

BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
March 5, 2020, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

**Members Absent:** Peter Brower and H. Pearce Scott

**Staff Present:** Nancy Moss, Beaufort County Community Development Department

**Guests:** Andy Golden, Express Oil Change & Tire Engineer

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **FOIA:** Chairman Atkins said that “public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act”.
3. **MINUTES:** Chairman Atkins asked if there were comments on the February 6, 2020 minutes. Mr. Starkey motioned to approve the revised meeting minutes and Mrs. Brach seconded to approve. Motion carried.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:** None

6. **OLD BUSINESS:**

**A. Express Oil Change & Tire Engineers – Bluffton – Final:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Andy Golden with Express Oil Change, made the presentation for the project. He said that they addressed most of the conceptual DRB comments for the building but conceded that the landscape plan required major adjustments.

Mr. Hill said that he had no issues with the architecture but agreed with the staff comments regarding the landscape plan.

Mrs. Brach stated that the plant material selections could have been better. She said that the Spartan junipers would become large and block the view to the nice window detailing on the east elevation. Mrs. Brach suggested that they change out the large trees under the overhead power lines with more suitable, dwarf plant selections.

Mr. Starkey said that the architecture was much improved but that the east triple window/door unit looked awkward.

Mr. Brock asked Staff if Santee Cooper had to approve the landscape plan. According to staff, Santee Cooper does not have to approve the landscape plan but has the authority to request that large plantings under the power lines be changed out with dwarf trees or tree form evergreen shrubs. Mr. Brock advised Mr. Golden to incorporate the same type of dwarf evergreen

plantings under the power line easement as was done at the adjacent Sam's Club project. He advised the applicant to re-evaluate using the barberry shrub as they are prone to collect trash; especially near the dumpster. He also stated that the linear plantings along the parking lot did not compliment the building and looked like an eyesore.

Mr. Atkins agreed with Mr. Brock and stated that the linear fashion of the buffer needed to be revised to look natural. He said to raise the windows up in the east gable end and change out the east gable end windows to match the windows to the left & right. Mr. Atkins said that he appreciated the modifications to the architecture but asked that they make a slight revision to the east gable end. He suggested that they remove the triple windows and add one window unit, with a Bahamian shutter, centered on the wall, with decorative lighting on each side of the window. Mr. Atkins stated that the wall sconce submitted did not appeal to him and to substitute it with a plain wall sconce. He stated that he liked the eave brackets but urged Mr. Golden to line them up with the inside window edge and that another eave bracket may be needed. Mr. Atkins stated that the landscape plan needed to be re-worked and that the Highway 46 buffer should emulate the natural Highway 278 buffer behind Wal-Mart with a mixture of low, mid-story & tall plantings.

Mr. Hill made a motion to table this project and Mrs. Brach seconded the motion.

Mr. Golden made plea to the Board to request that conditional approval be issued pending the submission of the architectural adjustments and the revised landscape plan.

Before taking a vote, the Board discussed the motion and Mr. Golden's request. The Board voted on the motion and all opposed it.

Motion failed.

Mr. Hill amended his motion to approve this final DRB project with the following conditions:

- Make some architectural adjustments to the east and west elevations:
  - Remove the triple windows on the east gable end and add one window unit to match the other windows complete with a Bahamian shutter, centered on the wall, with decorative lighting on each side of the window.
  - Tighten the eave bracket spacing at all three areas (east & west elevations) and line them up with the inside window edge; additional eave brackets will probably be needed.
  - Submit revised renderings of all building sides and include the new detailing and light brown siding color
  - Submit a digital version of the revised material/color board
- The Landscape Plan requires major revisions, address the DRB and staff comments to include:
  - Add a dwarf understory tree or an evergreen tree form shrub with a low growing groundcover in the south tree island to better meet the intent of the Code.
  - Supplement the modified Highway 46 buffer s with native understory trees and shrubs to conform to the thoroughfare buffer & 75% opacity requirements to replicate a natural buffer at Hwy 278 behind Wal-Mart.
  - Incorporate native, evergreen plantings in the north & south buffers to provide a slight visual obstruction from the ground to a height of ten (10) feet during the winter months and expose the service bays & parking lot to view.

- The large buffer plantings (i.e. Crape Myrtle, Yellowwood) under the power line easement will become too large over time and will not be acceptable to Santee Cooper. Incorporate dwarf crape myrtle tree varieties and tree form evergreen shrubs (i.e. Japanese Ligustrum & Buford Holly) which will not grow higher than 12' tall to the Landscape Plan to match the Sam's Club parking lot plantings under the power lines.
- Formalize the site entries and screen the parking areas with ornamental grasses (i.e. Muhly) or low growing shrubs (i.e. saw palms & Parsons Juniper).
- Lighting:
  - Relocate the light pole out of the south tree island.
  - The decorative wall sconce with the 3 vertical elements submitted for review was not approved. Submit a new wall sconce light fixture cut-sheet which shows a plain fixture which casts soft lighting up & down. Specify the fixture finish.
  - The Lighting Plan must indicate that the light poles will be a dark bronze color.
- Dumpster Enclosure:
  - Consider shifting the dumpster enclosure eastward to allow room for plantings on all three sides of the enclosure.
- Submit the revised digital drawings to staff to distribute to the DRB for review and approval.

Mrs. Brach seconded the motion.

Motion carried.

Mr. Atkins stated that “the structure, landscaping, lighting, and other design elements must be built/installed according to the plans reviewed and approved by the DRB. The material and color board reviewed and approved by the DRB must be adhered to during construction. Any changes to the approved plans or submittals must be requested for and submitted to the DRB for formal approval.”

7. **OTHER BUSINESS:** Mr. Atkins said that the next scheduled meeting was at 2:30 p.m. on Thursday, April 2, 2020 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Hill made a motion to close the meeting and Mr. Brock seconded the motion. The meeting adjourned at 3:07 p.m.