



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, August 4, 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 JULY 7TH 2016 , MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - a. Beaufort County Animal Shelter – Okatie Highway (SC 170) - Conceptual ([backup](#))
 - b. A Priori LLC (BFG Communications) – Project Revision – 7 Buckingham Plantation Drive- Conceptual ([backup](#))
 - c. Parker’s Convenience Store – Oyster Bluff Drive, Lady’s Island - Conceptual ([backup](#))
5. OLD BUSINESS:
 - a. Sprenger Healthcare – Okatie, 234 Okatie Village Drive - Conceptual ([backup](#))
1. OTHER BUSINESS: Next Scheduled Meeting—2:30 p.m. on Thursday, September 1, 2016 at Grace Coastal Church,15 Williams Drive, Okatie, SC, 29909
2. ADJOURNMENT



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

Members Present: Bill Allison, Peter Brower, James K. Tiller, Pearce Scott and Donald L. Starkey

Members Absent: James Atkins and J. Michael Brock

Staff Present: Robert Merchant, Long Range Planner; Nancy Moss, Planner

Guests: Greg Baisch, Ward Edwards; Eric Hoover, Ward Edwards; Tim Huber, Ramsey Development; Jim Zavist, Easy Building Solutions

1. **CALL TO ORDER/ELECTION OF ACTING CHAIR:** Robert Merchant introduced Nancy Moss, the new planning staff member to the Board. Robert Merchant asked for nominations to serve as Acting Chair for the meeting since the Chair and Vice-Chair were not present. Mr. Tiller motioned for Peter Brower to serve as acting chair. Mr. Scott seconded. Motion carried.
2. **PUBLIC COMMENT:** There was no public comment.
3. **MINUTES:** The minutes of the June 2, 2016 Design Review Board meeting were approved by the Board.
4. **NEW BUSINESS:** There was no new business.
5. **OLD BUSINESS:**
 - A. **Sprenger Healthcare Conceptual - Okatie:** Greg Baisch introduced Eric Hoover of Ward Edwards who attended the previous meeting. He also introduced Tim Huber with Ramsey Development and Jim Zavist, the architect. Mr. Zavist said that there were concerns about the screening and landscaping, but the main concerns had to do with the exterior design of the building. He said that he had prepared several alternative designs to present to the Board at the meeting. They first reviewed an alternative floor plan that provided more articulation to the blank facades by varying the wall planes. Mr. Zavist also presented a number of alternative elevations. Alternate One reflected the approved plans in Port Royal while adding some dormers. Alternate 2 simplified the roof and eliminated the dormers. Alternate 3 had larger windows with dormers. Alternate 4 had larger windows with no dormers.

Mr. Allison felt the redesign, as submitted to the Board, was in the wrong direction and was glad that alternatives were presented. He felt the more human scale and simpler the design, the more elegant it is. He preferred option 2. He still had issues with the huge mass of building, but was aware that it couldn't be addressed. Mr. Allison liked the tower at the right end of the front elevation because it had appropriate detailing for the local climate and vernacular. He also liked decreasing the scale of the entrance porte cochere to a more human scale. Mr. Zavist said the preferred elevation was similar to what was approved in Port Royal. Mr. Huber said that the operator preferred the building to feel residential because it was comforting to the residents. Mr. Allison said that the setting of the building was different than Port Royal because own can drive around it and see all four elevations.

Mr. Scott said that the two end pieces were scaled right. Mr. Brower felt that if you could get the detailing on the right end to be repeated along the front elevation, it would be better than what

was presented. Mr. Starkey felt that the dormers cluttered the building. He also noted that the changes in the footprint were not reflected in the elevations. He wanted the bump-outs to be larger in proportion and articulated on the elevations similar to what was done on the front elevation.

Mr. Pearce and Mr. Brower preferred a greater quantity of tall narrow windows. They also felt that each elevation needed to be addressed consistently. Mr. Huber asked if they could provide a wall to screen the loading areas. Mr. Scott asked how big the overhangs. Mr. Zavist said approximately 19 inches. Mr. Scott suggested the use of brackets with an increased depth may help to articulate the building better. Mr. Allison recommended choosing one architectural language and sticking with it. He suggested that a contemporary use of Lowcountry architectural elements was appropriate. He said that there is a great risk in using classical elements in the wrong way. Mr. Allison said that the applicant should consider adopting an architectural language that emulates a converted industrial loft apartment building.

Mr. Tiller said they the applicant addressed most of the landscaping comments from the previous meeting. He felt that the architecture needed to be addressed. Mr. Allison motioned to table conceptual approval of the project until the applicant addressed the above comments. Mr. Starkey seconded. Mr. Tiller read to the Board the following comments received by James Atkins in an e-mail prior to the meeting.

“Regarding the project for review, specific to the architecture – in my opinion, this project does not fit in context with the lowcountry vernacular.

- *There is one glimmer of hope on the front right side corner with more characteristic elements. Combination of brick and siding, shutters, scale and proportion.*
 - *The main entry and left side have gotten worse. The scale, hierarchy, massing, and details of the main entry are not acceptable. I do not understand the floating column, arched faux foundation wall concept.*
 - *The dormers and details are out of scale*
 - *The rhythm and pattern of windows is inconsistent*
 - *Main roof slope is only 3/12*
 - *I am ok with the single story and the enclosed courtyards*
- Although I will not be there to vote, my suggestion would be to table or vote no.”*

Motion carried.

6. OTHER BUSINESS: There was no other business.

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

Beaufort County Animal Shelter

Type of Submission:	Conceptual
Developer:	Beaufort County
Architect:	Glick/Boehm & Associates
Engineer:	Ward Edwards Engineering
Type of Project:	Institutional
Location:	The 6.23 acre project is located on the northeast corner of Okatie Highway (SC 170) and Pritcher Point Road
Zoning Designation:	T2 Rural (T2R)

The applicant is proposing to construct a one-story 20,360 square foot animal shelter including parking areas, sidewalks, play areas, walking trails, landscaping and associated infrastructure. The site fronts Okatie Highway (SC 170), but will be accessed by Pritcher Point Road which is proposed to be engineered, widened and surfaced for this development. The site is bound to the north by the Rivers End subdivision, to the south by the future Osprey Point Development.

In 2012, Beaufort County purchased the 97 acre Okatie Marsh property through the Rural and Critical Lands Preservation Program for the purposes of developing a passive park. In 2015, Beaufort County made a “land swap” so that they could utilize the front 17 acres of the Okatie Marsh site for County services. The remainder of the site is still preserved for the eventual development of a passive park. The conceptual plans for this park include a dog park located immediately to the east of the proposed Animal Shelter. These plans are included in the submittal for reference purposes. Staff has directed the applicant to consider Pritcher Point Road as the park entrance and to design the landscaping of the buffer along Pritcher Point Road to be “park-like” with a more open feel with more manicured understory vegetation.

The project received conceptual review by the Staff Review Team in June. Staff expressed concern about the lack of connectivity of this site to the site located immediately north. They also requested that the applicant make preserve more existing trees on the site and to consider the use of tree wells to meet this goal. The Engineer indicated that revised drawings would address the connection issue and they would investigate if/which trees could be preserved.

Staff Comments:

1. On the Site Layout Plan, an 8' Foundation Buffer between the back Beaufort County Animal Service Building (Area B) and the parking lot is required per Section 5.8.60
2. All four of the elevation drawings appear to be mislabeled with an incorrect orientation title.
3. There is no screening of the proposed at HVAC units on back and left elevations as required per Section 5.8.100
4. Rooftop HVAC equipment is required to be screened from view per Table 5.3.30C.
5. When this project is submitted for final DRB approval, a landscaping plan that shows the location of all proposed plant material and schedule of plant materials indicating species, size and quantity.

BFG Communications - Conceptual

Type of Submission:	Conceptual
Developer:	BFG Communications
Architect:	Michael Kronimus
Engineer:	Ward Edwards Engineering
Type of Project:	Commercial Office/Warehouse
Location:	The 1.49 acre site is located at 7 Buckingham Plantation Drive, Bluffton, SC 29910 which is on the corner of Buckingham Plantation Drive and Anolyn Court. This property is less than ¼ mile south of the traffic signal at the intersection of Fording Island Road (SC 278) and Buckingham Plantation Drive.
Zoning Designation:	Regional Center Mixed Use (C5)

In February 2014, the Southern Beaufort County Corridor Review Board gave final approval to a corporate headquarters building for BFG, an advertising agency located at 7 Buckingham Plantation Drive. The approved building was unique with many different sloped roofs, corrugated metal siding and reflective glass. The existing 6,000 square foot building was cleared from the site, but the approved building was never built. The applicant is requesting to amend the development permit with a revised site and building plan. The applicant is proposing to construct a 1½ story 13,100 square foot building with both office and warehouse space which includes parking areas, sidewalks, loading area and associated infrastructure. This project has two points of direct access; one from Buckingham Plantation Drive on the west and one from Anolyn Court on the east side of the property which bi-sects the building from the Phase I parking lot. The site is bound to the north by Anolyn Court, to the east by Anolyn Court, to the south by Lot #7 which is a Commercial building and to the west by Buckingham Plantation Drive.

The project has received conceptual review by the Staff Review Team. Staff has concerns about the building massing, facade features, roof pitch and articulation and material selection (metal siding).

Staff Comments:

This building does not meet a number of standards in Article 5, Division 5.3 (Architectural Standards and Guidelines) of the Community Development Code:

- The architectural requirements require buildings to incorporate Lowcountry vernacular design elements.
- Building facades are required to be designed to provide visual interest through detail and ornamentation that is viewed at the pedestrian level as well as from a distance. Wall plans are required to be divided into smaller components by the arrangement of windows and other façade articulation features, such as columns, pilasters, canopies and awnings. Buildings are required to incorporate such elements as wainscoting, water tables, canopies, roof lines and parapets to provide vertical articulation.
- Pitched roofs are encouraged with a building footprint of 15,000 SF or less. Varied roof pitches and planes should be used to break up the massing. This roof does not meet the minimum pitch requirement or possess overhanging eaves as required in Table 5.3.30C
- The north and south elevations indicate the same overall height of approx. 24', but the south elevation should also show the horizontal roofline at 18' (where the foot of the roof meets the wall plane).
- No metal buildings are permitted without an approved exterior facade material per Table 5.3.30D
- The west side of the building should have an 8' foundation buffer between the building and the parking area per Section 5.8.60
- The large dumpster on the south side of the property does not have a proposed screening material as required in Section 5.8.100
- The building elevations are labeled as 3/16" scale, but the drawings measure at 1/8" scale.

Parker's Convenience Store – SC HWY 802 & Oyster Factory Road

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 Oyster Bluff PUD on the northwest quadrant of the intersection of Highway 802 and Oyster Bluff Road.
Zoning Designation:	Planned Unit Development

Background: The applicant is proposing to construct a 4,500 square foot Parker's convenience/full deli store with 12 pumps with a covered canopy in the Oyster Bluff PUD. Currently, the site has no direct access from Highway 802. It has two (2) full access locations proposed with one onto Oyster Bluff Drive (to future road with full access to Oyster Factory Road) and one right-in/right-out access onto Highway 802. The site is constrained by two public roads and two private drives within the proposed development site.

Unique Site Planning Issues: The site is located in the Oyster Bluff PUD which adopted transect zones from the County's Community Development Code which require new buildings to be oriented toward streets. The T4 Hamlet Center District within the PUD has a "build-to zone" of a minimum setback of 5' and a maximum setback of 25' from the street right-of-way. The entrance of the building is required to front the street. The applicant is has identified Oyster Bluff Drive as the street that it fronts and the façade facing Oyster Bluff Drive the front façade. In addition, they are addressing Oyster Factory Road by having a pavilion serve as an extension of the building to front that street.

When this project was reviewed by the Staff Review Team, the SRT had considerable discussion as to whether the building actually met the build-to zone requirement. The SRT voted to defer the project and require the applicant to go before the DRB to determine whether the building meets the build-to zone requirement both architecturally and functionally. Attached to this staff report are the district requirements for T4 Hamlet Center District and a conceptual master plan for the commercial portion of the Oyster Bluff PUD.

The applicant has submitted a site plan, architectural drawings, a landscape plan, and lighting plan.

Staff Comment:

1. The DRB needs to determine whether the building meets the build-to zone requirement both architecturally and functionally. Specifically, the Board will need to determine whether the façade facing Oyster Bluff Drive is the front elevation and that the proposed pavilion acts as an extension of the building to provide frontage along Oyster Factory Road.
2. A portion of the buffer along Sams Point Road is less than 10 feet wide in the area immediately north of the proposed underground tanks.
3. The parapet roof is required to conceal the rooftop equipment per Table 5.3.30C. The conceptual elevations dated indicate that the rooftop equipment is clearly visible.
4. Plant Schedule specifies a 1" caliper Crape Myrtle; per Section 5.8.30C understory trees shall have a minimum caliper of 1.5" at the time of planting.
5. Applicant proposes a large shrub within the west tree islands adjacent to the parking area; per Table 5.8.80.A1 canopy trees should be planted within these areas.
6. There are some discrepancies on the landscape plan and in the plant schedule on the quantity of artificial turf and sod.

3.2.100 The Village at Oyster Bluff T4 Hamlet Center (T4HC) Standards



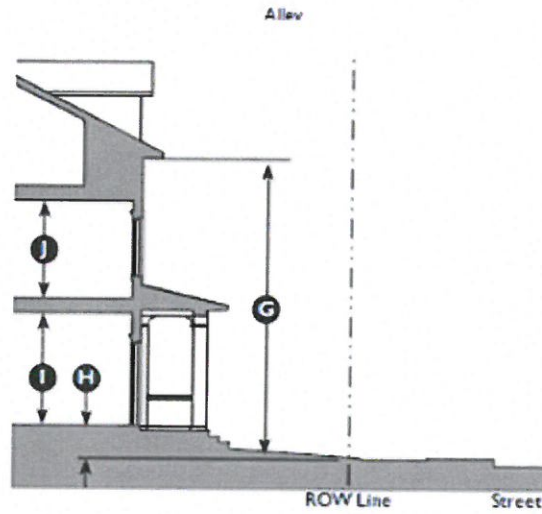
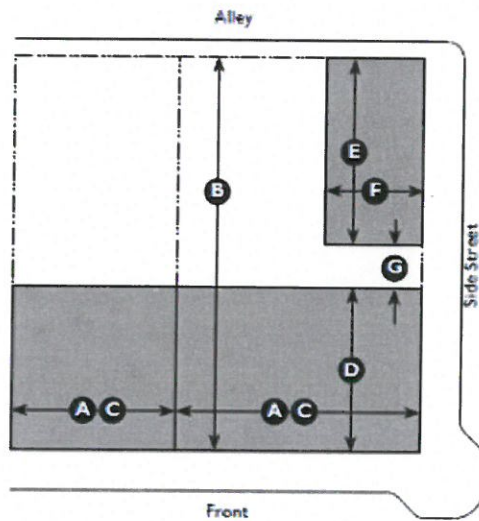
General note: The image above is intended to provide an understanding of architectural scale and style in character with the development of the Oyster Bluff T-4HC Transect Zone and is descriptive in nature.

A. Purpose

The Oyster Bluff Hamlet Center (T4HC) Zone is intended to integrate appropriate, medium-density mixed-use commercial development within walking distance of the Oyster Bluff T-3 Neighborhood Zone. It also provides convenient access from the adjacent Lady's Island properties.

B. Allowed Building Vernacular

Building Type	Specific Regulations
Oyster Bluff Vernacular	See Exhibit M



Key

- ROW / Property Line
- Setback Line
- Building

C. Building Size and Massing

Main Body

Width	250 ft. max.	C
Depth	100 ft. max.	D

Secondary Wing(s)/Accessory Structure(s)

Width	150 ft. max.	E
Depth	100 ft. max.	F
Separation of Main Body	10 ft. min.	G

E. Lot

Lot Size

Width	25 ft. min.	A
Depth	80 ft. min.	B

D. Building Form

Building Height

Main Building	2.5 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level:		H
• Residential	6-inch min.	
• Commercial (T4HC)	6-inch max.	

Ground Floor Ceiling:		I
• Commercial (T4HC)	10 ft. min.	
Upper Floor(s) Ceiling	8 ft. min.	J

Ground Floor lobbies and Common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.

Miscellaneous

All upper floors must have a primary entrance along the front and/or adjacent to parking. Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

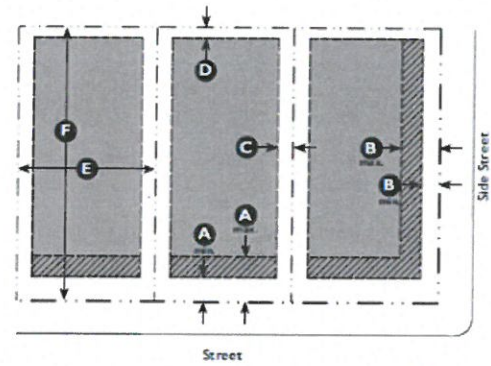
Oyster Bluff T4 Hamlet Center (T4HC) Standards

F. Parking	
Required Spaces	
Residential Uses:	
• All Allowed Uses	1 per 1500 SF min.
Service, Restaurant or Retail Uses:	
• All Allowed Day Care	1 per 250 SF + 1 per employee min.
• All Allowed Gas Station/Fuel Sales*	1 per Pump + 1 per 300 SF min.
• All Other Allowed Uses	2.5 per 1000 SF min.
• All Allowed Restaurant, Café, Coffee, Shop	1 per 150 SF min.
• All Allowed Office & Services	1 per 300 SF min.

*All Gas Station and Fuel Sales are allowed a maximum of 7 dual fuel pumps.

Location (Setback from Property Line)	
Front	1 ft. min.
Side Street	1 ft. min.
Side	0 ft. min.
Rear	5 ft. min.

Miscellaneous	
Parking Isle Width:	
• 40 spaces or less	22 ft. max.
• Greater than 40 spaces	24 ft. max.



Key
 - - - - ROW / Property Line ■ Building Area
 - - - - Setback Line ▨ Facade Zone

G. Main Building Placement		
Setback (Distance from ROW/Property Line)		
Front	5 ft. min.; 25 ft. max.	A
Side Street	5 ft. min.; 20 ft. max.	B
Side:		
• Side, Main Building	10 ft. min.	C
• Side, Ancillary Building	5 ft. min.	
Rear	5 ft. min.	D
Façade within Façade Zone:		
• Front	75%	
• Side Street	50%	

COMMERCIAL DEVELOPMENT SUMMARY

OYSTER BLUFF T-4 HAMLET CENTER (MODIFIED)

TOTAL ACRES: +/- 5.49 ACRES
 TOTAL HEATED SQUARE FEET: +/- 16,425 SF

USE	PARKING REQUIREMENTS	REQUIRED PARKING SPACES
OFFICE +/- 10,000 GSF	1 SPACE PER 300 GSF	33 SPACES
SELF STORAGE OFFICE +/- 1,225 GSF	1 SPACE PER 300 GSF	4 SPACES
SELF STORAGE APARTMENT	3 SPACE PER UNIT	3 SPACES
GAS STATION +/- 5,200 GSF	1 SPACE PER PUMP + 1 SPACE PER 300 GSF	26 SPACES
TOTAL REQUIRED SPACES:		66 TOTAL SPACES
TOTAL SPACES PROVIDED:		73 SPACES

NOTE:
GSF - GROSS SQUARE FEET

PROJECT LOCATION

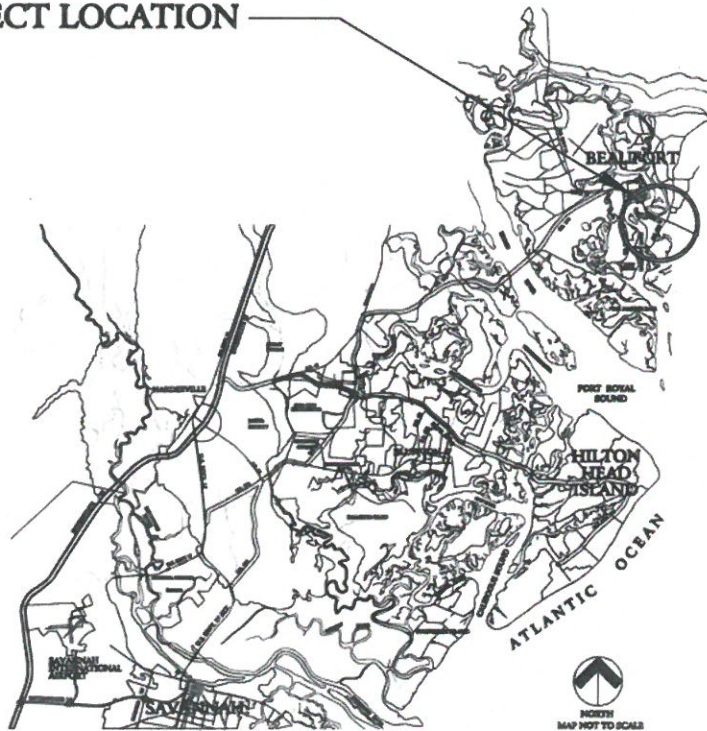


EXHIBIT L



OFFICE +/- 5,000 HEATED SF

OFFICE +/- 5,000 HEATED SF

SELF STORAGE SECURITY GATE/FENCE (TYP)

FRONT 'PORCH' TO ENHANCE STREETSCAPE

SELF STORAGE UNIT (TYP) 2500 SF

PROPOSED RIGHT IN/RIGHT OUT DUMPSTER, TYP.

APPROXIMATE LOCATION OF EXISTING SIDEWALK

8 GASOLINE PUMPS AND CANOPY

CONVENIENCE STORE +/- 5200 SF

PAVILION AND PICNIC PLAZA

LIVE-WORK SELF STORAGE MANAGEMENT OFFICE +/-1225 SF GROUND FLOOR; 1 APARTMENT ON SECOND LEVEL

POCKET PARK

GARAGE STORAGE UNIT +/- 1400 SF

PREPARED FOR:
McNeal Land Company

PREPARED BY:



J. K. TILLER ASSOCIATES, INC.

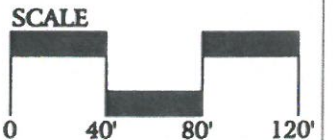
LAND PLANNING LANDSCAPE ARCHITECTURE
 75N FINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
 Phone: 843.815.4000 JKTiller@jktiller.com Fax: 843.815.4002

The Village at Oyster Bluff

Conceptual Commercial Plan (Oyster Bluff T-4 HC)

BEAUFORT COUNTY, SOUTH CAROLINA

AUGUST 15, 2015



THE VILLAGE ON LADY'S ISLAND T-4HC CONCEPT PLAN IS A SCHEMATIC DESIGN INTENDED TO DEPICT ONE OF SEVERAL LOGICAL SCENARIOS FOR DEVELOPMENT OF THE SITE. IT IS CONCEPTUAL ONLY. THE DEVELOPER RESERVES THE RIGHT TO MODIFY THIS PLAN BASED ON THE APPROVED STANDARDS OF THE VILLAGE AT OYSTER BLUFF PDD.

JKT Job Number: 201315-01

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 project was reviewed conceptually by the DRB and tabled at both its June 2nd and July 7th meetings over issues primarily related to the architecture of the building. At the July 7 meeting the DRB provided the following comments:

- The redesigned exterior elevations that were submitted to the Board did not address the Board's comment from the previous meeting requesting a consistent architectural language that reflects traditional Lowcountry architecture. The scale, hierarchy, massing, and details of the main entrance and left side of the west elevation were inconsistent with the rest of the building. The building should use one architectural language and stick with it. There is a great risk in replicating classical architectural elements in the wrong way.
- Option 2 of the revised plans that were submitted at the meeting came the closest to what the Board is looking for and should serve as a starting point for redesigning the exterior. The smaller scale of the entrance porte cochere is at more of a human scale. The tower detailing at the right end of the west elevation effectively uses Lowcountry architectural elements and should be repeated for the protruding elements where they occur on each of the elevations. This feature has a good use of brick and siding, shutters, scale and proportion. The contemporary use of Lowcountry architectural elements is appropriate.
- Taller narrower windows are preferable for each of the elevations.
- The applicant may want to consider adopting an architectural language that emulates a converted industrial loft apartment building.

The applicant has submitted the following documents for this review: Overall Clearing Plan; A Boundary, Tree & Topographic Survey, Revised Floor Plan & Elevations for Scheme 3 dated 7/15/2016 and a Revised Conceptual Site Plan dated 7/19/2016 for conceptual approval.

Beaufort County Design Review Board
August 4, 2016

Staff Comments:

1. Portions of the north, south and east wall plans 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.
2. Along the west elevation there is an irregular spacing of windows and eave brackets. The eave brackets are not shown on the south portion of this elevation.
3. On the conceptual site plan the 8' foundation buffer requirement (Section 5.8.60) is not met on the north side of building at the three brick wall offsets.