



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, June 2, 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 MAY 5, 2015, MEETING MINUTES ([backup](#))
 3. PUBLIC COMMENT ON NON-AGENDA ITEMS
 4. NEW BUSINESS:
 - a. Sprenger Healthcare – Okatie, 234 Okatie Village Drive - Conceptual ([backup](#))
 5. OLD BUSINESS:
 - a. Bluffton Walmart – Revised Fuel Station ([backup](#))
 - b. Sea Smiles Pediatric Dentistry – Final ([backup](#))
 - c. Taylor’s QLS New Retail and Office Building, 36 Cecil Reynolds Road, Bluffton - Final ([backup](#))
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1. OTHER BUSINESS: Next Scheduled Meeting—2:30 p.m. on Thursday, July 7, 2016 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
 2. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
May 5, 2016, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Peter Brower, Donald L. Starkey, and James K. Tiller

Staff Present: Robert Merchant, Long Range Planner

Guests: Tyler Smith, Sandcastle Constructors; David McAbee, McAbee Architects, Inc.; Andrew Moon, RHA Architects; Matt Edwards, Kimley Horn; Nathan Tidd, Kimley Horn

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 April 7, 2016 Design Review Board meeting. Mr. Scott seconded. Motion carried.

4. **NEW BUSINESS:**

A. Sea Smiles Pediatric Dentistry - Conceptual: Mr. Merchant gave the project background. Tyler Smith of Sandcastle Constructors presented for the applicant. Mr. Allison and Mr. Pearce both commented favorably on the architecture. Mr. Brock was concerned about the proposed landscaping on the left side of the front elevation of the building. He said that nandina will look bare in the winter. He suggested moving the sidewalk away from the building to provide more room for foundation planting or considering providing an additional understory tree. He also suggested providing understory trees to the shared island between this property and the property located to the south. Mr. Atkins said that the left side of the south elevation needs to be addressed with a window or a shutter. Mr. Scott motioned to give the project conceptual approval with the following conditions:

- Address the landscaping at left side of the front elevation. Consider moving the sidewalk to provide more foundation buffer planting. Consider plantings that provide year round screening.
- Provide understory trees in the shared parking lot island adjoining the property to the south.
- Address the left side of the south elevation with a window or a shutter.

Mr. Brock seconded. Motion carried.

5. **OLD BUSINESS:**

A. Church of the Palms Building Expansion – Final: Mr. Brock recused himself. Mr. Merchant gave the project background. David McAbee presented for the applicant. He

clarified that if the porte cochere is not included, it will be replaced by a porch. Therefore, either way there will be variation to the north façade. He said that they are matching all the colors and materials exactly. He passed out material samples to the board. He said that the only difference with the roof is that they are adding a gutter.

Mr. Allison said that he was pleased that they increased the overhang as requested by the Board. Mr. Atkins agreed.

Mr. Brock presented the landscaping for the applicant. He said that they could change proposed understory trees to overstory trees in the parking lot islands. Mr. Brock also said that he would add overstory trees to the islands without trees. Mr McAbee said that there will be a sign at the emergency access lane stating that it can only be used by emergency vehicles.

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

- The landscaping plan will be revised so that the parking lot islands with proposed understory trees will have overstory trees. Also the parking lot islands that currently have no trees or light fixtures will be revised to have overstory trees.

Mr. Allison seconded. Motion carried

B. Bluffton Walmart – Revised Fuel Station: Mr. Merchant gave the project background. Andrew Moon presented the architecture. He also had Matt Edwards and Nathan Tidd from Kimley Horn presenting the site plan and landscaping plan. Mr. Tidd said that they can easily address providing overstory trees in the parking lot islands along the front elevation of the store and making sure that the trees do not conflict with lighting fixtures. He said that they can provide additional shrubbery in the buffer as requested by staff. Mr. Brock said that there is an opportunity to beef up the mid and lower level of the highway buffer. He said he would like to see the 8-foot wide foundation buffer around the building. He would like to see the building screened and not have blank walls. He said that the hedge along the parking lot should be more natural in configuration and not be in a straight line. He also recommended replacing the proposed dogwoods with a tree that is not as sensitive to heat.

Mr. Scott said that the building is lacking in lowcountry details, especially due to its location as a gateway to Bluffton. He recommended looking at the Parker's or Nickel Pumpers in downtown Bluffton as good local examples. Mr. Allison disagreed. He said that he liked that the site was rotated and that it was an improvement over the original project. Mr. Atkins said that he agreed with Mr. Brock's landscaping comments. He said that the buffer was very important. He said that one option was to move the foundation buffer 8 feet to the other side of the sidewalk. He said it would solve some of the blank walls in the architecture. Mr. Atkins said having screen walls with confederate jasmine might help. He felt the building could be rectified with an improved landscape plan. Mr. Pearce asked for some Lowcountry detailing; possibly a bracket.

Mr. Brock said that he felt that the landscaping is not ready for final. Mr. Brock motioned to table action on the project, and asked that the applicant could revise the plans to address the following comments:

- Provide 26 additional shrubs to the highway buffer. Realign the shrubs that line the eastern edge of the parking lot in a more natural configuration.
- Provide foundational planting around the building. Consider adding screening walls planted with confederate jasmine to break up the blank facades.
- Provide a 3 ½” caliper tree in the parking lot peninsula located at the northeast corner of the building.
- Move the proposed lighting fixture so that it does not conflict with the proposed tree in the parking lot peninsula located at the northwest corner of the building.
- Replace the proposed dogwoods with a tree that is not as heat sensitive.
- Provide a lighting plan that shows the photometrics of both site lighting and canopy lighting. Keep lighting levels below 30 footcandles under the gas canopy.
- Provide better Lowcountry detailing on the soffit and cornice by making the proposed corbels more bracket-like

Mr. Scott seconded. Motion carried.

6. OTHER BUSINESS: There was no other business.

7. ADJOURNMENT: The meeting was adjourned at 3:11 pm.

Sprenger Healthcare - Okatie

Type of Submission:	Conceptual
Developer:	Sprenger Healthcare Development
Architect:	Michael Riley, Impact Architects
Engineer:	Greg Baisch, Ward Edwards
Landscape Architect:	Michael Brock, M. Brock Designs, LLC
Type of Project:	Institutional
Location:	60 Okatie Village Drive near Sun City
Zoning Designation:	Okatie Center PUD

The applicant is proposing the construction of a 110 unit, 77,782 sf assisted/independent living community. The project is located in the southwest quadrant of McGarveys Corner on Okatie Center Blvd. S approximately 600 feet east of the Food Lion Shopping Center. The site consists of primarily planted pine ranging in size from 12 to 15 DBH. The building is primarily one story and is organized around internal courtyards that provide light and open space to the residents.

The project received conceptual approval from the Staff Review Team on May 11. At that time, staff approved a minor PUD master plan amendment that consisted of a reconfiguration of proposed streets and building footprints.

The applicant has submitted a site plan, tree survey, architectural elevations, and landscape plans for conceptual approval.

Staff Comment:

The north elevation and east elevation do not meet the following architectural requirements in Table 5.3.30 of the Community Development Code:

- 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.
- 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.
- Buildings shall incorporate such elements as wainscoting, water tables, canopies, rooflines and parapets to provide vertical articulation.
- Varied roof pitches and planes shall be used to break up the massing

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 May 5 meeting. At that time the Board tabled action and asked the applicant to address the following issues:

- Provide 26 additional shrubs to the highway buffer. Realign the shrubs that line the eastern edge of the parking lot in a more natural configuration.
- Provide foundational planting around the building. Consider adding screening walls planted with confederate jasmine to break up the blank facades.
- Provide a 3 ½" caliper tree in the parking lot peninsula located at the northeast corner of the building.
- Move the proposed lighting fixture so that it does not conflict with the proposed tree in the parking lot peninsula located at the northwest corner of the building.
- Replace the proposed dogwoods with a tree that is not as heat sensitive.
- Provide a lighting plan that shows the photometrics of both site lighting and canopy lighting. Keep lighting levels below 30 footcandles under the gas canopy.
- Provide better Lowcountry detailing on the soffit and cornice by making the proposed corbels more bracket-like

The applicant has now resubmitted the project to the DRB with a revised landscaping plan, lighting plan and architectural elevations. The building was modified with more bracket-like corbels, Bahaman shutters, and an awning over the entrance. The landscape plan was modified with additional shrubs in the highway buffer, additional planting around the building foundation, trees in the parking lot islands along the building's front elevation, and planting in the median between this site and the entrance north of the site. The lighting plan was revised to incorporate the canopy lighting and reduce lighting levels to under 30 footcandles underneath the canopy. This level of lighting has historically been approved by the CRB and DRB.

Staff Comments: Staff recommends approval.

Sea Smiles Pediatric Dentistry

Type of Submission:	Final
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 Design Review Board reviewed this project at its May 5, 2016 meeting. At that time, the DRB gave the project conceptual approval with the following conditions:

- Address the landscaping at left side of the front elevation. Consider moving the sidewalk to provide more foundation buffer planting. Consider plantings that provide year round screening.
- Provide understory trees in the shared parking lot island adjoining the property to the south.
- Address the left side of the south elevation with a window or a shutter.

The applicant has now submitted revised architectural elevations (see sheet 5) and a revised landscaping plan for final review. The south facing elevation has been modified with shutters at each of the windows. The landscaping plan has been modified to place 9 azaleas in front of the walkway on the southern corner of the front elevation. Additional planting including 4 sabal palmettos have been provided in the island between this site and the property to the south. No lighting plan has been submitted.

Staff Comments:

1. The applicant needs to provide the DRB exterior material and color samples of the building.
2. The applicant needs to submit a lighting plan that provides the location, photometrics, and cutsheets of all exterior and site lighting fixtures.

Taylor's Quality Landscaping & Supply – Retail and Office Building

Type of Submission:	Final
Developer:	Taylor's Quality Landscaping
Architect:	James Atkins, Court Atkins Architects, Inc.
Engineer:	Brian Pennell, Key Engineering, Inc.
Type of Project:	Retail/Office
Location:	Located on 36 Cecil Reynolds Drive which intersects on the east side of SC 170 immediately south of McGarvey's Corners.
Zoning Designation:	C5 – Regional Center Mixed-Use

Taylor's Quality Landscaping & Supply is located at 36 Cecil Reynolds Drive. The business currently operates out of a 225 square foot building and consists primarily of outdoor storage of plant materials, mulch, paving materials, and landscaping equipment. The applicant is proposing to construct 2,785 square foot retail and office building on two adjoining lots directly to the west of the existing business. The building would serve retail customers with parking and retail space, but also house conference space for commercial customers. The existing outdoor storage and gravel driveway would remain.

The project is located in the C5 Regional Center Mixed-Use zoning district. This district requires a 25 foot front-yard setback. The buffer along Cecil Reynolds Drive is required to be 20 feet wide. The Design Review Board gave conceptual approval of this project at its April 7 Meeting 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.
- Provide a unified site plan that incorporates the existing operation with the proposed building and parking area.

The applicant has submitted a site plan, landscaping plan, lighting plan and architectural elevations for final review. The building has been redesigned to lower the window in front and rear gables; to combine the main and porch roofs and distinguish them with different pitches; to change the spacing of the columns with more vertical proportions between the columns; and to add a cupola. The site plan was revised to show the existing landscaping business and how it relates to the proposed site.

Staff Comments:

1. The crape myrtle proposed at the western end of the row of parking along south elevation needs to be an overstory tree.
2. The island in the center of the row of parking along the south elevation has a tree and lighting fixture proposed for the same location.