



Design Review Board Meeting

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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

ROBERT MERCHANT

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

Beaufort, South Carolina 29901

Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2140

www.beaufortcountysc.gov

Design Review Board Meeting Agenda

Thursday, May 5, 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 – April 7, 2022
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS: None
6. OLD BUSINESS:
 - A. Dental Services Building, 1 Oyster Factory Road – Lady's Island – Final

OTHER BUSINESS

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

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
April 7, 2022, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Peter Brower and Brad Hill

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Dental Services Building project: David Murray, Tidemarsh, LLC; Johan Niemand, Tidemarsh, LLC; and William Little, Martin Landscape

StoreEase Bluffton Annex (formerly named: Highway 278 Self-Storage Facility) project: Annette Lippert, Court Atkins Architects

No members from the public were in attendance.

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 March 3, 2022, minutes. Mr. Brock 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:**

A. Dental Services Building, 1 Oyster Factory Road – Lady’s Island – Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. David Murray, the project Architect, made the presentation. He stated that he did not have anything to add to the Staff report and asked the Board for questions.

Mr. Starkey asked what the height of the shrub plantings would be at the time of planting. Mr. Little, the project Landscape Designer, stated that 7-gallon azaleas would be installed and that they would be approximately 2.5’ in height at the time of planting. Mr. Starkey said that shutters should be added to the first-floor windows facing Sams Point Road to break up the line of windows.

Mr. Brock did not have comments and agreed with Mr. Starkey’s shutter comment.

Mr. Jadown stated that the entry drives were very close to the corner and wondered if they considered closing the driveway closest to Sams Point Road to make it safer. Mr. Murray stated that the driveways were existing driveway cuts and that they would be widened and improved.

Mrs. Brach asked where the Podocarpus shrubs were located on the landscape plan because she could not find them. Mr. Little referred to the landscape plan and pointed out their locations near the dumpster enclosure and at the base of the north porch.

Mr. Atkins stated that the building essentially had three sides. He said that he really liked the roof dormers and that the elevations facing the parking lot and Oyster Factory Road were done well, but that the Sams Point Road elevation needed to be dressed up with brackets, trellis elements or shutters. He said that he also liked the black and white color scheme and that it was a nice-looking building.

Mr. Brock made a motion to approve the project as submitted but that the applicant shall address the architectural comments made during the meeting:

- Place more emphasis to dress up the Sams Point Road side of the building to look more like a front than a rear of the building. Consider incorporating brackets, trellis features or window shutters.

Mrs. Brach seconded the motion.

Motion carried unanimously.

6. OLD BUSINESS:

A. StoreEase Bluffton Annex (formerly named Highway 278 Self-Storage Facility) – Bluffton – Final:

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 submitted the physical color samples to the Board that would be used at this project. She stated that she wanted to first address staff comments before moving forward with the presentation. She said that the blank false windows would be modified and that they would be divided 2 wide by 3 high as a simulated divided light windows. She said that the service fencing would be painted “Agreeable Gray” and the west service fence would be raised to 6’ in height, but the east service fence would remain at 4’ in height. She stated that they studied the color scheme of the project and proposed to make some minor changes to the trim band at the front of the building to PT3 to match the brackets to make a stronger connection to the building and that the window trim color would be changed as well. She stated that the landscape plan would also be adjusted.

Mr. Jadown asked if the proposed fencing on the south side of the property would be a chain link fence. Ms. Lippert confirmed that it would be a chain link fence. Mr. Jadown asked if the monument sign was a two-faced sign. Ms. Lippert was not certain about the signage details.

Mr. Starkey wanted to know where the monument sign was located. Mr. Brock said it was perpendicular to the highway at the entry drive so it would be a two-sided sign.

Mr. Brock stated that the buffer planting were excessive and that the quantity of plantings on the east and west sides should be reduced by one-third to reduce the competition between the trees & shrubs and to promote the health of the plantings. Mr. Brock asked if it was a condition of SRT to have such dense plantings. Ms. Moss confirmed that a type “E” buffer for the east and west buffers were a condition of SRT. Mr. Brock stated that SRT should consider the guidance from the DRB

about the plantings. The other Board members agreed with Mr. Brock. Mr. Jadown stated that he would like to see taller plantings on the west side of the building to help break up the facade.

A discussion ensued about the east buffer and that an existing 6' green chain link fence was on the property line and would remain and that this project would have a 6' high solid fence next to it. Per the Code, the buffer plantings are required to be on the side of the fence that face the neighboring property. In this case, the Board thought that the placement of the plantings inside the new fencing made sense because if the new fence were offset 5' from the property line and the plantings faced the neighboring property, the plantings would be "tramped" between both fences without maintenance access.

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

- Revise the drawings to reflect the changes to the false windows to simulate divided light windows, the color changes to the trim band and window trim, and to increase the west side of the service yard fencing to 6' in height as described in the meeting.
- Staff will consult with SRT about the DRB's request to reduce the number of shrub plantings by one-third to avoid competition between the trees & shrubs and to promote the health of the plantings.
- The landscape plan shall be revised to reduce the number of shrub plantings on the east & west buffers, add taller plantings on the west buffer to help break up the facade and increase the plantings in the Highway buffer.

Mrs. Brach 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, May 5, 2022, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mrs. Bach made a motion to close the meeting and Mr. Brock seconded the motion. The meeting adjourned at 3:10 p.m.

Dental Services Building

Type of Submission:	Final
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 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 concrete 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. The 25' highway and 20' perimeter buffers are being supplemented with plantings. 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. This project was well received at the DRB conceptual review on April 7, 2022, and was approved with the following condition:

- Place more emphasis on dressing up the Sams Point Road side of the building to look more like a front than a rear of the building. Consider incorporating brackets, trellis features or window shutters.
Operable black standard shutters with shutter dog holdbacks have been added to the first floor double-hung windows on the east and south elevations.

Staff Comments:

1. It is unclear if, or what type of, treatment will be done to the raised concrete foundation that is exposed, especially at the side porch & rear porches.
2. Landscape Plan Plant Schedule: Increase the proposed 2" caliper Nuttall Oak to 2.5" caliper and list the understory redbud and saucer magnolia tree sizes as 1.5" caliper as opposed to 30-gallon container size to meet Code.

END OF REPORT