



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, May 5, 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 APRIL 7, 2015, MEETING MINUTES (backup)
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - a. Sea Smiles Pediatric Dentistry - Conceptual (backup)
5. OLD BUSINESS:
 - a. Church of the Palms Building Expansion – Final (backup)
 - b. Bluffton Walmart – Revised Fuel Station (backup)
6. OTHER BUSINESS: Next Scheduled Meeting—2:30 p.m. on Thursday, June 2, 2015 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
April 7, 2016, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Bill Allison, J. Michael Brock, Pearce Scott, and Donald L. Starkey

Members Absent: Peter Brower and James K. Tiller

Staff Present: Robert Merchant, Long Range Planner

Guests: Jason Broene, Court Atkins; Gerrick Taylor, Taylor's Quality Landscaping; Bill Bishop, Parkers; Nathan Long, Thomas and Hutton; Anthony Lynch, Thomas and Hutton; and Dan Keefer, Witmer Jones Keefer

1. **CALL TO ORDER:** James Atkins called the meeting to order at 2:30 pm.
2. **PUBLIC COMMENT:** There was no public comment.
3. **MINUTES:** Mr. Brock motioned to approve the minutes of the March 3, 2016 Design Review Board meeting. Mr. Allison seconded. Motion carried.
4. **NEW BUSINESS:**
 - A. **Taylor's Quality Landscaping & Supply – Retail and Office Building:** James Atkins recused himself. Mr. Brock took over as chair. Mr. Merchant gave the project background. Mr. Broene of Court Atkins presented for the applicant. He said that the new building was for office space and also for a retail center for the existing landscape business. He passed out a rendering of the building.

Mr. Brock reported that Mr. Tiller was ok with the architecture. Mr. Starkey asked where the front of the building would face. Mr. Broene said that it would face the parking lot but the front and rear elevations were similar. Mr. Brock asked where contractors would access the site. Mr. Broene said that the contractors will continue to use the existing access. He asked if there were any plans for greenhouses behind the building. Mr. Broene said not in the current plans. Mr. Scott asked if there was a second floor. Mr. Broene said no. Mr. Allison asked if there would be any wall signage. Mr. Broene said that they would see it at final review.

Mr. Starkey said if there was traffic flow between the existing and new business, the Board would like to see a unified site plan. Mr. Scott asked if the overhead power lines affected this development. Mr. Taylor said that the power lines were on the current property but they didn't affect the new building. He said that contractors will use the existing site, and retail customers would use the building. He said that some retail customers would need to access product on the existing site via pathways, but only commercial customers would need to use the existing driveway.

Mr. Scott felt the architecture was top heavy. He said that he would like to see something done to lessen the proportions of the roof. Mr. Allison said that the first floor windows were very low. They could be increased in height to make the proportion more even. Also, the window seems high in the gable and could be lowered. He said that adding a few columns to make the space between more vertical would help. He said that there were some windows with shutters and some without. It seemed inconsistent.

Mr. Scott motioned to give the architecture conceptual approval with the following conditions:

- Revise the architecture to make the building less “top heavy.” Suggestions on how to achieve this include reducing the roof pitch; raising the height of the first floor windows; lowering the placement of the gable windows; and providing closer spacing of the columns to make the spaces between the columns more vertical in proportion.
- The use of shutters should be consistent for all the windows.

Mr. Allison seconded. Motion carried.

Mr. Allison motion to give the site plan conditional approval with the condition that the applicant provides a unified site plan that incorporates the existing operation with the proposed building and parking area. Mr. Scott seconded. Motion carried. Mr. Brock handed the meeting to Mr. Atkins and recused himself.

5. OLD BUSINESS:

A. Parker’s Convenience Store – Barrel Landing: Mr. Merchant gave the project background. Nathan Long said that they needed to make revisions to the site plan to accommodate the building on a narrow lot. He said that the SRT also modified the rear setback as well. He said they added the five foot foundation buffer along the front and southern elevation of the building. He said that they were willing to make adjustments to the lighting plan to meet requirements. He said that they hoped that any comments could be handled by staff.

Mr. Allison felt the architecture looked great. Mr. Long modified the canopy to respond to the DRB comments at the previous meeting. Mr. Scott said that the Parker’s in Old Town Bluffton had trellises on the side with confederate jasmine. He said that it would look good on this building. He asked that the exhaust fans on top of the canopy could be painted black so that they didn't stand out. Mr. Scott felt that the awning colors were a little bright. Mr. Atkins asked how tall the mechanical units were on top of the roof. Mr. Lynch said that the parapet was approximately 24 inches high and the mechanical units are 36 inches. They will be screened from the ground level. He also passed out samples of the brick. Mr. Atkins said the Board has historically not permitted this degree of corporate colors that are displayed on the awnings on the front elevation. Mr. Long said that this is the new image for Parkers. The Snake Road site is a local example. Mr. Lynch said that the color would fade over time. Mr. Atkins asked about the conflict between the trees and the lights in the front island. Mr. Bishop said that they will probably move the lights. He said that they are currently working on redoing the lighting

plan. Mr. Atkins said he preferred to work around the trees. Mr. Atkins asked if the Okatie PUD had an architectural review board. Mr. Bishop said they are in the process of changing ownership and they are willing to work with Parkers. Mr. Starkey said that the rear of the building was plain and needed more landscaping. Mr. Keefer said that in the rear of the building, there were podocarpus. Mr. Starkey asked how tall the plants would be. Mr. Keefer said that they were four to five feet at time of planting. Mr. Bishop said that at the end of the building that had the mechanical area, there was a tree that would screen it.

Mr. Atkins asked Mr. Merchant to read Mr. Tiller's comments. Mr. Merchant said that Mr. Tiller provided the following comments:

"Pittosporum is subject to severe deer damage, you may wish to reconsider their use, both the regular and dwarf varieties. I question the use of the juniper as these plants are totally in contrast to the other plantings which respect the original planting installed by the developer. The placement of plant materials in the Power Line ROW (Santee-Cooper) will, I believe, require a review and permit from their representative, if I am not mistaken. Also the corner of the Canopy over the pumps is in the ROW; I think the placement of what I think maybe the sign is also in the ROW – All probably require permission from Santee-Cooper has been my past experience."

Mr. Long said that the issues with the power line easements were not an issue and that they have worked closely with Santee-Cooper. Mr. Keefer said that they will probably switch out the pittosporum. He said that juniper is a signature plant that Parker's uses. He said that there was existing juniper on site. Mr. Atkins said that the pittosporum should be substituted because it screens the rear of the building and needs to provide screening.

Mr. Starkey motioned to give the project final approval with the following conditions:

- Make the exhaust fans on gas canopy a darker color, such as the grey of the canopy roof.
- Replace the proposed pittosporum with a more deer resistant species along the rear of the building. Also, adjust the plant density and height to properly screen the rear of the building.
- Ensure that gas canopy is located outside of the Santee Cooper right-of-way.
- Provide staff with Okatie PUD Architectural Review Board approvals along with Santee Cooper agreements.
- Revise lighting plan to remove conflicts between lighting fixtures and proposed trees.
- Provide lighting cutsheets of all exterior lighting fixtures.
- Rework the lighting plan so that the lighting levels meet the County's lighting requirements.
- Adjust the parapet height on the building if necessary to adequately screen rooftop.
- Match the awning colors on the building to the grey of the gas canopy roof. Limit

the corporate blue for the building entrance and accent color on the gas canopy.

Mr. Allison seconded. Motion carried.

6. OTHER BUSINESS: There was no other business.

7. ADJOURNMENT: The meeting was adjourned at 3:16 pm.

Sea Smiles Pediatric Dentistry

Type of Submission:	Conceptual
Developer:	Sea Smiles Pediatric Dentistry
Architect:	Richard McFadden Clanton, Group 3 Design
Engineer:	Cameron B. Baker, Bowman Consulting Group, Ltd.
Landscape Architect:	J.K. Tiller and Associates
Type of Project:	Medical Office
Location:	Located in Bluffton at 164 Bluffton Road (Highway 46) across the street from the Bluffton Pharmacy; approximately 0.35 miles north of the intersection of Bluffton Road and Bruin Road (four-way stop sign).
Zoning Designation:	C4 Community Center Mixed Use

Background: Sea Smiles Pediatric Dentistry is proposing to construct a 3,100 medical office building at 164 Bluffton Road. The site originally contained a 1,500 square foot office building constructed approximately 30 years ago. In the Community Development Code the front buffer is only required to be 20 feet wide since Bluffton Road is only two lanes. The building requires 11 parking spaces; 9 of which are provided on site with 2 provided via a shared parking agreement with the property located directly to the south.

The applicant has submitted civil plans, architectural elevations, and landscape plans and lighting plans for conceptual review.

Staff Comment: Based on 100 feet of frontage, the highway buffer is required to have 2 overstory trees, 7 understory trees and 15 shrubs. The proposed landscaping plan only has 4 understory trees. However, the DRB has the ability to modulate the quantity of plant materials if the site or development conditions make compliance with the standards impossible or impractical.

Church of the Palms Building Expansion

Type of Submission:	Final
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

Background: 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 porte-cochere shown at the main entrance is an option that the applicant is considering, but may be determined by the project budget. The DRB granted conceptual approval of this project at its March 3 meeting with the following comments and conditions:

- The raised seam roof is acceptable.
- Approval is conditioned upon increasing the overhang and providing a restriction to avoid people using the emergency access lane as permanent access to the rear of the church.

The property is zoned T2 Rural, which allows churches larger than 15,000 square feet as a special use. At the March 24 meeting of the Zoning Board of Appeals (ZBOA), the Board granted the special use and also granted a variance to allow an additional 37 parking spaces.

The applicant has submitted civil plans, architectural elevations, landscape plans and lighting plans for final review. Roof overhangs have been increased from 4 inches to 20 inches to address the DRB's comments.

Staff Comment:

The Community Development Code requires tree islands with an overstory tree for all off-street parking areas at a quantity of no less than 1 per 8 spaces. Some of the tree islands on the proposed landscaping plan have understory trees or no vegetation at all.

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

Background: 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.

The Design Review Board reviewed this project at its March 3 meeting. At that time the Board looked favorably on the project's architecture, but tabled action since the Staff Review Team had not reviewed the project and because no landscaping plan was submitted. The Board, however, offered the following comments:

- Make sure that any outdoor ice, video, propane, or other materials do not block pedestrian traffic.
- Provide landscaping of unpaved areas of the site and provide a detailed landscaping plan of the revised site plan.
- Provide more native plantings in the landscaping plan.
- Improve planting in the highway buffer, if more screening is needed.
- Make sure that any screening fences match the material and colors used for the building.

The Staff Review Team gave the project conceptual approval at their April 27 meeting. The applicant has now resubmitted the project to the DRB with site, landscaping, and lighting plans.

Staff Comments:

1. The highway buffer requires 4 overstory, 14 understory, and 30 shrubs for every 100 linear feet of buffer. There are only 34 shrubs in the buffer area. If the natural understory vegetation has been removed from the buffer, then the remaining 26 shrubs need to be planted in the buffer in order to provide adequate screening.
2. An eight foot wide foundation buffer is required between the building and any paved area.
3. The parking lot peninsula located at the northeast corner of the building needs to have a 3 ½" caliper tree.
4. The parking lot peninsula located at the northwest corner of the building has conflicts with a proposed lighting fixture.
5. The photometrics in the lighting plan need to include the canopy lighting fixtures. Historically the DRB has allowed lighting levels as high as 30 footcandles under the gas canopy.