

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
December 12, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie Brach, Peter Brower, Brad Hill and Donald L. Starkey

Members Absent: Pearce Scott

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Brian Pennell, Key Engineering, Inc.

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 November 7, 2019 minutes. No comments were made. Mrs. Brach motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
3. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

4. **NEW BUSINESS:**

A. Matthews Marine Storage Facility – Bluffton – Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Brian Pennell, the project civil engineer, gave the presentation for the project. He said that materials, such as lumber products, would not be stored under the structures; just boats, RV's and large vehicles. Mr. Pennell said that the owner would like to enclose the back and sides of the structures to screen the view into the buildings to eliminate the need for a solid fence on the perimeter of the property.

Mr. Hill had no comments.

Mrs. Brach said that she did not like the location of the structures as the site is within view from Highway 278. She questioned whether the structures could be located behind the existing building to block them from view. Mr. Pennell referred to the site plan to orientate the Board with the site and the proposed structures. He said that the northwest corner of the site would be used as a new trailer sales display area, that the two front structures were orientated away from Highway 278 and that the third building was located farthest from Highway 278. Mr. Pennell stated that the Owner wanted to have security fencing around the trailer sales area and would fully utilize the storage area in the back. He said that the Owner sold too much of his property to Tractor Supply, and that this parcel was zoned and purchased for this use.

Mr. Hill asked whether the front corner gravel area was for storage or for sales. Mr. Pennell said that this area would be used for trailer sales and not for storage. Mr. Pennell asked if the 8' solid fencing along the front property line at the sales area would be required due to its use. He also wanted clarification about the solid fencing requirement along the back and sides and

whether enclosing the sides and backs of the structures would eliminate the need for a solid fence.

Mr. Atkins stated that Mr. Pennell should work with Staff for a final determination about the fencing issue and come back at final with a fencing layout for their review.

Mr. Starkey referred to the color sample and questioned what the metal roof color would be. Mr. Pennell stated that galvalume roofing was proposed. Mr. Starkey asked what the hurricane rating was for the structures. Mr. Pennell did not know what the rating was but that the buildings would be engineered to meeting the hurricane rating requirements. Mr. Starkey requested that the hurricane rating of the buildings be provided at final DRB review. He also said that the front buffer needs a landscape plan for both sides of the driveway and would like to see an 8' brick wall across the front to block the view because the site was so close to Highway 278. Mr. Pennell said that a landscape plan was being developed.

Mr. Hill stated that due to the proximity of the site to Highway 278, the landscape plan should not be minimal.

Mr. Brower wanted to know if all of the trees other than the buffers would be removed. Mr. Pennell said that the Natural Preserved forest area along with the front and side buffers would be preserved. He said that the interior trees need to be removed in order to have enough room to maneuver the large vehicles in and out of the structures.

Mr. Starkey asked how the Natural Preserved forest area would be protected from being run over by the boat trailers and large vehicles when backing into the storage structures. Mr. Pennell stated that a split rail fence would be installed all around the Natural Resource protection area.

Mrs. Brach stated that there was only one way in and one way out. Mr. Pennell confirmed this and added that there was a hammerhead turnaround for fire trucks and large vehicles to maneuver. He also said that there would be eyewash stations as required by Code.

Mr. Brower asked whether fire protection was required. Mr. Pennell said that he didn't think the buildings would be required to be sprinkled.

Mr. Starkey asked if a dumpster would be proposed. Mr. Pennell said that this site would be combined with Matthews Marine and that the existing dumpster and restrooms at Matthews Marine would be used for users of the storage facility. Mr. Starkey wanted to know how pedestrians or vehicles from the storage facility would access the Matthews Marine dumpster and restrooms. Mr. Pennell said that vehicles would not have access to Matthews Marine and the final site plan would show the pedestrian access to the dumpster and restrooms.

Mr. Brock said that the solid fencing is critical especially along the park property. Mr. Pennell said they would like to enclose the backs and sides of the storage structures and install chain link fencing with plantings for security purposes.

Mr. Atkins said that he didn't mind the simple pole barn structures, but that wanted to know what the colors of the gable ends, fascia and trim would be. He stated that he would prefer a patrician bronze roof color so the structures would blend in with the forested park property. Mr. Pennell said that the gables might be open and not sided. Mr. Atkins said to let the DRB know at final whether the gables were open or closed and the colors proposed. He said that the

structures would not be seen on westbound Highway 278. Mr. Atkins said that the front buffers along Cecil Reynold Road should be enhanced and side buffers next to the park were very important. He requested that a pathway to the restrooms and dumpster be shown on the final plans.

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

- Work with Staff on the screening requirements and show the locations of the solid fencing and security fencing
- Show the pathway from the storage facility to the dumpster and restrooms
- Substitute a patrician bronze metal roof color for the galvalume roofing color.
- Specify whether or not the gables will be open or closed and identify what the fascia, trim and gable end colors will be.
- Provide the hurricane rating for the storage structures
- Provide an enhanced landscape plan for the Cecil Reynolds Drive buffer and at the buffers adjacent to the park property.

The Board had a discussion about the motion.

Mr. Brock asked whether the DRB would be required to review the proposed plantings at Matthews Marine's west and north buffers. Ms. Moss said the DRB would review the Matthews Marine buffer plantings at final.

Mr. Hill questioned whether there were different screening issues for a storage versus sales use on the site and to resolve this question at final.

Mr. Starkey said that in addition to the previous conditions of the motion, he asked to include the condition that the applicant:

- Provide an overall combined plat of the Matthews Marine Property and the Matthews Storage Facility to show the new pedestrian pathway connections and cleaned up Matthews Marine west and north buffers with new plantings.

Mr. Atkins seconded the motion.

Motion carried.

5. OLD BUSINESS: None

6. OTHER BUSINESS: Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, January 9, 2020 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

7. ADJOURNMENT: Mr. Brower made a motion to close the meeting and Mrs. Brach seconded the motion. The meeting adjourned at 3:15 p.m.