



Design Review Board Meeting

Chairman

JAMES ATKINS

Vice Chairman

J. MICHAEL BROCK

Board Members

PETER BROWER

BRAD HILL

ROGER JADOWN

DONALD L. STARKEY

VACANT

County Administrator

ERIC L. GREENWAY

Clerk to Council

SARAH W. BROCK

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Design Review Board Meeting Agenda

Thursday, January 5, 2023, 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 – December 1, 2022
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS: None
6. OLD BUSINESS:
 - A. Moss Creek Commercial – Seven Brew – Bluffton – Final

OTHER BUSINESS

7. Next Scheduled Meeting – 2:30 p.m. on Thursday, February 2, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. ADJOURNMENT

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
December 1, 2022, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Sallie Brach and Peter Brower

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Moss Creek Commercial – Seven Brew: Craig Winnall, Site Design, Inc. (in-person) and Trey Liles, Narramore Architecture (via telephone conference)

Okatie Center East – Caliber Collision: Bill Wiseman, McNeel Properties, LLC and Bret Flory, Cross Architects

No members from the public were in attendance.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:28 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 November 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: None**
6. **OLD BUSINESS:**

A. Moss Creek Commercial – Seven Brew, 1553 Fording Island Road – Bluffton – Conceptual (2) :

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mr. Winnall, the project Civil Engineer and Mr. Liles, the project Architect, made the presentation for the project. They stated that they had nothing to add to the staff report.

Mr. Jadown asked for clarification about the retaining wall on the north side of the site. Mr. Winnall stated that there was an existing wood timber retaining wall that they would change out with a block wall. Mr. Jadown said he did not see downspouts on the front of the building. Mr. Liles stated that downspouts were on the sides of the main structure and that gutters would be added to the center flat roof area. Mr. Jadown wondered why there were two different bracket sizes on the building. Mr. Liles stated that the brackets on the rear freezer roof eaves had to be smaller because the roof overhang was not as wide as the front roof overhang. Mr. Jadown asked whether the brackets would be tall enough to prevent staff from bumping into them. Mr. Liles confirmed that they were tall enough.

Mr. Brock stated that the planting requirement for the front highway buffer had not been met. He said that there were no evergreen overstory 2.5" caliper or 1.5" caliper understory trees proposed in the front buffer and that foundation plantings needed to be added at the base of the building facing Highway 278. Mr. Brock said that the entire landscape plan had to be re-evaluated to bring it up to Beaufort County's regulations.

Mr. Hill agreed with Mr. Brock's comments and said that the applicant should re-visit the planting requirements for the landscape plan.

Mr. Starkey commented about the front elevation roof overhang and asked whether the overhangs were equal on all sides of the cross gable. Mr. Liles stated that the roof overhangs on the front and sides were the same and that the rear overhang was adjusted slightly to accommodate the load bearing wall. Mr. Starkey said that there was a bracket missing on the cross gable on the front elevation. Mr. Atkins stated that it looked like it was a drawing omission or graphic error and that the drawings should be adjusted accordingly. Mr. Stakey stated that there was a typo on the color board because black metal roofing was shown but the renderings showed blue metal roofing. He asked what the color of the metal roofing would be. Mr. Liles stated that the metal roofing would be blue. Mr. Starkey stated that additional plantings were needed in the Highway buffer and that there were few plantings along the Moss Creek Commercial internal roadways.

Mr. Atkins stated that big improvements were made to the building design and thanked the applicant for incorporating the DRB comments from the November DRB meeting into the revised elevations. He said that the architecture better meets the Beaufort County architectural standards. Mr. Atkins said that the landscape plan must meet the highway buffer and foundation buffer planting requirements. He said that the bracket details must be provided at final DRB. Mr. Atkins said that the Civil Plan set still showed an extended canopy on the south side of the building and that the civil plans must match the revised building footprint. He said that the decorative fencing with the brick piers & aluminum fencing looked fine but that the plantings in front of it should not be arranged in a linear fashion but rather have a natural appearance. Mr. Atkins suggested to Mr. Liles that they look at the window, door jamb, head & sill trim details and to keep them consistent. He said that typically 1x6s are used for the head and that 1x4 jambs are used on the windows and to make sure the head goes wall the way across the window and trim. Mr. Atkins requested that they provide gable louver and bracket details at final. He said that that the color Board shows gray board & batten siding, but the renderings show cream-colored siding. He said to make sure the color board matches the renderings. Mr. Atkins said that there were few existing plantings in the west buffer and that this project could not count the plantings on the adjacent lot toward their perimeter buffer requirements. Staff will send the applicant a link to the highway & perimeter buffer requirements.

Mr. Brock asked why there was pavement up to the building foundation all around the building; especially on the south side because there were no exterior doors on the back half of the building. Mr. Winnall stated that the walkway would serve as an access to the dumpster. Mr. Brock stated that the concrete extended out to the edge of the west property line and into the buffer which did not meet Code and that it needed to be removed. He said they may have to shift everything, including the dumpster, to the east to meet the side buffer requirements.

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

1. Revise the landscape plan to supplement the highway & perimeter buffers to meet the requirements of the Code.
2. Clean-up the architectural details and elevations regarding the brackets and window & door trim.

3. The color board must correspond with the rendered elevations.
4. Provide physical color samples of the brick and blue roofing material.

Mr. Jadown seconded the motion.

Motion carried unanimously.

B. Okatie Center East – Caliber Collision, 107 Traders Cross – Bluffton – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Bill Wiseman, the project Developer, and Bret Flory, the project Architect, made the presentation for this project. Mr. Flory stated that they would address the landscaping and lighting issues listed in the staff report. He said that they proposed low profile stacks and that the intake was 4' from the office roof and would be centered on the service bay roof. Mr. Flory said that metal panels would cover the facade all the way around the shed portion of the building. He said that they addressed all of the other DRB comments from the November meeting and that the black parapet was removed and that three sides of the building had a parapet.

Mr. Starkey stated that he objected to the charcoal colored metal wall panels on the rear shed area and that the metal facade should be lighter in color so it better matches the brick color on the main building.

Mr. Hill said that the landscape and lighting plans should be revised to meet the requirements of the Code.

Mr. Brock said that he was not familiar with a dwarf wax myrtle shrub & it's height and asked Mr. Hill if he was familiar it. Mr. Hill said that he was not. Mr. Brock said that the muhly grass proposed in the buffer should be changed out with evergreen shrubs, that the linear plantings in the highway buffer should be reconfigured to have a more natural appearance and that evergreen 2.5" caliper overstory trees must be located in the parking lot tree islands.

Mr. Jadown asked what material the reveals or projections would be. Mr. Flory stated that the material would be masonry stone. Mr. Jadown suggested that the rear shed roof be changed out with a parapet roof. Mr. Wiseman asked whether he preferred that facade on the shed portion be brick or metal. Mr. Jadown said he was ok with the metal.

Mr. Atkins asked about the purpose of the equipment on the shed roof. Mr. Flory said that the location could be adjusted to the service bay roof. Mr. Atkins said that he didn't not mind the charcoal shed facade color or that it could match the "desert sand" door color but the doors and facade should be the same color. He said that the shed roof should have a traditional 3:12 roof slope and that a proper roof would go a long way. Mr. Atkins said that as a Condition of this project, the County reserves the right to have the owner add more plantings at the time of inspection if the roof equipment is visible from any side of the building. He said that the decorative fencing should be taken to the corner of Commerce Place & Traders Cross or better yet turn the corner to the Fire truck turn-around area. He stated that the landscape plan required revision and that additional plantings were needed in the highway buffer and should be arranged in a natural manner. Mr. Atkins concluded by saying to resolve the light spill-over issues and to include the south wall packs on the photometrics, to lower the light pole heights and that the dark bronze light poles would look good.

Mr. Starkey made a motion to approve this project subject to the comments made at the meeting. Mr. Atkins listed the conditions that needed to be addressed as part of the conditional approval:

1. Revamp the landscape plan to supplement the existing highway & perimeter buffer plantings; add evergreen overstory trees in the tree islands.
2. Address staff comments 2 – 6
3. Front of the house = decorative fence should be along Commerce Place East and wrap around Traders Cross and end at the Fire Truck turn-around.
4. Roof equipment: County reserves the right to have the owner add additional buffer plantings if the roof equipment is visible at the time of final inspection.
5. Rear shed roof should be increased to a 3:12 roof slope. Change the color on the shed metal facade panels to match the earth-toned garage door on the north side of the building.
6. Mr. Atkins read the standard final condition for the Moss Creek Commercial – Seven Brew 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”. He advised the applicant to submit any building revisions to the DRB well in advance of making any changes. He said that the elevations approved today are what is to be built without deviation. Mr. Flory stated that they would comply and submit any architectural revisions to the DRB

Mr. Brock seconded the motion.

Motion carried unanimously.

7. BOARD BUSINESS: 2023 Design Review Board Meeting Schedule & Location:

Mr. Atkins asked the Board to review the proposed 2023 meeting schedule. He said that the meetings would be held on the first Thursday of each month at the Grace Coastal Church. He asked the Board to entertain a motion to approve the 2023 meeting schedule.

Mr. Brock made a motion to approve the 2023 meeting schedule.

Mr. Starkey seconded the motion.

Motion carried unanimously.

8. OTHER BUSINESS:

A. Board Member Not Seeking Re-appointment – Brad Hill

Mr. Atkins stated that Brad Hill was not seeking re-appointment when his term ends in February 2023 so there would be a Board vacancy for the Landscape Architect position.

Ms. Moss stated that Mrs. Brach submitted her resignation from the Board effective January 1, 2023 so there would be another vacancy for the Landscape Architecture position.

Mr. Hill stated that he would remain on the Board until his position was filled.

B. Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, January 5, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

9. ADJOURNMENT: Mr. Brock made a motion to close the meeting and Mr. Jadown seconded the motion. The meeting adjourned at 3:30 p.m.

Moss Creek Commercial – Seven Brew

Type of Submission:	Final
Developer:	Jonathan Tempel
Architect:	Beth Walker, Narramore Associates, Inc.
Engineer:	Craig Winnall, Site Design, Inc.
Type of Project:	Commercial
Location:	1553 Fording Island Road, Bluffton
Zoning Designation:	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 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.

The new one-story 700 SF drive-through coffee and drink shop building will be constructed on the west side of the site and has a blue, light gray & cream color scheme. The facade will have a brown brick water table and will be clad with a combination of cream horizontal clapboard, and light gray board & batten siding with white trim.

This project was conceptually reviewed a second time by the Design Review Board on December 1, 2022, and was approved subject to the following conditions:

1. Revise the landscape plan to supplement the highway & perimeter buffers to have a natural arrangement to meet the requirements of the Code; add foundation plantings at the base of the building; incorporate additional 2.5” caliper evergreen overstory trees in the tree island areas and evergreen shrubs around the dumpster enclosure. **Complied.**
2. Revise the site plan so the building footprint matches the new floor plan and remove the concrete walkway in the west buffer and shift everything, including the dumpster, to the east to meet the side buffer requirements. **Complied.**
3. Clean-up the architectural details and elevations regarding the brackets and window & door trim. **Complied.**
4. The color board must correspond with the rendered elevations. **A Color Board was not submitted.**
5. Provide physical color samples of the brick, off-white, and gray siding & blue roofing material.

Staff Comments:

1. A site lighting plan with photometrics is being finalized and will be submitted once complete.

END OF REPORT