



Design Review Board Meeting

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Design Review Board Meeting Agenda

Thursday, August 6, 2020 at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

All persons who attend this meeting must practice 6' social distancing and wear a face mask or covering.

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 – July 2, 2020
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS:
 - A. Carolina Volvo Facade Improvements - Bluffton - Conceptual
6. OLD BUSINESS:
 - A. Matthews Marine Storage Facility – Bluffton – Final (2)
 - B. McCulloch Tract – Commercial Subdivision - Bluffton
 1. Dunkin Donuts – Final (2)
7. OTHER BUSINESS: Next Scheduled Meeting – 2:30 p.m. on Thursday, September 3, 2020 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. ADJOURNMENT

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
July 2, 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: Brian Pennell, Key Engineering; Kelly Wagoner, Buckel Design Group; Ryan Lyle, Andrews Engineering; Judd Carstens, Witmer Jones Keefer; Brianna Huffman, Court Atkins Architecture; and, Georgene & Joseph Mongarella and Frank Saracin, The Crescent POA.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:35 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 April 9, 2020 minutes. Mr. Brock motioned to approve the meeting minutes and Mrs. Brach seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:** None
6. **OLD BUSINESS:**

A. Matthews Marine Storage Facility – Bluffton – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Brian Pennell, the project Civil Engineer, made the presentation for the project. He made reference to the Fence Plan exhibit and explained where the various fencing types were being placed on the site. Mr. Pennell stated that the storage structures have been built in the southeast in the USA, will withstand the hurricane force winds and will meet Building Codes requirements. He said that that the landscape plan will be revised to address the staff comments, but that the Owner wanted to retain as much existing buffer material as possible to comply with the buffer planting requirements. Mr. Pennell explained how the storage facility would work; that boats and RV’s would not be washed at this facility and that they did not anticipate a lot of trash being generated.

Mrs. Brach asked whether fencing was considered around the detention pond as a safety feature to prevent children from getting in the pond. Mr. Pennell said that as a storage facility, families do not usually come as a group and typically the adults drop off the boat/RV and leave in short order. Mrs. Brock stated that new landscaping was not proposed in front of the existing Matthews Marine. Mr. Pennell stated that he was not aware that new landscaping was required other than on the west buffer.

Mr. Hill had no comments.

Mr. Brock questioned whether evergreen shrubs or trees were required in front of the wood panel fence. Per staff, evergreen shrubs spaced 5' on center are required in front of the wood fence. Mr. Brock stated that he would like to see the landscape plan revised to show new plantings in front of the existing building and within the west buffer to bring the project up to current standards.

Mr. Starkey asked what the surface was in the storage and sales area. Mr. Pennell said that both would have a stone surface and that there would be a concrete driveway apron off Cecil Reynolds Road to meet SCDOT requirements. Mr. Starkey stated that he would like the front buffer at Matthews Marine to be addressed to prevent trailer and boat parking from occurring.

Mr. Atkins asked what color the wood panel fence would be. Mr. Pennell said that it would be sealed and left a natural wood color. Mr. Atkins suggested that they shift the wood panel fence out of the buffer & closer to the proposed structures to preserve the existing buffer trees and underbrush. Mr. Pennell stated that there would be no trees removed for the wood panel fence installation. Mr. Atkins asked what the color of the 8x8 posts on the storage structures would be. Mr. Pennell said that the posts would be left a natural wood color. Mr. Atkins asked about the color of the metal trusses and whether the metal would be painted or left raw steel. Mr. Pennell stated that a dark color would be preferred. Mr. Atkins said that the west and front buffers needed work and that the fence exhibit needed to better coordinate with the landscaping plan.

Mr. Starkey made a motion to table the Matthews Marine Storage Facility final DRB project and asked that the following issues be addressed:

1. Revise the landscape plan to show plantings in the:
 - a. West buffer;
 - b. North buffer in front of the Storage Facility and Matthews Marine; and,
 - c. East buffer
2. Consider shifting the placement of the wood panel fencing out of the buffer & closer to the proposed structures so as not to impact the existing buffer trees and underbrush. Coordinate the Fence Exhibit plan and the landscape plan to ensure no tree removals would be needed to install the wood panel fence and that the quantity of evergreen shrubs is achieved through planting or preserving existing evergreen underbrush shrubs.
3. Provide clarification on the color(s) of the:
 - a. 8x8 wood columns & metal trusses on the storage structures
 - b. Wood panel fence

Mrs. Brach seconded the motion.

Mr. Pennell requested to have the revisions reviewed at a staff level. The Board had a discussion about Mr. Pennell's request and decided that because the landscape plan needed further development and that clarification was needed on the color(s) and finishes, that this project should be tabled and reviewed by the DRB at the next meeting.

Motion carried unanimously.

B. McCullough Tract – Commercial Subdivision – Discount Tire (Final) & Dunkin Donuts (Final) – Bluffton:

Mr. Hill recused himself from the meeting. Ms. Moss gave the project background. Mr. Atkins asked for public comment.

Frank Saracin with The Crescent POA, questioned how access was gained to the project and wondered whether there was enough room in the merge lane to turn right off Highway 278 to this project. Mr. Atkins said that the site could be accessed from both Highway 46 and 278.

Georgene Mongarella with The Crescent POA asked if detailed foliage and lighting plans were required for this project. Mr. Atkins stated that both the landscape and lighting plans were submitted for the final DRB review.

Ryan Lyle, the project Civil Engineer, made the presentation for the project. He stated that this project had access from both Highway 278 and Highway 46. He explained that as part of SCDOT's Safety Plan, the existing acceleration lane on Highway 278 would be decommissioned and would be converted into a right-hand turn lane to reach this project. Mr. Lyle said that the landscape plan would be amended to remove the lawn areas within the thoroughfare buffers and that the gravel would be removed in the buffer behind Lowcountry Motors. He said that Discount Tire's site encompassed 2/3's of the subdivision and that the light pole fixtures would be black in color and would be coordinated with Dunkin Donuts to match. Mr. Lyle concluded by stating that the dining patio fencing detail would be provided and would match the metal fencing at First Watch.

Kelly Wagoner, the Civil Engineer for Discount Tire, stated that Discount Tire would like to own and maintain their site lighting. He said that they would change the light pole fixture so it would match the fixture proposed at Dunkin Donuts. Mr. Wagoner stated that Banner Red is the Owner's color preference for the storefront accent color, but that they would consider a bronze frame color. He said that the trellises would have vines added at the base.

Mr. Starkey did not have any questions.

Mr. Brock asked to tone down the pink and orange colors on Dunkin Donuts. He said that he was not fond of the arched windows, that he preferred the original windows but that the other changes made looked good. Mr. Brock asked that the Discount Tire storefront framing be a bronze color.

Mrs. Brach suggested that the arches on the Dunkin Donuts building be removed, but to leave the louvers above. She stated that there were no dimensioned drawings provided for the final review. Mr. Lyle said that it would be a functional building and that the rooftop equipment would be fully screened from view.

Mr. Atkins thanked Mr. Lyle for addressing the public comment regarding access. Mr. Atkins asked Mr. Wagoner about the future building, when they expect it to be constructed and how the site would look until it was built. Mr. Wagoner said that Discount Tire had to buy all of the property on Lot #1 to make the project work, that they were looking for a shadowbox retailer and didn't expect the future building to be constructed soon. Mr. Atkins stated that there was a triangular wedge west of the proposed building and wanted to know if the 2,800 SF pad area would be grassed while waiting for future development. Mr. Wagoner said that the pad area would have lawn until developed. Mr. Atkins said that that the wedge area should be enhanced with landscaping in case future development does not materialize.

Mr. Atkins asked whether the subdivision project had to be approved in its entirety or whether partial final approval could be issued by the DRB. Per staff, partial approval could be issued.

Mr. Atkins continued with comments about the subdivision development. He said that the landscape plan should be adjusted for Discount Tires to remove the grass from the highway buffers and that the curves and structural buffer design should be modified to look natural and should look similar to the highway buffer at Wal-Mart and Sam's across the street. Mr. Atkins asked what color the site lighting poles would be at Discount Tire. Mr. Wagoner said that they would be black. Mr. Atkins said that the lighting poles & fixtures at lots 1 & 2 should match. Mr. Atkins stated that the Discount Tire building looked good and that bronze on the storefront framing would be preferred and that confederate jasmine should be added to the trellises. Mr. Atkins stated that the necessary documents needed for Dunkin Donuts final DRB review were not submitted and that a roof plan, dimensioned elevations, design details, etc. must be provided for final review. He agreed that the arched windows on the Dunkin Donuts building should be removed and treated as a standard transom. Mr. Atkins said that the horizontal canopies over the doors didn't make much sense without tie-backs and that the brackets seemed too small. He stated that he liked the feature wall, the new corner detail and that the scale and detailing looked better. He said that the fascia and soffit details need to be looked at and that the up & down LED building lighting must be muted.

Mr. Brock made a motion to approve the Discount Tire Project with the following conditions:

1. Revise the landscape plan to:
 - a. Add Confederate Jasmine at the base of the trellises.
 - b. Remove the curved lawn areas from the Highway 278 and Highway 46 thoroughfare buffers and add native plantings to give it a natural appearance. The thoroughfare buffers should look similar to the highway buffer at Wal-Mart and Sam's across the street.
 - c. Remove the gravel and add plantings in the perimeter buffer behind Lowcountry Motors.
 - d. Enhance the landscaping in the wedge area west of the future retail store
2. The bronze colored storefront framing system is preferred
3. Submit a new site lighting plan which is coordinated with Dunkin Donuts so the black light poles and fixtures on Lots 1 & 2 match.

Mr. Brock's motion also included that the Dunkin Donuts project get tabled until more detailed architectural drawings were provided, revised landscape plans and coordinated lighting plans with Discount Tire were submitted and that the orange and pink colors needed to be toned down.

Mrs. Brach seconded the motion.

Motion carried unanimously.

Mr. Atkins read the standard final condition for the Discount Tire project and said "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 before changes are made.

Mrs. Brach said she had to leave and excused herself from the meeting.

C. Piedmont Goodwill Bluffton Retail Store – Final:

Mr. Atkins recused himself from the meeting and asked Mr. Brock to preside over the Piedmont Goodwill project. Ms. Moss gave the project background. Mr. Brock asked for public comment, but no comments were made. Brianna Huffman, the project Architect, made the presentation for the project. She stated that she would take any questions from the Board.

Mr. Brock said that the parking stop issue would have to be resolved before the project could be approved.

Mr. Starkey said that the metal railing at the loading dock should have more screening and asked if they would consider building a 3’-4’ wall across the loading dock area. Judd Carstens, the project landscape architect with Witmer Jones Keefer, stated that there were many plantings proposed to beef up the area between the loading dock and Evelyn’s Way so a wall would not be needed. Mr. Starkey asked why the roof dormer louvers were painted gray and asked that they be painted a lighter color.

Mr. Hill wondered why the wheel stop issue wasn’t addressed and that it would have to be addressed before final approval was issued.

Mr. Brock said that he had no other comments to make other than the paint color change on the roof dormers should be done and that the building looked great.

Mr. Hill made a motion to approve the final submission of the Piedmont Goodwill Bluffton Retail Store DRB project with the following conditions:

1. Resolve the wheel stop or wider sidewalk issue at the main entry
2. Change out the dark color on the dormer louvers with a lighter color
3. The revised drawings can be reviewed at a Staff level

Mr. Starkey seconded the motion.

Motion carried unanimously.

Mr. Brock 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 before changes are made.

7. **OTHER BUSINESS:** Mr. Atkins returned to the meeting and said that the next scheduled meeting was at 2:30 p.m. on Thursday, August 6, 2020 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Brock made a motion to close the meeting and Mr. Starkey seconded the motion. The meeting adjourned at 4:00 p.m.

Carolina Volvo Facade Improvements

Type of Submission:	Conceptual
Developer:	Ralph Tolman
Architect:	Michael Johnson, SHAH Architecture
Engineer:	n/a
Type of Project:	Commercial
Location:	12 Gateway Village Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

Project Background:

The 8,356 square foot automobile dealership, detached 1,500 square foot carwash building and parking lot were originally built in 1997 on a 4.25-acre lot within the Gateway Village Plaza commercial subdivision which was reviewed and approved by the Corridor Review Board under the 1990 ZDSO guidelines. The existing dealership building has a brown metal roof and the facade is clad with a combination of light tan & white stucco and vertical metal panels. The carwash building has a brown metal roof and the facade is clad with light tan vertical metal panels. The site is constrained by Highway 278 to the south, Parker's Gasoline Station to the west, Home Depot and the Sawmill Forest subdivision to the north and Hobby Lobby/Grayco Redevelopment shopping center to the east.

Volvo's corporate office had elevation drawings prepared to relay the design standards they envision and to provide guidance to refresh the exterior of the Carolina Volvo dealership building. Facade improvements are not proposed on the car wash building. Shah architecture is aware of the County's architecture standards, must satisfy the corporate office's design standards and has developed conceptual elevations in an attempt to balance the two design standards. Carolina Volvo is seeking approval from the DRB to change the existing color scheme from tan & white to gray, white & blue with the application of a new stucco coat and scoring pattern at selective facade areas. In addition, a new blue & white stucco parapet wall is proposed on the west side of the building, large stucco corner elements are proposed at the west and north canopies and front entry, a new southern stucco wall will be built at the gable end, black louvered metal awnings will be applied on the south & north elevations and wood corn cribbing is proposed within the south building roof gable and on the north service canopy gable. The brown metal roof, metal facade panels, and doors & windows are proposed to remain.

All of the existing landscaping will remain and new foundation plantings will be installed at the new and reskinned walls. There are no lighting changes proposed.

Staff Comments:

1. It is unclear whether the wood corn cribbing on the gables will have a natural wood finish or if a color will be applied.
2. At final, provide a color manufacturer and number for the Dark Powder Blue accent color on the new parapet wall.
3. The car wash building should be re-painted to match the new dealership building color scheme.

END OF REPORT

Matthews Marine Storage Facility

Type of Submission:	Final (2)
Developer:	Rob Matthews
Architect:	n/a
Engineer:	Brian Pennell, Key Engineering, Inc.
Type of Project:	Commercial
Location:	56 Cecil Reynolds Drive, Bluffton, SC
Zoning Designation:	C5 – Regional Center Mixed Use

The applicant has revised the site plan and is proposing to construct two (2) storage structures for RV's, large vehicles or boats with gravel drive aisles, an expanded open trailer sales & display area, infrastructure, stormwater pond, landscaping and fencing. The 1.74 acre undeveloped site is immediately adjacent to the Matthews Marine facility, will be combined with the existing facility and is located at the foot of a dead-end road. The site is constrained by Matthews Marine and Tractor Supply to the west, undeveloped Beaufort County passive park property to the south & east and Cecil Reynolds Drive and Highway 278 to the north.

The proposed storage buildings vary in size but both possess the same basic design as open pole barn storage structures with low pitch gable roofs clad in brown metal galvalume roofing supported by pressure treated 8x8 wood columns. Lighting is not being proposed on the storage structures or on the storage site.

The project was approved at the conceptual SRT review meeting held on November 20, 2019 with conditions. This project was conceptually approved by the DRB on December 12, 2020 and was tabled at the July 2, 2020 DRB meeting with the following comments:

- Revise the landscape plan to show plantings in the:
 1. West buffer next to Tractor Supply; ***this condition has been met.***
 2. North buffer in front of the new Storage Facility and the existing Matthews Marine building; ***the landscape plan has been revised and additional plant material is being proposed with the exception of the large unplanted area in buffer in front of the Matthews Marine building.*** and,
 3. East & south buffers next to the Beaufort County park property; ***the landscape plan has been revised and proposes a combination of wax myrtle, yaupon holly and sweet viburnum.***
- Consider shifting the placement of the wood panel fencing out of the buffer & closer to the proposed structures so as not to impact the existing buffer trees and underbrush. Coordinate the Fence Exhibit plan and the landscape plan to ensure no tree removals will be needed to install the wood panel fence and that the quantity of evergreen shrubs is achieved through planting, or preserving existing underbrush, evergreen shrubs. ***The 8' wood panel fence was moved to 9' off the property line to minimize tree conflicts, but (1) 8" gum tree will have to be removed adjacent to the east property line to install the fence.***
- Provide clarification on the color(s) and finishes of the:
 1. 8x8 wood columns & metal trusses on the storage structures; ***the 8x8 wood columns will be sealed and left a natural wood color and the metal trusses will be painted matte black;*** and,
 2. Wood panel fence; ***will be sealed and left a natural wood color.***

Staff Comments: None

END OF REPORT

McCulloch Tract Commercial Subdivision – Dunkin Donuts

Type of Submission:	Final (2)
Developer:	David Oliver, Bluffton Land Partners, LLC
Architect:	Edward Copeland, Copeland Architecture
Engineer:	Ryan Lyle, Andrews Engineering
Type of Project:	Commercial
Location:	1000 Fording Island Road, Bluffton, SC
Zoning Designation:	C5 Regional Center Mixed Use

This project will be located on Lot #2 which is on the northeast corner of a new 2-lot commercial subdivision. The Discount Tire Building is located on Lot #1 and was conditionally approved at the July 2, 2020 DRB meeting, but the applicants have not submitted all of the revised documents for final approval. The site is constrained by Lowcountry Motors & the signalized Highway 278/46 intersection to the west, Highway 46 and the Bluffton Gateway Development to the south, Buffalo Wild Wings and the Kitties Crossing Shopping Center to the east and Highway 278 & the Crescent Subdivision 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.

This project was tabled at the July 2, 2020 DRB meeting with the following comments:

- Architecture:
 1. The current drawing submittal does not have the level of detail needed for the DRB to make a determination. Submit a full set of detailed plans for review to include a roof plan, dimensioned elevations, design details for the doors, windows, awnings, etc. ***Dimensioned elevations and floor plan, exterior wall and building sections have been submitted. A roof plan is expected on or before the DRB meeting.***
 2. The arched window detail seems a bit forced. The windows are large so treat the arched area as a standard transom with louvers. ***The arched areas over the storefront windows have been removed and substituted with a standard transom window with bracketed louvered shutters applied.***
 3. The horizontal canopies over the doors do not make sense without tie-backs & the brackets seem too small. ***Metal tie-backs have been added to each end of the horizontal awnings, but it is unclear whether the brackets were increased in size.***
 4. The fascia and soffit details need to be looked at. The fascia appears very wide and without dimension and the arched soffit brackets need re-design. ***A narrow trim band was added to the fascia, but the brackets appear to have the same design and configuration.***
 5. The development of the feature wall & corner detailing looks good. Scaling and detailing on the new drawings look better than the previous submittal.
 6. The up and down LED wall lighting on the buildings must be muted. ***This comment has not been addressed.***
- Landscape Plan:
 1. Remove the curved lawn areas from the Highway 278 and Highway 46 thoroughfare buffers and add native plantings to give it a natural appearance. The thoroughfare buffers should look similar to the highway buffer at Wal-Mart and Sam's across the street. ***The landscape plan has been revised.***

Beaufort County Design Review Board
August 6, 2020

- Lighting Plan:
 1. Submit a new site lighting plan which is coordinated with Discount Tire so the black light poles & fixtures on Lots 1 & 2 match. ***This condition has been met.***
 2. Move the light pole in the north tree island to avoid a tree/light pole conflict. ***This condition has been met.***
- Miscellaneous: Submit a fence detail for the patio dining area. ***Complied.***

Staff Comments:

1. The applicant has submitted two orange color alternatives for the DRB to consider for the building exterior trim color. Options for the pink exterior color have not been provided.
2. Photographs of the Okatie Dunkin Donuts store have been provided to compare the building designs and to show the color scheme on the building.

END OF REPORT