



## 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

ROBERT MERCHANT

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# Design Review Board Meeting Agenda

Thursday, November 3, 2022, at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

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

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## ACTION ITEMS

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5. NEW BUSINESS:
  - A. Moss Creek Commercial – Seven Brew – Bluffton - Conceptual
  - B. Okatie Center East – Caliber Collision – Bluffton - Conceptual
6. OLD BUSINESS: None

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## OTHER BUSINESS

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7. Next Scheduled Meeting – 2:30 p.m. on Thursday, December 1, 2022, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. ADJOURNMENT

BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
May 5, 2022, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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**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:**

Dental Services Building project: David Murray, Tidemarsh, LLC; and Johan Niemand, Tidemarsh, LLC

No members from the public were in attendance.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:32 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 7, 2022, minutes. Mr. Jadown motioned to approve the meeting minutes and Mr. Brock 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. **Dental Services Building, 1 Oyster Factory Road – Lady’s Island – Final:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. David Murray, the project Architect, was in attendance and stated that he had nothing to add to the Staff report.

Mr. Starkey had some issues with the layout of the bike rack and trash bins. He stated that the bike rack was next to the parking spot without a sidewalk to gain access to it and that the trash bins had a similar situation without having a sidewalk to gain access to it. Mr. Starkey said that the landscape plan was unacceptable and that it was difficult to distinguish the difference between the various plant types, four plants in particular, had similar symbols and colors. He concluded by stating that the plants on the landscape plan looked like the mature plant sizes and wondered how it would look at the time of planting.

Mr. Hill stated that he had no additional comments to add and agreed with Mr. Starkey.

Mrs. Brach said that she liked the landscape plan and that it is typical to scale the plantings so they are shown at a size half way between the time of planting and at maturity.

Mr. Jadown agreed with Mr. Starkey’s comment about the lack of clear access to the trash bins.

Mr. Brock stated that he had a discussion with the landscape designer and provided guidance on how best to change the landscape plan to meet the requirements of the Code. Mr. Brock said that he directed the landscape designer to revise the plant schedule to include the height and widths of the plants at the time of planting and advised him to remove the colored plant symbols and substitute various black & white plant symbols/shapes for clarity which would help staff when it was time for the final inspection.

Mr. Atkins agreed with the need for access to the trash bins. He said that standard shutters should be added to the single double-hung windows on the entry elevation.

Mr. Starkey stated that there was not much lighting in the parking area and asked staff whether this was allowed. Ms. Moss stated that parking lot lighting was not required.

Mr. Atkins asked Mr. Murray why the bike rack was placed where it was and which direction they expected the bike traffic to come from. Mr. Murray stated the rack was placed next to the parking space because the landscape designer had placed the foundation plantings near the main entry walkway and that if someone were to come to this business by bike, would most likely come from Sunset Boulevard and not from Sams Point Road. Mr. Hill stated that most patients probably would not travel to this business by bike and suggested that the bike rack be relocated south of the main entry walk and to adjust the foundation plantings accordingly. He said that the type of bike rack would have to be changed to a one-sided bike rack versus the double-sided rack proposed. Mr. Atkins stated that pavers or the concrete pad should be extended out past the wood screen to gain clear access to the trash bins.

Mr. Starkey wondered why the existing sidewalk on Old Factory Road was not extended around to the driveway to this site. Mr. Brock stated that SRT would have to make that request.

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

- Provide a brick paver walkway or extend the concrete pad to gain access to the trash bins.
- Study the bike rack location and provide a paved access to it with either a brick or concrete walkway. Consider relocating it from its current location to an area off the main concrete walkway and adjust the foundation plantings accordingly.

A discussion ensued amongst the Board about the Motion. Mr. Brock amended the Motion to also include that:

- The landscape plan be revised to remove the colored graphics/plant symbols and substitute various black outlined symbols and shapes for better clarity and to add the height & width of the plantings at the time of planting to the Plant Schedule as required by Code.
- Add standard shutters to the four single windows at the entry elevation. The shutters do not need to cover the twin windows, transoms, or doors.
- Add a note to the architecture plans to indicate that the raised foundation will have a tabby stucco finish.
- Submit revised drawings to address the DRB comments to staff for approval. Another formal DRB is not required

Mr. Hill seconded the amended motion.

Motion carried unanimously.

Mr. Atkins read the standard final condition for the Dental Services Building project and stated, “the building, landscaping, and lighting 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 stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, June 2, 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.

## Moss Creek Commercial – Seven Brew

<b>Type of Submission:</b>	<b>Conceptual</b>
<b>Developer:</b>	Jonathan Tempel
<b>Architect:</b>	Beth Walker, Narramore Associates, Inc.
<b>Engineer:</b>	Craig Winnall, Site Design, Inc.
<b>Type of Project:</b>	Commercial
<b>Location:</b>	1553 Fording Island Road, Bluffton
<b>Zoning Designation:</b>	Planned Unit Development (PUD)

This project involves the redevelopment of an existing 0.90-acre site which currently contains an abandoned 2,400 SF gas station building, parking areas & drives and underground gasoline storage tanks that were built in 1988. The existing building, dumpster enclosure, parking areas & drives will be demolished, the southern driveway cut will be removed, and the underground tanks will be mitigated per DHEC's requirements. The lot is sparsely covered with trees, but all are scheduled to remain, including two 20" specimen oak trees. The project sits on a corner lot fronting Fording Island Road to the south, a gasoline station to the east and commercial buildings within the Moss Creek Commercial development to the north and west.

A new one-story 700 SF drive-through coffee and drink shop building will be constructed on the west side of the site including dual drive-through lanes, concrete walkways, employee parking, dumpster enclosure, bioretention areas and landscaping. The building has a black, gray & white color scheme with an arched roof covered with black metal roofing on one end and a flat single-level parapet roofline around the remainder of the structure. The facade will be clad with a combination of white fiber cement panels, white horizontal clapboard, and gray board & batten siding. Large storefront windows & sliding doors are on the east end of the building with wall mounted sign boxes on both sides and a doorway opening to access the storage cooler on the north side of the building. The HVAC equipment will be roof-mounted with parapets to screen the equipment from view.

The drive-through lanes are located behind the 50' highway buffer but SRT required that the lane be screened from view to Highway 278 with a decorative 4' fence and landscaping. The new bioretention area within the highway buffer was allowed by SRT because it would not involve tree removals to construct and would permit the stormwater to tie into the existing drain inlet and underground stormwater piping. The 50' highway and 10' perimeter buffers and abandoned driveway cut will be supplemented with plantings.

The Staff Review Team conceptually reviewed this project on October 12, 2022 and allowed this project to proceed with the DRB process.

### Staff Comments:

1. The SRT is relying on the DRB to recommend an appropriate 4' decorative fence design which is harmonious with the adjacent commercial development and landscaping techniques to adequately screen the drive-through lanes from Highway 278.
2. There appears to be more than 80 SF of combined wall signage on this building. Signage is approved through a separate Sign Application process with the Zoning Department.
3. The Moss Creek Commercial portion of the PUD does not have design guidelines, therefore, the DRB must use the current Architectural, Landscaping & Lighting Standards in the Code to review this project.

END OF REPORT

## Okatie Center East – Caliber Collision

<b>Type of Submission:</b>	<b>Conceptual</b>
<b>Developer:</b>	McNeel Properties, LLC
<b>Architect:</b>	Bret Flory, Cross Architects
<b>Engineer:</b>	Freeland and Kauffman, Inc.
<b>Type of Project:</b>	Commercial
<b>Location:</b>	107 Traders Cross, Bluffton
<b>Zoning Designation:</b>	Planned Unit Development (PUD)

The project consists of constructing a one-story vehicle collision center building totaling 14,600 square feet including outdoor fenced-in storage yards, service drives & customer parking, landscaping, and associated infrastructure on an undeveloped 1.52-acre corner lot in the Okatie Center PUD. Currently, a majority of this lot is covered with young trees and undergrowth, of which, most are scheduled to be removed on the interior of the site while the highway and perimeter buffers are scheduled to be preserved. The project fronts Highway 170 (Okatie Highway) to the west, Commerce Place East & Enmarket Gasoline Station to the north, Traders Cross & a large stormwater pond for the Okatie Center PUD to the east and Goodyear Tire Center to the south.

The new one-story building will be constructed in the center of the site with the service bay doors facing away from Okatie Highway and the front of the building orientated, so it addresses both Okatie Highway and Commerce Place East. There is a raised single-level black corniced parapet roofline on 2.5 sides of the small front office portion of the building and a low-pitched gable roof covered in metal roofing over the rear service bay portion of the building. A beaded lap siding roof screen is mounted on the roof over the service bays which surrounds the roof equipment. The building facade is clad with a combination of dark brown brick, and tan & dark brown horizontal siding with a brick water table except for the rear storage room which is covered in dark brown metal siding. Storefront windows and doors covered with metal awnings are located on the northwest corner of the building. There are a total of thirteen vehicle service bay openings on the north and south sides of the building.

The fenced-in storage areas are located on the north and south sides of the building and are required to be screened with 100% opacity. The highway and perimeter buffers will require supplemental plantings. The stormwater runoff will be directed to and treated at the adjacent stormwater pond.

The Staff Review Team conceptually reviewed this project on September 28, 2022 and allowed this project to proceed with the DRB process.

### Staff Comments:

1. The architecture lacks Lowcountry character.
2. The roof equipment above the customer service office is not screened on all four sides.
3. The service bay roof equipment screening is not well integrated with the building design.
4. The dumpster enclosure & fencing details were not submitted for review.

END OF REPORT