

**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.