



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**

**Tuesday, April 7, 2015, 2:30 p.m.**

Palmetto Electric Cooperative at 1 Cooperative Way,

Hardeeville, SC 29927.

Phone: (843) 255-2140

James Atkins / Architect  
J. Michael Brock / Landscape Architect  
Peter Brower / Architect-Landscape Architect  
Patrick Kelly / Architect-Landscape Architect  
Pearce Scott / Architect-Landscape Architect  
Donald L. Starkey / At-Large  
James K. Tiller / Landscape Architect

1. CALL TO ORDER – 2:30 P.M.
2. PUBLIC COMMENT
3. NOMINATION OF CHAIR AND VICE-CHAIR
4. NEW BUSINESS: Crystal Lake Park – Observation Tower ([backup](#))
5. OLD BUSINESS: None
6. OTHER BUSINESS:
  - A. Overview of Design Review Board Duties
  - B. Next Scheduled Meeting: Wednesday, May 13, 2015, 2:30 p.m. at Palmetto Electric Cooperative at 1 Cooperative Way (off Highway 278, between Technical College of the Lowcountry (TCL) and WalMart), Hardeeville, SC 29927
7. ADJOURNMENT



**Crystal Lake Park – Observation Tower**

**Type of Submission:** Final  
**Applicant:** Beaufort County  
**Project Architect:** Rob Montgomery, Montgomery Architecture and Planning, Inc.  
**Type of Project:** Public Park  
**Location:** Located at the intersection of Lady’s Island Drive (US 21) and Rue Du Bois  
**Zoning Designation:** T1 – Natural Preserve  
**Project Information:** The applicant is proposing to construct an 83 foot tower in Crystal Lake Park on Lady’s Island. The tower will be timber construction and sided with pressure treated lumber. The Design Review Board is being asked to look only at the tower. The site and landscaping plan were previously approved by the Corridor Review Board.

Crystal Lake Park is a 25+ acre assemblage of parcels purchased through the Beaufort County Rural and Critical Lands Preservation Program. The site contains a 6.8 acre lake along with freshwater and saltwater wetlands. Beaufort County has been working with the Friends of Crystal Lake to develop a passive park with an interpretive center; a network of trails and boardwalks encircling the lake; and offices for the Beaufort Open Land Trust and the SC Soil and Water Conservation District. The portion of the site fronting Lady’s Island Drive is the former location of Butler Marine and contains a 3,500 square foot metal building and an asphalt parking lot that surrounds three sides of the building (west, south, and east elevations).

**Previously Approved Project Components:** On October 22, 2013, the Northern Beaufort County Corridor Review Board approved the renovation of the 3,500 square foot building which consists of wrapping the existing building with a covered walkway along with minor cosmetic changes to the exterior of the building. The CRB also approved a site plan that includes 22 parking spaces and an accompanying landscaping plan. The approved site and landscaping plan are attached and for reference purposes only.

**Staff Comments:** The project meets the applicable architectural standards of Section 5.3.30 of the Community Development Code with the exception of the requirement that new buildings are compatible with surrounding buildings and the minimum roof pitch of 4:12. The proposed project is a landmark building and therefore by its very nature is meant to be singular and stand out.

The table below provides a list of the standards and how they apply to this project:

Section 5.3.30: General Architectural Standards and Guidelines	
<b>Compatibility with Surrounding Buildings:</b> Building design shall take into account the immediate off-site surrounding structures, and provide mass, height and building elevations, so as to create substantially compatible scale with adjacent structures.	See comment below
<b>Building Massing:</b> Buildings shall incorporate variations in wall heights, façade articulations and varied roof planes and pitches. Wall planes shall be divided into modules that express traditional dimensions such that a primary facade plane shall not exceed 75 feet in length. If a wall plane exceeds this dimension, then an offset shall be provided to divide it into subordinate elements each less than 75 feet in length.	meets standard
<b>Wall Planes:</b> Wall planes shall be divided into smaller components by the arrangement of windows and other facade articulation features, such as columns, pilasters, canopies, and awnings.	n/a
<b>Entrances:</b> The main entrance to a building shall be clearly identifiable and shall be oriented to face a street, internal drive aisle, plaza or pedestrian way. Entrances shall incorporate design features such as canopies, porticos, arcades, raised cornice parapets or peaked roof forms over the doorways, arches, and display windows.	n/a
<b>Vertical Articulation:</b> Buildings shall incorporate such elements as wainscoting, water tables, canopies, rooflines and parapets to provide vertical articulation. For multi-story buildings, the building elevations shall clearly reflect a bottom (first) floor and its representative interior height, a middle ground consisting of all floors above the first floor and a visually pronounced building top that consists of a defined cornice at the top of the parapet roof section or at the transition of the sloped roof section.	meets standard
<b>Pitched Roofs:</b> Pitched roofs are encouraged for all buildings with a footprint of 15,000 square feet or less. Where pitched roofs are utilized, the minimum pitch shall be 4:12 and overhanging eaves shall be incorporated into the design of the building.	see comment below
<b>Flat Roofs with Parapets:</b> Flat roofs are appropriate for larger buildings and for building types such as shopfronts which traditionally have flat roofs. Flat roofs and sloped roofs with a pitch less than 4:12 shall be concealed with a parapet that extends around all sides of a building that are visible from any public street, internal public drive, abutting adjacent commercial office buildings, retail stores or residential areas. The parapet must be designed and scaled as an integral part of the building façade.	n/a
<b>Concealing Rooftop Equipment:</b> Where HVAC equipment, satellite dish structures, and other equipment are located on a roof, the roof structure shall be designed to be tall enough to completely conceal the equipment.	n/a
<b>Roof Articulation:</b> Varied roof pitches and planes shall be used to break up the massing	n/a
<b>Materials:</b> Permitted materials include wood clapboard, wood board and batten, wood shingle siding, brick, stucco, tabby, faced concrete block and artificial siding material which resembles painted wood clapboard. Prohibited materials include plywood; cinder block; unfinished poured concrete; unfaced concrete block; plastic or vinyl not closely resembling painted wood clapboard; and highly reflective glass or materials as the predominant material or visible texture. No metal buildings are permitted without an approved exterior façade material.	meets standard
<b>Balance of Materials:</b> If multiple materials are provided along a building facade, the heavier materials shall be located to the bottom of lighter materials. For example, brick should be provided below wood siding.	n/a
<b>Colors:</b> Predominant color design shall be compatible with Lowcountry or coastal vernacular palette which includes traditional historic colors, earth tones (greens, tans, light browns and terracotta), grays, pale primary and secondary colors (with less than 50 percent color value), white and cream tones, and oxblood red. Accent color design (i.e., black, dark blue, grays, and other dark primary colors) may be used on a limited basis as part of an architectural motif. Bright, primary colors are not permitted.	meets standard
<b>Accessory Uses:</b> The design of accessory buildings and structures, if permitted within the applicable zoning district, shall reflect and coordinate with the general style of architecture inherent in the primary structure for the proposed development. Covered porches, canopies, awnings, trellises, gazebos, street/pedestrian furniture and open wood fences are encouraged.	n/a

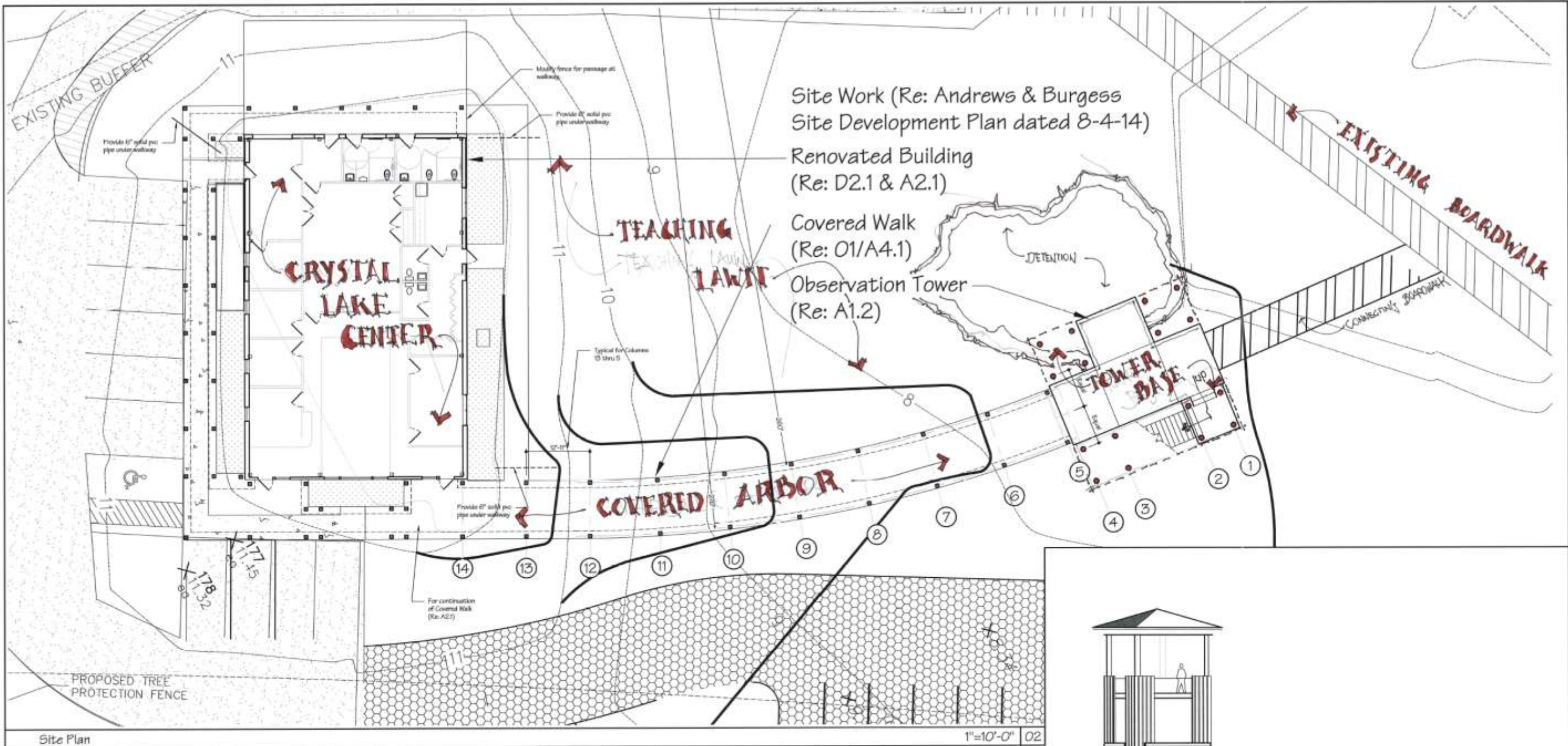
**March 20, 2015**

The Crystal Lake Center gained CRB and DRT approvals in 2014 (see attached DRT approval 200-18-20B, 656, 271 dated 5-14-2014). In that approval package, there was a pavilion shown as the terminus to the covered arbor which surrounds the Center's Office Building and leads to the Crystal Lake Boardwalk. During those reviews, a tower was favorably discussed as an alternate to the pavilion. This submittal presents the tower which is to replace the pavilion. This Tower is built in the same footprint as the approved pavilion and is slightly shorter than previous presentations in order to meet code.

This landmark structure will act as the icon for Crystal Lake Park, married to the Crystal Lake Center (housing Open Land Trust offices and South Carolina Soil & Water Conservation offices) by way of a covered arbor. The tower also acts as the gateway to Crystal Lake Boardwalk, and anchors the Teaching Lawn located to the north of the building.

The entire park is intended to be used as a Teaching Tool, allowing for demonstration of exemplary storm water management and education of our natural environment; including fresh wetlands, brackish lake, salt marsh, and water shed boundaries. Occupying property formerly known as Hazel Farm (see attached Geodesic Map), Crystal Lake also has ties to the earliest of mariculture technologies with remnants of historic shrimp farming along the edges of Distant Island Creek just on the other side of Lady's Island Drive.

The tower allows users to look over the highway to marshes of Distant Island Creek, making visual connection to the broader impacts of Crystal Lake's water shed. Coupled with similar facilities throughout Beaufort's Sea Islands, it will be one more pearl in a necklace of blue water and green way trails being built to better integrate citizens to our environment.



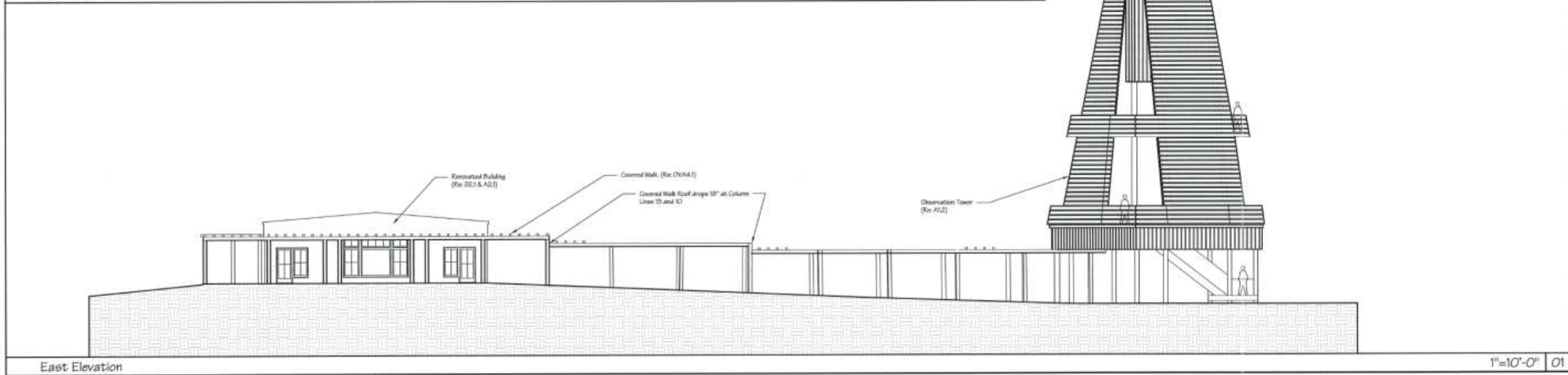
Site Plan

DATE: 10-7-14  
ISSUE: 02

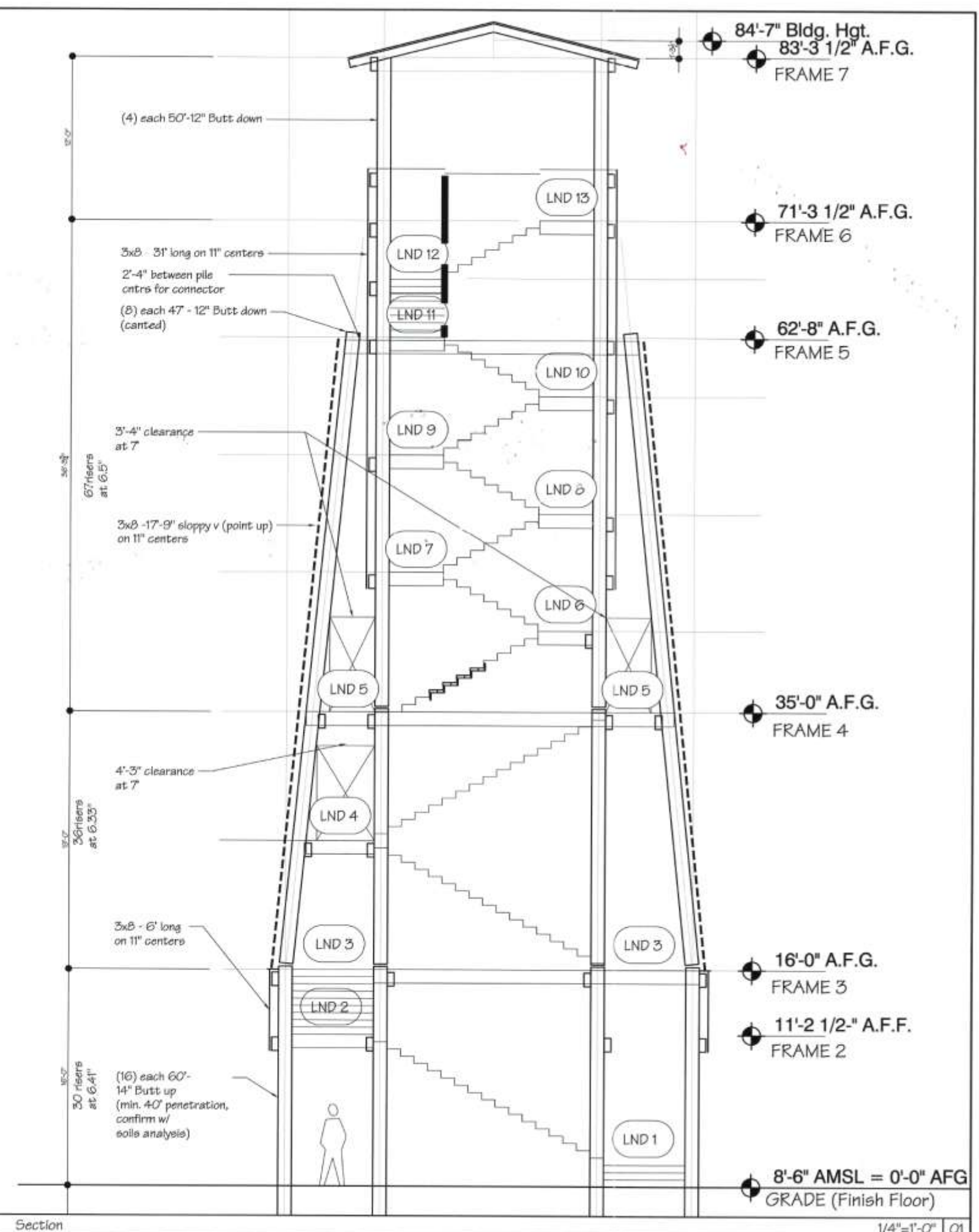
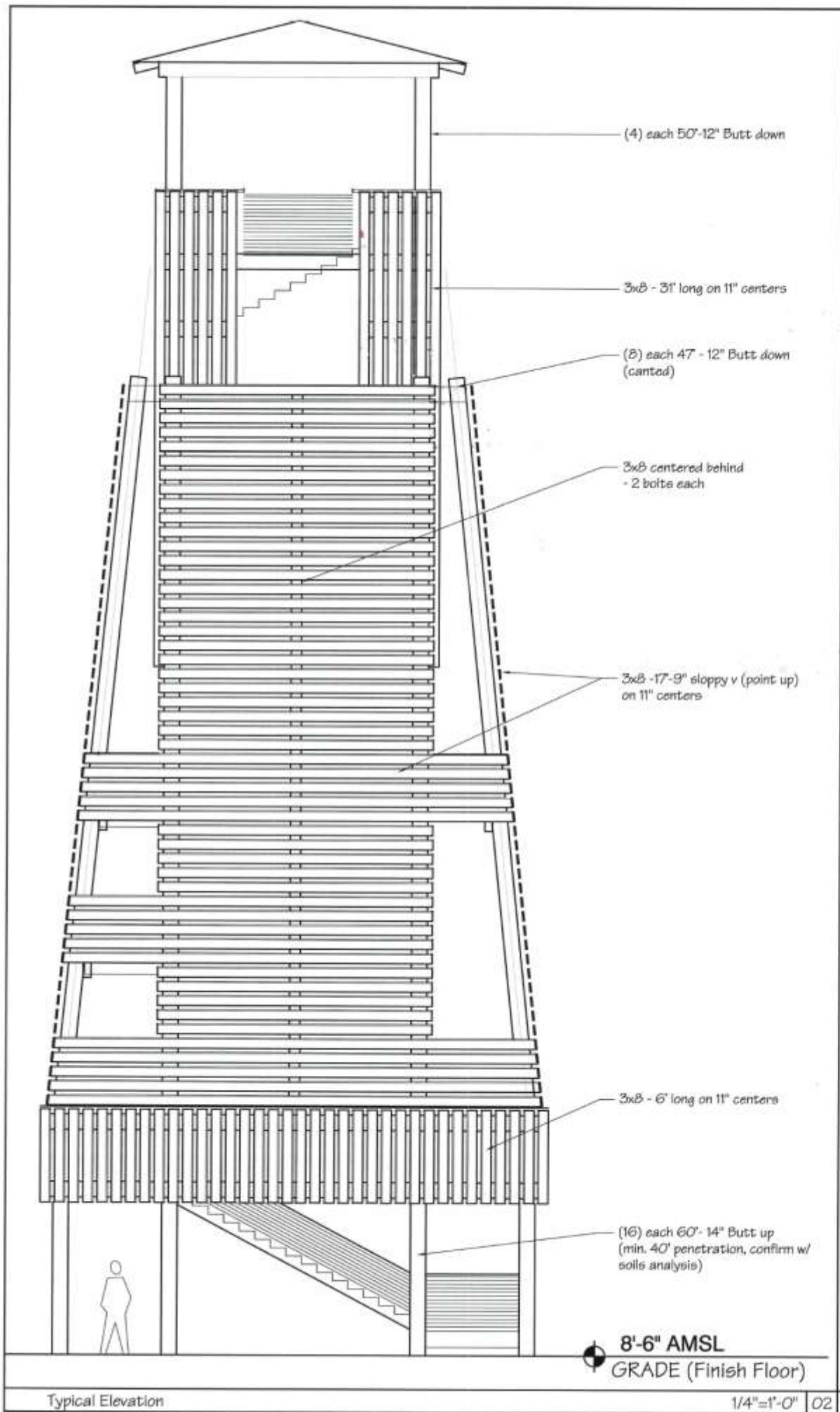
Site Plan and Elevation  
Crystal Lake Park  
Lady's Island Drive  
Lady's Island, SC

A1.1

Project No: 256  
Drawn By: AM  
Checked By: RM  
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East Elevation



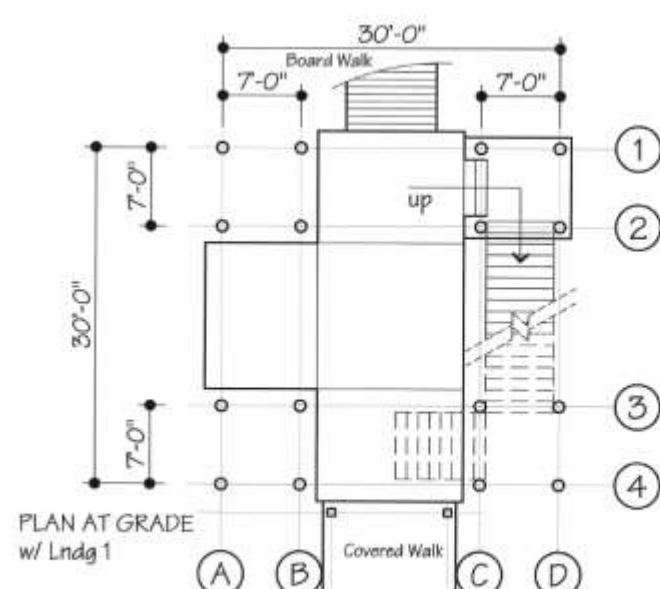
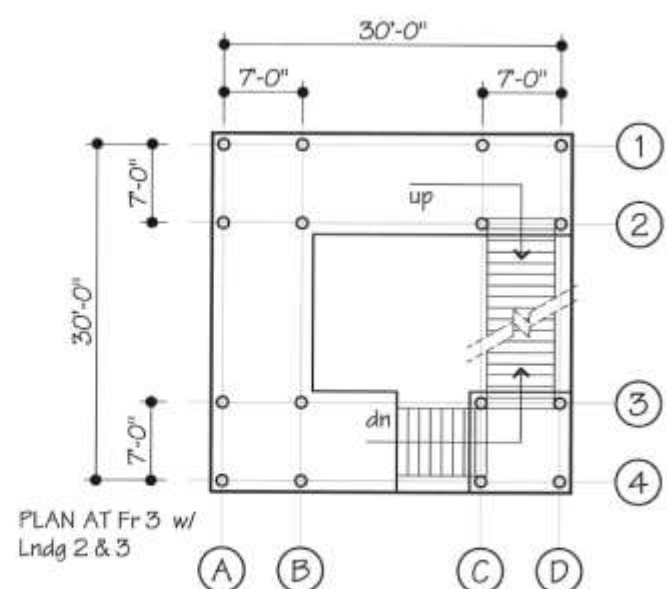
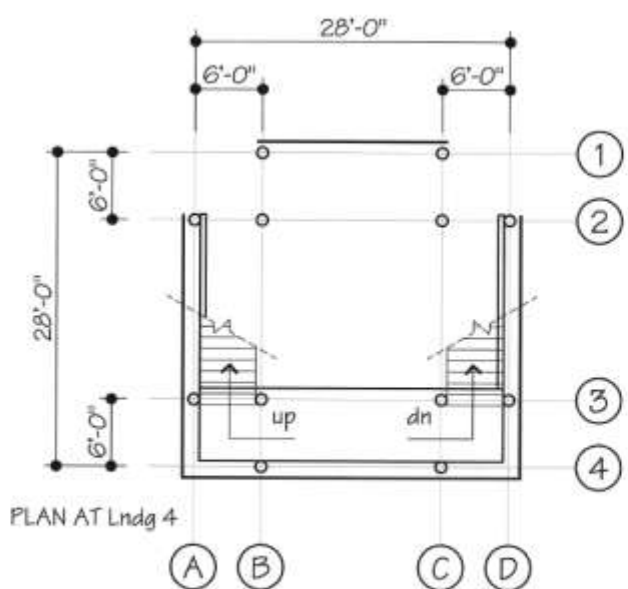
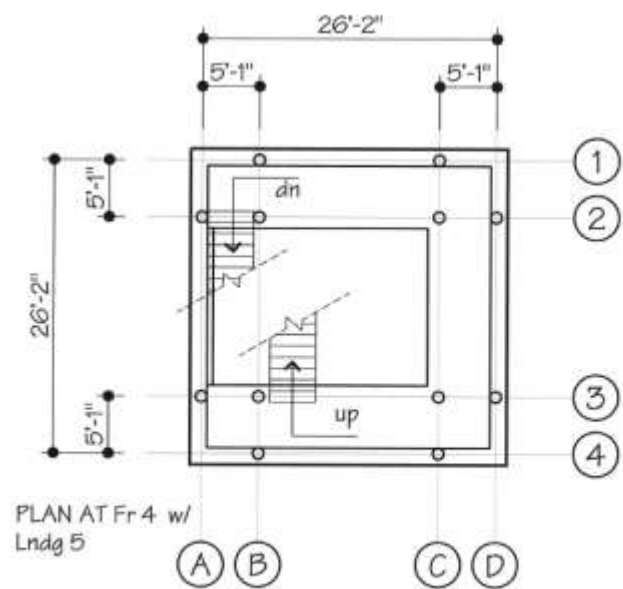
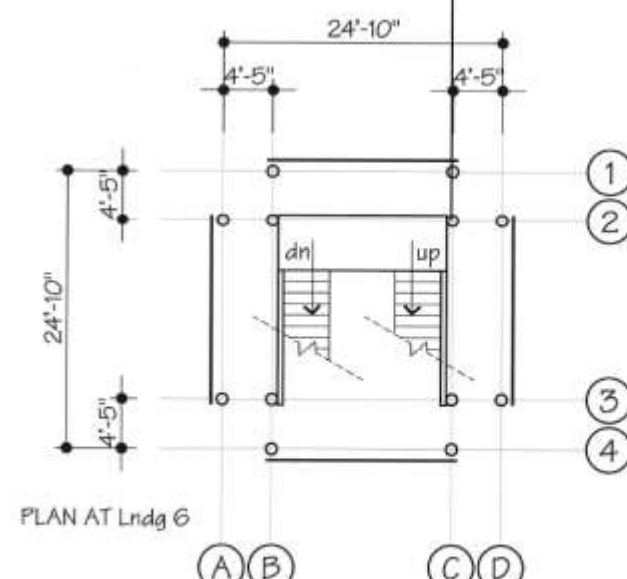
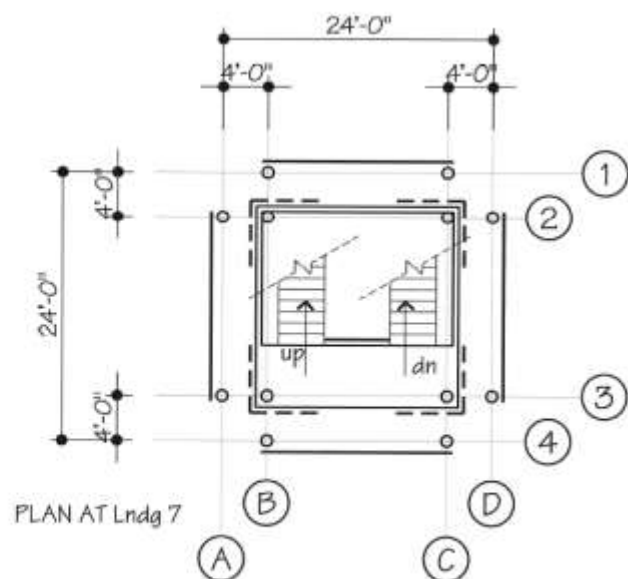
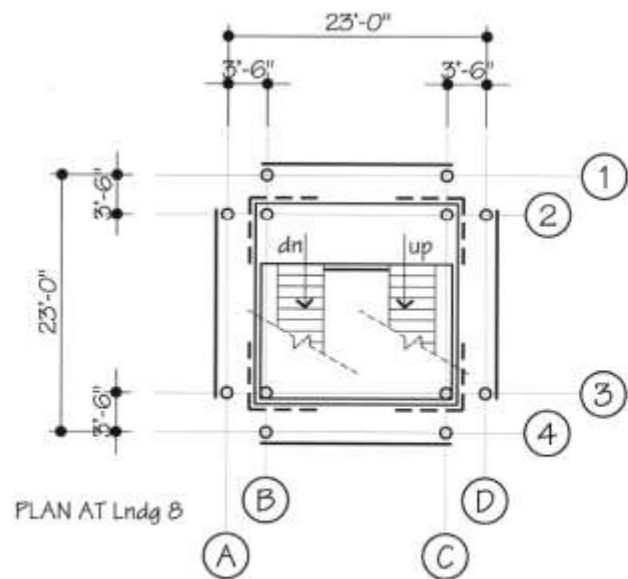
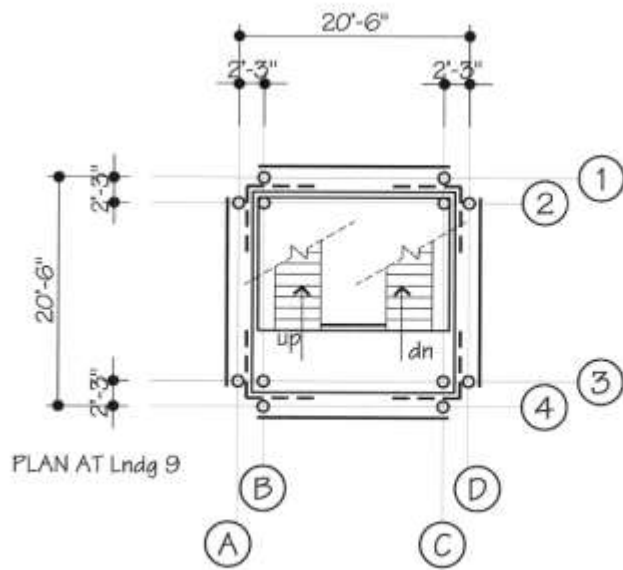
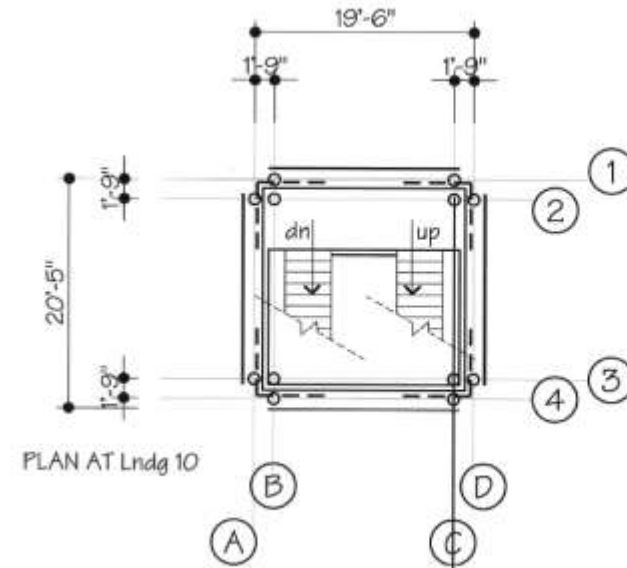
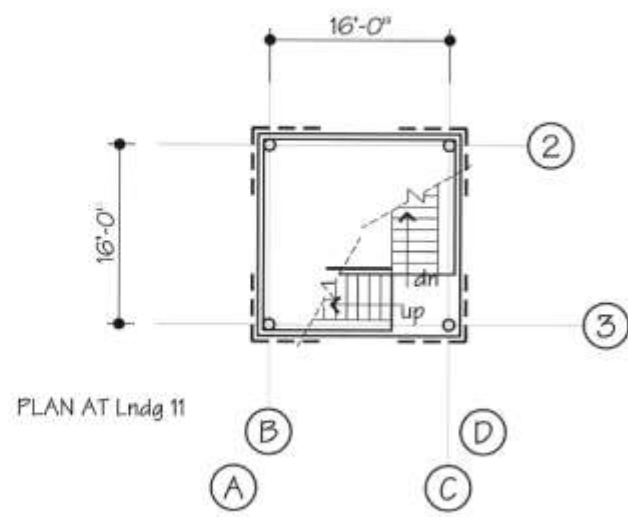
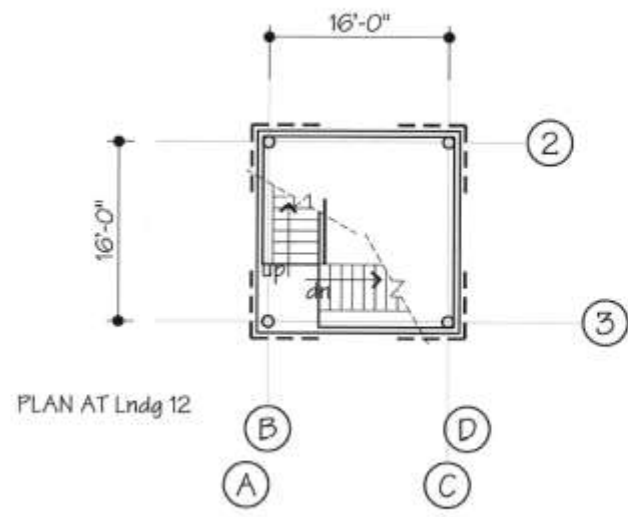
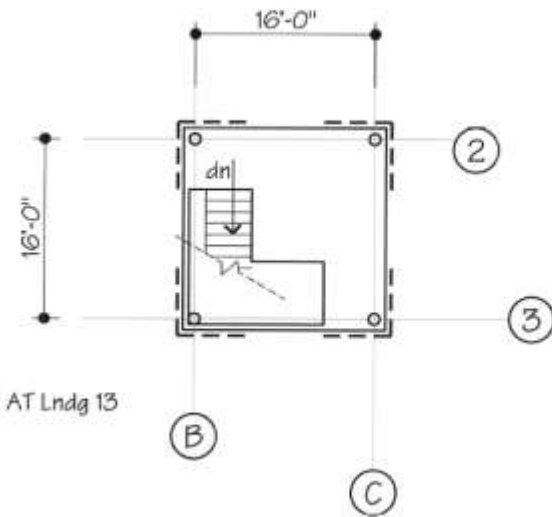
MONTGOMERY  
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Beaufort, SC 29902  
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Fax: (843) 522-8011

DATE	ISSUE
10.7.14	Bid

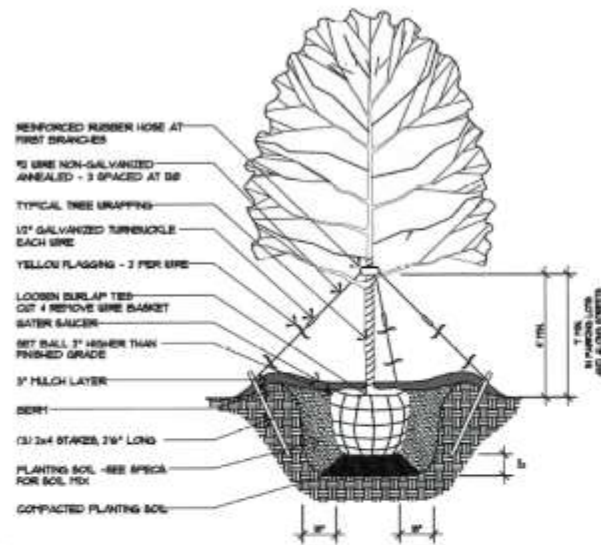
Tower Section & Elevation  
Crystal Lake Park  
Lady's Island Drive  
Lady's Island, SC

**A1.2**  
Project No: 256  
Drawn By: AM  
Checked By: RM  
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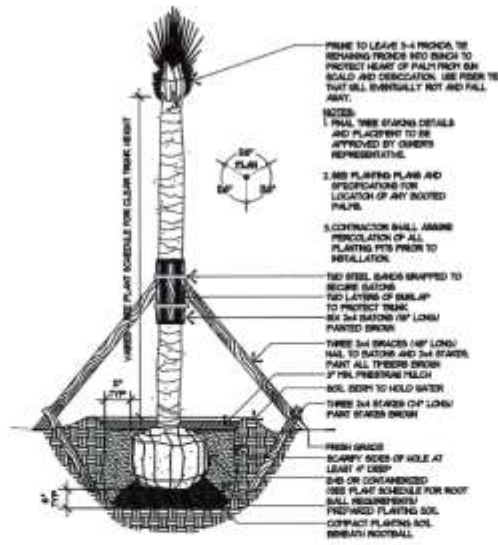








1 Tree Planting  
L2 Not to Scale



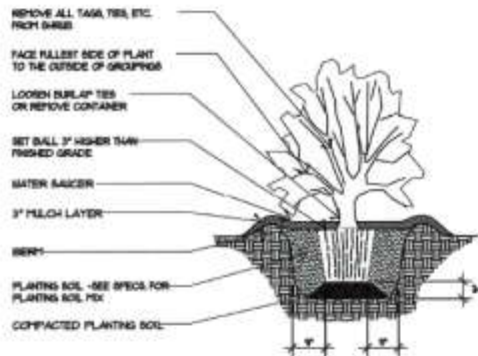
2 Palmetto Tree Planting  
L2 Not to Scale

**PLANT LIST CRYSTAL LAKE**

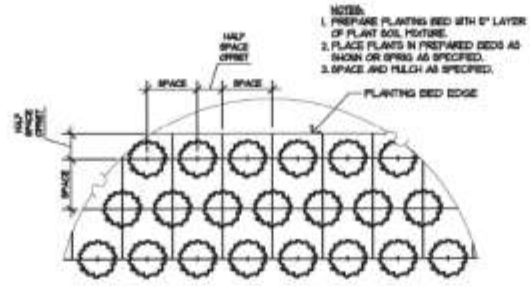
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOTS	NOTES
<b>TREES</b>								
QVM	3	<i>Quercus virginiana</i>	Live Oak	2'-3"	10'-12'	4'-6'	Cont.	Full
SAPA	6	<i>Sabal palmetto</i>	Cabbage Palm	-	10'-16'	-	B&B	Clear trunk up to 12'
TADI	3	<i>Taxodium distichum</i>	Sold Cypress	2'-3"	10'-12'	4'-6'	Cont.	Full
AEP4	3	<i>Aesculus pavie</i>	Red Buckeye	7' min.	6'-8'	-	B&B	single trunk
CHM	5	<i>Chionantha virginica</i>	Fringetree	7' min.	3'-6'	2'-3'	Cont.	Full
<b>SHRUBS</b>								
CAAM	30	<i>Calliopsis americana</i>	Beauty Berry	-	10'-24"	10'-18"	3 Gal. Cont. Full	4'-6" O.C.
LYLJ	11	<i>Lycium lucidum</i>	Natterbush	-	10'-24"	10'-24"	3 Gal. Cont. Full	
MYCE	15	<i>Myrica carolinensis</i>	Wax Myrtle	-	4'-6"	4'-5"	5 Gal. Cont. Full	10' O.C.
SERE	1	<i>Sesuvium repens</i>	Sea Purslane	-	10'-24"	10'-18"	3 Gal. Cont. Full	
CAGE	84	<i>Celastrus georgiana</i>	Georgia Bell	-	6'-12"	6'-12"	3 Gal. Cont. Full	
ITVI	11	<i>Ilex virginica</i>	Sweetgum	-	10'-24"	10'-18"	3 Gal. Cont. Full	3 stems min.
<b>ORNAMENTAL GRASSES + FERNS</b>								
MJR	36/3	<i>Muhlenbergia filipes</i>	Gulf Muhly Grass	-	10'-18"	-	1 Gal. Cont.	# 3' O.C.
TRDA	344	<i>Tripsacum dactyloides</i>	Fakahatchee Grass	-	10'-18"	-	1 Gal. Cont.	# 3' O.C.
CHLA	31	<i>Chenanthium latifolium</i>	Upland Seaote	-	10"	-	1 Gal. Cont.	# 2' O.C., 3 bolls min.
SDVI	41	<i>Sporobolus virginicus</i>	Virginia Chain Fern	-	10"	-	1 Gal. Cont.	# 2' O.C., full
SPBA	80	<i>Spartina bakeri</i>	Sand Cordgrass	-	2'-3'	-	3 Gal. Cont.	# 4' O.C.
<b>GROUND COVERS, VINES + PERENNIALS</b>								
ASN	56	<i>Asclepias incarnata</i>	Sweet Milkweed	-	10'-18"	10'-18"	1 Gal. Cont.	# 2' O.C.
LOSE	5	<i>Lonicera sempervirens</i>	Coral Honeysuckle	-	24'-36"	-	5 Gal. Cont. Full	train to grow up posts
<b>SOD</b>								
SOD	1556 SF		Centipede					
<b>MULCH + IRRIGATION</b>								
MULCH	11,251 SF		3" DEEP LONGLEAF PINE STRAW MULCH					
IRN	23,476 SF		100% COVERAGE OF ALL PLANT BED AND SOD AREAS					

**PLANTING NOTES:**

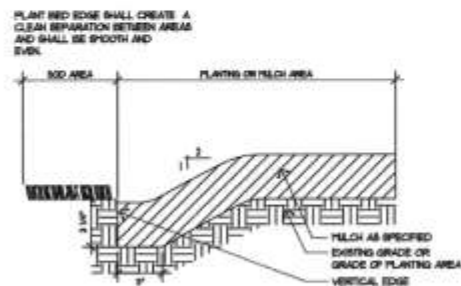
- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
- CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINE STRAW MULCH.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
- IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
- PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.



3 Shrub Planting  
L2 Not to Scale



4 Ground Covers, Annuals & Perennials  
L2 Not to Scale



5 Sod / Plant Bed Edge Detail  
L2 Not to Scale

**J. K. TILLER ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 TEN PINEKNY COLONY ROAD SUITE 101 BLUFFTON, SC 29909  
 Phone 843.815.4800 Fax 843.815.4803  
 jkt@jktiller.com



**CRYSTAL LAKE**  
 Landscape Development Plans  
 Beaufort County, South Carolina

**Sheet Title:**  
 Planting Schedule, Notes and Details  
**Job Number:**  
 201317-01  
**Date:**  
 March 25, 2014  
**Drawn:**  
 MV, CD  
**Approved:**  
 CV  
**Revisions:**  
 Rev. 4, 2013  
 Rev. 5, 2013