



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**  
**Thursday, July 11, 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. 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 JUNE 6, 2019 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS: None
5. OLD BUSINESS:
  - A. Burton / Pinewood Fire Station Renovation / Addition - Final ([backup](#))
6. OTHER BUSINESS: Next Scheduled Meeting - 2:30 p.m. on Thursday, August 1, 2019 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
June 6, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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**Members Present:** James Atkins, J. Michael Brock, Sallie Bridgwater-Brach, Peter Brower and H. Pearce Scott

**Members Absent:** Brad Hill and Donald L. Starkey

**Staff Present:** Nancy Moss, Beaufort County Community Development Department

**Guests:** Jason Broene, Court Atkins Architects; Rob Hattler, Fraser Construction; Ben Daster, W4 Car Wash; and, Justin Hendley, W4 Car Wash

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the May 2, 2019 minutes. No comments were made. Ms. Bridgwater-Brach motioned to approve the minutes as written. Mr. Brock seconded to approve. Motion carried.
3. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
4. **NEW BUSINESS:**

**A. Burton / Pinewood Fire Station Renovation / Addition - Conceptual:**

Mr. Atkins recused himself from the meeting. Mr. Brock officiated the project review. Ms. Moss gave the project background. Mr. Brock asked for public comment, but no comments were made. Jason Broene, the project Architect gave the presentation for the project. He said that the primary purpose of the renovation/addition project was to improve the living quality for the firefighters and to improve some safety issues. Mr. Broene described the various rooms that were in the existing building and detailed which rooms would be contained in the new addition. He stated that the new two-story element allows for the creation of a formal building entrance. Mr. Broene said that the existing front facade was clad in stucco with metal trim and roofing. He stated that the new addition would be clad in stucco to match the existing building front, that a brick water table would be added to the two-story element, that the front entry feature facade would have hardie panel & trim work and the roof would be covered with standing seam metal.

Ms. Bridgwater-Brach had no comments except that the addition was a big improvement to the building.

Mr. Scott said that the design was a vast improvement, but that it would be nice to add a front window next to entry door.

Mr. Brower agreed that the design was a big improvement and asked what the element was to the right of the front door. Mr. Broene said that it was the fire department signage.

Mr. Brock had no comments.

Mr. Brower made a motion to approve this project for Conceptual review with the following condition:

- Add a window adjacent to the front door.

Ms. Bridgwater-Brach seconded the motion.

Motion carried.

## **5. OLD BUSINESS:**

### **A. John Harris Body Shop – Okatie - Final:**

Mr. Atkins returned to the meeting and asked Mr. Brower to officiate the meeting. Mr. Atkins and Mr. Brock recused themselves from the meeting. Ms. Moss gave the project background. Mr. Brower asked for public comment, but no comments were made. Jason Broene, the project Architect gave the presentation for the project. He said that there were no design changes made to the building after the conceptual DRB review. He stated that the landscape plan was revised and that additional plantings were added to the highway and thoroughfare buffers to meet the SRT conditions.

Mr. Scott said that it was a nice plan.

Ms. Bridgwater-Brach stated that the landscape plan was quite extensive.

Mr. Brower said that it was a good-looking design.

Mr. Scott made a motion to approve this project for Final review as submitted. Mr. Brower seconded the motion.

Motion carried.

### **B. W4 Express Car Wash – 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. Justin Hendley, the W4 Operations Manager, said he had nothing to add to the staff report.

Mr. Brock said that they did an excellent job at meeting the DRB conditions.

Mr. Brower said that it was a good-looking project.

Mr. Scott agreed with Mr. Brower.

Ms. Bridgwater-Brach agreed that it was a good-looking project.

Mr. Atkins agreed with the Board and said that care should be taken during the installation of the stormwater chambers to avoid damaging the trees within the Natural Resource protection areas.

Mr. Brock asked how the dumpster gates would look. Mr. Hendley said that the gates would match the design of the sides of the dumpster enclosure.

Mr. Brock made a motion to approve this project for final review as submitted. Mr. Brower 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.”

6. **OTHER BUSINESS:** Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, July 11, 2019 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909. Mr. Brock said that he would not be able to attend the July meeting.
7. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Brock seconded the motion. The meeting adjourned at 3:00 p.m.

## **Burton / Pinewood Fire Station Renovation / Addition**

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	Fraser Construction
<b>Architect:</b>	Annette Lippert, Court Atkins Architects
<b>Engineer:</b>	Paul Moore, Ward Edwards Engineering
<b>Type of Project:</b>	Institutional
<b>Location:</b>	158 Bay Pines Road, Beaufort
<b>Zoning Designation:</b>	S1 - Industrial

This fire station expansion project is located on a 1.59-acre land parcel which was previously developed and contains a two-story 6,421 SF tan metal & stucco building with green trim, a carport, several metal containers, a fire training structure, service drives, parking and infrastructure. The applicant is proposing to remove the existing paving & exterior metal stairway and construct a 1- and 2-story building addition on the east side of the fire station, create a well-defined parking area with walkways plus two storm water ponds. The site is constrained by a large storm water facility to the north, a commercial metal warehouse to the east, Bay Pines Road to the south and the Pinewood residential subdivision to the west.

The existing building will be upgraded and renovated to create new sleeping rooms, an office, laundry room and a large open kitchen and dayroom area. The proposed 2,439 square foot building addition has a new front formalized entry, foyer with stairway to the second floor, sleeping rooms, kitchenette and restrooms & showers. The addition has a series of 4:12 gable and shed dark bronze metal roofs and bracketed awnings with a 6:12 gable dark bronze metal roof at the main entry. The building will be clad with a combination of tan hardie panel and stucco with a brick water table on the 2-story addition only. A small storage addition with a 4:12 metal shed roof, clad in stucco, will be built on the west side of the existing vehicle bay area. The existing fire station facade and metal trim will be painted to match the addition colors.

This project has not been reviewed by the SRT so the site plan is subject to change if required at final SRT. At the June 6th DRB meeting, this project received conceptual DRB approval with the condition to add a window adjacent to the front door; and, this condition has been met.

### Staff Comments:

1. The building must be attenuated to 25 decibels.
2. The improved internal drive aisle must be 24' wide (5.5.50A) and there can be no more than 8 consecutive parking spaces without a tree island (5.8.80A). The landscape plans will be minimally affected by the increased drive width (reduced amount of sod required).
3. Sheet C401: Revise the parking calculations; 1 space is required per 300 SF of building per 5.5.40B. The project looks to be under-parked.
4. The east foundation buffer is less than 8' which does not meet Division 5.8.60 of the Code.
5. Landscape Plan: Increase the muhly grass to a 3-gallon container (5.8.30C5), consider using an upright overstory tree in the south tree island to avoid conflicts with the overhead power line (5.8.30E) and add an "A" buffer on the west & a "B" buffer on the east (5.8.90F).
6. The lighting plan submitted is for the building lighting only and is difficult to read. Please provide the lighting calculation table showing the average, maximum and minimum footcandles. Explain why parking lot lighting is not proposed as the light levels are low in the parking areas.
7. Please show where the existing radio antenna will be relocated.

End of Report