

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
April 7, 2016, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Bill Allison, J. Michael Brock, Pearce Scott, and Donald L. Starkey

Members Absent: Peter Brower and James K. Tiller

Staff Present: Robert Merchant, Long Range Planner

Guests: Jason Broene, Court Atkins; Gerrick Taylor, Taylor's Quality Landscaping; Bill Bishop, Parkers; Nathan Long, Thomas and Hutton; Anthony Lynch, Thomas and Hutton; and Dan Keefer, Witmer Jones Keefer

1. **CALL TO ORDER:** James Atkins called the meeting to order at 2:30 pm.
2. **PUBLIC COMMENT:** There was no public comment.
3. **MINUTES:** Mr. Brock motioned to approve the minutes of the March 3, 2016 Design Review Board meeting. Mr. Allison seconded. Motion carried.
4. **NEW BUSINESS:**
 - A. **Taylor's Quality Landscaping & Supply – Retail and Office Building:** James Atkins recused himself. Mr. Brock took over as chair. Mr. Merchant gave the project background. Mr. Broene of Court Atkins presented for the applicant. He said that the new building was for office space and also for a retail center for the existing landscape business. He passed out a rendering of the building.

Mr. Brock reported that Mr. Tiller was ok with the architecture. Mr. Starkey asked where the front of the building would face. Mr. Broene said that it would face the parking lot but the front and rear elevations were similar. Mr. Brock asked where contractors would access the site. Mr. Broene said that the contractors will continue to use the existing access. He asked if there were any plans for greenhouses behind the building. Mr. Broene said not in the current plans. Mr. Scott asked if there was a second floor. Mr. Broene said no. Mr. Allison asked if there would be any wall signage. Mr. Broene said that they would see it at final review.

Mr. Starkey said if there was traffic flow between the existing and new business, the Board would like to see a unified site plan. Mr. Scott asked if the overhead power lines affected this development. Mr. Taylor said that the power lines were on the current property but they didn't affect the new building. He said that contractors will use the existing site, and retail customers would use the building. He said that some retail customers would need to access product on the existing site via pathways, but only commercial customers would need to use the existing driveway.

Mr. Scott felt the architecture was top heavy. He said that he would like to see something done to lessen the proportions of the roof. Mr. Allison said that the first floor windows were very low. They could be increased in height to make the proportion more even. Also, the window seems high in the gable and could be lowered. He said that adding a few columns to make the space between more vertical would help. He said that there were some windows with shutters and some without. It seemed inconsistent.

Mr. Scott motioned to give the architecture conceptual approval with the following conditions:

- Revise the architecture to make the building less “top heavy.” Suggestions on how to achieve this include reducing the roof pitch; raising the height of the first floor windows; lowering the placement of the gable windows; and providing closer spacing of the columns to make the spaces between the columns more vertical in proportion.
- The use of shutters should be consistent for all the windows.

Mr. Allison seconded. Motion carried.

Mr. Allison motion to give the site plan conditional approval with the condition that the applicant provides a unified site plan that incorporates the existing operation with the proposed building and parking area. Mr. Scott seconded. Motion carried. Mr. Brock handed the meeting to Mr. Atkins and recused himself.

5. OLD BUSINESS:

A. Parker’s Convenience Store – Barrel Landing: Mr. Merchant gave the project background. Nathan Long said that they needed to make revisions to the site plan to accommodate the building on a narrow lot. He said that the SRT also modified the rear setback as well. He said they added the five foot foundation buffer along the front and southern elevation of the building. He said that they were willing to make adjustments to the lighting plan to meet requirements. He said that they hoped that any comments could be handled by staff.

Mr. Allison felt the architecture looked great. Mr. Long modified the canopy to respond to the DRB comments at the previous meeting. Mr. Scott said that the Parker’s in Old Town Bluffton had trellises on the side with confederate jasmine. He said that it would look good on this building. He asked that the exhaust fans on top of the canopy could be painted black so that they didn't stand out. Mr. Scott felt that the awning colors were a little bright. Mr. Atkins asked how tall the mechanical units were on top of the roof. Mr. Lynch said that the parapet was approximately 24 inches high and the mechanical units are 36 inches. They will be screened from the ground level. He also passed out samples of the brick. Mr. Atkins said the Board has historically not permitted this degree of corporate colors that are displayed on the awnings on the front elevation. Mr. Long said that this is the new image for Parkers. The Snake Road site is a local example. Mr. Lynch said that the color would fade over time. Mr. Atkins asked about the conflict between the trees and the lights in the front island. Mr. Bishop said that they will probably move the lights. He said that they are currently working on redoing the lighting

plan. Mr. Atkins said he preferred to work around the trees. Mr. Atkins asked if the Okatie PUD had an architectural review board. Mr. Bishop said they are in the process of changing ownership and they are willing to work with Parkers. Mr. Starkey said that the rear of the building was plain and needed more landscaping. Mr. Keefer said that in the rear of the building, there were podocarpus. Mr. Starkey asked how tall the plants would be. Mr. Keefer said that they were four to five feet at time of planting. Mr. Bishop said that at the end of the building that had the mechanical area, there was a tree that would screen it.

Mr. Atkins asked Mr. Merchant to read Mr. Tiller's comments. Mr. Merchant said that Mr. Tiller provided the following comments:

"Pittosporum is subject to severe deer damage, you may wish to reconsider their use, both the regular and dwarf varieties. I question the use of the juniper as these plants are totally in contrast to the other plantings which respect the original planting installed by the developer. The placement of plant materials in the Power Line ROW (Santee-Cooper) will, I believe, require a review and permit from their representative, if I am not mistaken. Also the corner of the Canopy over the pumps is in the ROW; I think the placement of what I think maybe the sign is also in the ROW – All probably require permission from Santee-Cooper has been my past experience."

Mr. Long said that the issues with the power line easements were not an issue and that they have worked closely with Santee-Cooper. Mr. Keefer said that they will probably switch out the pittosporum. He said that juniper is a signature plant that Parker's uses. He said that there was existing juniper on site. Mr. Atkins said that the pittosporum should be substituted because it screens the rear of the building and needs to provide screening.

Mr. Starkey motioned to give the project final approval with the following conditions:

- Make the exhaust fans on gas canopy a darker color, such as the grey of the canopy roof.
- Replace the proposed pittosporum with a more deer resistant species along the rear of the building. Also, adjust the plant density and height to properly screen the rear of the building.
- Ensure that gas canopy is located outside of the Santee Cooper right-of-way.
- Provide staff with Okatie PUD Architectural Review Board approvals along with Santee Cooper agreements.
- Revise lighting plan to remove conflicts between lighting fixtures and proposed trees.
- Provide lighting cutsheets of all exterior lighting fixtures.
- Rework the lighting plan so that the lighting levels meet the County's lighting requirements.
- Adjust the parapet height on the building if necessary to adequately screen rooftop.
- Match the awning colors on the building to the grey of the gas canopy roof. Limit

the corporate blue for the building entrance and accent color on the gas canopy.

Mr. Allison seconded. Motion carried.

6. OTHER BUSINESS: There was no other business.

7. ADJOURNMENT: The meeting was adjourned at 3:16 pm.