



Design Review Board Meeting

Chairman

JAMES ATKINS

Vice Chairman

J. MICHAEL BROCK

Board Members

SALLIE BRACH

PETER BROWER

BRAD HILL

ROGER JADOWN

DONALD L. STARKEY

County Administrator

ERIC GREENWAY

Clerk to Council

SARAH W. BROCK

Staff Support

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Beaufort County Government

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Design Review Board Meeting Agenda

Thursday, April 7, 2022, 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 wearing a face mask or covering is currently optional.

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 3, 2022
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS:
 - A. Dental Services Building, 1 Oyster Factory Road – Lady's Island – Conceptual
6. OLD BUSINESS:
 - A. StoreEase Bluffton Annex (formerly named: Hwy. 278 Self-Storage Facility), 1290 Forging Island Road - Bluffton – Final

OTHER BUSINESS

7. Next Scheduled Meeting – 2:30 p.m. on Thursday, May 5, 2022, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. ADJOURNMENT

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
March 3, 2022, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Peter Brower

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Storease Bluffton Annex (former named: Highway 278 Self-Storage Facility) project: Annette Lippert, Court Atkins Architects; and Matt Hardin, Merchants Retail Partners, LLC

No members from the public were in attendance.

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 January 6, 2022, minutes. Mrs. Brach motioned to approve the meeting minutes and Mr. Starkey 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. Storease Bluffton Annex (formerly named Highway 278 Self-Storage Facility) – Bluffton – Conceptual (2):

Mr. Atkins asked Mr. Brock to officiate during this project review and recused himself from the meeting. Ms. Moss gave the project background. Mr. Brock asked for public comment, but no comments were made. Annette Lippert, the project Architect, made the presentation for the project. Ms. Lippert emphasized that this was a narrow long site and by breaking up the buildings into three structures it helped with the reading of the building architecture and highlighted the Lowcountry detailing.

Mr. Starkey stated that the project looked much better and liked that the third building was incorporated into the site design. He asked what the facade material would be on the west elevation of the third building. Ms. Lippert said that it was standard metal siding.

Mr. Hill had no comments.

Mr. Jadown asked whether there was a fence proposed on the south end of the site to secure the entire site. Annette Lippert stated that she would look into it to confirm what the fencing treatment would be on the south end. Mr. Brock reviewed the site plan and stated that there was existing

fencing that ran along the eastern property line and on the west property line down to the edge of the Parkers building. He also said there were fence panels proposed between the storage buildings to secure the site, but that fencing was not proposed on the south end and that the southern portion of the site looked remote with existing vegetation and a retention pond adjacent to the Bluffton Parkway. Mr. Jadown stated that there was not much room on the west side of the site and there was no way to internally access the west sides of the buildings and landscaping for maintenance purposes. Mr. Jadown wanted to know if an access or service gate would be installed. Ms. Lippert stated she would look into this issue further. Mr. Jadown asked whether bollards were proposed on the building corners to prevent vehicles from bumping and damaging the building corners. Ms. Lippert stated that they would work with the civil engineer to get the bollards coordinated.

Mrs. Brach had no comments.

Mr. Brock had no comments.

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

- Provide a fencing/security plan that clearly shows where the existing and proposed fencing will be located on the perimeters of this site. It is unclear whether fencing is being proposed on the southern portion of the site.
- Provide an internal access from this site to reach the western portion of the site in order to maintain the storage buildings and buffer landscaping.
- Show the location(s) and type of bollard proposed at the storage building corner(s).

Mr. Starkey seconded the motion.

Motion carried unanimously.

Mr. Atkins returned to the meeting.

7. **OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, April 7, 2022 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Brock made a motion to close the meeting and Mrs. Brach seconded the motion. The meeting adjourned at 3:00 p.m.

Dental Services Building

Type of Submission:	Conceptual
Developer:	David Babb, Old Oyster Factory, LLC
Architect:	David Murray, Tidemarsh, LLC
Engineer:	Rett Bullard, Planning & Development, LLC
Type of Project:	Commercial
Location:	1 Oyster Factory Road, Lady's Island
Zoning Designation:	Lady's Island Expanded Home Business District (LIEHBD)

The project consists of constructing a two-story dental office building totaling 3,086 square feet including pervious parking, landscaping, and associated infrastructure. The lot has two existing driveway cuts off Oyster Factory Road that will be improved and primarily contains non-specimen overstory trees except the specimen 17" walnut tree between the entry drives and is constrained by an overhead power line on Oyster Factory Road. The residential parcel to the west of this site has a wooden 6' panel privacy fence along its eastern property line that will remain. The project sits on a corner half acre undeveloped lot fronting a 4-lane highway (Sams Point Road) with a public sidewalk to the east which is also adjacent to single family lots to the south and west and Oyster Factory Road & Parker's Gasoline Station to the north.

The building has Lowcountry character with a black and white color scheme. The central portion of the dental office building has a gable roof with three shed dormers which makes a transition to a hip roof over the first-floor offices and porch system that is covered with black asphalt shingle. The facade is clad with a combination of white lap and board & batten hardie plank siding with black storefront window frames and doors. The building has an elevated foundation which is exposed to view.

The parking area is located behind the building with sidewalks leading to the handicap ramp and rear building entry doors. The building architecture addresses the street corner with the covered side porch and provides a pedestrian connection from the public sidewalk to the porch as requested by Staff. The 25' highway and 20' perimeter buffers will be supplemented with plantings and the applicant has submitted a landscape plan for review. The stormwater will be infiltrate through the pervious parking lot area and will be managed on-site. The building has exterior light fixtures proposed, but site lighting is not proposed for this project.

The Staff Review Team conceptually reviewed this project on November 24, 2021. The applicant submitted architectural drawings, material color board, landscape plan and exterior light fixtures for this review.

Staff Comments:

1. This is a permitted Use and is subject to the development Standards in Appendix 3 LIEHB (A.3) https://library.municode.com/sc/beaufort_county/codes/community_development_code?nodeId=APX_ACOPRDI_DIVA.3LAISEXHOBUDILI
2. There is 40% landscape surface requirement on this project and 54.2% has been provided.

END OF REPORT

StoreEase Bluffton Annex (formerly named Hwy. 278 Self-Storage Facility)

Type of Submission:	Final
Developer:	Wilson Moores, Merchants Retail Partners, LLC
Architect:	Annette Lippert, Court Atkins Architects
Engineer:	Andy Klosterman, Andrews Engineering
Type of Project:	Commercial
Location:	1290 Fording Island Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

The project consists of constructing three one-story storage buildings totaling 24,937 square feet including service drives, security fencing & gates, landscaping, and associated infrastructure on a long, narrow, rectangular 1.80-acre parcel. The site contains two small commercial buildings with an asphalt drive and parking lot on the north end of the parcel that will be demolished as part of this project. The site is constrained by Highway 278 to the north, a general retail building & two metal storage warehouse buildings to the east, the Bluffton Parkway to the south and Parker's Gasoline station to the west.

The buildings have Lowcountry features incorporated in the design and have a gray & dark bronze color scheme. The front portion of Building #1 has a 2-story gabled roof covered in dark bronze metal roofing with bracketed eaves, an eastern entry feature, false windows with black standard shutters and is clad with a combination of gray horizontal siding and gray stucco. The back half of the west side of Building #1 has four offsets with a series of flat and gabled parapets with false windows and black shutters which are clad with gray horizontal siding. The west wall facade segments between the offsets have lower flat parapet rooflines that are clad with gray stucco textured metal panels. The east side of Building #1 has a central gabled offset with a series of overhead coiling doors located on each side of it. Building numbers 2 and 3 have similar design features and materials to those on Building #1 with overhead coiling doors located on the east side of the structures.

The Staff Review Team conceptually reviewed this project on December 8, 2021, and allowed this project to proceed with the DRB process with conditions. This project was conceptually reviewed by the Design Review Board on January 6, 2022, and site plan changes were required so it came back to the DRB for a second conceptual DRB on March 3, 2022, and was approved with the following conditions:

- Provide a fencing/security plan that clearly shows where the existing and proposed fencing will be located on the perimeters of this site. It is unclear if fencing is being proposed on the southern portion of the site. ***The fencing is shown on Sheet 2 of the Civil Plans and new fencing is proposed on the south end of the site.***
- Provide an internal access or service gate from this site to reach the western portion of the site in order to maintain the storage buildings and buffer landscaping. ***The applicant states in the narrative that the area between the buildings and western property line can be accessed both from the northern and southern sides for maintenance purposes.***
- Show the location(s) and type of bollard proposed at the storage building corner(s). ***The applicant states in the narrative that bollards will be placed at the corners of the buildings and at entrances, but they are not shown on the plans.***

Staff Comments:

1. The blank false vinyl windows with spandrel glass do not have panes or a divided light pattern and lack Lowcountry character.

Beaufort County Design Review Board
April 7, 2022

2. Sheet A5.0: The 4' high wood louvered service fencing between the buildings on the west side of the site must be a minimum of 6' or no taller than 8' to meet the conditions of 4.1.220 C3 and it is unclear which color it will be painted.
3. Per 4.1.220C3, the shrub plantings on the east and south sides of the property should be installed on the side of the fence facing the neighboring property. The DRB has the discretion to determine whether the planting placement is appropriate based upon the specific site conditions.
4. The front 50' thoroughfare buffer plantings proposed do not meet the condition of SRT or the planting requirements of Division 5.8.50.
5. Add a bold "M" next to the overstory trees call-out lines on the Landscape Plan (Sheet L1) to indicate which mitigation trees will be preserved on the site for the life of the project.
6. Wax myrtles and viburnum cannot count toward the understory tree requirement.
7. The "Notes" under the tree mitigation chart on Sheet L1 do not apply to this project and should be removed.
8. DRB must determine if the sign structure matches the building design. The sign panel must be approved with a separate Sign Application" process.

END OF REPORT