



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, March 2, 2017, 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
VACANT / Landscape Architect

1. CALL TO ORDER – 2:30 P.M.
2. REVIEW OF February 2, 2017 , MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - a. Taylor’s Quality Landscape and Supply Greenhouse ([backup](#))
5. OLD BUSINESS: No Old Business
6. OTHER BUSINESS: Next Scheduled Meeting—2:30 p.m. on Thursday, April 6, 2017 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
February 2, 2017, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Bill Allison and Peter Brower

Staff Present: Nancy Moss, Planner and Heather Spade, Planning Assistant

Guests: Chris Nardone, CNNA; Mark Tiller, Jaz Development; Ryan Lyle, Andrews Engineering; Mike Small, Jackson & Small Associates and Jason Broene, Court Atkins Architects

1. **CALL TO ORDER:** James Atkins called the meeting to order at 2:52 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the January 5, 2017 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:** None
5. **OLD BUSINESS:**

A. Kitties Crossing – Lot 4 - Bluffton – Final

Ms. Moss gave the project background. Mr. Atkins asked if there were any public comments about this project and no comments were made. Ryan Lyle and Chris Nardone gave the presentation. Mr. Lyle said they shifted the positions of the canopy trees and the light poles so there would not be a conflict and that they submitted a revised photometric sheet that meets County code. Mr. Lyle referred to the landscape plan and indicated that the outdoor seating patio was revised and that there were four sets of tables and chairs for dining. He said that they revised the dumpster pad and rotated it so the doors were not seen from any of the street views. Mr. Lyle asked the Board if they had any comments regarding the site plan.

Mr. Brock asked about the closest sidewalk adjacent to the dumpster screen and how the servers accessed the dumpsters. Mr. Nardone said the servers access the dumpsters through the back of the building. Mr. Brock wondered if two sidewalks were necessary. He said the sidewalk could be removed and landscaping could be installed to soften the wall. Mr. Nardone said they thought about the connection toward the Food Lion portion of the site so the second walk was proposed but agreed that it should be removed.

Mr. Starkey said that the Lighting Plan did not show lighting at the south sidewalk. Mr. Lyle said that the building had wall sconce lighting and that they would provide cut sheets to make sure there were no hot spots. Mr. Starkey indicated that there was no lighting at the back southeast corner. Mr. Nardone said that he was almost certain that the building had wall sconce lighting. Mr. Lyle said they would provide a new lighting plan and cut sheets which included both the building and site lighting to make sure there were no hot spots.

Mr. Nardone described the reasons for the parapet revisions. He said that the development has a height restriction, but they needed to raise the two parapet walls above Buffalo Wild Wings to screen the rooftop equipment and that no other revisions were done to the architecture. He said they toned down the yellow color on the building. Mr. Nardone presented an updated perspective drawing which showed the building from the driveway approach to validate that the south elevation looked like the front of the building. He submitted the material sample and color board to the DRB and described the material placement on the building and the corresponding colors to be used.

Ryan Lyle presented the monument sign elevations to show how the sign looked in context to the overall project.

Mr. Nardone passed out drawings to the Board which showed another design option for the dumpster enclosure which had horizontal siding between brick columns.

Mr. Brock liked all of the changes, but recommended removing the second sidewalk south of the dumpster enclosure wall. He stated that he preferred the new option with less brick for the dumpster enclosure.

Mr. Starkey commented on the black color proposed on the west central tower element. He said that color was needed on the tower and asked to have it painted the muted yellow color. Mr. Nardone said he would pass this on to the corporate office. Mr. Starkey asked what the height of the equipment was versus the height of the parapet walls. Mr. Nardone said that they developed a model and that was why the two parapet walls were raised to fully screen the rooftop equipment.

Mr. Scott said he liked the service area reconfiguration and liked the dumpster enclosure option presented at the meeting. He suggested that they add another column on the south side of the dumpster enclosure wall to balance it out. Mr. Scott said he did not mind the black tower color but said that the yellow may be a nice eye catching color to draw attention to the building.

Mr. Atkins agreed with the Board member's comments. He said that a brick pier should be added at the end of the enclosure to provide a similar composition to the short side of the enclosure and would give both sides the same proportions. Mr. Atkins said he liked the black or the muted yellow color on the tower, but indicated that the yellow may add interest to the building. He stated that the applicant needed to provide the exterior building lighting and compile this information with the site lighting to show an overall picture of the lighting plan. He wanted to know if the applicant made attempts to tie into existing adjacent drives. Mr. Lyle said they made attempts, but the discussions were not successful. They provided pedestrian access to Highway 46.

Mr. Starkey said that the lighting at the edges of the parking lot is quite dim and asked that the applicant address this. Mr. Lyle said that lighting could be added to improve the lighting on the parking lot edge.

Mr. Brock made a motion to approve this project as submitted with the conditions that they address the lighting issues, the tower color scheme and remove the sidewalk next to the dumpster screen; Mr. Starkey seconded.

During discussion of the motion, Mr. Scott asked to include the dumpster enclosure revisions and Mr. Starkey said to include the plantings at the monument sign. Mr. Atkins recapped the conditions of this motion:

- Provide lighting cuts with a combination of exterior building lights and site lighting confirming appropriate coverage across the parking lot
- Remove the redundant sidewalk by the dumpster enclosure and add landscaping
- Adjust the service yard screen to clapboard siding but add two additional piers on the long side of the enclosure wall
- Add foundation landscaping at the base of the monument sign
- Consider the entry tower element as the muted yellow color

Motion carried. Mr. Atkins asked the applicant to submit the revisions to staff and that staff would distribute to the DRB for review.

6. OTHER BUSINESS:

A. Taylor's Quality Landscape – Okatie – Informal Architectural Discussion

Mr. Atkins recused himself from the discussion. Mr. Brock opened the discussion and asked the applicant to present the changes. Jason Broene presented for the applicant. He gave a brief project background and showed a copy of the approved structure. He said that it was approved last year, but the Owner thought the structure for the business was going in the wrong direction. Mr. Broene said he was offering a different approach with this structure and that it better represented what the Owner does with the landscaping and the nursery. He said that this concept brings the inside out, that it's a unique, greenhouse, open air retail type structure with a shaded open air structure behind it. Mr. Broene pass out example photos and the conceptual site plan that went to SRT review last month. Mr. Broene said he wanted to walk the Board through the direction they were headed and was looking for guidance and comments that he could address before they submit for formal DRB review. Mr. Broene described how the new site plan was laid out and said that the photos showed that the structures are a polycarbonate frame structure with glass and there would be three components to the structure: brick knee wall, glass and polycarbonate roof and an entry feature with Lowcountry elements.

Mr. Starkey asked if these buildings were rated to tolerate hurricanes. Mr. Broene said that these structures exceed the County ratings of 150-160 wind speeds and are located in Miami, Florida.

Mr. Scott said he liked how the buildings speak to what the Owner does. He wondered how the buildings looked facing Cecil Reynolds Drive. Mr. Broene said there would be an interior office build-out component in the second greenhouse which could be seen in profile from Highway 278. He said the entry feature along with landscaping and trellising would soften the edge and break up the expanse of the building. He said the greenhouse dimensions are 42'x84'. Mr. Scott said that he did not have an issue with this building type as long as they address the local design requirements.

Mr. Starkey said that a brick wall could be added to the front to break it up so it doesn't look like a big open window. Mr. Starkey said he liked the example shown in the photo because the brick looks higher than three feet; more like four to five feet tall.

Mr. Brock liked the concept because it is more compatible with the nursery. He thanked the applicant and closed the discussion.

B. DRB Annual Election for Chairman and Vice Chairman

Mr. Atkins said they were missing two DRB members. Mr. Starkey asked the present Chairman and Vice Chairman whether they wanted to continue to serve on the Board with their current positions. Both Mr. Atkins and Mr. Brock agreed to continue. Mr. Starkey made a motion to maintain the present officers of the Board. Mr. Scott seconded. Motion carried.

C. Next Scheduled Meeting

Mr. Atkins said the next DRB meeting is scheduled on Thursday, March 2, 2017 at Grace Coastal Church.

- 7. ADJOURNMENT:** Mr. Atkins closed the meeting. The meeting was adjourned at 3:40 p.m.

Taylor's Quality Landscape and Supply Greenhouse

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

In June 2016, the DRB approved the Owner's previous application to construct a 2,785 square foot retail and office building, but has decided to change the direction the project was headed. The applicant informally presented the new greenhouse concept at the February 2017 DRB meeting and described that this conceptual design better represented the Owner's needs with the landscaping and nursery business. Currently, Taylor's QLS operates out of a 225 square foot building on an adjacent parcel between this project and Tractor Supply which consists primarily of outdoor storage of plant materials, mulch, paving materials, and landscaping equipment. The applicant is proposing to expand his business and construct a 1,512 square foot office which is surrounded on two sides by 5,544 square feet of greenhouse with a side entry feature, an attached 7,056 shade cloth covered plant display area; including parking areas and associated infrastructure. The greenhouse building would serve retail customers with parking and retail space, but also house office space. The existing outdoor storage and gravel driveway would remain on the adjacent parcel.

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 applicant has submitted a conceptual site plan, tree survey, architectural elevations, and photos of the existing site for conceptual DRB review.

Staff Comment:

1. To meet code, the main entrance to the building shall be clearly identifiable and shall be orientated to face a street. The entry feature faces the side parking lot so the design should be adjusted to better address Cecil Reynolds Drive.
2. Please consider adding a horizontal element at the base of the office gable on the rear elevation to improve the Vertical Articulation.
3. Overhanging eaves are required when pitched roofs are utilized to meet code.
4. Roof Articulation requirement not met on the right and left elevations; varied roof pitches and planes shall be used to break up the massing.
5. The powder coated corrugated metal and is a prohibited facade material.