



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, May 2, 2019, 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
Sallie C. Bridgwater-Brach / Architect-Landscape Architect
Peter Brower / Architect-Landscape Architect
Brad Hill / Landscape Architect
H. 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 APRIL 4, 2019 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - A. Green Thumb Nursery Buffer Landscaping – Bluffton - Final ([backup](#))
 - B. W4 Express Car Wash – Bluffton – Conceptual ([backup](#))
5. OLD BUSINESS:
 - A. Okatie Center - Choice Hotel – Conceptual (2) ([backup](#))
6. OTHER BUSINESS: Next Scheduled Meeting - 2:30 p.m. on Thursday, June 6, 2019 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
April 4, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Peter Brower and H. Pearce Scott

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Jason Broene, Court Atkins Architects; Eric Hoover, Ward Edwards Engineering; John Harris, John Harris Body Shop; Campbell Harris, John Harris Body Shop; Ron Fiscus, Planscape Partners; Michael Kronimus, KRA Architecture & Design; Brian Witmer, Witmer, Jones, Keefer, Ltd.; Barry Johnson, Johnson & Davis, P. A.; Tom Gardo, Denarius Group; David Sklar, SM7 Design; and, Thomas Michaels, SM7 Design

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:34 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the March 7, 2019 minutes. No comments were made. Ms. Bridgwater motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
3. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
4. **NEW BUSINESS:**

A. John Harris Body Shop – Okatie - Conceptual:

Mr. Atkins and Mr. Brock recused themselves from the meeting. Mr. Starkey officiated the project review. Ms. Moss gave the project background. Mr. Starkey asked for public comment, but no comments were made. Jason Broene, the Project Manager, gave the presentation for the project. He stated that minor changes were made to the elevations that were presented informally to the DRB last month. He said they studied the rooftop exhaust vent stack screening issue, removed the stacks from the roof and placed four square louvered panel sections on the upper wall of the back elevation. Mr. Broene said that the elevation was 38' on Highway 278 and that the combined height of the building and raised foundation would be tall enough to screen the four rooftop air conditioner units from the highway.

Mr. Hill was happy with the submittal. He asked what the color of the metal roofing would be. Mr. Broene said that a roof color was not yet selected, but that it would likely not be seen from the highway and would probably be a dark color to blend in. Mr. Hill suggested that a green color should be selected.

Ms. Bridgwater had no comments.

Mr. Starkey asked that they install as much landscaping around the building as possible to screen and soften the structure.

Mr. Hill made a motion to approve this conceptual project as submitted. Ms. Bridgwater seconded the motion.

Motion carried.

B. Taco Bell Upgrade Project – Bluffton - Final:

Mr. Atkins and Mr. Brock returned to the meeting. Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Ron Fiscus, the project Developer, gave the presentation for the project. Mr. Fiscus said he wanted to clarify some aspects of the landscaping work. He said that there was a downed limb in the front highway buffer and they wanted to remove it and that no other cutting or clearing would be done. Mr. Fiscus also said that they were having a flooding problem at the start of the drive-thru lane and they wanted to scoop out the drainage swale to create positive drainage and that none of the plantings would be removed. He stated that Corporate mandated that the building renovations occur every 10-20 years for a fresh look, energy efficiency and to be in compliance with the ADA standards. Mr. Fiscus handed out updated rendered building elevations to the board with new faux windows and metal awnings added on the back side of the building and better awning detailing at the entry door & drive-thru. He said that the gray-purple accent color proposed was more muted than the bright purple corporate color at other store locations, that the clear anodized aluminum door & window frames would remain unpainted, that the existing canopies are in poor condition & falling apart, that the back freezer/cooler would have a wood screen around it painted to match the new building color, that more shrubs would be added to fill in the voids at the building foundation, that the order boards, canopy & clearance bar would be a dark bronze color, and that the parking lot poles would remain, but the fixtures would be changes out with LED fixtures.

Mr. Hill said that the changes submitted were much improved over the original drawings and that he liked the new wall reveals and awning on the parking lot side of the building. He also said that landscaping is an issue and that the buffer requirements cannot be waived.

Ms. Bridgwater said that the lagoon looked unsightly and asked how this would be cleaned-up. Mr. Fiscus said that it was not their pond to maintain. Ms. Bridgwater asked how the wood panel fence around the cooler would be accessed. Mr. Fiscus said that access would be from the inside of the building.

Mr. Starkey stated that the revised east and west wall looked good, but suggested to fill in the vertical areas around the windows and on the corners with the dark brown EIFS color.

Mr. Brock said that the front buffer may need to be improved with more plantings once the clean-up work is done.

Mr. Atkins said that the dark bronze color was good for the new bars, menu boards & canopy. He said that the existing clear anodized aluminum door & window frame color could remain unpainted. He stated that the faux window and metal awning on the east side should be duplicated on the west side also. Mr. Atkins stated that the plum color was better than the purple color in the photograph.

Ms. Bridgwater made a motion to approve this project with the following conditions:

- Once the Highway buffer tree limb removal work was complete, additional plantings may be required to meet the Code requirements to fill in the bare areas.

- Submit a landscape plan to show new plantings in the foundation buffer and to fill-in the voids along the west buffer.
- Duplicate the east elevation faux window and metal awning on the west elevation also
- Add dark brown EIFS accent trim around the windows and on the corners
- The plummy color building trim and dark bronze menu board, clearance bar and canopy colors meet DRB approval.
- Submit a lighting plan which shows the photometrics and light levels for the new parking lot LED fixtures.

Mr. Brock seconded the motion.

Motion carried.

Mr. Atkins stated that “the building facade improvements and lighting must be built/installed according to the plans reviewed and approved by the DRB. The material and color board reviewed and approved by the DRB must be adhered to during construction. Any changes to the approved plans or submittals must be requested for and submitted to the DRB for formal approval.”

5. OLD BUSINESS:

A. Hilton Head National Luxury RV Park - Bluffton – Final (2):

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Michael Kronimus, the project Architect and Brian Witmer, the project Landscape Architect made the presentation for the project. Mr. Witmer said that they addressed all of the DRB comments from last month and the Staff comments for this submission. He said that the recycling and trash collection area would be treated as an amenity and that they would like to keep it open and screen it with plantings versus a fence.

Ms. Bridgwater asked about the width of the RV pads and the distance between each pad. Mr. Witmer said that the pads were 20’ wide and that there was approximately 20’ of landscaping between each pad.

Mr. Brock said that he appreciated all of the revisions to the architecture and landscape plans. He said that he agreed that landscaping should be used to screen the recycling and trash collection area so it is a functional space.

Mr. Starkey asked whether a turning radius study was done for the large RV’s because the plantings on the corners may get run over if the RV’s are not maneuvered properly. Mr. Witmer said that Thomas & Hutton conducted a turning radius study and that there would be adequate room to maneuver the RV’s in and out of the pad spaces without damaging the plantings. Mr. Starkey said that the light levels along the internal roads looked low and that more lights should be added to the streets. Mr. Witmer said that most RV Parks have minimal street lighting and that the lighting plan was for the street lights only; it did not include the photometrics for the lights at the individual pads or on the buildings.

Mr. Brock made a motion to approve the project as submitted. Mr. Hill seconded the motion. Mr. Atkins asked that they submit the official red roof color sample and a landscape plan around the recycling area.

Motion carried.

Mr. Atkins stated that “the buildings, landscaping and lighting must be built/installed according to the plans reviewed and approved by the DRB. The material and color board reviewed and approved by the DRB must be adhered to during construction. Any changes to the approved plans or submittals must be requested for and submitted to the DRB for formal approval.”

B. Okatie Center Home 2 Suites – Conceptual (3):

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. David Sklar, the project Architect with SM7 Design, LLC made the presentation for the project. He stated that they incorporated all of the Board comments into the revised drawings. He said that they increased the depth and dimension of the building offsets and components to give more interest to the building.

Mr. Brock appreciated the effort taken to reach the current design and that it looked good.

Mr. Starkey stated that he too liked the revised drawings.

Ms. Bridgwater, Mr. Hill and Mr. Atkins said that it was well done.

Mr. Brock made a motion to approve this conceptual project as submitted. Mr. Starkey seconded the motion.

Motion carried.

6. OTHER BUSINESS:

Congratulations to Sallie Bridgwater as she was married over the past weekend. Her new married name is Sallie Bridgwater-Brach.

Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, May 2, 2019 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

7. ADJOURNMENT: Ms. Bridgwater-Brach made a motion to close the meeting and Mr. Brock seconded the motion. The meeting was adjourned at 3:55 p.m.

Green Thumb Nursery Buffer Landscaping

Type of Submission:	Final
Developer:	Frank Lynch, Green Thumb Nursery
Landscape Designer:	Scott Smith, Green Thumb Nursery
Engineer:	N/A
Type of Project:	Commercial
Location:	172 Bluffton Road, Bluffton, SC
Zoning Designation:	C4 - Community Center Mixed Use

This project site was the former location of Cordelia's Garden Center, which is one-half mile north of the Old Town Bluffton 4-way stop. The 0.78-acre property contains a central two-way gravel access drive which leads to a back turn around area for material loading, a one-story 756 square foot metal building on the north side of the site for retail sales, a 3' wood & wire fence at the front of the site, brick patios and walkways and numerous oak and pine trees. A public sidewalk and a two-lane highway with on-street parking fronts this property. The Green Thumb Nursery has acquired this property and is in the process of cleaning up the site by removing the accumulated debris from the previous nursery business, removing a dilapidated impervious greenhouse structure, constructing a pervious wood framed screened-in shade structure to expand its landscape nursery operation to this property. The existing metal building and Bluffton Road fence will remain as part of this project. The site is constrained by Bluffton Road (Highway 46) to the east, a commercial one-story building to the north, the M. C. Riley Athletic Complex to the west and a two-story residential structure to the south.

The applicant will selectively remove trees within the front 20' highway buffer and near the existing building, beautify and enhance the highway buffer with additional plantings to mimic the Green Thumb Nursery Hilton Head location landscape theme and mitigate the tree removals as required. The diseased trees are documented with an Arborist Report prepared by ArborNature and must be mitigated one for (1) 2.5" tree within the disturbed area. A few of the tree removals within the highway buffer do not have disease or structural issues but are being requested as part of the refreshed landscape design proposed for this new business location.

For this review, the applicant has submitted photographs of the property and a landscape plan.

Staff Comments:

1. Unless an SCDOT encroachment permit is secured, shift the new plantings within the property line limits.
2. The proposed fringe tree must be a minimum of 1.5" caliper to meet Code.
3. Provide elevations and the location of the new shade structure.

END OF REPORT

W4 Express Car Wash

Type of Submission:	Conceptual
Developer:	Fortson, Bentley & Griffin Law Firm
Architect:	Kendall Hearn, Arbor Companies
Engineer:	Jarrett Senkbeil, OnSite Civil Group
Type of Project:	Commercial
Location:	1492 Fording Island Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

The applicant is proposing to construct an automated drive-through car wash building, 2 detached vacuum station canopies, a 448 SF pay station canopy, including service drives, parking, landscaping, stormwater facility and associated infrastructure. This undeveloped 1.48-acre site is heavily treed on the central and back portions of the site with several specimen live oak trees slated for removal. The County Natural Resource Planner has determined that the forested area on the site is a mature forest; therefore, 20 percent or 0.215-acres must be preserved. The Staff Review Team has required that the preserved forest be contained w/ a split rail wood fence for the life of the project. An Arborist Report provides a detailed assessment of each tree on the site. The front 50' highway buffer has very few overstory trees due to a major overhead power line that runs in front of the property and has an existing 48' wide asphalt driveway cut, utility equipment box and traffic camera & pole, which must be incorporated into the site design. The site is constrained by Highway 278 and Moss Creek Plantation to the north, Hilton Head Boathouse to the east, the Edgewater multi-family apartment complex to the south and Club Car Golf Carts to the west.

The proposed one-story 4,375 square foot car wash building has an automated drive through car wash tunnel, customer waiting area, office, restrooms, with equipment and utility rooms. The main structure prominently features a raised parapet with an EIFS cornice at the front tunnel opening with a series of lower stepped parapets with EIFS cornices around the entire perimeter of the structure. The body of the structure is faced with a combination of brick, stacked stone and EIFS. Suspended flat & angled awnings and Bahamian shutters have been applied over the doors, windows and within the blank brick wall offsets.

Two rectangular vacuum station canopy structures, 12' tall, are proposed on the center of the site; one is 1,540 SF and the other is 1,708 SF. A rear 448 SF pay station canopy is proposed adjacent to the tunnel entrance.

This project was approved by the SRT on March 20, 2019 with conditions. The applicant has submitted a site plan, photographs, Arborist Report, Tree Study, Civil Plans, Elevations and floor plan, Landscape Plan and Lighting plan for this review.

Staff Comments:

1. Architecture & Site Details: Provide the note legend which corresponds with the note numbers. The elevations are mislabeled (front is the north elevation, primary side is the west elevation, etc.)
 - a. Primary Structure:
 - i. Architecturally, the front of the building does not adequately address the highway. The service/utility doors do not compliment the entrance. Consider flipping the interior room arrangement so the customer waiting room is located at the front of the building.
 - ii. The DRB must determine whether the stacked stone material is a compatible with traditional Lowcountry facade materials.
 - iii. The louvered exhaust fan is proposed on a most prominent side of the building. Consider relocating it to the opposite side of the building or install a roof vent.

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- b. Vacuum Canopy structures:
 - i. Lacks Lowcountry detailing
 - ii. The tree image conceals the design. Provide an unobstructed detail of the proposed structure.
 - iii. Color sample must be submitted at Final. The color must be a muted color to match the building (i.e. dark bronze) and not stand out.
 - c. Vac-Boom Stands: the arched design does not match the massing of the building.
 - i. The blue color shown looks bright. The stand color must be a dark bronze color to match the building trim and not stand out.
 - d. Pay Station Canopy:
 - i. Provide elevations & color specs for this structure.
 - e. Equipment screening must be tall enough to fully block the view to the service equipment. Provide details for the:
 - 1. Dumpster enclosure with the fully opaque gates.
 - 2. Outdoor pumps at the NW corner of the building. The placement is in a highly visible area and the plant materials alone do not fully screen the equipment.
 - 3. Utility meters & boxes attached to the building.
 - f. Provide a detail of the split rail fence at the Natural Resources Protection areas
 - g. Provide a material/color Board at Final DRB
2. Landscape Plan:
- a. Provide a tree mitigation table to better illustrate the mitigation required and identify the mitigation trees that are proposed. The mitigation trees must remain for the life of the project.
 - b. The columnar habit of the Armstrong Maple will minimize conflicts with the two vacuum station canopy structures, but will not provide the desired shade within the parking lot. Consider another overstory tree selection for the tree islands.
 - c. The Highway buffer plant quantities need to be increased to better meet the Division 5.8.50 buffer planting requirements to achieve 75% opacity. The 30' utility easement will not negate the installation of dwarf tree varieties, shrubs and ornamental grasses.
 - d. Perimeter Buffer:
 - i. The east side of the site requires a 10' "A" type buffer. This buffer does not meet 5.8.90D as there are no plantings proposed adjacent to the structure.
 - ii. The west "A" buffer has two large void areas that require additional plantings to meet 5.8.90D.
 - e. The center canopy structures prevents plantings within the landscape median as required per 5.8.80B. It appears that a concrete median is being proposed.
 - f. Revise the Plant schedule so that the minimum plant sizes meet 5.8.30C
 - i. The minimum caliper size for the Bosque lacebark Elm must be 2.5"
 - ii. The minimum size of the azaleas and ginger plants must be a 3-gallon container
 - iii. The minimum size of the foundation shrubs and dumpster screening plantings must be 7-gallon container size
 - iv. The minimum size of the Muhly grass must be 3-gallon container
3. Lighting Plan: Light fixture and pole specs are difficult to read. Please identify the proposed color of the light fixture boxes and poles.
- a. Provide the exterior building light fixture cut-sheets at final.
4. Miscellaneous:
- Show the monument sign location and provide a detail of the sign structure. The sign structure cannot be located less than 10' from the highway R.O.W.

END OF REPORT

Okatie Center – Choice Hotel

Type of Submission:	Conceptual (2)
Developer:	Jeremy Barlet, Premier Atlantic Hospitality
Architect:	John Wallis, JDW Architects
Engineer:	William McCullough, McCullough Engineering
Type of Project:	Commercial
Location:	259 Okatie Village Drive, Okatie, SC
Zoning Designation:	Planned Unit Development (Okatie Center PUD – Southern Tract)

The applicant is proposing to construct a Sleep Inn and Mainstay dual brand hotel and attached fenced-in swimming pool area; including, sidewalks, parking, infrastructure, landscaping and lighting on lot S-18, within the Okatie Center PUD. The 2.45-acre site is part of a commercial subdivision, which includes an off-site detention area that was master planned for each lot to have a maximum of 65% impervious coverage; this project has approximately 55% impervious area. The project site has indirect access from SC 278 and SC170 via Okatie Village Drive. This parcel is covered with young planted pine trees and underbrush. Most of the trees on the interior of the site will be removed, but the perimeter buffers will be preserved. The site is constrained by a stormwater pond to the west, Okatie Village Drive and Sprenger Healthcare to the south, the Bluffton-Okatie Outpatient Center to the east and a stormwater pond and the Highway 278 off ramp to the north. The DRB must evaluate this project using the development and design guidelines in the Okatie Center PUD document.

The proposed four-story, 44,090 square foot hotel has a 776 square foot hipped-roof canopied drop-off area connected to the front building entrance and contains 77-sleeping units, lobby, dining area & prep kitchen, exercise and meeting rooms, and laundry facilities. The front and back roof parapets have a series of stepped parapets with white cornices and panels on the lower parapets, which wrap-around each side of the building. The front of the building has four raised brick wall sections with sloped parapets with exposed rafters clad in metal roofing and a central bracketed tower feature clad in gray board & batten siding and in-filled with purple lap siding above the main entrance. The building has a one-story gray brick water table around the perimeter of the structure. The recessed building offsets are faced with a combination of gray hardie plank lap and board & batten siding. Bahamian shutters have been applied on the first floor window units and on the window & door units on the sides of the building.

A conceptual set of the building elevations were presented at the March 7, 2019 DRB meeting but lacked detailing and Lowcountry features so it was denied with the following DRB comments:

- The porte cochere needs more detailing and the brick bases seem too tall. ***The open-webbed gable drop-off canopy design was changed to a hip roof structure with wider columns, brackets and false louvered shutter detailing to match the main tower feature.***
- Push the water table up to the second floor. ***The revised elevations meet this condition.***
- Due to the high visibility onto Highway 278, the back and left sides of the building are very important sides. The back of the building needs to look like the front of the building. Add offsets to break-up the facade and to create shade and shadow. ***The building footprint has not changed but the facade materials have changed. The primary facade offsets are clad in gray brick and the recessed offsets are clad with a combination of gray lap and board & batten hardie plank siding.***
- Due to the vertical nature of the building, the design does not lend well to Lowcountry architecture. Add trim around the windows and add corner boards. ***Corner boards have been added where hardie plank siding is proposed.***
- The facade material selection is good, but that the overall detailing, massing and composition needed to be improved. ***The original stucco facade was changed out with brick and hardie plank siding.***

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The project was approved at the SRT conceptual review meeting held on June 27, 2018. For the second conceptual DRB review, the applicant has submitted the site plan, floor plan, building elevations and 3D renderings.

Staff Comments:

1. The Board must determine whether the purple accent facade color is compatible with the Lowcountry vernacular palette.
2. The gray monochrome gray color scheme meets the Code requirements but there is a lack of color contrast.
3. There are large blank brick areas over the third floor windows on the front and back offsets that lack articulation.

END OF REPORT