRY
RO	RED OAK	HIC	HICKORY
WHO	WHITE OAK	GUM	GUM
WO	WATER OAK	MAG	MAGNOLIA

TREE COVERAGE & MITIGATION

EXISTING TREE PRESERVATION		
LANDMARK TREES	COUNT	ACI
-EXISTING	10	376
-TO BE REMOVED	2	49
-TO REMAIN	8	327
SPECIMEN TREES		
-EXISTING	16	339
-TO BE REMOVED	6	119
-TO REMAIN	10	220
ALL OTHER TREES		
-EXISTING	221	2557
-TO BE REMOVED	123	1591
-TO REMAIN	98	966

TREE COVERAGE	
MINIMUM TREE COVERAGE:	26 TREES
PROVIDED TREE COVERAGE:	44 TREES*

TREE MITIGATION	
LANDMARK TREES	
REMOVED	49.0 ACI
REQUIRED MITIGATION**	24.5 ACI
PROVIDED MITIGATION	24.5 OF 35.0 ACI***
DEFICIT COST	NO DEFICIT
SPECIMEN TREES	
REMOVED	119 ACI
REQUIRED MITIGATION**	39.27 ACI
PROVIDED MITIGATION	10.5 OF 35.0 ACI***
DEFICIT COST	\$1,439 (\$50/INCH)**
ALL OTHER TREES	
MITIGATION COST	NONE**

*SUM OF EXISTING CATEGORY 1 TREES TO REMAIN (30) AND PROPOSED CATEGORY 1 TREES (14)***
 **PER TABLE 20-12: TREE MITIGATION SCHEDULE FOR EXCEPTIONS IN SEC 20-10
 ***14 PROPOSED CATEGORY 1 TREES @ 2.5" CALIPER

PLANT PALETTE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	GUSH***	Quercus shumardii / Shumard Red Oak
	GLVI***	Quercus virginiana / Southern Live Oak
	TADI***	Taxodium distichum / Bald Cypress
SHRUBS		
	ACSE	Acacia salicifolia / Pineapple Guava, Feijoa
	AZEN	Azalea Encore TM / Encore Azalea
	CALI	Callitriche ciliata / Dwarf Bottle Brush
	CHHU	Chamaecrista humilis / Mediterranean Fan Palm
	ILVO	Ilex vomitoria / Yaupon Holly
	ILVN	Ilex vomitoria 'Nana' / Dwarf Yaupon
	LORC	Loropetalum chinense 'Ruby' / Ruby Loropetalum
	MYCE	Myrica cerifera / Wax Myrtle
	SERE	Serenia repens / Saw Palmetto
	VISU	Viburnum suspensum / Sandbar Viburnum
GROUND COVERS		
	LIMU	Liriope muscari / Lily Turf
	MUFJ	Muhlenbergia filipes / Mully
SOD/SEED		
	SOD	Eremochloa ophiuroides / Centipede Sod

***14 PROPOSED CATEGORY 1 TREES @ 2.5" CALIPER

- LANDMARK LO 46 TO REMAIN
- SPECIMEN MAG 16 TO REMAIN
- SPECIMEN MAG 18 TO BE REMOVED
- SCREENING FOR DUMPSTER
- DUMPSTER, TYP. OF 2
- EXISTING TREE TO BE REMOVED, TYP.
- CANOPY OF EXISTING TREE TO REMAIN, TYP.

- 8' BUILDING FOUNDATION PLANTING, TYP.
- SPECIMEN MAG 25 TO REMAIN
- PARKING ISLAND WITH GROUND COVER AND OVERSTORY TREE, TYP.
- IMPERVIOUS PARKING (34 SPACES)
- 24' WIDE IMPERVIOUS DRIVE
- SPECIMEN MAG 25 TO BE REMOVED

- NATIVE GRASS BORDER AROUND DETENTION POND
- PROPERTY LINE
- 30' DRAINAGE EASEMENT
- SPECIMEN MAG 18 TO REMAIN
- 10' FRONT AND SIDE SETBACK LINE

- SCREENING FOR LOADING AREA
- LANDMARK LO 25 TO BE REMOVED
- SPECIMEN LO 22 TO BE REMOVED

- SPECIMEN LO 24 TO REMAIN
- 15' REAR SETBACK LINE
- SPECIMEN LO 21 TO BE REMOVED
- LANDMARK LO 31 TO REMAIN
- LANDMARK LO 24 TO BE REMOVED
- SPECIMEN MAG 16 TO REMAIN
- SPECIMEN MAG 19 TO BE REMOVED

- LANDMARK RO 59 TO REMAIN
- LANDMARK LO 28 TO REMAIN
- DUMPSTER, TYP. OF 2
- SPECIMEN MAG 19 TO REMAIN
- SCREENING FOR DUMPSTER AND WAREHOUSE LOADING AREA
- LANDMARK LO 31 TO REMAIN

- LANDMARK LO 75 TO REMAIN
- SPECIMEN LO 26-24 TO REMAIN
- SPECIMEN MAG 16 TO REMAIN

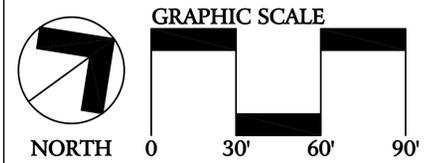
- SPECIMEN LO 20-13-10 TO REMAIN
- (3) SPECIMEN MAG 12 TO REMAIN

738 ROBERT SMALLS PARKWAY OFFICE WAREHOUSES

CONCEPTUAL PLANTING PLAN

TOWN OF PORT ROYAL, SOUTH CAROLINA

JANUARY 23, 2026



PREPARED FOR:
 R. MIKALS REALTY COMPANY LTD
 PREPARED BY:

J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING | LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE B104 | BLUFFTON, SC 29910
 Voice 843.815.4800 | jktiller@jktiller.com | Fax 843.815.4802

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PROPOSED BUILDING ELEVATIONS





Council

Kevin Phillips
Mayor

Mary Beth Heyward
Mayor Pro Tempore

Jerry Ashmore
Jorge Guerrero
Darryl Owens

Van Willis
Town Manager

Jeffrey Meyers
Chief of Police

Jeffrey S. Coppinger
Operations

Noah Krepps
Planning

Development Design Review

To: Josh Tiller, PLA, ASLA
From: Noah Krepps, AICP, Planning Director
Date: 2/26/2026
Subject: 738 Robert Smalls Parkway – 1st Review

We have received your Development Design Review submission for three 1-story Flex Buildings at 738 Robert Smalls Parkway and offer the following comments:

Code Section	Brief Description of Design Criteria	Comments
Division 2.2 General to All Development	General standards for laying out blocks, lots, civic spaces, and thoroughfares.	<p>The proposed blocks (length and perimeter) appear to conform to code.</p> <p>No civic space set asides are required, however outdoor seating/recreational space for tenants are encouraged along building frontages and/or adjacent to the detention pond if appropriate.</p> <p>Sidewalk on east side of entry drive should extend to SC-170 curb cut for future pedestrian connections along the existing roadway.</p>
Division 2.3 Thoroughfare Standards	These standards are applicable for the	The internal street with perpendicular parking does not conform to code, although

	transformation of existing thoroughfares [...].	staff recognizes the need to keep the rear warehouse loading area free of circulating traffic and vehicle parking. Angled parking on this street would require customers/clients drive behind the buildings through the loading area for egress. This will need to be discussed at DRB.
Article 3 – Specific to Zones	3.2.70 T4 Neighborhood Center (T4NC) Standards	Ground floor finish level for non-residential buildings is 6” max. Proposed building footprints appear to conform to setbacks from existing property boundaries and proposed internal streets.
Division 5.1 Building Types	5.1.130 Flex Building	This building type is inspired by the large vernacular prototypes of the lowcountry, including packing sheds, barns, warehouses, and maritime structures. The façade is typically flat with a Shopfront or Gallery frontage. It is typically located along significant thoroughfares. The photo elevations provided appear to fit the packing shed/warehouse prototype, however full architectural elevations will be required with future submittal. The private frontage treatment will need to conform to one of the permissible Private Frontage Types for this Building Type.
Division 5.3 Private Frontage Types		Please identify the proposed Private Frontage Type with next submittal.
Division 5.4 Architectural Standards and Guidelines		Please provide full architectural elevations with materials and dimensions labeled with next submittal.

<p>Division 5.6 Off-Street Parking</p>		<p>Off-street parking calculations for warehouse space vs. office space appear to conform to code.</p>
<p>Division 5.7 Landscaping and Screening</p>		<p>Preservation of existing specimen and landmark trees is of highest priority. It appears that the largest landmark live oak trees on site have been prioritized in site design. Landmark trees proposed for removal are clearly identified on preliminary landscape plan for DRB consideration.</p> <p>Tree islands appear to conform to 1 island per 8 spaces requirement.</p> <p>Please incorporate private frontage (foundation) plantings on the west side of Building 1, as the internal street is considered a side street.</p> <p>Please note that all new development is now required to be irrigated.</p>
<p>Division 5.8 Exterior Lighting</p>		<p>Please provide an Exterior Lighting Plan when Site Development Review application is submitted. See Divisions 5.8 and 2.3 for lighting standards.</p>
<p>Code of Ordinances Chapter 20</p>	<p>Trees</p>	<p>Red Oak, Southern Live Oak, and Bald Cypress conform with the Tree Equivalency Table in this code section for acceptable replacement planting species.</p>

At this time, staff recommends DRB review of site planning, landscaping, and architectural elevations for preliminary approval.

Please let me know if you need clarification or have questions – nkrepps@portroyal.org

Town of Port Royal
DESIGN REVIEW BOARD
Staff Report
Meeting of March 5, 2026

Project:	Review of a Mixed-Use Development
Property Address:	1677 Ribaut Road
Tax Map/Parcel #:	R110 010 000 0130 0000
Zoning:	T5 Main Street (T5MS)
Type of Review:	Preliminary Review

Background and Zoning

- The property is zoned T5MS.
- The proposed development includes seven 3-story 4-6 Plex buildings in Phase 1, and two 2-story Main Street Mixed Use Building in Phase 2. There are 42 residential units and approximately 10,000 SF of flex/retail space proposed in total.

Staff Analysis

- Staff has performed Development Design Review and offered comments to the applicant prior to this meeting. Those comments have not yet been incorporated into the site plan and should be addressed prior to DRB Final Review. Particularly:
 - Provide a cross section of the entry drive to determine if the proposed width is acceptable. If travel lanes can be narrowed, revise to incorporate sidewalk connection adjacent to building closest to entry drive.
 - Confirm the thoroughfare type of the internal street with perpendicular parking (not a pre-approved assembly by code).
 - Consider additional civic space furnishings in smaller open areas due to the lack of private open space for individual buildings.
 - Provide bicycle racks equaling 5% of the minimum parking requirement or more. These buildings would be well served by ample bicycle parking.
 - Special attention should be given to the rear of the building that abuts the civic green on the internal street corner. Should narrow, conical plantings which are taller at maturity be used? Is this an opportunity for a public art partnership (wall mural)?
- All other standards for site design and architectural design appear to conform to code.

Staff Recommendation: Staff recommends Preliminary Approval with condition that applicant address staff comments and any additional board comments prior to submitting for DRB Final Review.

Included in your packet:

Project Narrative
Tree and Topo Survey
Conceptual Site and Planting Plans
Conceptual Architectural Plans for 4-6 Plex buildings
Staff Development Design Review Comments



Development Design Review Narrative

Applicant: Port Royal Investments LLC
Development Name: Richmond Court
1677 Ribaut Rd., Port Royal, SC
Parcel ID: R110-010-000-0441-0000
Prepared for the Town of Port Royal Planning Department

I. Project Overview

Port Royal Investments LLC respectfully submits this zoning application for Richmond Court, a mixed-use development at 1677 Ribaut Road, fronting both Ribaut Road and Richmond Avenue in the heart of Port Royal's T5 Main Street (T5MS) zoning district. Richmond Court embraces the Town's vision for a vibrant, walkable, and character-rich urban core by delivering a thoughtfully scaled, pedestrian-oriented project that integrates residential, commercial, and civic spaces. The 2.19-acre site will feature:

- Seven (7) three-story Apartment House buildings (6,660 SF each, per Section 5.1.120 of the Development Code)- PHASE 1
- Two (2) two-story Main Street Mixed Use building (5,000 SF each)- PHASE 2

Total Residential Units: 42

Total Commercial Space: Approximately 10,000 SF (retail/flex)

Total Parking Provided: 62 spaces (meeting T5MS requirement of 1 space 1500 SF Residential + 2.5 Min/4 Max spaces 1000 SF Commercial)

Richmond Court has been designed in full conformance with the T5 Main Street (T5MS) transect standards (Section 3.2.90), Apartment House building type standards (Section 5.1.120), and Main Street Mixed Use standards (Section 5.1.140), as well as the Town's stormwater, tree protection, and architectural design guidelines.

II. Site Design & Conformance with T5MS Standards

181 Bluffton Road
Voice: 843.815.4800

Suite B104
jktiller@jktiller.com

Bluffton, South Carolina 29910
Fax: 843.815.4802

Richmond Court responds directly to the T5MS zone’s intent to create a compact, mixed-use, pedestrian-scaled environment along Port Royal’s primary commercial corridor.

Key design features include:

- Building placement along Ribaut Road and Richmond Avenue to define the public realm with active frontages, stoops, and storefronts.
- Commercial uses in both Main Street Mixed Use buildings, with potential residential above, activating the street and supporting local entrepreneurship. (Phase 2)
- Apartment House buildings thoughtfully massed and oriented to frame internal courtyards and civic spaces while preserving significant tree canopy.
- On-street parking along Richmond Avenue, enhancing accessibility and calming traffic.
- Internal civic spaces and pocket parks, providing public amenity and green relief within the urban fabric.

(Please see the enclosed Concept Plan for further details.)

III. Tree Protection & Environmental Stewardship

Preservation of Port Royal’s natural character is a cornerstone of Richmond Court. Through careful site planning, the design team has prioritized retention of mature tree canopy:

Tree Category	Removed (caliper inches)	Retained (caliper inches)
Landmark Trees	0	71
Specimen Trees	182	156

- No landmark and 182 specimen total caliper inches proposed for removal—minimized through strategic building footprints and circulation routing.
- 227 caliper inches of protected trees preserved, including multiple Landmark trees that anchor the site’s identity and provide shade to public spaces.
- All tree protection measures comply with Chapter 20, Section 20-8 of the Town’s Tree Ordinance.

New canopy trees and understory plantings will be added per T5MS landscape standards, ensuring long-term ecological and aesthetic benefits.

(Please see the enclosed Conceptual Planting Plan for further details.)

IV. Stormwater Management

Richmond Court meets and exceeds the Town’s stormwater standards (Section 5.11.30) through a robust, low-impact design (Design by Carolina Engineering

Consultants):

- Permeable pavers in courtyards and pedestrian areas
- Bioretention basins integrated into pocket parks
- Underground detention designed to meet the Town of Port Royal and SCDES stormwater regulations
- Full compliance with SCDES and Town of Port Royal stormwater regulations

Post-development runoff will not exceed pre-development rates, and water quality treatment will achieve 85% TSS removal.

V. Parking & Access

Richmond Court provides exactly 62 parking spaces—meeting the T5MS requirement with 2 additional required spaces:

- Surface parking screened behind buildings and buffered with landscaping
 - Shared access drives minimize impervious surface
 - On-street parking along Richmond Avenue supplements private supply
 - Bicycle parking and pedestrian connections promote multi-modal access
-

VI. Architecture & Lowcountry Character

Designed by Allison Ramsey Architects, all buildings in Richmond Court will reflect Port Royal's Lowcountry vernacular tradition:

- Raised foundations with front porches and stoops
- Metal roofing and stucco siding with appropriate accents and details
- Operable shutters, deep overhangs, and articulated facades
- Human-scaled detailing and varied massing to avoid monotony

The architecture honors the Town's coastal maritime heritage while meeting modern sustainability and livability standards.

VII. Community Benefit & Alignment with Town Goals

Richmond Court advances multiple objectives of the Port Royal Comprehensive Plan and T5MS zoning intent:

- Increases housing supply with 42 walkable, attainable units
 - Activates Ribaut Road with retail and civic spaces
 - Protects significant tree canopy and natural character
 - Supports economic vitality through new residents and commercial tenants
-

VIII. Conclusion

Richmond Court at 1677 Ribaut Road is a context-sensitive, high-quality project

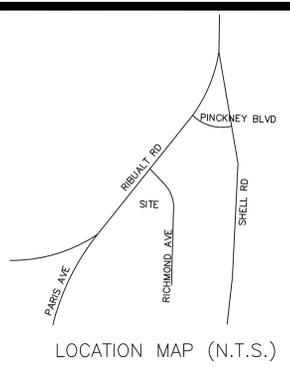
that fully complies with the Town of Port Royal's Development Code, T5MS standards, and community vision. It delivers residential density, commercial vitality, and public realm enhancements while preserving trees, managing stormwater responsibly, and celebrating Lowcountry architectural traditions. We respectfully request approval of this zoning application and look forward to partnering with the Town to bring the Richmond Court development to life.

Submitted by:
Port Royal Investments LLC

In association with:

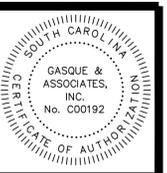
- J.K. Tiller Associates, Inc. (Landscape Architecture)
- Carolina Engineering Consultants (Civil Engineering)
- Allison Ramsey Architects (Architecture)

Date: December 23, 2025



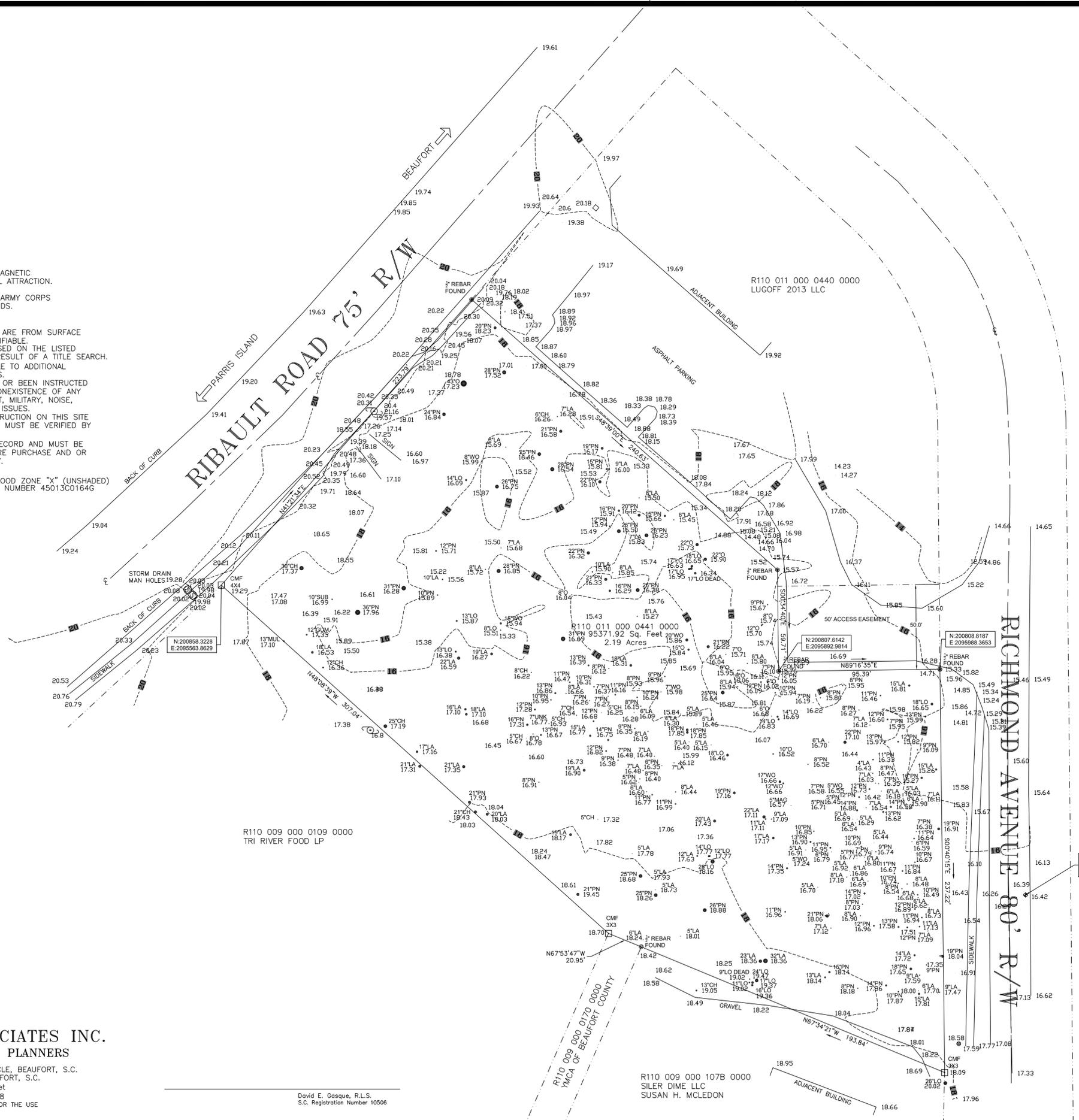
LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|---|---|
| <ul style="list-style-type: none"> CO FIRE HYDRANT PP CLEAN OUT TP POWER POLE FO TELEPHONE PEDESTAL FO FIBER OPTIC STUB WV WATER VALVE GV GAS VALVE WM WATER METER 1/2" ROD SET ● TREE SIZE & TYPE ● ELEVATION | <ul style="list-style-type: none"> □ MVM MAIN VALVE MONUMENT ○ MH MANHOLE --- GW GUY WIRE □ CB CABLE BOX --- OE OVERHEAD POWERLINE — EDGE OF PAVEMENT — BACK OF CURB ⊙ LIGHTPOLE — GAS LINE — CENTER LINE — CONTOUR LINE |
|---|---|



- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - 10.) THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X" (UNSHADED) AS PER FEMA FIRM COMMUNITY PANEL NUMBER 45013C0164G DATED 3/23/2021
 - 11.) CONTOUR INTERVAL IS 1'.
 - 12.) VERTICAL DATUM IS 1988 NAVD.

- REFERENCES:**
- 1.) T.M.S. 000-00-00-000
 - 2.) PLAT BY: DAVID E. GASQUE DATED: 1/5/2016 PLAT BOOK: 143 PAGE: 9 RMC BEAUFORT COUNTY
 - 3.) PLAT BY: DAVID E. GASQUE DATED: 10/13/2015 PLAT BOOK: 142 PAGE: 45 RMC BEAUFORT COUNTY



TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapindus sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALD CYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
GUM	SWEETGUM	Nyssa Sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TL	TULIP TREE	Liriodendron
BD	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MNI	MINOR TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WL	WILLOW TREE	Salix alba
TU	TURPELO	Nyssa sylvanensis
CHB	CHINABERRY	Melia azedarach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
 NOTE ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

TREE AND TOPOGRAPHICAL SURVEY
 R110 011 000 0441 0000
 PREPARED FOR
HANK HOFFORD
 TOWN OF PORT ROYAL
 BEAUFORT COUNTY—SOUTH CAROLINA

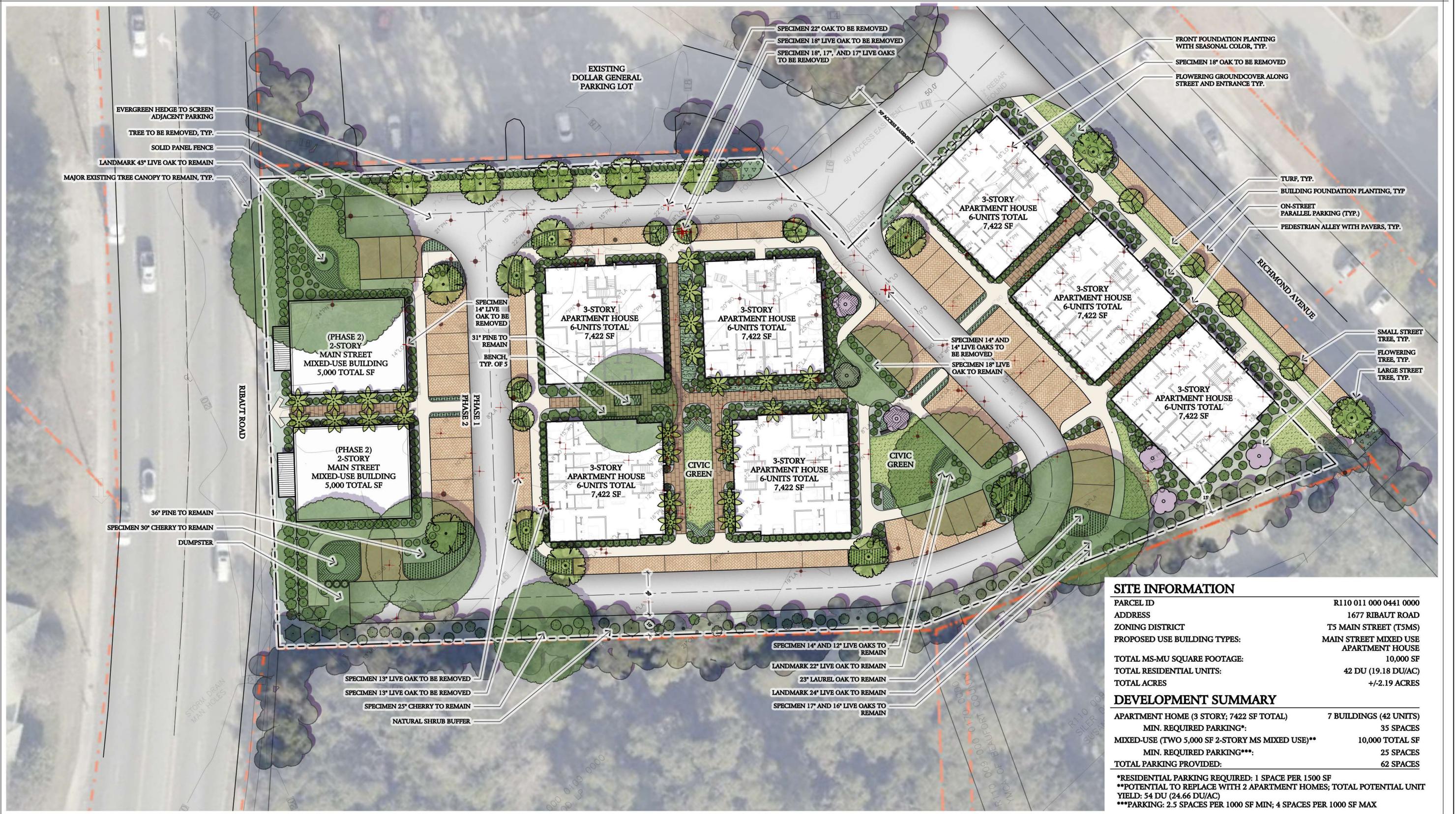
DATE: 12/18/2023 SCALE: 1"=30'

GASQUE & ASSOCIATES INC.
 LAND SURVEYORS PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 Surveyor@SILC.net
 (843) 522-1798

David E. Gasque, R.L.S.
 S.C. Registration Number 10506

R110 009 000 107B 0000
 SILVER DIME LLC
 SUSAN H. MCLEDON



SITE INFORMATION

PARCEL ID	R110 011 000 0441 0000
ADDRESS	1677 RIBAUT ROAD
ZONING DISTRICT	T5 MAIN STREET (T5MS)
PROPOSED USE BUILDING TYPES:	MAIN STREET MIXED USE APARTMENT HOUSE
TOTAL MS-MU SQUARE FOOTAGE:	10,000 SF
TOTAL RESIDENTIAL UNITS:	42 DU (19.18 DU/AC)
TOTAL ACRES	+/-2.19 ACRES

DEVELOPMENT SUMMARY

APARTMENT HOME (3 STORY; 7422 SF TOTAL)	7 BUILDINGS (42 UNITS)
MIN. REQUIRED PARKING**:	35 SPACES
MIXED-USE (TWO 5,000 SF 2-STORY MS MIXED USE)**	10,000 TOTAL SF
MIN. REQUIRED PARKING***:	25 SPACES
TOTAL PARKING PROVIDED:	62 SPACES

*RESIDENTIAL PARKING REQUIRED: 1 SPACE PER 1500 SF
 **POTENTIAL TO REPLACE WITH 2 APARTMENT HOMES; TOTAL POTENTIAL UNIT YIELD: 54 DU (24.66 DU/AC)
 ***PARKING: 2.5 SPACES PER 1000 SF MIN; 4 SPACES PER 1000 SF MAX

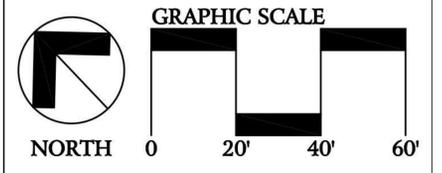
PREPARED FOR:
PORT ROYAL INVESTMENTS LLC
 PREPARED BY:

J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE B104 BLUFFTON, SC 29910
 Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

1677 RIBAUT ROAD

MIXED-USE/APARTMENT HOUSE CONCEPT PLAN

TOWN OF PORT ROYAL, SOUTH CAROLINA
 NOVEMBER 21, 2025



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. **JKT Job Number: 202526-01**

CONCEPT PLANTING PALETTE

SYMBOL CODE BOTANICAL / COMMON NAME

TREES

- CHVI Chionanthus virginicus / White Fringetree
- MAVI Magnolia virginiana / Sweet Bay
- QUVI Quercus virginiana / Southern Live Oak
- SAPA Sabal palmetto / Cabbage Palmetto

SHRUBS

- AZEN Azalea Encore TM / Encore Azalea
- CALA Callicarpa americana / American Beautyberry
- CASA Camellia sasanqua / Christmas Camellia
- FAJA Fatsia japonica / Japanese Fatsia
- GARD Gardenia augusta 'Radicans' / Dwarf Gardenia
- HYQU Hydrangea quercifolia / Oakleaf Hydrangea
- ILVO Ilex vomitoria / Yaupon Holly
- ILVN Ilex vomitoria 'Nana' / Dwarf Yaupon
- LOPP Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum
- MYGE Myrica cerifera / Wax Myrtle
- OSFR Osmanthus fragrans / Fragrant Tea Olive
- PODP Podocarpus macrophyllus 'Pringles' / Dwarf Podocarpus
- POMM Podocarpus macrophyllus maki / Shrubby Yew
- SAMI Sabal minor / Dwarf Palmetto
- VISU Viburnum suspensum / Sandankwa Viburnum

GROUND COVERS

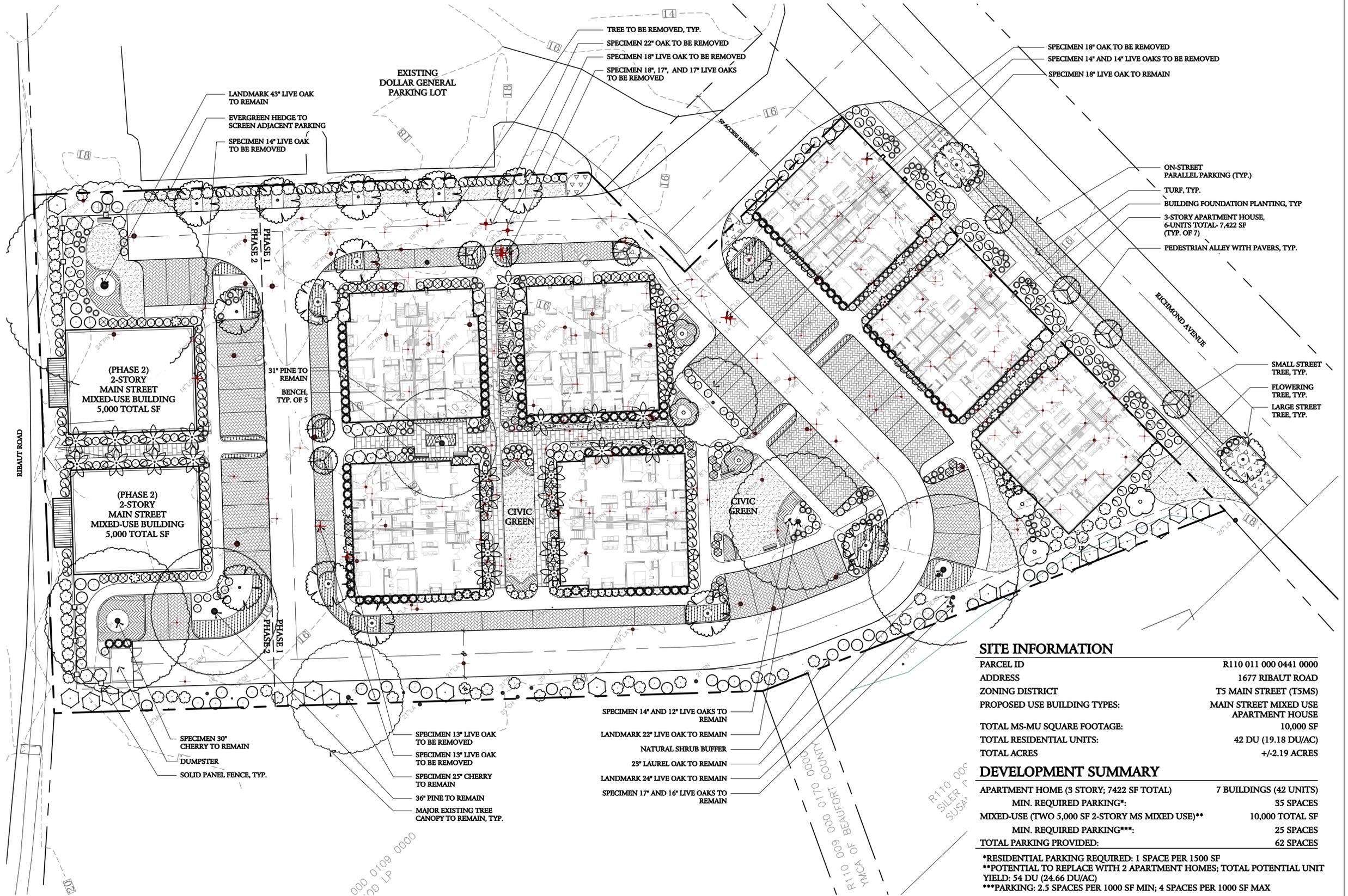
- CYFA Cyrtanthus falcatus / Holly Fern
- LACA Lantana camara / Lantana
- LIMU Liriope muscari / Lily Turf
- MUFI Muhlenbergia filipes / Muhly
- TRAS Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine

SOD/SEED

- SOD Eremochloa ophiuroides / Centipede Sod

TREE REMOVAL TALLY

EXISTING TREES		
TREES TO BE REMOVED	COUNT	ACI
LANDMARK TREES	0	N/A
SPECIMEN TREES	11	182
TREES TO REMAIN	COUNT	ACI
LANDMARK TREES	2	71
SPECIMEN TREES	8	156



SITE INFORMATION

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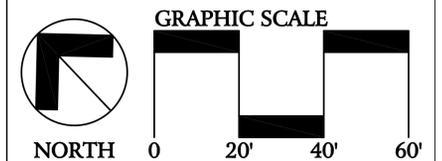
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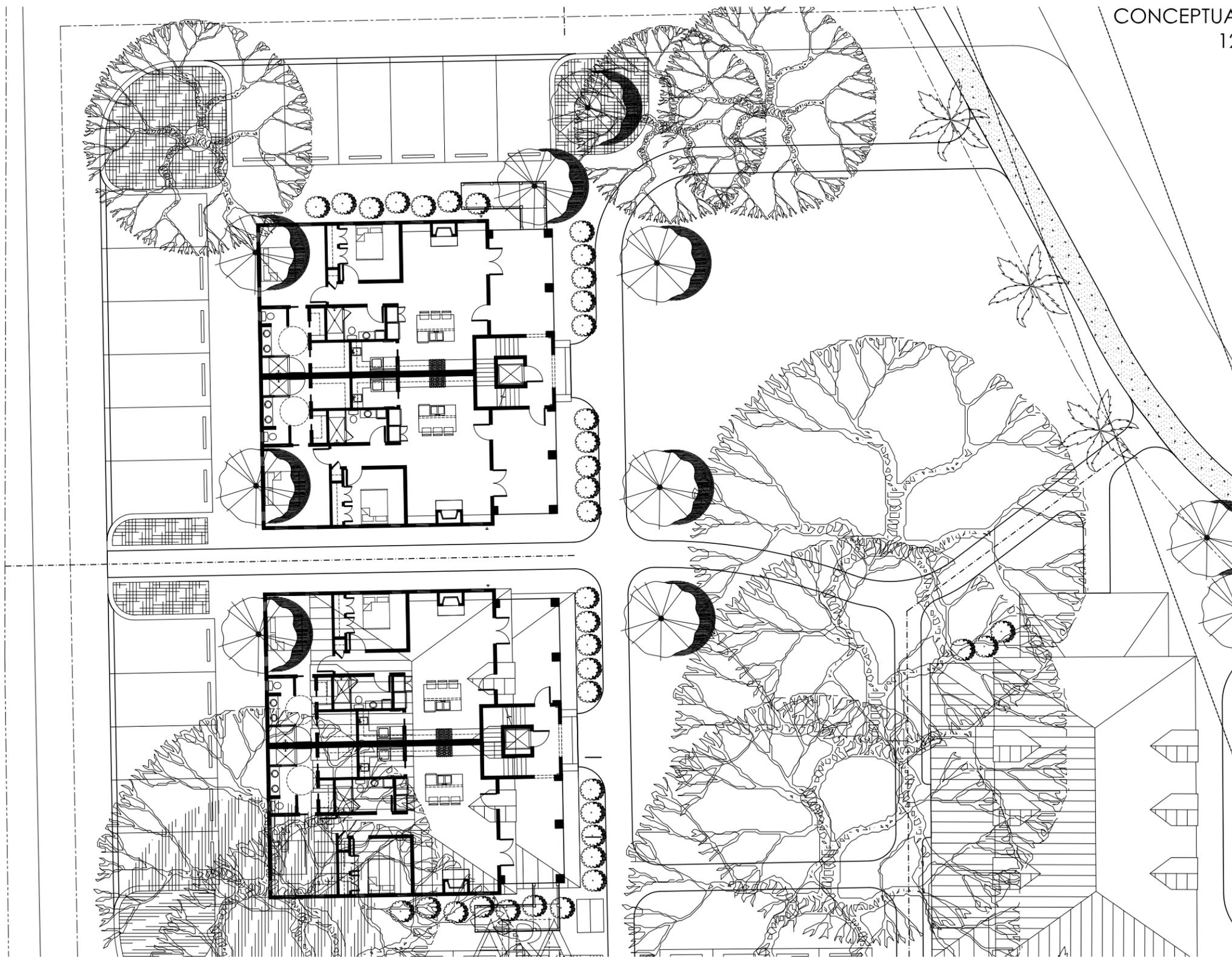


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PORT ROYAL MANSION FLATS

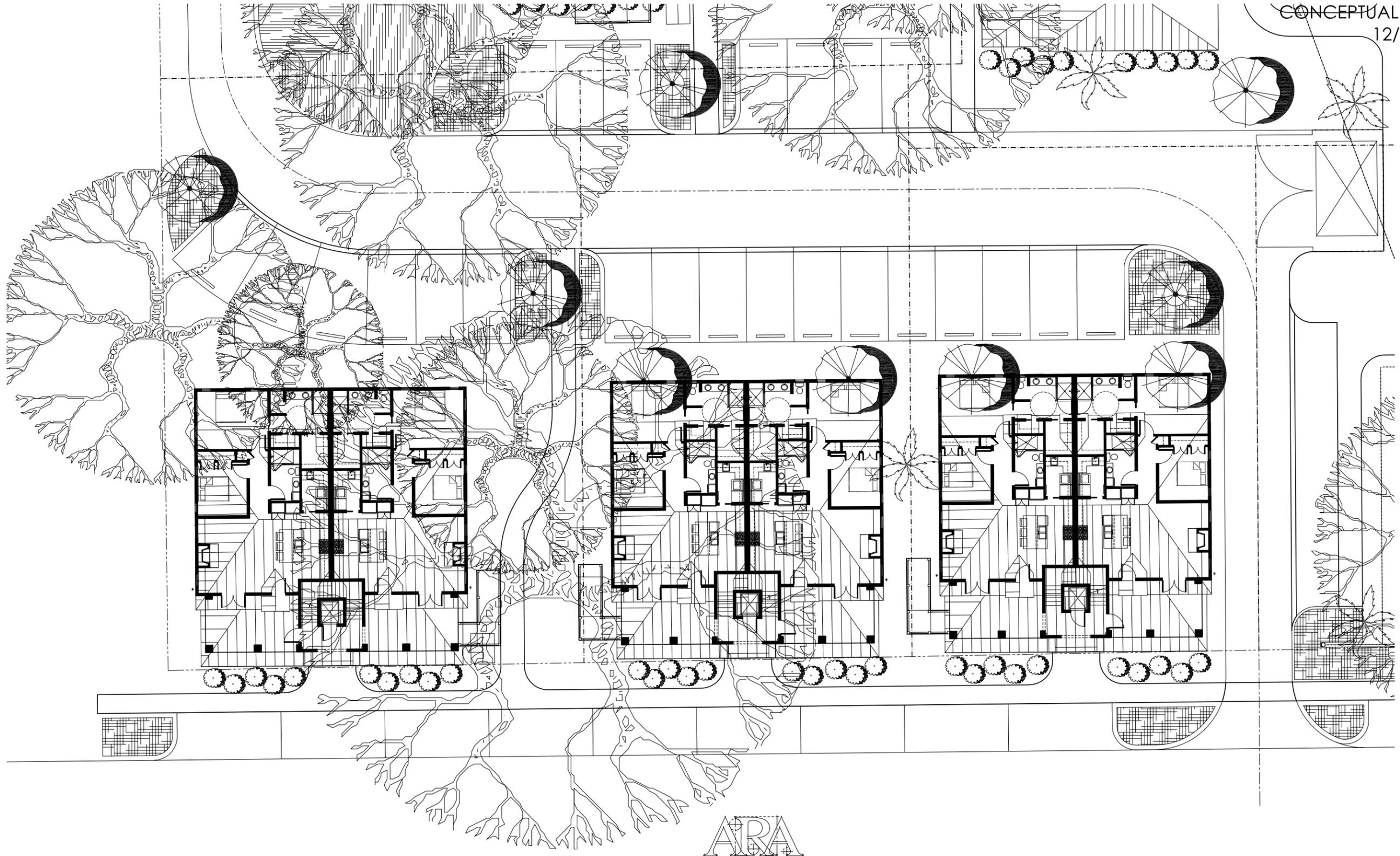
CONCEPTUAL PLANS

12/8/2025



PORT ROYAL MANSION FLATS

CONCEPTUAL PLANS
12/8/2025

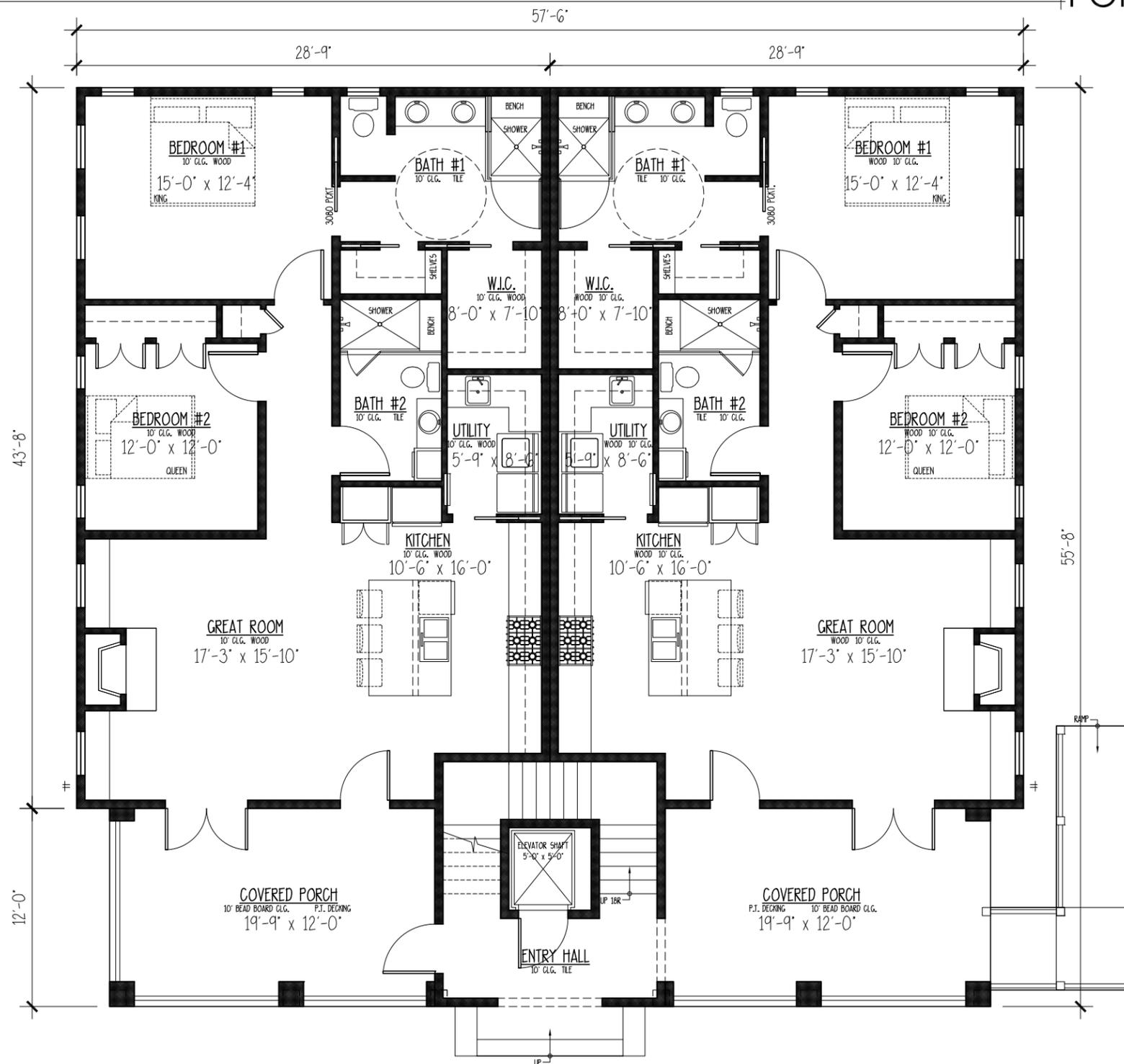


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PORT ROYAL MANSION FLATS

CONCEPTUAL PLANS

12/8/2025



FIRST FLOOR PLAN

1236 HTD S.F./UNIT

SCALE: 1/4" = 1'-0"

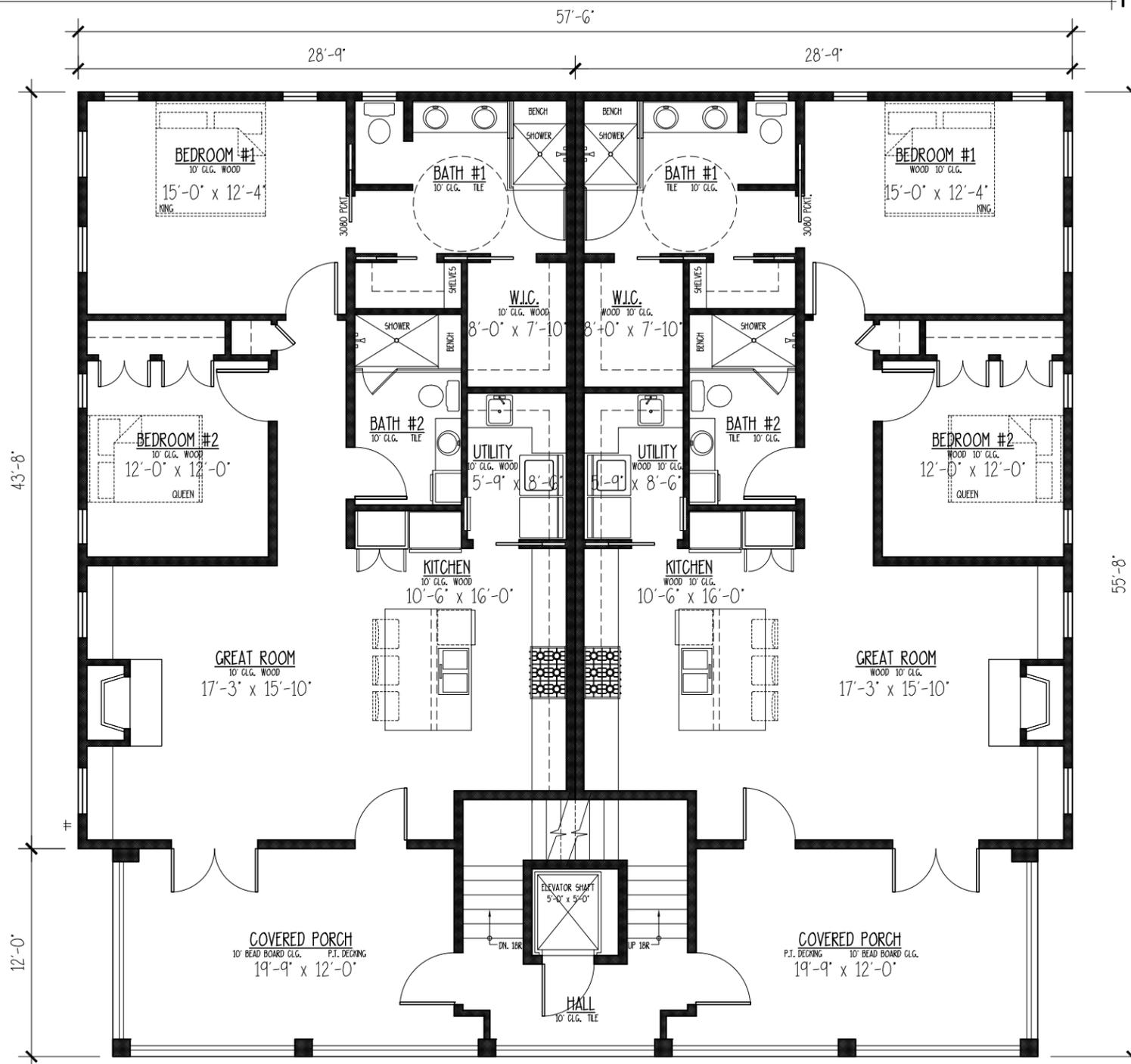


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PORT ROYAL MANSION FLATS

CONCEPTUAL PLANS

12/8/2025



SECOND/THIRD FLOOR PLAN

1236 HTD S.F./UNIT

SCALE: 1/4" = 1'-0"



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1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



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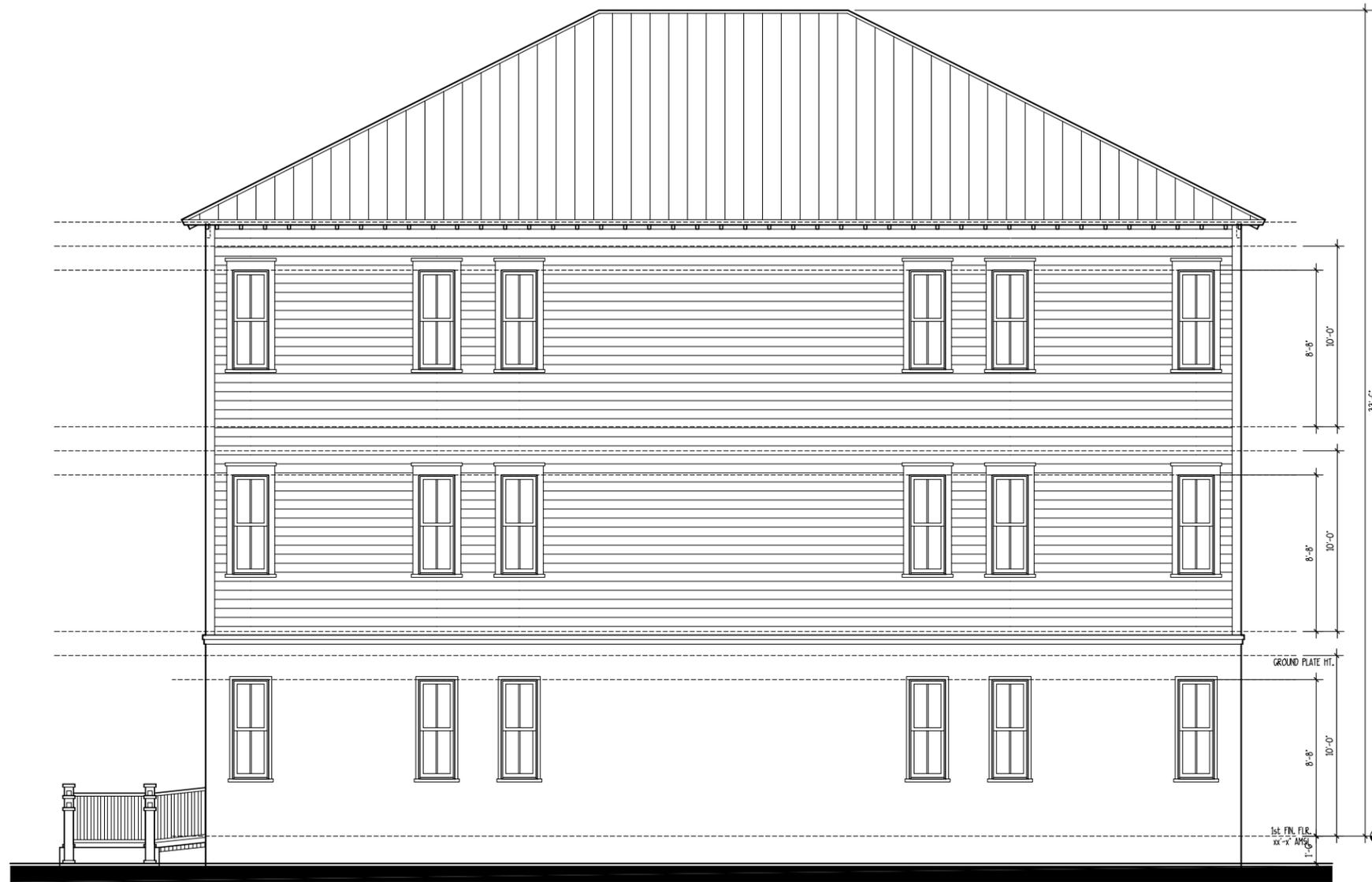


2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



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3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



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PORT ROYAL MANSION FLATS

CONCEPTUAL PLANS

12/8/2025



4 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



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Council

Kevin Phillips
Mayor

Mary Beth Heyward
Mayor Pro Tempore

Jerry Ashmore
Jorge Guerrero
Darryl Owens

Van Willis
Town Manager

Jeffrey Meyers
Chief of Police

Jeffrey S. Coppinger
Operations

Noah Krepps
Planning

Development Design Review

To: Josh Tiller, PLA, ASLA
From: Noah Krepps, AICP, Planning Director
Date: 2/26/2026
Subject: Richmond Court – 1st Review

We have received your Development Design Review submission for seven 3-story 4-6 Unit Buildings and two 2-story Main Street Mixed-Use Buildings at 1677 Ribaut Road and offer the following comments:

Code Section	Brief Description of Design Criteria	Comments
Division 2.2 General to All Development	General standards for laying out blocks, lots, civic spaces, and thoroughfares.	<p>The proposed blocks (length and perimeter) appear to conform to code.</p> <p>No civic space set asides are required, however the proposed civic greens and internal courtyards are necessary to supplement the lack of private open space assigned to individual buildings.</p> <p>Entry drive to serve as cross access between proposed development and existing Dollar General is wider than typical. Please provide cross section for entry drive, and if found that the travel lanes can be narrowed, revise to incorporate sidewalk connection adjacent to building closest to entry drive.</p>

		Two 4-6 Plex buildings appear to front civic space, which is permitted by code.
Division 2.3 Thoroughfare Standards	These standards are applicable for the transformation of existing thoroughfares [...].	<p>Please confirm if the internal street with perpendicular parking is intended as a rear lane and provide cross section. The proposed assembly is not pre-approved in the code.</p> <p>Public Frontage plantings on preliminary landscape plan appear to conform to code.</p> <p>Please identify Civic Space Types per the updated ordinance provided with this review letter. This site does not require any Civic Space Set Asides, so this is just to memorialize the Civic Space Types on the site plan.</p>
Article 3 – Specific to Zones	<p>3.1.50 How Building Height is Measured</p> <p>3.2.90 T5 Main Street (T5MS) Standards</p>	<p>Building Heights and Ground Floor Finish Levels appear to conform to code.</p> <p>Residential buildings are now required to be min. 12” above grade in this district, rather than 18”, so could be reduced from past comments if you choose. Staff recommends maintaining or increasing GFFL due to 0’ setback. Note that GFFL for the residential buildings shall be achieved with a raised foundation rather than a podium created with fill and on-grade foundation.</p>
Division 5.1 Building Types	<p>5.1.110 4-6 Plex</p> <p>5.1.140 Main Street Mixed-Use</p>	<p>4-6 Plex elevations appear to conform to code.</p> <p>While each individual building plot does not incorporate a required courtyard space, there are areas where this is achieved by shared civic green or landscaped courtyard. What is the width of pedestrian alley between the buildings fronting Richmond Ave? Maybe the small areas shown as turf to behind and</p>

		<p>beside the building on plan southeast are also useable? Could these areas incorporate furnishings to serve as additional outdoor space? If not, please provide total area of functional civic spaces for staff to review in comparison to the typically required private open space.</p> <p>Main Street Mixed Use elevations not provided at this time. Understanding the residential portion of the development will be implemented first, will there be phasing at site development plan submittal? Otherwise, we still need to review elevations for the future MSMU buildings.</p>
Division 5.3 Private Frontage Types		Appear to conform to code.
Division 5.4 Architectural Standards and Guidelines		4-6 Plex elevations appear to conform to code.
Division 5.6 Off-Street Parking		<p>Off-street vehicular parking appears to conform to code.</p> <p>Please provide bicycle racks where appropriate to serve a minimum of 5% of the required vehicular parking.</p> <p>Trash collection areas shall be screened to the maximum extent practicable.</p>
Division 5.7 Landscaping and Screening		<p>Preservation of existing specimen and landmark trees is of highest priority. It appears that the largest landmark live oak trees on site have been prioritized in site design. Landmark trees proposed for removal are clearly identified on preliminary landscape plan for DRB consideration.</p>

		<p>Tree islands appear to conform to 1 island per 8 spaces requirement or equivalent for the overall site.</p> <p>The civic green on the corner of the rear lane will abut the rear of a 4-6 Plex building. This can be done tastefully, but I don't see the foundation planting's symbol on the concept planting palette. The rear of this building would be well served with a mix of landscaping and potentially a wall mural or other art installation.</p> <p>Please note that all new development is now required to be irrigated.</p>
Division 5.8 Exterior Lighting		Please provide an Exterior Lighting Plan when Site Development Review application is submitted. See Divisions 5.8 and 2.3 for lighting standards.
Code of Ordinances Chapter 20	Trees	Southern Live Oak, Sweet Bay, and Cabbage Palmetto conform with the Tree Equivalency Table in this code section for acceptable replacement planting species. White Fringetree is not in the Table, but it is native to SE USA.

At this time, staff recommends DRB review of site planning, landscaping, and architectural elevations for preliminary approval.

Please let me know if you need clarification or have questions – nkrepps@portroyal.org