



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, March 3, 2016, 2:30 p.m.
Grace Coastal Church
15 Williams Drive, Okatie, SC 29909
Phone: (843) 255-2140

Committee Members:

James Atkins / Architect - Chairman
J. Michael Brock / Landscape Architect – Vice Chairman
Peter Brower / Architect-Landscape Architect
Bill Allison / 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. REVIEW OF OCTOBER 7, 2015, MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - a. Church of the Palms Building Expansion ([backup](#))
 - b. Bluffton Walmart – Revised Fuel Station ([backup](#))
 - c. Parker’s Convenience Store – Barrel Landing ([backup](#))
5. OLD BUSINESS: None
6. OTHER BUSINESS: Next Scheduled Meeting—2:30 p.m. on Thursday, April 7, 2015 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
October 7, 2015, Community Room, Palmetto Electric Cooperative

Members Present: James Atkins, Pearce Scott, Donald L. Starkey, Patrick Kelly

Members Absent: Peter Brower, J. Michael Brock, James K. Tiller

Staff Present: Robert Merchant, Long Range Planner

Guests: Waylon Hoge, PE, Integrity Engineering; Michael Smalls; Greg Chapman, McDonalds
Michael Eggers, McDonalds Franchise Owner; Ryan Lyle, PE, Andrews Engineering

1. CALL TO ORDER – 2:30 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. MINUTES: Mr. Starkey said that there was a typo in the draft minutes. The word "reworded" needs to be changed to "reworked". Mr. Starkey motioned to approve the minutes of the August 5 Design Review Board meeting with the revision. Mr. Scott seconded. Motion carried.
4. OLD BUSINESS:
 - A. **Conceptual Review of Bluffton Gateway Outparcels:** Mr. Merchant gave the project background. Ryan Lyle presented for the applicant. He said that they discussed with the Staff Review Team (SRT) that they will reduce 13 parking spaces from the bank site. He said that they would remove the 14 spaces along SC 46 and add an additional space in the parallel spots. He said that they will landscape the area similar to the highway buffer landscaping. Mr. Atkins asked if the applicant addressed the lack of understory trees in the buffer. Mr. Lyle said that they planned to keep the vegetation in the buffers. He said that they planned to clear and grub the interior of the site but keep the buffers alone.

Mr. Atkins said that there was opportunity on the bank site to provide additional landscaping and enhance the highway buffer. Mr. Scott asked why the bank didn't rotate the site. Mr. Lyle said they considered multiple orientations. This one was chosen. Mr. Kelly asked if the dumpster areas were enclosed. Mr. Lyle said that they were. Mr. Starkey asked what the pervious impervious ratio. Mr. Lyle said that this was covered under the County's stormwater manager. Mr. Kelly asked if the under-parked Outparcel 2 was an issue. Mr. Merchant said that it still met the ordinance and that the applicant was using the 5 fewer spaces on Outparcel 1 to help account for some of the extra spaces on Outparcel 2.

Mr. Starkey said that there were no sidewalk links between the road and the sidewalks around the buildings. Mr. Lyle said that they will address this. Mr. Starkey said that

there is a conflict between the dumpster screening on the civil plan and the elevations. He said that the civil showed board on board, and the elevations showed brick. Mr. Lyle asked what the Board would rather see. Mr. Starkey recommended that they use brick.

James asked if the Board had any feedback on the architecture. Mr. Atkins asked if the brick pattern was just a color change or a relief. Mr. Lyle didn't know. Mr. Scott said he would like to see more brackets on the columns holding up the canopy and under the overhang. Mr. Atkins suggested that lack of brackets made the overhang seem really long. He suggested reworking the brackets to be better proportioned with the overhang.

Mr. Atkins said that the Outparcel 2 building should be reworked to be more consistent with the bank building. He felt that the buildings were a great improvement. Mr. Starkey commented that the pillars holding up the drive thru on the bank building should be square, not pear shaped. He asked how true was the color of the brick. Mr. Merchant said that they were supposed to bring samples and colors.

Mr. Kelly said that staff needed to see the revised site and landscaping plan, but the Board did not. Mr. Scott motioned to accept with the following conditions – staff will review a revised landscape plan with removed parking spots; the cornice bracket frieze on the bank building will be restudied along with drive through columns; and the solid void of the Outparcel 2 building will be restudied and reviewed by staff and one Board member. Donald seconded. He commented that staff needed to review material and color samples. Mr. Starkey felt that the lighting plan needed to have adequate lighting in the restaurant area. Motion carried.

- B. Final Review of McDonalds, 22 Sams Point Way, Lady's Island:** Mr. Merchant gave the project background. Waylon Hoge presented for the applicant. Mr. Hoge presented the new building elevations. He said that there are seven trees that are being removed. He said that the arborist report supports that these trees can be saved. He mentioned the railing that brought people away from the drive thru lane when they exited the building. He said that the only other thing they could do was strip the area for pedestrians. Mr. Hoge said he would get back with the lighting company to make sure that the lighting plan met the requirements. Mr. Atkins asked that any exterior building lighting be added into the lighting equation. Mr. Hoge said that the grey canopy over the drive thru was unusual for this building. They usually go with yellow. Mr. Hoge said that they would be seeking a variance on the side of the menu board. Mr. Starkey asked if the menu board could be repositioned so that it wasn't so prominent on US 21. Mr. Hoge said that there would be a tree there that would provide some screening. Mr. Hoge said they could look at it. Mr. Starkey said that there should be a sidewalk that goes over to the main parking lot if it is going to be used for overflow parking. Mr. Hoge said that they could put a path in there.

Mr. Kelly motioned to approve with the following conditions - adjust the lighting plan to incorporate building lighting; address staff comments about understory trees; provide a path to connect to the Food Lion Shopping Center; and to follow the arborist's precautions to protect the trees during construction. Mr. Scott seconded. Motion carried.

5. NEW BUSINESS: There was not new business.
5. OTHER BUSINESS: There was no other business.
6. ADJOURNMENT: The meeting was adjourned at 3:47 pm.

Church of the Palms Building Expansion

Type of Submission:	Conceptual
Developer:	Church of the Palms
Architect:	David McAbee, McAbee Architects, Inc.
Engineer:	Heath Duncan, Ward Edwards Engineering
Type of Project:	Institutional
Location:	Located in Okatie on SC170 across the intersection with Argent Boulevard.
Zoning Designation:	T2-Rural

Church of the Palms is located at 1425 Okatie Highway (SC 170). The existing 7,000 square foot building was constructed in 2002 in accordance with plans approved by the Southern Beaufort County Corridor Review Board. The applicant is proposing to construct a 9,640 square foot addition at the rear of the existing building resulting in a 16,640 square foot building. The existing building has a hardi-plank board and batten exterior with a metal roof. The applicant is proposing to match the materials and colors of the existing building. The applicant has submitted a site plan and architectural elevations for conceptual review.

ZBOA Hearing: The property is zoned T2 Rural, which allows churches larger than 15,000 square feet as a special use. This will require the applicant to go before the Zoning Board of Appeals (ZBOA). In addition to the special use permit, the applicant is requesting a variance to allow 42 additional parking spaces. The recommendations made by the DRB will be taken into consideration by the ZBOA when they hear the project.

Architecture: The building is subject to the architectural standards in Article 5, Division 5.3, Table 5.3.30. The addition does not meet the requirement under building massing and scale that a wall plane shall not exceed 75 feet in length. Otherwise, the building meets the requirements in this table.

Staff Comment: Staff recognizes that the building dimensions exceed the maximum 75 foot length for a wall plane. However, given that the building addition is located at the rear of the existing church and is not highly visible from SC 170, the Board should have discretion on whether to waive this requirement for this specific project.

Bluffton Walmart – Revised Fuel Station

Type of Submission:	Project Revision
Architect:	Andrew Moon, Raymond Harris and Associates Architects
Engineer:	Matt Edwards, Kimley Horn and Associates
Type of Project:	Commercial
Location:	The project is located at the Bluffton Gateway project site on the west side of SC 46 approximately 800 feet south of the intersection of US 278 and SC 46.
Zoning Designation:	C5 Regional Center Mixed Use

In August 2014, the Southern Beaufort County Corridor Review Board approved the Bluffton Gateway project which consisted of a Walmart, Sam's Club, and a Fuel Center located in and outparcel along SC 46. At that time, the fuel center had a 192 square foot kiosk that served as a pay station. The CRB focused its review on the gas canopy and the applicant made several modifications to match the architecture of the fuel station to the larger buildings on the site.

The applicant is now interested in modifying the fuel center to have a 1,440 square foot convenience store. They are also rotating the site 90 degrees counter-clockwise and adding several parking spaces required by the size of the building.

Staff Comment: Staff has no comments.

Parker's Convenience Store – Barrel Landing (SC 170 and Holly Lane)

Type of Submission:	Conceptual
Developer:	Parker's
Architect:	Lynch Associates Architects
Engineer:	Nathan B. Long, Thomas and Hutton
Type of Project:	Commercial
Location:	The project is located in the Okatie Center PUD on the east side of SC 170 at the southeast corner of SC 170 and Holly Lane just north of McGarvey's Corner.
Zoning Designation:	Planned Unit Development

The applicant is proposing to construct a 3,800 square foot Parker's convenience store with 16 pumps in the Okatie Center PUD. The site has no direct access from SC 170. It has access on Holly Lane to the north and on Barrel Landing Road to the east. The site is constrained by the three roads and a power line easement located south of the proposed development.

The project has not received conceptual review by the Staff Review Team. Staff has some concerns about the width of the buffers along Barrel Landing Road that may affect the site layout or require the applicant to seek a variance. Staff has included this item on the DRB agenda to allow the applicant feedback on the building's architecture. The applicant has indicated that they will bring elevations of the pump canopies and color renderings of the building to the meeting.

Staff Comment: Since the project has not received conceptual review from the Staff Review Team, the DRB should limit their review of this project to the building's architecture.