



Design Review Board Meeting

Chairman

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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, February 2, 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 – January 5, 2022
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS:
 - A. Modern Classic Motors Service Center – Bluffton – Conceptual
6. OLD BUSINESS:
 - A. Moss Creek Commercial – Seven Brew – Bluffton – Final (2)

OTHER BUSINESS

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

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
January 5, 2023, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: James Atkins

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)

No members from the public were in attendance.

1. **CALL TO ORDER:** Vice-Chairman Brock called the meeting to order at 2:30 p.m.
2. **FOIA:** Vice-Chairman Brock 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:** Vice-Chairman Brock asked if there were comments on the December 1, 2022, minutes. Mr. Starkey motioned to approve the meeting minutes and Mr. Hill 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 – Final:

Ms. Moss gave the project background. Mr. Brock 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. Mr. Winnall said that the site lighting plan could be adjusted as needed to eliminate the light trespass off-site with the use of light shields. Mr. Winnall said that the revised lighting plan would specify the light fixture mounting height on the poles. He stated that he had nothing to add to the staff report and would be happy to answer any questions.

Mr. Brock read the written comments submitted by the DRB Chairman, James Atkins:

1. Brick is noted as nichiha siding panel? Not real brick? If so, need an actual sample and probably a wall section/detail. Board should consider this carefully. Mr. Brock stated that the color board had a nichiha siding panel sample for review.
2. A small site retaining wall is noted – material, finish?
3. Outside of dumpster enclosure appears to just be CMU block. It should have a finish, i.e., stucco.
4. Roof sample – I don’t mind the blue but would like to see an actual sample. Mr. Brock stated that the blue roof color was part of the color board.
5. The site lighting specs have a bunch of fixtures noted – they should select/highlight which ones they are using.

Mr. Jadown stated that the brick that matches the water table on the building and columns should be applied to the outside of the CMU dumpster enclosure. Mr. Jadown asked if the east roof wall over the freezer was open on the east side to create a 3-walled system to prevent roof pooling during heavy rain events. Mr. Liles stated that there was a roof-mounted compressor over the freezer and that the wall was continuous. Mr. Liles said that there would be a single-sloped roof between the main portion of the building and that there were no gutters, and that the run-off would drain toward the two scuffers on the west end of the building. Mr. Jadown said that a downspout was shown on the east elevation and asked what it was connected to because the downspout was not shown on the south elevation. Mr. Liles stated that there was an error on the south elevation and that there would be a downspout on the south side of the building to capture the run-off from the overhead canopy. Mr. Jadown said to refine the detailing on the canopy eave & fascia board for the canopy to create a lip or overhang. He said that the trim board shown on the south elevation above the water table was not shown on the north elevation and that the detailing should be consistent all the way around the building. Mr. Jadown stated that the scuffer heights shown on the west elevation may need to be lowered because they looked too high to capture the roof run-off.

Mr. Brower stated that if all the conditions from the second conceptual review were met, he would be ok with the submittal.

Mr. Hill stated that there were several plants on the Plant Schedule that are not commonly used in Beaufort County. He informed the applicant that Beaufort County would inspect the property after 2 years of completion to ensure that all of the plant materials survive and that some of the plants proposed would not survive in Zone 8 and would require replacement. Mr. Hill stated that the Sky Pencil Holly should be substituted with another plant because it was subject to spider mites and recommended the Straight & Narrow Holly. Mr. Hill said that the 33 Ninebark shrubs would survive in Zones 3 – 7 so they would not survive in Beaufort County which is in Zone 8 and needed to be changed out with another shrub.

Mr. Starkey said that the revised building design was much better than the original building design. He said that there was a great deal of light spilling over the rear property line on to the private road as high as .06 Fc and wondered why there wasn't more lighting at the northeast driveway. Mr. Winnall said that they could add light shields so there would be 0 Fc at the property lines. Mr. Starkey asked that the utility boxes on the west elevation have screening of some kind added, such as a solid wood screen fence.

Mr. Brock said that he had nothing to add to the other Board member's comments and passed the physical color board around to all of the Board members. The Board members found the building materials and colors to be acceptable. Mr. Brock asked if there were additional staff comments. Ms. Moss requested that the applicant provide a wall section detail to show how the nichiha brick siding panel would meet the hardie plank siding as requested by Chairman Atkins.

Mr. Hill stated that based upon the Board's comments at the meeting, multiple plan revisions were needed and made a motion to Table this project to allow the applicant to adjust the plans.

Mr. Brower seconded the motion.

Motion carried unanimously.

Mr. Winnall asked permission to attend the next meeting via telephone conference because he had to travel from the Greenville, South Carolina area. The Board members did not object to his request and would permit a conference call.

7. **OTHER BUSINESS:** Mr. Brock stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, February 2, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

8. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Starkey seconded the motion. The meeting adjourned at 3:05 p.m.

Modern Classic Motors Service Center

Type of Submission:	Conceptual
Developer:	Modern Classic Motors
Architect:	Tim Probst, PDG-Architects
Engineer:	David Karlyk, Carolina Engineering
Type of Project:	Commercial
Location:	155 Fording Island Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

The project consists of constructing a vehicle service building geared toward the Sprinter Van and Mercedes Benz vehicle repair & maintenance totaling 22,650 square feet including internal services drives & parking, landscaping, and associated infrastructure on the southwest corner of the property. The 17.88-acre lot has an existing 17,500 square foot Mercedes Benz building centrally located on the site, a 26,000 square foot Honda building on the east edge of the site and a 7,000 square foot car wash building on the rear center of the site along with parking display areas, a stormwater detention pond, a planted thoroughfare buffer and a shared access driveway cut off Highway 278. The front of the site is constrained by overhead powerlines and a drainage ditch that runs across the entire depth of the western edge of the site. There are no existing trees within the limits of land disturbance for this project. The project sits on the corner of the parcel and is fronting Fording Island Road to the south, Graves Road to the west and Berkeley Hall to the north.

The new building has a tall one-story vehicle repair area with a flat roof parapet in the rear, a parts room with a lowered flat roof parapet on the left front and offices with mansard roof clad with standing seam metal roofing on the front right of the building. The office portion of the building will have a brick water table and the facade will be clad with a combination of metal panel siding and stucco. The front of the parts portion of the building has a decorative metal trellis structure with three faux louver panels between the columns with three evenly spaced window units placed high on the wall over it. The office portion of the building has three large storefront windows and an entry door system that face Highway 278 which continues on the east side of the building. The overhead roll-up vehicle doors on the service area face away from highway 278 and are covered with flat awnings supported by cables.

The service center building will have a new service drive that loops around it with parking areas that connects to the existing internal service drive network. A large bio-retention pond is proposed to be built adjacent to and overflow into an existing detention pond that is located behind the proposed service center building.

The Staff Review Team conceptually reviewed this project on January 11, 2023 and allowed this project to proceed with the DRB process.

Staff Comments:

1. The architectural floor plan does not match the civil floor plan (i.e. the west front overhead door is not shown on the civil plans plus there is no drive to it on the civil plans).
2. Metal is not an approved building facade material.
3. At final, the DRB will review the thoroughfare buffer proposed in front & to the west of the new service center building and will be asked to determine whether the existing thoroughfare buffer in front of Mercedes and Honda is adequate or will require supplemental plantings.

END OF REPORT

Moss Creek Commercial – Seven Brew

Type of Submission:	Final (2)
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. The applicant has changed the metal roof color from blue to a light green color as requested by the Moss Creek Commercial ARB. The building facade will be clad with the same materials and color shown at the final DRB review. The building will have a brown brick water table and the facade will be clad with a combination of cream horizontal clapboard, and light gray board & batten siding with white trim.

This project received final review by the Design Review Board on January 5, 2023 and was tabled, but the following comments were provided:

1. A small site retaining wall is noted on the plans. Specify the retaining wall material, color & finish on the plans. ***The revised site plan indicates that the wall will be less than 3' tall and will be a split face keystone segmental block with a cap & color to match architectural cream with a 4' wrought iron fence installed on top of it totaling 7'-8' tall. See sheet C200.***
2. The outside of the CMU dumpster enclosure facade should have a brick finish to match the building water table and column bases. ***Complied.***
3. Provide digital wall sections, eave bracket and gable vent details. ***Complied; see sheets A2.0 & A3.1***
4. A downspout is shown on the east elevation but is not shown on the south elevation. Revise accordingly to keep the elevations consistent. ***The downspout on the front canopy is not shown on the rendered or black & white elevations.***
5. Revise the rendered elevations so they match the black & white detailed elevations (brackets, downspouts, etc.). ***Complied.***
6. Refine the detailing on the canopy eave & fascia board to create a lip or overhang and add a trim board above the brick water table to match the south elevation and keep the detailing consistent all the way around the building. ***Complied.***
7. The scuffer heights shown on the west elevation may need to be lowered because they look too high to capture the roof run-off. ***The scuffers have been lowered.***
8. The utility boxes mounted on the west building elevation should have screening of some kind, such as a solid wood screen fence. ***A wood screen fence has been added & is outside of the buffer.***
9. There are several plants listed on the Plant Schedule are not commonly used in Beaufort County. Make sure all plantings that are proposed will survive in Zone 8. Substitute the Sky Pencil Holly with a Straight & Narrow Japanese Holly and change out the 33 ninebark shrubs with another plant that will

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survive in Zone 8. ***The landscape plan has been revised. The ninebark was replaced with loropetalum and the sky pencil was changed out to green emerald arborvitae.***

10. Revise the lighting plan & specify light shields to prevent the site lighting from spilling over the property lines onto the adjacent property and the streets. Consider adding more light at the east driveway for better safety. Add a note on the plans regarding the light pole height(s) on the light fixture schedule. ***The lighting plan has been revised and the light levels have been reduced at the property lines. There are no notes so it is unclear if light shields have been proposed.***
11. The site lighting specs have many fixtures noted – select or highlight which ones are being proposed. ***This item has not been addressed.***

Staff Comments: none.

END OF REPORT