



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**  
**Thursday, February 1, 2018, 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  
VACANT / Architect-Landscape Architect  
Peter Brower / Architect-Landscape Architect  
Brad Hill / Landscape Architect  
Pearce Scott / Architect-Landscape Architect  
Donald L. Starkey / At-Large

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended,  
all local media were duly notified of the time, date, place and agenda of this meeting.

1. CALL TO ORDER – 2:30 P.M.
2. REVIEW OF JANUARY 4, 2018 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
  - A. Stokes Brown Toyota Addition – Bluffton ([backup](#))
5. OLD BUSINESS: No Old Business
6. OTHER BUSINESS:
  - A. Next Scheduled Meeting - 2:30 p.m. on Thursday, March 1, 2018 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
January 11, 2018, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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**Members Present:** James Atkins, J. Michael Brock, Brad Hill and Donald L. Starkey

**Members Absent:** Peter Brower and H. Pearce Scott

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

**Guests:** Mark Diedrich, Kuo Diedrich; Daniel Keefer, Witmer-Jones-Keefer and Carl Dietz, Belfair Plantation

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:34 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the December 7, 2017 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Mr. Hill seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:** No New Business
5. **OLD BUSINESS:**

**A. Belfair Sports and Activities Center – 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. Mark Diedrich, the project Architect, and Dan Keefer, the project Landscape Architect made the presentation. Mr. Diedrich highlighted the changes that were made to the drawings. He said that they addressed the architectural comments from the conceptual DRB review and reduced the size of the dormers by 15% overall so the windows took a majority of the dormer face area. He stated that the steep roofs would have architectural shingle installed and that the low slope roofs and accents would have metal roofing installed and this would match how the roofing is installed at the existing structure.

Mr. Diedrich said, they studied the possibility of adding an additional window on the social hall but there was insufficient roof above the porch to add another window. Mr. Keefer said that the new parking light fixtures would match the existing light fixtures and that the plans would be updated with photometrics. He also said that the landscape plans would be revised to address the staff comments regarding mitigation and plant sizes.

Mr. Brock had no comments or questions.

Mr. Starkey commented on the 12 continuous parking spaces without a tree island. Ms. Moss said that the PUD design guidelines were different from the current Community Development Code. Mr. Keefer indicated that they worked a tree island around an existing live oak to save it.

Mr. Hill had no comments.

Mr. Atkins asked which outstanding SRT requirements had to be addressed. Ms. Moss said that

the Fire Marshal had to approve the final site plan. Mr. Atkins asked that this project be reviewed by the DRB if major site changes were required at SRT as a condition of the DRB approval. Mr. Atkins commented on the light fixture cut sheets submitted with the application and said that most of the cut-sheets were interior fixture cuts. He asked whether exterior lighting was being proposed. Mr. Deidrich said that most of the lighting would be canned lights and that wall sconces are not being proposed. Mr. Atkins said that if any building lighting was proposed it should be added to the photometric plan. Mr. Keefer said low voltage up- and down-lite landscape lighting would be added to the parking lot photometrics. Mr. Atkins commented on the dormer redesign. He said he was ok with the shed roofs, but the dormer design should be revised to eliminate the siding on the front face to give it a Lowcountry look.

Mr. Brock made a motion to approve the final submission with the following conditions:

- Clarify the dormer detail and revise building elevations;
- Revise the landscape plans:
  - Take tree mitigation into account for the planted palms around the pool, (7) birch and (1) live oak trees;
  - Change the plant schedule to propose a 3 gallon container size for ornamental grass plants; and,
  - Highlight and/or clearly identify the locations of the 12” and 15” Tupelo mitigation trees
- Provide a comprehensive photometric plan which includes the building, landscape and parking lot lighting. Provide fixture cut-sheets for all exterior fixture types.
- Address and resolve the SRT comments. Should major revisions be required at final SRT, this project will be required to be reviewed again by the DRB.

Mr. Starkey seconded the motion.

Motion carried.

## **6. OTHER BUSINESS:**

- A. Mr. Atkins said that Mr. Allison resigned effective January 1, 2018. Mr. Atkins asked the Board members to assist in finding a person within the design community to replace his position.
- B. The Board members unanimously agreed and voted to have Mr. Atkins and Mr. Brock continue as the Chairman and Vice-Chairman for this Board.
- C. The next scheduled meeting is on Thursday, February 1, 2018 at 2:30 pm at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

- 7. ADJOURNMENT:** Mr. Brock made a motion to close the meeting and Mr. Starkey seconded the motion. The meeting was adjourned at 3:00 p.m.

## Stokes Brown Toyota Addition

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	Stokes Brown Toyota
<b>Architect:</b>	Tom Parker, PDG Architects
<b>Engineer:</b>	Jeff Ackerman, Carolina Engineering
<b>Type of Project:</b>	Commercial
<b>Location:</b>	100 Fording Island Road, Bluffton, SC
<b>Zoning Designation:</b>	C5 Regional Center Mixed Use

This car dealership is on a 13.27 acre site which is highly visible from Highway 278 with an existing 25,000 SF building, parking, landscaping and infrastructure. The applicant is proposing to build a 8,800 SF 14-bay service wing with a new locker room and restroom the east side of the structure, a 2,575 SF shaded car parking area attached to the south side of the new service wing and a 860 SF one-story addition is proposed on the west side of the building to hold three new sales offices. The parking lot configuration and circulation will be revised and resurfaced, asphalt paving on the south side of the addition will be changed out with concrete paving, underground utilities will be relocated and new landscaping will be installed.

The service wing will have a parapet roof, the locker room and restroom addition and shaded parking area addition will have metal shed roofs and the new sales office addition will have a metal gabled roof. The proposed cement stucco facade, metal standing seam roofing and storefront window systems will match the existing materials and colors.

Due to the scope of work proposed, this project will not undergo conceptual Staff Review Team (SRT) review but will receive final SRT review once the DRB approval is given.

The applicant has submitted photographs with a corresponding photo board, civil plans, architectural drawings and details and a landscape plan for review. The applicant submitted a material/color board.

### **Staff Comment:**

1. Please explain why the curb and gutter along the east side of the parking lot cannot be salvaged.
2. Please provide an Arborist Report to describe how the existing trees and plantings adjacent to the work will be protected during the pavement renovation work.
3. Please consider relocating the east foundation shrubs and specimen magnolias and tree island & median trees and plantings to avoid having to mitigate. The birch trees within the sales office addition footprint must be relocated or mitigated.
4. Please show on the plans where the 4' tree protection fencing will be located. Silt fencing cannot serve as tree protection (Sheet 3 of 7).
5. The east side of the service wing does not have an 8' foundation buffer proposed.
6. Consider adding an 8' foundation buffer south of the east "Parts" overhead door.
7. There may be a conflict with the new foundation plantings and the underground utility lines proposed on the north side of the service wing.
8. The Landscape Plan does not address the tree mitigation required.
9. Exterior fixture cut-sheets were provided, but a Lighting Plan with photometrics was not submitted for review.