



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

Acting County Administrator

ERIC GREENWAY

Clerk to Council

SARAH W. BROCK

Staff Support

ERIC GREENWAY

Administration Building

Beaufort County Government
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Design Review Board Meeting Agenda

Thursday, November 5, 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 facemask 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 – October 1, 2020
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS:
 - A. Robert Smalls International Academy Redevelopment – Beaufort - Conceptual
 6. OLD BUSINESS:
 - A. CSD Myrtle Park Office & Warehouse – Bluffton - Final
 - B. Okatie Center - Okatie Retail Center – Bluffton – Final
 7. BOARD BUSINESS:
 - A. 2021 Annual Meeting Schedule: 1st Thursday of each month
 - B. Election of Design Review Board Chairman & Vice-Chairman
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8. OTHER BUSINESS:
 - A. Update Board Roster
 - B. Next Scheduled Meeting – 2:30 p.m. on Thursday, December 3, 2020 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
 9. ADJOURNMENT

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
October 1, 2020, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Peter Brower, Brad Hill and H. Pearce Scott

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: James Gallucci, Pantheon ADC and Cliff Cooper, Pantheon ADC

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 September 3, 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:**

A. Okatie Retail Center – Okatie Center – Bluffton – Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. James Gallucci, the project Architect, made the presentation. He stated that they reviewed the staff comments, that the menu board framing & supports would have a muted color and the electric meter panels would be painted to match the building facade and/or screened with landscape material. Mr. Gallucci referred to the elevations and stated that the maximum building height allowed in the Okatie Center PUD was 50’ and that the top elevation of this building was 23’-10”. He said that extensive site design had been done and was currently being re-worked to meet the SRT conditions. Mr. Gallucci stated that they integrated the architectural guidelines from the PUD document and from the Community Development Code in developing the building design. He said that no wall plane was longer than 75’, that 2’ offsets were added to change the wall plane, modular brick was applied to the corners and lap siding was applied to the center, pilasters were incorporated to create vertical proportion and Lowcountry features and canopies were mounted above the entry doors.

Mr. Starkey asked what the pervious versus impervious ratio was for the site because according to his calculations, the site had 71.3% of impervious coverage which did not meet the 65% impervious coverage required in the Okatie Center PUD. Mr. Gallucci stated that the County required the parking spaces next to the tree islands to be pervious and that may help with the impervious coverage percentage. Mr. Starkey stated that there was not much room to plant in the buffers so the landscape plan will be heavily critiqued at final review and that the back of the building should be screened with plantings so it could not be viewed from Highway 278. Mr. Starkey said that the rear elevation needed something different other than doors and suggested that the center bay have a raised parapet to help break it up. Mr. Starkey stressed

the importance to incorporate tall trees in the north buffer to block view to the back of the building from Highway 278. Mr. Gallucci referred to the site plan and said that they would take guidance from Division 5.8 in the Community Development Code regarding the buffer planting requirements because the PUD guidelines did not have specified plant quantity requirements.

Mr. Brock stated that he appreciated the attention to the building detailing and how well the design complemented, and corresponded to, the building across the street. He said that the conceptual landscape plan looked like they were headed in the right direction with the foundation plantings on the east and north sides, but that the west buffer should be beefed up because the west elevation had a blank wall without a foundation buffer. Mr. Brock asked that the existing trees that were to remain be added to the landscape plan so the Board would have a comprehensive planting plan to review and said that the monument sign should have plantings around it.

Mrs. Brach stated that the back of the building looked tight and asked if the traffic flow would be one-way. Mr. Gallucci said that the SRT wanted a more definitive site plan and that there would be one-way traffic circulation around the building. Mrs. Brach said that the dumpster was located far from the east restaurant and asked if they would consider adding another dumpster closer to that restaurant. Mr. Brock said that there was a direct line of view to the dumpster across the street and thought that the dumpster location at this project was good, but that it should be pulled further to the west. Mr. Gallucci said that the northwest corner of the site was constrained by an existing ditch that was connected to the stormwater pond and that they would prefer to re-route the ditch as opposed to piping it so the dumpster would not be able to be moved further to the west. Mrs. Brach asked that the front handicapped ramps line up better with the internal walkways so the handicapped customers would not have to maneuver around the raised plant beds and have a straight path to the shops. Mr. Gallucci stated that 5' walkways were maintained in front of the parking bays and the shops. Mrs. Brach suggested that standing seam bracketed awning be added in the center bays in the front. Mr. Gallucci said that they developed a design language and that the facades with lap siding had the standing seam bracketed awnings and the brick facades received the more contemporary flat awnings applied. Mrs. Brock asked that pervious parking be added in the parking bays around the edges of the parking lot.

Mr. Atkins stated that the buffer design would be critical on the north side of the site and agreed with Mr. Brock about the dumpster placement. He said that the dumpster details would need to be submitted at final review and that the enclosure should be well screened with landscape materials. He stated that the Board would need to see the pervious versus impervious percentage for this site at final review. Mr. Atkins said that it was a well-designed building but there needed to be a few tweaks. He said there was nice brick detailing on the south side of the building and to put the same level of brick detailing on the north side of the building. Mr. Atkins requested that they add the sloped standing seam bracketed canopies over all of the doors to add textural difference, that the shutters were nice and so was the lighting and the stepped parapet wall. He said at final, they would need to submit elevation drawings with the HVAC equipment on the roof top to demonstrate that the parapet walls were high enough to fully block view to the rooftop equipment from all sides of the building, including Highway 278 and that the variations in the parapets looked good. Mr. Atkins agreed that the west side

of the landscape plan was important. Mr. Gallucci said that the trash enclosure would have a brick veneer to match the building. Mr. Atkins stated that he was glad the enclosure would have brick and to add nice gates also. Cliff Cooper asked whether the electric meter panel boxes should be screened with a hardscape or with landscaping. Mr. Atkins said that the meter panel boxes should be painted to match the building facade color and to also have landscaping to screen them.

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

Site Plan:

At final review, submit the pervious versus impervious percentage for this project. Incorporate pervious parking spaces (or other permanent stormwater BMP's) to offset the impervious percentage.

Re-align the front handicapped ramps with the internal walkways

Architecture:

The rear elevation needed something different other than doors and study raising the parapet on the center bay to help break it up.

Put the same level of brick detailing on the north side of the building as is proposed on the south side of the building.

Add the sloped standing seam bracketed canopies over all of the doors to add textural difference.

Submit elevation drawings with the HVAC equipment on the roof top to demonstrate that the parapet walls are high enough to fully block view to the rooftop equipment from all sides of the building, including Highway 278

Landscaping:

The landscape plan will be heavily critiqued at final

The building should be screened with plantings and tall trees in the north buffer so it could not be viewed from Highway 278.

Because there isn't a west foundation buffer, beef up the west buffer

Add the existing trees that will remain to the landscape plan to show a comprehensive landscape plan

The monument sign should have plantings around it.

Miscellaneous:

Dumpster details would need to be submitted at final review and that the enclosure should be well screened with landscape materials. Add nice gates to the dumpster enclosure

The meter panel boxes should be painted to match the building facade color and to also have landscaping to screen them.

Address staff comments about the menu board framing & support color

Mr. Starkey seconded the motion

Motion carried unanimously.

6. OLD BUSINESS: none

7. OTHER BUSINESS: Mr. Atkins said that the next scheduled meeting was at 2:30 p.m. on Thursday, November 5, 2020 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

8. ADJOURNMENT: Mrs. Brach made a motion to close the meeting and Mr. Brock seconded the motion. The meeting adjourned at 3:10 p.m.

Robert Smalls International Academy Redevelopment

Type of Submission:	Conceptual
Developer:	Dr. Frank J. Rodriguez, Beaufort County School District
Architect:	Nikos Katsibas, LS3P Associates Ltd.
Engineer:	Conor Blaney, Ward Edwards Engineering
Landscape Architect:	Josh Tiller, J. K. Tiller Associates Inc.
Type of Project:	Institutional
Location:	43 W. K. Alston Drive, Beaufort, SC
Zoning Designation:	C3 Neighborhood Mixed-Use

The applicant is proposing to redevelop a 51.81-acre site that is currently occupied by an existing K through 8 142,753 square foot school building that was constructed in 1985, track, ballfields, play equipment, parking areas, walkways, internal drives, wetlands and mature trees. The proposed development would be done in phases and will include the construction of a new 174,037 square foot school building located at the rear of the site while the existing school remains in operation. Once the new school, looped drive, bus road, small parking lot, infrastructure and phase 1 stormwater ponds are complete, the old school building will be demolished which will be followed with the construction of new ballfields & courts, complete with a new 1,625 square foot concession & restroom outbuilding, asphalt parking areas, and additional stormwater ponds & bio-retention areas. The existing track, playground equipment, entry drives and main internal drive will remain. The site is constrained by Broad River Boulevard and residential lots to the north, the Wal-Mart Shopping Center to the east, Highway 170 to the south and a wooded, undeveloped, 236-acre parcel under the City of Beaufort's jurisdiction to the west.

The new school building has a series of gable roofs with aluminum curtain walls with sunshades over the windows that intersect with one- and two-story gable ends with windows & recessed covered entryways, including a metal free-standing canopy system at the administrative wing. The building has a standing seam metal roof and a brick water table around the building perimeter with a front entry tower feature with a suspended metal canopy supported by two tall brick square columns and the facade is clad with a combination of wood-look metal siding, field brick and metal panels. The two-story center of the building contains classrooms which is flanked by a gymnasium wing to the right and a cafeteria, performing arts, media center and administrative offices wing to the left.

The one-story outbuilding has a low-pitch gable roof with metal roofing which covers an open area supported by five square brick columns that leads to the restrooms, drinking fountains, storage room and concession counter with an overhead coiling door. The building has a brick water table around the entire perimeter with field brick above.

This project was conceptually reviewed by SRT on October 21, 2020. The applicant has provided site plans and as-built survey, and architectural elevations & floor plans for the new school and outbuilding.

Staff Comments:

1. Metal siding and metal panels are not permitted facade materials. The exception to introducing metal siding and panels is when the DRB determines that there is an innovative design that creates an interesting blend of Lowcountry features with a modern flare.
2. The dumpster location is not identified on the site plan but is expected to be placed in the service area adjacent to the bus loop.
3. This building height exceeds the maximum height allowed for institutional buildings in the C3 zoning district which is limited to 35' above grade.

END OF REPORT

CSD Myrtle Park – Office Warehouse

Type of Submission:	Final
Developer:	CSD Myrtle Park, LLC / Charles Coker & Tim Dolnik
Architect:	Annette Lippert, Court Atkins Architects
Engineer:	Paul Moore, Ward Edwards Engineering
Type of Project:	Light Industrial
Location:	Myrtle Park, Corner of Soperton & Ann Smith Drives, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

The applicant is proposing to construct two (2) 30,000 square foot one-story light industrial buildings, including concrete walkways, parking, infrastructure, landscaping, lighting, and stormwater facilities upon an undeveloped 7.71-acre site. Beaufort County currently owns this land parcel and has a sales agreement with the Developer in an effort to promote economic development and create new jobs. All of the parking requirements for the “Light Industrial” use have been met on-site. The Developer has secured a shared parking agreement with Beaufort County for the use of 78 overflow parking spaces adjacent to this project. The west half of the site is mostly cleared of vegetation with street trees along Ann Smith Drive and the east half of the site has a large wetland which is fully vegetated. The site is constrained by Ann Smith Drive to the north, Soperton Drive to the west and the Beaufort County Government Center building to the south.

The architecture on the front of both buildings is identical with massing which reads as five buildings connected and contains broad corner elements and a center element having mansard roofs covered in brown standing seam metal roofing with aluminum brown brackets at the eaves separated by a lower parapet roof line with metal coping. All of the front doors and windows above the entries are covered with brown standing seam metal awnings supported by large beige wood brackets. The end units have an “A” framed offset with brown standing seam metal roofing with beige hardie board & batten gable trim, corrugated accent panels around the entry doors and the main corner element is mostly clad with a Savannah gray brick veneer which wraps around each corner. The two front building sections with the lower parapet roofs shows two different storefront options and are covered with beige hardie panels and white trim. The center section of the building has four “A” framed offsets covered with brown standing seam metal roofing with beige hardie board & batten gable trim, corrugated accent panel surrounds at the entry doors, and the main body has a Savannah gray brick water table and the façade is covered with beige hardie lap siding and trim.

There are three variations to the side elevations but all sides have Savannah gray brick front corner elements with brown standing seam brown metal mansard roofs with bracket supports and a Savannah gray brick water table. The most visible side elevation is along Soperton drive and the front brick corner element has four windows, the main building facade has four windows covered with brown pre-engineered metal canopies and is clad with vertically orientated beige metal siding with beige hardie board and panel trim on the parapet and the rear corner element is clad with Savannah gray brick on the bottom and beige hardie panel & trim on the top. The less visible side elevation is on the east side of the building and has either overhead doors with a continuous cantilevered flat canopy above or windows with sloped canopies and is clad with vertically orientated beige metal siding panels.

The rear of the building has a series of brown pedestrian and overhead roll-up doors which are covered with a continuous cantilevered flat bronze canopy supported by tiebacks across the entire length of the back and the facade is covered with vertically orientated beige metal siding panels.

The Staff Review Team conceptually approved the site plan on August 5, 2020 with conditions. This project was conceptually approved by the DRB on September 3, 2020 with the following conditions:

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1. Study the width of the mansard roof overhang to avoid a “top-heavy” appearance. ***It appears that the final roof design has not changed since the conceptual review.***
2. Re-work the front elevation and remove the “small houses”. ***There appears to be no changes made to the “A” framed offset design since the conceptual review.***
3. Add more detail to the street side elevation with shutters or awnings at the windows. ***Stacked windows were added to the corner element with the flat canopy changed out to a sloped bracketed awning over the first level windows; the rear hardie panel & trim corner element was revised and is now covered with a combination of brick and board & panel; and, two additional windows were added to the main facade and all four windows are covered with pre-engineered canopies.***
4. Submit detailed dumpster enclosure drawings at final. ***Complied.***
5. At final, the landscape plan must have enhanced plantings at the front and street side of the project to soften and help break up the scale of the building. ***Complied.***

Staff Comments:

1. Metal siding is not a permitted facade material. The exception to introducing metal siding is when the DRB determines that there is an innovative design that creates an interesting blend of Lowcountry features with a modern flare.
2. The placement of the signage on the dumpster enclosure may draw too much focus to the rear service side of the project.
3. Please revise the landscape plan to identify the mitigation trees that will be counted to offset the removal of the existing planted 6 magnolias and 5 laurel oaks on the center of the cleared site and the 2 street tree removals along Ann Smith Drive.

END OF REPORT

Okatie Center – Okatie Retail Center

Type of Submission:	Final
Developer:	Yash Desai, Stature Investments
Architect:	James Gallucci, Pantheon ADC
Engineer:	John Farmer, Fretus Engineering
Type of Project:	Commercial
Location:	201 Okatie Village Drive, Lot S-14, Bluffton, SC
Zoning Designation:	Planned Unit Development (Okatie Center PUD – Southern Tract)

The applicant is proposing to construct a 9,911 square foot one-story multi-tenant building which has 2 drive through restaurants anchoring the corners and 4 retail tenant spaces in the middle, 2 large patio areas for outdoor dining, sidewalks, parking, infrastructure, landscaping and lighting on a 1.52-acre parcel within the Okatie Center PUD. The 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. The project site has indirect access from SC 278 and SC170 via Okatie Village Drive. The center of this parcel is partially cleared of trees with the perimeter covered with young trees and underbrush. The site is constrained by a stormwater pond & Highway 278 to the north, an undeveloped commercial lot to the east. Okatie Village Drive and the Food Lion Shopping Center to the south, and a 0.84-acre PUD open space lot to the west. The DRB must evaluate this project using the development and design guidelines in the Okatie Center PUD document.

The building has a flat roof which is sloped from the front to the back and will be parapeted on all four sides to fully conceal the rooftop equipment. The building design has variation in wall heights, facade articulations and the wall planes are broken down into smaller components using offsets, pilasters and facade material or pattern changes. The building has a gray-colored utility brick water table and the facade will be clad with a combination of dark brown-colored modular brick, gray colored cementitious lap siding & light gray trim detailing and dark brown metal copings. The entrances within each bay have individual gray standing seam canopies supported with light gray composite brackets or gray flat canopies supported with angled tiebacks covering the entrance. The west side drive through window is covered with a flat gray awning supported with angled tiebacks. Gray-colored louvered shutters have been applied to false windows on the west and north elevations and black wall-mounted gooseneck lighting is proposed on all four sides of the building.

The project was conceptually reviewed at the September 9, 2020 and September 23, 2020 SRT meetings. This project was conceptually approved by the DRB on October 1, 2020 with the following conditions:

1. Site Plan:
 - A. Submit the pervious versus impervious percentage for this project. Incorporate pervious parking spaces (or other permanent stormwater BMP's) to offset the impervious percentage. ***The impervious percentage for this project is 64.1% (Sheet 3 of 7) and pervious pavers were added to selective parking spaces at the perimeter of the site.***
 - B. Re-align the front handicapped ramp with the internal walkway. ***It does not appear the walkway alignments have been revised since the conceptual DRB review.***
2. Architecture:
 - A. Re-study the rear elevation and consider raising the parapet on the center bay to help break it up. ***The center roof parapet was raised.***
 - B. Put the same level of brick detailing on the north (rear) side of the building as is proposed on the south side of the building. ***Additional brick detailing was done to the north side.***
 - C. Add sloped standing seam bracketed canopies over all of the doors on the rear elevation to add textural difference. ***Complied.***

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- D. Submit elevation drawings with the HVAC equipment on the roof top to demonstrate that the parapet walls are high enough to fully block view to the roof top equipment from all sides of the building; including Highway 278. **Diagrams on sheet A0.2 for site sections east/west and north/south have been submitted for review.**
3. Landscape Plan:
- A. The landscape plan will be heavily critiqued at final.
 - B. The building should be screened with plantings and tall trees in the north buffer so it cannot be viewed from Highway 278. **A combination of Bald Cypress, High Rise Live Oaks, Muhly Grass and Podocarpus has been proposed.**
 - C. Because there isn't a west foundation buffer with the drive-thru lane, beef up the west buffer. **An evergreen Foster Holly hedge has been proposed.**
 - D. Add the existing trees that will remain on-site along with the new plantings to present a comprehensive landscape plan. **Complied.**
 - E. The monument sign should have plantings around it. **Complied.**
4. Miscellaneous:
- A. Dumpster details need to be submitted and that the enclosure should be well screened with landscape materials. Add nice gates to the dumpster enclosure. **The dumpster details have been submitted showing a light gray brick water table with dark brown-colored brick above and gates covered with dark gray trex horizontal slats. The enclosure is screened with evergreen shrubs.**
 - B. The meter panel boxes should be painted to match the building façade color and should also have landscaping to screen them. **The meter panel boxes will be painted black.**
 - C. Address staff comments about the menu board framing and support color. **The restaurant tenants have not been selected, but note call-outs on the west and north elevations specify that the menu boards have a muted color to match the building. Please note: the owner will be required to apply for a sign permit for the menu boards and staff will ensure that as part of the menu board approval, the framing and supports will have the color selected/approved by the DRB.**

Staff Comments:

1. The palm trees proposed in the tree islands need to be changed out with an overstory tree to provide parking lot relief from the sun.
2. Additional understory trees and shrubs need to be added to the front buffer.
3. There are several light pole/tree conflicts in the tree islands. Please move light poles out of the tree islands.

END OF REPORT