



Design Review Board Meeting

Chairman

JAMES ATKINS

Vice Chairman

J. MICHAEL BROCK

Board Members

SALLIE BRACH
PETER BROWER
BRAD HILL
H. PEARCE SCOTT
DONALD L. STARKEY

County Administrator

ASHLEY M. JACOBS

Clerk to Council

SARAH W. BROCK

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Design Review Board Meeting Agenda

Thursday, February 6, 2020 at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

1. CALL TO ORDER
2. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
3. APPROVAL OF MINUTES – January 9, 2020
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS:
 - A. Express Oil Change & Tire Engineers – Bluffton – Conceptual
 - B. CapRock Island Park Senior Living – Lady’s Island – Conceptual
 - C. Piedmont Goodwill Retail Store – Bluffton - Conceptual
 6. OLD BUSINESS: None
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7. OTHER BUSINESS: Next Scheduled Meeting – 2:30 p.m. on Thursday, March 5, 2020 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
 8. ADJOURNMENT

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
January 9, 2020, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie Brach, Peter Brower, Pearce Scott and Donald L. Starkey

Members Absent: Brad Hill

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Matt Youst, Witmer, Jones, Keefer, Ltd.; Thomas Michaels, SM7 Design; and, David Sklar, SM7 Design

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **FOIA:** Chairman Atkins said, “Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act”.
3. **MINUTES:** Chairman Atkins asked if there were comments on the December 12, 2019 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Mrs. Brach seconded to approve. Motion carried.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:** There was no new business.

6. **OLD BUSINESS:**

A. Okatie Center Home 2 Suites – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. David Sklar, the project Architect, made the presentation for the project. He said that for the most part, the staff report summed up the project. He said that they were working with the landscape architect about the placement of the monument sign. He stated that the colored renderings helped a lot to demonstrate the character, texture, colors and that the details fit in nicely to soften the facade.

Mr. Scott wanted the applicant to speak about the project entry. Matt Youst, the project Landscape Architect, described the traffic flow to this site and said that there were two points of entry. Mr. Youst said that Highway 278 was north of the property so they expect most of their customers to access the site from the north. He indicated there was another entry to the south of the property for customers traveling from Highway 170.

Mr. Brock asked if there was any other plant material that could be specified in the front of the building to better address the vertical scale. Mr. Brock said that the palm size specified was 12’-14’ tall, but that he would like to see taller palms specified to be in better scale with the building. Matt Youst said that the palms could be taller but some of the plant beds are constrained. Mr. Youst stated that there were other areas where Crape Myrtles would help with

the vertical dimension for the plantings. Mr. Brock said Crape Myrtles would be fine and would add nice color. Mr. Brock said that the funky placement of the dumpster within the Phase 2 portion of the site would have to be thought through carefully when Phase 2 is developed and to consider what was being proposed on the other side of it so it is fully screened.

Mr. Brower said that the lighting behind the louvered panels bothered him because the building was four stories tall and the building did not need more attention brought to it. Mr. Sklar said that the lighting was part of the hotel branding and that the lighting could be on a timer or muted. Mr. Brower said that he did not think the lighting was needed.

Mr. Scott stated that he did not mind the lighting in the beacon feature if it were muted lighting. He commented that the architecture had come a long way and that it looked good.

Mrs. Brach asked whether the roll-up garage door attached to the dumpster enclosure would face the driveway. Mr. Sklar said that it would and that the dumpster configuration was also part of the hotel branding. Tom Michaels, the project Architect, said that the storage garage would hold outdoor furniture and landscape equipment. Mr. Atkins asked what color the garage door would be and whether it would match the wall. Mr. Sklar said that the door color would be muted and would not stand out.

Mr. Starkey commented that it seemed like a very tall dumpster enclosure at 10' tall and wanted to know which "muted" color would be applied to the garage door. Tom Michaels said that the door would be a dark gray color to match the "Raincloud" brick at the base of the hotel.

Mrs. Brach wanted to know what the pool deck material was and whether it was pervious. Mr. Sklar said that they would prefer to have the pool deck impervious concrete and there were other areas that pervious materials could be used to offset the impervious surfaces. Mr. Atkins said that they should add pervious parking spaces at the remote parking areas. Mr. Sklar and Mr. Michaels agreed and said that would be possible.

Mr. Atkins wanted clarification about the application of the high reflective white color. Mr. Michaels said that the white color would be applied to the cornice bands, trim bands, trellis and that there would be two different gray siding colors and the natural wood color would be applied to the shutters, louvers and canopy ceiling. Mr. Michaels said that the staff generated color board was a good representation of the colors being proposed. Mr. Atkins asked what material would be applied behind the shutters. Mr. Michaels said that it would be a hardie panel to make a false window with recesses & trim. He stated that the trim would be white & the back panel would be painted to match the siding color. Mr. Atkins said that the shutters seemed to project out at a 30 degree angle and suggested to reduce the shutter angle to 15 degrees help disguise the faux window panel. Mr. Sklar said that was a good suggestion. Mr. Atkins said that there were no canopy details to review and would like the details to review. Mr. Atkins said the rendering better helped illustrate the beacon feature but he would encourage them to use warm lighting on the beacon feature to give it texture in the evening, similar to that used at the Hampton Inn. Mr. Sklar said that the lighting would be very soft. Mr. Atkins was concerned about the type of glass that would be installed on the top and side of the beacon feature. Mr. Sklar said that the glass would be frosted and would not be clear. Mr. Atkins asked Mr. Youst if they could remove the underground utilities from the tree island to avoid conflicts with the trees; Mr. Youst said that could be done. Mr. Atkins asked where the monument sign would be located and to come up with a sign structure design. Mr. Youst said that there would probably be a sign located off the south drive. Mr. Michaels added that there was signage on the building so a monument sign would not be needed at the east drive.

Mr. Starkey asked how bright the beacon lighting would be. Mr. Michaels said that it would have a soft glow. Mr. Sklar said that the lighting would be soft enough to understand the depth of the building and that the lighting was not meant to look like a spot light. Mr. Starkey said that there were County restrictions on the angle and brightness of the lighting.

Mrs. Brach asked about the entry canopy lighting. Mr. Michaels said that the canopy would have canned ceiling lighting. Mr. Atkins asked what color the canned lighting fixtures would be. Mr. Michaels said that they would be white. Mr. Atkins asked where the rope lights were going. Mr. Michaels said that the rope lighting would be on the front entry trellis and on the back pool trellis.

Mr. Starkey made a motion to approve this project with the following conditions:

- Beacon Feature: Provide confirmation
 - that the lighting will be soft & muted, similar to Hampton Inn; and
 - that the beacon feature glass panels on the top and side would be frosted
- Provide drop-off canopy details for review
- Landscape Plan: incorporate taller palms at the base of the building so the plantings are in better scale with the building and add Crape Myrtles for better vertical dimension and color
- Add pervious parking spaces to reduce the impervious surface coverage on the site
- Submit a monument sign structure design and show the placement of the monument sign on the site.

Mr. Brock seconded the motion.

Motion carried.

Mr. Atkins stated that “the structure, landscaping, lighting, and other design elements 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.”

7. Mr. Atkins said that the next scheduled meeting was at 2:30 p.m. on Thursday, February 6, 2020 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909. Mr. Brower said that he would not be able to attend the February meeting.
8. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mrs. Brach seconded the motion. The meeting adjourned at 3:05 p.m.

Express Oil Change & Tire Engineers

Type of Submission:	Conceptual
Developer:	Andy Golden, Express Oil Change & Tire Engineers
Architect:	April Cain, AHO Architects, LLC
Engineer:	Wyatt Bone, Bohler Engineering
Type of Project:	Commercial
Location:	34 Bluffton Road, Bluffton, SC
Zoning Designation:	C5 Regional Center Mixed Use

The applicant is proposing to construct a 1-story, 4,747 square foot building with 9 service bays; including concrete walkways, parking, infrastructure, landscaping and lighting. The project site is on a 1.02-acre undeveloped outparcel at the Bluffton Gateway shopping center that has been pad graded and mostly cleared of trees on the interior portion of the site. The 50' highway buffer is vegetated with pine trees and planted palm trees, which will be preserved and enhanced. A major overhead power line easement cuts across the south edge of the property. The site is constrained by Red Cedar Street to the south, Sam's Club to the west, Wells Fargo Bank and Wal-Mart to the north and Bluffton Road and Kitties Crossing Shopping Center to the east.

The building is located in the center of the site with a modified prototype building design to better conform to the Community Development Code. This one-story building has hipped-roof with a central intersecting gable roof that is covered with dark green metal roofing. The building is clad with a combination of brown brick, white painted brick horizontal banding and hardie plank siding & trim. Each main side of the building has a gable-shaped brick parapet with a suspended entry canopy over the storefront entry door and six glazed sectional overhead service bay doors. The short sides of the building facade have six faux windows positioned on the building which face both Bluffton Road and the internal shopping center drive.

The Staff Review Team conceptually approved the site plan on December 11, 2019 with the conditions. The applicant has submitted the site plan, photographs and building elevations for this review.

Staff Comments:

1. Because the site is constricted by the power line over the south buffer which restricts the installation of overstory trees and the structure does not have a foundation buffer between the building and the parking, careful attention must be made to incorporate Lowcountry detailing into the architecture and the remaining perimeter buffers must be beefed up to offset the lack of plantings under the power lines.
2. The window and door trim lack Lowcountry detailing.
3. Confirm that the building height conforms to the height requirements outlined in the Development Agreement.
4. The signage must be approved separately with sign applications after DRB approval is issued.

CapRock Island Park Senior Living

Type of Submission:	Conceptual
Developer:	Dan Wendover, CapRock Investment
Architect:	Annette Lippert, Court Atkins Architects
Engineer:	Eric Hoover, Ward Edwards Engineering
Type of Project:	Institutional
Location:	171 Meridian Road, Lady's Island, Beaufort, SC
Zoning Designation:	LICP Lady's Island Community Preservation District

The applicant is proposing to construct a multi-level building with a combination of 1-, 2- and 3-story sections for 70 independent living units and 24 assisted living units; including concrete walkways, parking, pergola & outdoor dining area, fenced dog park, infrastructure, landscaping, lighting, and stormwater facilities upon two contiguous undeveloped parcels totaling 8.91 acres. The Zoning Board of Appeals (ZBOA) must approve the Senior Living facility as a *Special Use* on February 27, 2020 to allow this project to move forward with final DRB and SRT. The property was timbered over two years ago, but several specimen trees were saved and currently remain. Undeveloped land parcels and single-family homes primarily surround the project site. Pope Road runs through the southern portion of the project site, is private, provides access for several adjacent land parcels and is proposed to be abandoned. The site is constrained by a residential dwelling and undeveloped parcels to the south, Meridian Road and undeveloped land parcels to the west, residential dwellings and undeveloped parcels to the north and Lady's Island Drive to the east.

The massing of the 146,700 square foot building creates a variety of building volumes and reads as multiple buildings connected, as opposed of one long building. The building has a combination of hipped and gable roofs covered in architectural shingle at the main roof areas and standing seam roofing at the secondary roof elements and stacked covered porches. Mechanical equipment will be roof-mounted in roof wells and/or in the attic space. The exterior facade materials will include a brick water table and offset accents, horizontal composite lapped siding, vertical siding, tabby stucco veneer at the main entry elements, vinyl windows and composite shutters, and composite panel & trim detailing at the connector elements between the building sections. Bracketed window awnings are selectively placed on the various levels of the building. Drop-off canopies, with open roof truss work and brick columns, are at the main entrances to the independent and assisted living portions of the building.

The Staff Review Team conceptually approved the site plan on January 22, 2020 with the conditions and is subject to ZBOA approval as a Special Use. The applicant has submitted the site plan, photographs, building elevations and rendering for this review.

Staff Comments:

1. The Site Plan will be revised at final to show a fire and an emergency access lane along the East side of the building.
2. The dimensions of the emergency generator must be provided at final and the wood fencing detail must demonstrate that the generator will be fully screened from view.
3. The DRB must determine if the building height calculation chart supplies the necessary data to confirm that the average building height meets the maximum building height of 35'.
4. The Civil Engineer must work with SCDOT and adjacent property owners to abandon Pope Road, to resolve land access issues and to comply with the driveway separation standards.
5. HVAC grilles should not stand out and should blend in with the facade color(s).

END OF REPORT

Piedmont Goodwill Bluffton Retail Store

Type of Submission:	Conceptual
Developer:	Sandra Cashion, Piedmont Companies, Inc.
Architect:	Brianna Huffman, Court Atkins Architects
Engineer:	Ryan Lyle, Andrews Engineering
Type of Project:	Commercial
Location:	4 Godfrey Place, Bluffton, SC
Zoning Designation:	C4 Community Center Mixed-Use

The applicant is proposing to construct a 15,000 square foot one-story retail building with drop-off canopy, dressing rooms, job link center processing area, conference room, office & breakroom including concrete walkways, a looped drive & parking around the building, infrastructure, landscaping, lighting, and stormwater facilities upon an undeveloped parcel totaling 1.99 acres. The site is part of a commercial subdivision and drainage will be handled by underground detention underneath the parking lot; treated stormwater will discharge to an on-site drainage ditch and carried to an off-site master planned pond adjacent to the Bluffton Parkway. The project site has indirect access from Bluffton Road (SC Highway 46) and direct access drives off Godfrey Place and Evelyn's Way. This parcel is covered with young pine trees and underbrush and 20% or 0.31 acres of the forested area will be preserved and enhanced as required. The site is constrained by Godfrey Place and commercial buildings to the south, Evelyn's Way and commercial warehouses to the west, an undeveloped parcel to the north and Highway 46 to the east.

The proposed building will have a retail area and dressing rooms in the front and a material donation warehouse processing area with a covered drop-off canopy in the back. The basic shape of the building is rectangular and the building massing is broken up with a gable end & entry offsets, variations in the wall materials and false windows units with transoms to articulate the wall plane. The building has a hipped roof and three gable dormers with faux louvers between a gabled main entry feature supported by 4 columns and a gabled drop-off canopy supported by 2 columns. The building will have composite horizontal siding with 4" exposure on the water table and horizontal lap siding with 7" exposure above up to the eave all around building; except at the facade areas above the water table at the south entry doors that are clad with board and batten vertical siding. A rolling overhead service door plus solid slab door units are on the left side of the building. All mechanical equipment will be located in a service yard at the rear of the building and shielded from view by a fenced enclosure.

The Staff Review Team conceptually approved the site plan on November 27, 2019 with the conditions. The applicant has submitted the site plan, photographs, floor plan, building elevations and rendering for this review.

Staff Comments:

1. The rear roof lacks articulation.
2. The dumpster should be relocated to allow for the installation of an overstory tree as required.
3. Provide a wooden split rail fence around the protected forest for the life of the project to prevent damage and/or disturbance in this area.
4. The site plan does not show a walkway to the employee door in the back of the building.
5. The underground stormwater chamber is partially under the east tree island which will not allow room for an overstory tree as required.

END OF REPORT