



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

Staff Support

ERIC GREENWAY

Administration Building

Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

Contact

Post Office Drawer 1228
Beaufort, South Carolina 299901-1228
(843) 255-2140
www.beaufortcountysc.gov

Design Review Board Meeting Agenda

Thursday, April 9, 2020 at 2:30 PM

Conducted via telephone conference call

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 – March 5, 2020
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS:
 - A. McCulloch Tract – Commercial Subdivision – Bluffton
 1. Discount Tire – Conceptual
 2. Dunkin Donuts – Conceptual
6. OLD BUSINESS:
 - A. Piedmont Goodwill Bluffton Retail Store – Conceptual (2)
 - B. CapRock Island Senior Living – Lady’s Island – Final
7. OTHER BUSINESS: Next Scheduled Meeting – 2:30 p.m. on Thursday, May 7, 2020 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. ADJOURNMENT

The public is welcome to call in to listen to the meeting and to ask questions during the public comment portion of the meeting.

Please call 1-425-436-6260 Access Code: 5888673

This telephone number is only to be used for official Beaufort County business and may not be used for any other purpose.

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
March 5, 2020, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Peter Brower and H. Pearce Scott

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Andy Golden, Express Oil Change & Tire Engineer

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **FOIA:** Chairman Atkins said that “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 February 6, 2020 minutes. Mr. Starkey motioned to approve the revised meeting minutes and Mrs. Brach seconded to approve. Motion carried.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:** None

6. **OLD BUSINESS:**

A. Express Oil Change & Tire Engineers – Bluffton – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Andy Golden with Express Oil Change, made the presentation for the project. He said that they addressed most of the conceptual DRB comments for the building but conceded that the landscape plan required major adjustments.

Mr. Hill said that he had no issues with the architecture but agreed with the staff comments regarding the landscape plan.

Mrs. Brach stated that the plant material selections could have been better. She said that the Spartan junipers would become large and block the view to the nice window detailing on the east elevation. Mrs. Brach suggested that they change out the large trees under the overhead power lines with more suitable, dwarf plant selections.

Mr. Starkey said that the architecture was much improved but that the east triple window/door unit looked awkward.

Mr. Brock asked Staff if Santee Cooper had to approve the landscape plan. According to staff, Santee Cooper does not have to approve the landscape plan but has the authority to request that large plantings under the power lines be changed out with dwarf trees or tree form evergreen shrubs. Mr. Brock advised Mr. Golden to incorporate the same type of dwarf evergreen

plantings under the power line easement as was done at the adjacent Sam's Club project. He advised the applicant to re-evaluate using the barberry shrub as they are prone to collect trash; especially near the dumpster. He also stated that the linear plantings along the parking lot did not compliment the building and looked like an eyesore.

Mr. Atkins agreed with Mr. Brock and stated that the linear fashion of the buffer needed to be revised to look natural. He said to raise the windows up in the east gable end and change out the east gable end windows to match the windows to the left & right. Mr. Atkins said that he appreciated the modifications to the architecture but asked that they make a slight revision to the east gable end. He suggested that they remove the triple windows and add one window unit, with a Bahamian shutter, centered on the wall, with decorative lighting on each side of the window. Mr. Atkins stated that the wall sconce submitted did not appeal to him and to substitute it with a plain wall sconce. He stated that he liked the eave brackets but urged Mr. Golden to line them up with the inside window edge and that another eave bracket may be needed. Mr. Atkins stated that the landscape plan needed to be re-worked and that the Highway 46 buffer should emulate the natural Highway 278 buffer behind Wal-Mart with a mixture of low, mid-story & tall plantings.

Mr. Hill made a motion to table this project and Mrs. Brach seconded the motion.

Mr. Golden made plea to the Board to request that conditional approval be issued pending the submission of the architectural adjustments and the revised landscape plan.

Before taking a vote, the Board discussed the motion and Mr. Golden's request. The Board voted on the motion and all opposed it.

Motion failed.

Mr. Hill amended his motion to approve this final DRB project with the following conditions:

- Make some architectural adjustments to the east and west elevations:
 - Remove the triple windows on the east gable end and add one window unit to match the other windows complete with a Bahamian shutter, centered on the wall, with decorative lighting on each side of the window.
 - Tighten the eave bracket spacing at all three areas (east & west elevations) and line them up with the inside window edge; additional eave brackets will probably be needed.
 - Submit revised renderings of all building sides and include the new detailing and light brown siding color
 - Submit a digital version of the revised material/color board
- The Landscape Plan requires major revisions, address the DRB and staff comments to include:
 - Add a dwarf understory tree or an evergreen tree form shrub with a low growing groundcover in the south tree island to better meet the intent of the Code.
 - Supplement the modified Highway 46 buffer s with native understory trees and shrubs to conform to the thoroughfare buffer & 75% opacity requirements to replicate a natural buffer at Hwy 278 behind Wal-Mart.
 - Incorporate native, evergreen plantings in the north & south buffers to provide a slight visual obstruction from the ground to a height of ten (10) feet during the winter months and expose the service bays & parking lot to view.

- The large buffer plantings (i.e. Crape Myrtle, Yellowwood) under the power line easement will become too large over time and will not be acceptable to Santee Cooper. Incorporate dwarf crape myrtle tree varieties and tree form evergreen shrubs (i.e. Japanese Ligustrum & Buford Holly) which will not grow higher than 12' tall to the Landscape Plan to match the Sam's Club parking lot plantings under the power lines.
- Formalize the site entries and screen the parking areas with ornamental grasses (i.e. Muhly) or low growing shrubs (i.e. saw palms & Parsons Juniper).
- Lighting:
 - Relocate the light pole out of the south tree island.
 - The decorative wall sconce with the 3 vertical elements submitted for review was not approved. Submit a new wall sconce light fixture cut-sheet which shows a plain fixture which casts soft lighting up & down. Specify the fixture finish.
 - The Lighting Plan must indicate that the light poles will be a dark bronze color.
- Dumpster Enclosure:
 - Consider shifting the dumpster enclosure eastward to allow room for plantings on all three sides of the enclosure.
- Submit the revised digital drawings to staff to distribute to the DRB for review and approval.

Mrs. Brach 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. **OTHER BUSINESS:** Mr. Atkins said that the next scheduled meeting was at 2:30 p.m. on Thursday, April 2, 2020 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Hill made a motion to close the meeting and Mr. Brock seconded the motion. The meeting adjourned at 3:07 p.m.

McCulloch Tract Commercial Subdivision – Discount Tire & Dunkin Donuts

Type of Submission:	Conceptual
Developer:	David Oliver, Bluffton Land Partners, LLC
Architects:	Kelly Wagoner for Discount Tire Edward Copeland for Dunkin Donuts
Engineer:	Ryan Lyle, Andrews Engineering
Type of Project:	Commercial
Location:	1000 Fording Island Road, Bluffton, SC
Zoning Designation:	C5 Regional Center Mixed Use

The applicant is proposing to create a two-lot commercial subdivision on a 3.70-acre parcel to construct two commercial buildings and a future retail store; including sidewalks, parking, infrastructure to serve Discount Tire & Dunkin Donuts, landscaping and lighting. The northwest corner of this project parcel was partially developed in 1984 and currently contains two storage sheds, a dilapidated 1,344 square foot 1-story building and a gravel parking area, which formerly served as the Hilton Head Island Visitor's Center and will all be removed. In addition, the site has dual street frontage on Highways 278 and 46 with three billboards that will remain; one billboard with lighting is off Highway 278 and two unlit billboards are off Highway 46. This parcel is has vegetation which has been classified as upland young forest, primarily covered with pine trees & underbrush, and a minimum of 10% or .23 acres will be preserved for the life of the project. All of the trees on the interior of the site will be removed but the perimeter buffers and Natural Resource Protection area will be preserved. The site is constrained by a Lowcountry Motors & the signalized Hwy. 278/46 intersection to the west, Highway 46 and the Bluffton Gateway Development to the south, Buffalo Wild Wings and the Kitties Shopping Center to the east and Highway 278 to the north.

This development will share a central driveway that bisects the site and contains a pedestrian walkway system, which serves as a connection to the new buildings from the public sidewalk along Highway 46. Each new lot will manage the stormwater runoff generated. Drain inlets will capture the rainwater which is directed to underground piping and routed to+ underground stormwater chambers.

Lot #1: Discount Tire Building & Future Retail Building:

The 8,192 square foot Discount Tire building is located on the western portion of the proposed 2.5-acre parcel and contains a retail sales & display area with seating, three service bays and a tire storage room on the first floor and a stairway to a storage area on the mezzanine level which overlooks the service bays. The northern portion of this proposed parcel is reserved for a retail building which will be approved by the DRB at a later date. This lot has a drive system that circles around the new tire building and connects to the central shared drive, complete with landscape areas, parking and an enclosed double dumpster area. The front of the tire building is orientated toward the interior of the development with a storefront entry door & window system and three large & one small overhead door. This building has a raised roof parapet with an EIFS cornice and eave brackets at the main corner of the building and a lower roof parapet with an EIFS cornice around the perimeter of the building. The entry door and storefront windows are covered with metal awnings and the facade is clad with a combination of brick and EIFS. The backside of the building has three metal trellises positioned between the pilasters to help breakup the facade

Lot #2: Dunkin Donuts Building:

The Dunkin Donuts building prototype design was modified to better meet the Architectural Standards in the Code. This 2,240 square foot 1-story building is located on a proposed 1.21-acre parcel on the east side of the development and contains a sales & seating area, kitchen, office, walk-in cooler and restrooms. This lot has a drive system that loops behind the new building complete with two drive thru lanes & a bypass lane and connects to the central shared drive, including an outdoor dining patio, landscape areas, parking

Beaufort County Design Review Board
April 9, 2020

and an enclosed dumpster area. The building has two entry points and is orientated toward the interior of the development & Highway 278 with decorative corner offsets and divided-light storefront windows. There is a combination hip and shed roofs covered in metal roofing with eave brackets positioned under the hip portions of the roof. The building has a brick water table at the base of the building and is clad with EIFS above.

The project was approved at the SRT conceptual review meeting held on March 4, 2020 with conditions. For the conceptual DRB review, the applicant has submitted the site plan, floor plan, building elevations of 2 sides of the building and 3D drawings.

Staff Comments:

1. Impervious surfaces dominate a good percentage of each new parcel; there was very little consideration for infiltration areas (no pervious parking or bio-swales).
2. Discount Tire:
 - a. Incorporate a foundation buffer at the building entry corner to soften the structure.
 - b. The long, lower parapet roofline on the long sides of the building lacks articulation.
 - c. All equipment panels must be painted to match the facade color or screened to not stand out.
3. Dunkin Donuts:
 - a. The roof plan was not submitted so it is unclear where the HVAC equipment will be placed
 - b. The elevations of the drive-thru and service sides of the building were not submitted for review.

END OF REPORT

Piedmont Goodwill Bluffton Retail Store

Type of Submission:	Conceptual (2)
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 retail building with an attached 700 square foot drop-off canopy in the front and 400 square foot attached loading dock with dock leveler, stair access plus a compactor on the left side of the structure. The building will contain a retail display area and dressing rooms in the front and a job link center processing area, conference room, office & breakroom in the back portion of the building. The development of this 1.99 acre site will also include concrete walkways, a looped drive with parking around the building, infrastructure, landscaping and lighting. The site is part of a commercial subdivision and drainage will be handled by underground detention within the drive aisles & parking bays; 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 massing of the proposed one-story building is broken up with a gable end & entry offsets, a gabled drop-off canopy & loading dock, variations in the facade materials and transom windows units with decorative wall panels & trim to articulate the wall plane. The perimeter of the building has a sloped mansard roof covered in dark gray asphalt shingle surrounding a roof well to shield the mechanical equipment from view and three gable dormers with faux louvers between on the front & backside of the building. The gabled main entry feature is supported by four square columns and the gabled drop-off canopy & loading dock are each supported by two square columns. The building will have dark & light gray colored composite horizontal siding with varying reveals, vertical board & batten siding at the front & side offsets, and flat panel siding with trim. The loading dock is covered with a small gabled roof structure to protect material deliveries a rolling overhead service door and solid slab door. The lower truck delivery & trash compactor levels on each side of the loading dock are screened by a 4' painted CMU retaining wall system along the entire left-side of the building.

The Staff Review Team conceptually approved the site plan on November 27, 2019 with the conditions. At the February 6, 2020 DRB meeting, this project received conceptual approval with the following conditions:

1. Provide more articulation on the north roof; ***three louvered gables were added to the north roof.***
2. Relocate the dumpster out of the tree island; ***the dumpster was relocated outside of the tree island and a compactor is now being proposed on the west side of the building.***
3. Make an adjustment to the site plan to move the stormwater chamber out of the tree island; ***adjustments were made to place the stormwater chambers outside of the tree islands; although, the stormwater chamber is partially under the east tree island.***
4. Show the walkway location on the site plan for the rear employee entrance; ***the employee entrance walkway has been added to the plan.***

Beaufort County Design Review Board
April 9, 2020

Staff Comments:

1. At final DRB, the plans must show a 4' wooden split rail fence around the protected forest for the life of the project to prevent damage and/or disturbance in this area.
2. The underground stormwater chamber is partially under the east tree island which will not provide room for an overstory tree as required.
3. The roof gutters are shown on the elevations, but the downspouts locations are not.
4. The monument sign located within the natural resource protection area which is not allowed.
5. Show parking stops in the parking bays at the front side of the building.
6. Please provide section views of the loading dock area to better show how the ramped drives will look from Evelyn's Way.
7. The section view 1/A3.1 indicates that there will be a severe slope at the tree island; please clarify.

END OF REPORT

CapRock Island Park Senior Living

Type of Submission:	Final
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, bocce ball courts, 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* to allow this project to move forward with final 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. Standard window shutters, faux shutters and 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. At the February 6, 2020 DRB meeting, this project received conceptual approval with the following conditions:

1. Seek the guidance of a Certified Arborist for the necessary preconstruction soil treatments and safe practices that will be employed throughout construction to ensure the survival of the significant trees; *an Arborist Report, prepared by Michael Murphy, has been submitted for review.*
2. Explore re-incorporating the double door unit on the east elevation of the east wing connector segment shown on Sheet A3.1; *the elevation was revised and a wider door unit is proposed at this location.*
3. Study whether one dumpster would be large enough to service the needs of this facility; *the plan has been revised and the trash area was enlarged with two standard dumpsters & a recycling area behind a 6' Trex-panel screen.*
4. Flip the service parking bays and the generator & dumpster areas; combine the generator and trash area and screen it with a large wall; *the parking bays & generator/dumpster areas were flipped. The transformer, generator & trash area are screened with 6' Trex-panels between 6'-6" brick columns.*

Beaufort County Design Review Board
April 9, 2020

5. The tear drop-shaped driveway edge is too close to the specimen oaks; move the driveway edge away from the base of the specimen oaks to provide more room to ensure their survival; the *edge of the pavement was move outward slightly to allow more room at the base of the trees.*
6. At final, the landscape plan must show the south and east buffers beefed up with plant material; *a detailed landscape plan, with beefed up buffers, was submitted for review.*

Staff Comments:

1. The emergency generator must be fully screened from view; confirm that the proposed 6' screen will be high enough.

END OF REPORT