1. **3097 Bee’s Ferry Rd. TMS# 356-00-00-013**
   Request preliminary approval for the construction of a new 4-story multi-tenant senior living facility.

   Owner: 3097 Bees Ferry, LLC  
   Applicant: Eric Hadley  
   Neighborhood/Area: West Ashley

   MOTION: Preliminary approval, with staff comments #2, 5, 7 and Board comments, to maintain soldier header course, use more native species, include all specialty paving in the mock-up panel.

   MADE BY: JJ  
   SECOND: JT  
   VOTE: FOR 4 AGAINST 0  
   Michelle Smyth not arrived yet

2. **1627 Savannah Hwy. TMS# 350-06-00-115 (project not heard until agenda item #4, when Michelle Smyth could be present)**
   Request preliminary approval for the new construction of a new car dealership.

   Owner: Graham Eubanks Jr./Palmetto Ford Inc.  
   Applicant: Chris Altman  
   Neighborhood/Area: West Ashley

   MOTION: Preliminary approval with staff comments #2-5, 7 and 8 and Board comments to provide a drainage plan, use Live Oaks along Betsy Rd to match the existing trees on Betsy.

   MADE BY: MS  
   SECOND: JJ  
   VOTE: FOR 4 AGAINST 0  
   Michelle Smyth present, Jeff Johnston recused
3. 835 Savannah Hwy – TMS# 421-01-00-011 (heard second on agenda)
1st time submittal requesting preliminary approval for the renovation to an existing building to convert to multi-tenant retail.

Owner: Twin Rivers Capital, LLC
Applicant: Synchronicity, LLC
Neighborhood/Area: West Ashley

MOTION: Deferred with staff comments # 2-6, and Board comments, suggest to meet with neighborhood groups as they request, provide further study of the internal noise to neighbors, site and building lighting, dumpster and grease pit location, rear parking configuration and buffer, consider a high masonry wall along entire back fence line for the neighbors.

MADE BY: JJ SECOND: KC VOTE: FOR 4 AGAINST 0
Michelle Smyth not arrived yet

4. 828 St. Andrews Blvd TMS# 418-11-00-005.007 (heard 3rd on the agenda)
Request conceptual or preliminary approval for the renovation to an existing office building into a mixed-use plus a new outdoor covered space.

Owner: John David Pfile
Applicant: Neil Stevenson Architects/Amy Stoney
Neighborhood/Area: West Ashley

MOTION: Conceptual approval, with staff comments #6-8 and 10-15, with Board comments to study the color of the existing building to be more cohesive and consider painting all one color; find an alternative to reverse board and batten; study the lighting under the canopy; provide color scheme at next submittal, restrain the theme of the cone for both the sign and the entry gate.

MADE BY: JJ SECOND: JT VOTE: FOR 4 AGAINST 0
Michelle Smyth not arrived yet
5. **2886 Maybank Hwy TMS# 312-00-00-092**

Request conceptual approval for the construction of a new retail paint store.

Owner: Kerrland Investments, LLC  
Applicant: Steven Wells, AIA  
Neighborhood/Area: John’s Island

MOTION: Deferred, with staff comments 2-12, with Board comments to provide more uniformity with the exterior materials pallet, study the removal of the entry door awning, align window heads, remove the screen wall and embrace the service side of the building,

MADE BY: __JJ____  SECOND: __MS____  VOTE: FOR 4____ AGAINST 0____

John Tarkany left