

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
May 2, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie Bridgwater-Brach and Donald L. Starkey

Members Absent: Peter Brower, Brad Hill and H. Pearce Scott

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Frank Lynch, Green Thumb Nursery; Scott Smith, Green Thumb Nursery; Ben Daster, W4 Car Wash; Justin Hendley, W4 Car Wash; and, Brian Kraft, WB Services.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the April 4, 2019 minutes. No comments were made. Ms. Bridgwater-Brach motioned to approve the minutes as written. Mr. Brock seconded to approve. Motion carried.
3. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
4. **NEW BUSINESS:**

A. Green Thumb Nursery Buffer Landscaping – Bluffton - Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Scott Smith, the project Landscape Designer, gave the presentation. He said that they wanted to mimic the landscape design theme from their Hilton Head store. He stated that the dilapidated greenhouse structure was removed and that a new screened-in shade structure would be built at the same location. Mr. Smith directed the Board's attention to the landscape plan and pointed out that there were several diseased pine trees on-site and two water oaks within the buffer that they wished to remove. He stated that there was a large pine tree branch hanging over the neighboring house and that a diseased pine tree was near the existing metal building. He said they wanted to "open up" the entry drive area, proposed to remove a triple trunk pine tree with structural issues and install a row of palm trees on each side of the gravel driveway.

Mr. Brock asked if all of the tree removals proposed were detailed in the Arborist Report. Mr. Smith confirmed that they were.

Mr. Starkey asked that they add evergreen plantings around the dumpster enclosure. Mr. Smith said that the dumpster had a solid fence enclosure around it. Mr. Starkey stated that the location of the handicapped parking might make it difficult for handicapped customers to reach the metal building without having a paved walkway.

Ms. Bridgwater-Brach asked if all of the tree removals were listed in the Arborist Report. Mr. Smith said that they were. Ms. Bridgwater-Brach said that the project looked good.

Mr. Atkins said that the handicapped parking area should be closer to the building and that the tree removals should be mitigated.

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

- Relocate the handicapped parking closer to the building and provide a paved walkway between the parking and the building
- Add additional overstory trees to fully mitigate the tree removals
- Add evergreen shrubs around the dumpster enclosure

Mr. Brock seconded the motion.

Mr. Atkins stated that “the shade structure and landscaping must be built/installed according to the plans reviewed and approved by the DRB. Any changes to the approved plans or submittals must be requested for and submitted to the DRB for formal approval.”

Motion carried.

B. W4 Express Car Wash – Bluffton - Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Justin Hendley, the operations manager for W4 Car Wash, gave the presentation for the project. He said that the developer for this project was WCWV, LLC. He stated that they were excited about coming to Bluffton.

Ms. Bridgwater-Brach said that the building height above the front vehicle door opening seemed too high. Mr. Hendley stated that the water tanks were 26 feet in height so the building parapet needed to be that high to screen the tanks.

Mr. Starkey stated that the building length was broken up very well, but that the stacked stone was not a Lowcountry facade material. Mr. Hendley said that this building design was the new concept building they hoped to use at several locations. Mr. Starkey said that the brick was fine, but replace the stone. Ben Daster said that they needed a durable facade product at the building base.

Mr. Brock questioned the treatment proposed in the median under the center canopy structures. Mr. Daster said that hoses would be mounted in the center of the canopy structures so plantings would not survive in the medians, but offered to incorporate trellis’ with vines and hanging baskets plantings at this area so it would be functional and attractive.

Mr. Atkins suggested that they introduce a canopy or sloped roof over the front tunnel door and service doors to better address the highway and to move the customer waiting room rear to the front corner if possible. He stated that the center canopy structures lacked detailing and to use the Parker’s gas canopy at Highway 46 & Simmonsville Road as an example. He concluded by stating that the stacked stone should be removed.

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

- Substitute the stacked stone with another material which is consistent with Lowcountry facade materials,

- Add an awning or sloped roof over the front vehicle and service door openings to better address the Highway,
- Provide more detailing on the overhead vacuum station canopy structures (similar to the Parker's gas canopy located at Highway 46 & Simmonsville Road in Bluffton),
- Substitute a bronze color for the blue color on the vacuum stations and boom structures,
- Revise the landscape plan to address the buffer planting deficiencies and provide another overstory tree for the Armstrong maple shown in the tree islands adjacent to the building; and,
- Use the Staff Report Comments as a guideline to make adjustments to the drawings.

Ms. Bridgwater-Brach seconded the motion.

Motion carried.

5. OLD BUSINESS:

A. Okatie Center – Choice Hotel - (2) Conceptual:

Mr. Brock recused himself from the meeting. Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Brian Kraft with WB Services made the presentation for the project. He said that significant facade changes were made to the initial architecture submittal presented at the March DRB meeting. Mr. Kraft stated that there were some unique challenges to comply with the Lowcountry architecture with the size of the building, but that the entire design had a complete face-lift. He said that the stucco facade was changed out with brick and lap plank siding, that the roof overhang was extended and that the tower roof matched that Porte cochere hip roof with corbels.

Mr. Starkey stated that the building footprint shown on the site plan did not match the floor plan. He also said to break up the back elevation with another brick offset and that there were too many horizontal stripes. He suggested adding white hardie plank above the fourth floor as opposed to the brick.

Ms. Bridgwater-Brach said that she liked the revised design.

Mr. Atkins stated that he liked the scale and proportion of the porte cochere and that the use of the materials and textures were appropriate, but had an issue with the scale and massing of the building. He said that the building was too large and chunky and that the backward sloping roofs were atypical for Lowcountry architecture. He asked that they study the proportion of solids and voids, incorporate shutters and canopies and redesign the backward sloping roofs.

Mr. Starkey made a motion to table this project and Ms. Bridgwater-Brach seconded the motion.

Motion carried.

6. OTHER BUSINESS:

Mr. Brock returned to the meeting. Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, June 6, 2019 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909. Mr. Starkey said that he would not be able to attend the June meeting.

7. ADJOURNMENT: Ms. Bridgwater-Brach made a motion to close the meeting and Mr. Starkey seconded the motion. The meeting adjourned at 3:50 p.m.