

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
October 20, 2016, Grace Coastal Church, 15 Williams Drive, Okatie, SC
(Rescheduled from the October 6, 2016 DRB Meeting)

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

Members Absent: Bill Allison and Peter Brower

Staff Present: Nancy Moss, Planner

Guests: Tim Huber, Ramsey Development; Rob Bush, Ramsey Development; Eric Hoover, Ward Edwards; Jim Rowan, Fraser Construction; William Court, Court Atkins Architects; Bill Bishop, Parker's; Nathan Long, Thomas & Hutton; Andrew Lynch, Lynch Associates Architects; Dan Keefer, Witmer, Jones, Keefer; Chuck Newton, Sea Island Coalition; Greg Campbell, Sea Island Coalition; and, Jessicah Lawrence, Beaufort Today.

1. **CALL TO ORDER:** James Atkins called the meeting to order at 2:40 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the September 1, 2016 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Mr. Scott seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:** There was no new business.
5. **OLD BUSINESS:**

A. Sprenger Healthcare – Okatie, 234 Okatie Village Drive – Final

Mr. Brock recused himself. Ms. Moss gave the project background. Tim Huber, General Manager of Ramsey Development Corporation, gave the presentation. Mr. Huber said that they revised the floor plans to match the elevations. He said that they could not make the left-hand tower element work because they needed two separate entrances; one for the healthcare area and one for the assisted living area. He said that they really like the new tower elements on the front elevation. He indicated that the Board had the brick, shingle and color boards and he would answer any questions.

Mr. Starkey asked about the brick facade on the central gable on the North elevation. He suggested that the brick be continued along this facade because it appears to be cut off.

Mr. Scott likes the addition of the tower elements along the front elevation. He said it looked like the towers were detailed slightly different from each other which he liked because the functions behind them were different. He thought the main entrance was a little lost and the porte-conchére element should have more tower language incorporated. He suggested adding some high Bermuda shutters on the corners to signify the entry. Mr. Scott said the colors selected were fine.

Mr. Huber said that they tried to repeat the tower element on the porte-conchére, but because of

the 14' clearance requirement, it became too massive.

Mr. Atkins liked the colors and materials, but said the applicant should also address the other lobbed-off gable element on the south side of the building. He said that the gable element may require a column to complete the gable character. Mr. Atkins agreed with Mr. Scott about either copying or incorporating the tower element language to the main entry. He said that the entries could be accentuated by going above the main soffit line so there is a presence to them and to drop the porte-conchére from the main soffit level; and that perhaps it's a width and height issue and possibly adding a hipped roof with brackets so there is cohesiveness in the access elements. Mr. Atkins said the design has come a long way since May and is much more in keeping with surrounding structures in the area.

Starkey made a motion to approve this project but to rework the chopped-off brick facade within the gable element. Mr. Scott seconded the motion. During further discussion of the motion, Mr. Starkey amended his original motion to include that the applicant re-study the two lopped-off gable elements and re-study the porte-conchére to be reviewed by staff and a DRB representative.

Motioned carried.

B. A Priori, LLC (BFG Communications), 7 Buckingham Plantation Drive, Bluffton - Final:

Mr. Atkins recused himself. Ms. Moss gave the project background. Mr. Court passed out color boards and lighting plans to the Board for review. He said that they would address the landscaping issues. He stated that the corrugated metal will be a nice and unique material that will pay homage to the lowcountry vernacular character especially on the lower elements. He said the corrugated metal is primarily on the lower or human scale roof forms and not on the main building itself; it is behind the corten steel lattice work on the gable but would not show up and the main roof would be a conforming metal. Mr. Court said that the corrugated metal provides a unique character and texture with both corten steel trellis features and living wall elements.

Mr. Scott said the architecture was interesting and that he liked the play between lowcountry traditional and modern design elements and the old and new materials.

Mr. Starkey questioned why there was no lighting in the front parking lot and asked that lighting be added. He was concerned that some of the wax myrtles within the buffer were very close to the proposed building and may get damaged during construction.

Mr. Brock liked the architecture and does not have any problem with the materials specified.

Mr. Scott made a motion to approve the architecture and site plan with the conditions that:

- ***The lighting plan be updated to add lighting at the front parking lot; and,***
- ***Revise the landscape plans to address staff comments:***
 - ***Add the existing 17" pine tree at the NW corner of the site, which is scheduled to remain, to the Landscape Plans.***
 - ***Add a notation on landscape plans stating that "Any plant/trees removed/damaged during construction should be planted back".***
 - ***A continuous tree protection zone must be shown on the plans. Indicate the placement of 4' tree protection fencing around the existing buffer along both Anolyn Court roads so the buffer does not get destroyed during construction.***

Mr. Starkey seconded the motion. Motion carried. Mr. Brock said the conditions could be worked through and approved by the Planning Department staff.

C. Parker's Convenience Store – Lady's Island SC Hwy. 802 & Oyster Factory Road – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment. Mr. Chuck Newton, representing the Sea Island Coalition, spoke to present their concerns about the streetscape issue and the orientation of the building within this development. Mr. Newton said that they would prefer to see the building orientated toward the interior of the property versus toward the 802 highway corridor.

Mr. Bishop presented for the applicant. He stated that they designed this project in accordance with an approved PUD and that they made special provisions to have a two-sided store which faces Oyster Bluff Drive with a service entrance on the interior of the site. Mr. Bishop said that they have addressed all of the DRB and staff issues to the best of their ability.

Mr. Nathan Long said that the underground gas storage tanks were shifted toward the corner of Highway 802 & Oyster Factory Road, tree wells were incorporated and the revised grading was done to save trees along Sams Point and Oyster Factory Roads and along Oyster Bluff Drive. He stated that the build-to zone was determined in the PUD and at the previous DRB meeting. Mr. Long said that street trees and lighting was required on the development side of the street. He said that parallel parking would be added along Oyster Bluff Drive as development progresses.

Mr. Andrew Lynch said that the pavilion was enlarged and moved closer to the corner of Oyster Factory Road and Oyster Bluff Drive. He referenced sheet #A701 within the drawings which provides an analysis of the roof top equipment screening. Mr. Lynch said that the dashed sight line shows that the rooftop mechanicals are fully screened from Sams Point Road and that the equipment is centrally located on top of the building. He said that the wall-mounted electrical gear was moved to the alternate side so it would be less visible from Oyster Factory Road.

Mr. Brock said the applicant addressed all the DRB concerns about the building architecture, the pavilion design and the landscape plans and that they were very well done, other than the electrical gear screening issues on the north side of the building. He said that he was comfortable with this project.

Mr. Scott said that he was troubled because the gasoline canopy was too long; explore breaking it up into two or three sections. He said he wanted to address Mr. Newton's concerns about the orientation of the building.

Mr. Bishop said that the building orientation was dictated by the PUD. Mr. Atkins said that this issue was settled at the previous DRB meeting. Mr. Bishop said they would lose significant trees if the building was orientated toward the interior of the development.

Mr. Long said they would look into splitting the gas canopy as was done at the Bluffton location, but they will have to check the spacing of the pumps when they explore this option.

Mr. Bishop said that if they split the canopy to see more of the storefront, they may have to remove the trees and tree well along Oyster Factory Road to allow room for internal traffic flow. He said the pumps are spaced according to the industry standards and if the canopy is split the pumps would have to be shifted; it may come down to a tradeoff between saving the trees and

breaking up the gas canopy. Mr. Bishop said that they will work with the design to see if they can actually separate the canopy while maintaining the required overhead coverage of the pumps. He said they will check to see if the design can be shifted a few feet and trees can be saved in order to break up the gas canopy.

Mr. Atkins said it would be good to break up the canopy to satisfy the public concerns along the 802 corridor and make it less intrusive.

Mr. Starkey agreed that the gas canopy was too long and that the columns should be increased in size so the structure appears sounder.

Mr. Scott does not like the blue stripe on the gas canopy.

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

- *Re-study the gas canopy column and roof design and to break it up into sections.*
- *Provide a study from all sides of the building to show that the rooftop equipment is fully screened.*
- *Address the staff comments:*
 - *Specify landscape materials which will adequately screen the side wall-mounted electrical gear panels.*
 - *The parking spaces adjacent to tree islands must be pervious.*
 - *Revise the plant schedule so that the Pink Muhly grass is a minimum 3 gallon container size.*
 - *Street trees should be shown on both sides of Oyster Bluff Drive.*

Mr. Brock seconded. Mr. Starkey asked why the dumpster was on the property line. Mr. Bishop said that it was not a property line, but it was a lease line. Mr. Atkins said that the revisions can be reviewed by staff and a DRB representative.

Motion carried.

6. OTHER BUSINESS: Mr. Atkins asked Ms. Moss if there was any Other Business. There was no "Other Business". The next DRB meeting is scheduled on November 3, 2016.

7. ADJOURNMENT: The meeting was adjourned at 3:25 pm.