

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
May 5, 2016, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Peter Brower, Donald L. Starkey, and James K. Tiller

Staff Present: Robert Merchant, Long Range Planner

Guests: Tyler Smith, Sandcastle Constructors; David McAbee, McAbee Architects, Inc.; Andrew Moon, RHA Architects; Matt Edwards, Kimley Horn; Nathan Tidd, Kimley Horn

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 April 7, 2016 Design Review Board meeting. Mr. Scott seconded. Motion carried.

4. **NEW BUSINESS:**

A. Sea Smiles Pediatric Dentistry - Conceptual: Mr. Merchant gave the project background. Tyler Smith of Sandcastle Constructors presented for the applicant. Mr. Allison and Mr. Pearce both commented favorably on the architecture. Mr. Brock was concerned about the proposed landscaping on the left side of the front elevation of the building. He said that nandina will look bare in the winter. He suggested moving the sidewalk away from the building to provide more room for foundation planting or considering providing an additional understory tree. He also suggested providing understory trees to the shared island between this property and the property located to the south. Mr. Atkins said that the left side of the south elevation needs to be addressed with a window or a shutter. Mr. Scott motioned to give the project conceptual approval with the following conditions:

- Address the landscaping at left side of the front elevation. Consider moving the sidewalk to provide more foundation buffer planting. Consider plantings that provide year round screening.
- Provide understory trees in the shared parking lot island adjoining the property to the south.
- Address the left side of the south elevation with a window or a shutter.

Mr. Brock seconded. Motion carried.

5. **OLD BUSINESS:**

A. Church of the Palms Building Expansion – Final: Mr. Brock recused himself. Mr. Merchant gave the project background. David McAbee presented for the applicant. He

clarified that if the porte cochere is not included, it will be replaced by a porch. Therefore, either way there will be variation to the north façade. He said that they are matching all the colors and materials exactly. He passed out material samples to the board. He said that the only difference with the roof is that they are adding a gutter.

Mr. Allison said that he was pleased that they increased the overhang as requested by the Board. Mr. Atkins agreed.

Mr. Brock presented the landscaping for the applicant. He said that they could change proposed understory trees to overstory trees in the parking lot islands. Mr. Brock also said that he would add overstory trees to the islands without trees. Mr McAbee said that there will be a sign at the emergency access lane stating that it can only be used by emergency vehicles.

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

- The landscaping plan will be revised so that the parking lot islands with proposed understory trees will have overstory trees. Also the parking lot islands that currently have no trees or light fixtures will be revised to have overstory trees.

Mr. Allison seconded. Motion carried

B. Bluffton Walmart – Revised Fuel Station: Mr. Merchant gave the project background. Andrew Moon presented the architecture. He also had Matt Edwards and Nathan Tidd from Kimley Horn presenting the site plan and landscaping plan. Mr. Tidd said that they can easily address providing overstory trees in the parking lot islands along the front elevation of the store and making sure that the trees do not conflict with lighting fixtures. He said that they can provide additional shrubbery in the buffer as requested by staff. Mr. Brock said that there is an opportunity to beef up the mid and lower level of the highway buffer. He said he would like to see the 8-foot wide foundation buffer around the building. He would like to see the building screened and not have blank walls. He said that the hedge along the parking lot should be more natural in configuration and not be in a straight line. He also recommended replacing the proposed dogwoods with a tree that is not as sensitive to heat.

Mr. Scott said that the building is lacking in lowcountry details, especially due to its location as a gateway to Bluffton. He recommended looking at the Parker's or Nickel Pumpers in downtown Bluffton as good local examples. Mr. Allison disagreed. He said that he liked that the site was rotated and that it was an improvement over the original project. Mr. Atkins said that he agreed with Mr. Brock's landscaping comments. He said that the buffer was very important. He said that one option was to move the foundation buffer 8 feet to the other side of the sidewalk. He said it would solve some of the blank walls in the architecture. Mr. Atkins said having screen walls with confederate jasmine might help. He felt the building could be rectified with an improved landscape plan. Mr. Pearce asked for some Lowcountry detailing; possibly a bracket.

Mr. Brock said that he felt that the landscaping is not ready for final. Mr. Brock motioned to table action on the project, and asked that the applicant could revise the plans to address the following comments:

- Provide 26 additional shrubs to the highway buffer. Realign the shrubs that line the eastern edge of the parking lot in a more natural configuration.
- Provide foundational planting around the building. Consider adding screening walls planted with confederate jasmine to break up the blank facades.
- Provide a 3 ½" caliper tree in the parking lot peninsula located at the northeast corner of the building.
- Move the proposed lighting fixture so that it does not conflict with the proposed tree in the parking lot peninsula located at the northwest corner of the building.
- Replace the proposed dogwoods with a tree that is not as heat sensitive.
- Provide a lighting plan that shows the photometrics of both site lighting and canopy lighting. Keep lighting levels below 30 footcandles under the gas canopy.
- Provide better Lowcountry detailing on the soffit and cornice by making the proposed corbels more bracket-like

Mr. Scott seconded. Motion carried.

6. OTHER BUSINESS: There was no other business.

7. ADJOURNMENT: The meeting was adjourned at 3:11 pm.