

BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
July 2, 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:** Brian Pennell, Key Engineering; Kelly Wagoner, Buckel Design Group; Ryan Lyle, Andrews Engineering; Judd Carstens, Witmer Jones Keefer; Brianna Huffman, Court Atkins Architecture; and, Georgene & Joseph Mongarella and Frank Saracin, The Crescent POA.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:35 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 April 9, 2020 minutes. Mr. Brock motioned to approve the meeting minutes and Mrs. Brach seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:** None
6. **OLD BUSINESS:**

**A. Matthews Marine Storage Facility – Bluffton – Final:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Brian Pennell, the project Civil Engineer, made the presentation for the project. He made reference to the Fence Plan exhibit and explained where the various fencing types were being placed on the site. Mr. Pennell stated that the storage structures have been built in the southeast in the USA, will withstand the hurricane force winds and will meet Building Codes requirements. He said that the landscape plan will be revised to address the staff comments, but that the Owner wanted to retain as much existing buffer material as possible to comply with the buffer planting requirements. Mr. Pennell explained how the storage facility would work; that boats and RV’s would not be washed at this facility and that they did not anticipate a lot of trash being generated.

Mrs. Brach asked whether fencing was considered around the detention pond as a safety feature to prevent children from getting in the pond. Mr. Pennell said that as a storage facility, families do not usually come as a group and typically the adults drop off the boat/RV and leave in short order. Mrs. Brock stated that new landscaping was not proposed in front of the existing Matthews Marine. Mr. Pennell stated that he was not aware that new landscaping was required other than on the west buffer.

Mr. Hill had no comments.

Mr. Brock questioned whether evergreen shrubs or trees were required in front of the wood panel fence. Per staff, evergreen shrubs spaced 5' on center are required in front of the wood fence. Mr. Brock stated that he would like to see the landscape plan revised to show new plantings in front of the existing building and within the west buffer to bring the project up to current standards.

Mr. Starkey asked what the surface was in the storage and sales area. Mr. Pennell said that both would have a stone surface and that there would be a concrete driveway apron off Cecil Reynolds Road to meet SCDOT requirements. Mr. Starkey stated that he would like the front buffer at Matthews Marine to be addressed to prevent trailer and boat parking from occurring.

Mr. Atkins asked what color the wood panel fence would be. Mr. Pennell said that it would be sealed and left a natural wood color. Mr. Atkins suggested that they shift the wood panel fence out of the buffer & closer to the proposed structures to preserve the existing buffer trees and underbrush. Mr. Pennell stated that there would be no trees removed for the wood panel fence installation. Mr. Atkins asked what the color of the 8x8 posts on the storage structures would be. Mr. Pennell said that the posts would be left a natural wood color. Mr. Atkins asked about the color of the metal trusses and whether the metal would be painted or left raw steel. Mr. Pennell stated that a dark color would be preferred. Mr. Atkins said that the west and front buffers needed work and that the fence exhibit needed to better coordinate with the landscaping plan.

Mr. Starkey made a motion to table the Matthews Marine Storage Facility final DRB project and asked that the following issues be addressed:

1. Revise the landscape plan to show plantings in the:
  - a. West buffer;
  - b. North buffer in front of the Storage Facility and Matthews Marine; and,
  - c. East buffer
2. Consider shifting the placement of the wood panel fencing out of the buffer & closer to the proposed structures so as not to impact the existing buffer trees and underbrush. Coordinate the Fence Exhibit plan and the landscape plan to ensure no tree removals would be needed to install the wood panel fence and that the quantity of evergreen shrubs is achieved through planting or preserving existing evergreen underbrush shrubs.
3. Provide clarification on the color(s) of the:
  - a. 8x8 wood columns & metal trusses on the storage structures
  - b. Wood panel fence

Mrs. Brach seconded the motion.

Mr. Pennell requested to have the revisions reviewed at a staff level. The Board had a discussion about Mr. Pennell's request and decided that because the landscape plan needed further development and that clarification was needed on the color(s) and finishes, that this project should be tabled and reviewed by the DRB at the next meeting.

Motion carried unanimously.

**B. McCullough Tract – Commercial Subdivision – Discount Tire (Final) & Dunkin Donuts (Final) – Bluffton:**

Mr. Hill recused himself from the meeting. Ms. Moss gave the project background. Mr. Atkins asked for public comment.

Frank Saracin with The Crescent POA, questioned how access was gained to the project and wondered whether there was enough room in the merge lane to turn right off Highway 278 to this project. Mr. Atkins said that the site could be accessed from both Highway 46 and 278.

Georgene Mongarella with The Crescent POA asked if detailed foliage and lighting plans were required for this project. Mr. Atkins stated that both the landscape and lighting plans were submitted for the final DRB review.

Ryan Lyle, the project Civil Engineer, made the presentation for the project. He stated that this project had access from both Highway 278 and Highway 46. He explained that as part of SCDOT's Safety Plan, the existing acceleration lane on Highway 278 would be decommissioned and would be converted into a right-hand turn lane to reach this project. Mr. Lyle said that the landscape plan would be amended to remove the lawn areas within the thoroughfare buffers and that the gravel would be removed in the buffer behind Lowcountry Motors. He said that Discount Tire's site encompassed 2/3's of the subdivision and that the light pole fixtures would be black in color and would be coordinated with Dunkin Donuts to match. Mr. Lyle concluded by stating that the dining patio fencing detail would be provided and would match the metal fencing at First Watch.

Kelly Wagoner, the Civil Engineer for Discount Tire, stated that Discount Tire would like to own and maintain their site lighting. He said that they would change the light pole fixture so it would match the fixture proposed at Dunkin Donuts. Mr. Wagoner stated that Banner Red is the Owner's color preference for the storefront accent color, but that they would consider a bronze frame color. He said that the trellises would have vines added at the base.

Mr. Starkey did not have any questions.

Mr. Brock asked to tone down the pink and orange colors on Dunkin Donuts. He said that he was not fond of the arched windows, that he preferred the original windows but that the other changes made looked good. Mr. Brock asked that the Discount Tire storefront framing be a bronze color.

Mrs. Brach suggested that the arches on the Dunkin Donuts building be removed, but to leave the louvers above. She stated that there were no dimensioned drawings provided for the final review. Mr. Lyle said that it would be a functional building and that the rooftop equipment would be fully screened from view.

Mr. Atkins thanked Mr. Lyle for addressing the public comment regarding access. Mr. Atkins asked Mr. Wagoner about the future building, when they expect it to be constructed and how the site would look until it was built. Mr. Wagoner said that Discount Tire had to buy all of the property on Lot #1 to make the project work, that they were looking for a shadowbox retailer and didn't expect the future building to be constructed soon. Mr. Atkins stated that there was a triangular wedge west of the proposed building and wanted to know if the 2,800 SF pad area would be grassed while waiting for future development. Mr. Wagoner said that the pad area would have lawn until developed. Mr. Atkins said that that the wedge area should be enhanced with landscaping in case future development does not materialize.

Mr. Atkins asked whether the subdivision project had to be approved in its entirety or whether partial final approval could be issued by the DRB. Per staff, partial approval could be issued.

Mr. Atkins continued with comments about the subdivision development. He said that the landscape plan should be adjusted for Discount Tires to remove the grass from the highway buffers and that the curves and structural buffer design should be modified to look natural and should look similar to the highway buffer at Wal-Mart and Sam's across the street. Mr. Atkins asked what color the site lighting poles would be at Discount Tire. Mr. Wagoner said that they would be black. Mr. Atkins said that the lighting poles & fixtures at lots 1 & 2 should match. Mr. Atkins stated that the Discount Tire building looked good and that bronze on the storefront framing would be preferred and that confederate jasmine should be added to the trellises. Mr. Atkins stated that the necessary documents needed for Dunkin Donuts final DRB review were not submitted and that a roof plan, dimensioned elevations, design details, etc. must be provided for final review. He agreed that the arched windows on the Dunkin Donuts building should be removed and treated as a standard transom. Mr. Atkins said that the horizontal canopies over the doors didn't make much sense without tie-backs and that the brackets seemed too small. He stated that he liked the feature wall, the new corner detail and that the scale and detailing looked better. He said that the fascia and soffit details need to be looked at and that the up & down LED building lighting must be muted.

Mr. Brock made a motion to approve the Discount Tire Project with the following conditions:

1. Revise the landscape plan to:
  - a. Add Confederate Jasmine at the base of the trellises.
  - b. Remove the curved lawn areas from the Highway 278 and Highway 46 thoroughfare buffers and add native plantings to give it a natural appearance. The thoroughfare buffers should look similar to the highway buffer at Wal-Mart and Sam's across the street.
  - c. Remove the gravel and add plantings in the perimeter buffer behind Lowcountry Motors.
  - d. Enhance the landscaping in the wedge area west of the future retail store
2. The bronze colored storefront framing system is preferred
3. Submit a new site lighting plan which is coordinated with Dunkin Donuts so the black light poles and fixtures on Lots 1 & 2 match.

Mr. Brock's motion also included that the Dunkin Donuts project get tabled until more detailed architectural drawings were provided, revised landscape plans and coordinated lighting plans with Discount Tire were submitted and that the orange and pink colors needed to be toned down.

Mrs. Brach seconded the motion.

Motion carried unanimously.

Mr. Atkins read the standard final condition for the Discount Tire project and said "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 before changes are made.

Mrs. Brach said she had to leave and excused herself from the meeting.

**C. Piedmont Goodwill Bluffton Retail Store – Final:**

Mr. Atkins recused himself from the meeting and asked Mr. Brock to preside over the Piedmont Goodwill project. Ms. Moss gave the project background. Mr. Brock asked for public comment, but no comments were made. Brianna Huffman, the project Architect, made the presentation for the project. She stated that she would take any questions from the Board.

Mr. Brock said that the parking stop issue would have to be resolved before the project could be approved.

Mr. Starkey said that the metal railing at the loading dock should have more screening and asked if they would consider building a 3’-4’ wall across the loading dock area. Judd Carstens, the project landscape architect with Witmer Jones Keefer, stated that there were many plantings proposed to beef up the area between the loading dock and Evelyn’s Way so a wall would not be needed. Mr. Starkey asked why the roof dormer louvers were painted gray and asked that they be painted a lighter color.

Mr. Hill wondered why the wheel stop issue wasn’t addressed and that it would have to be addressed before final approval was issued.

Mr. Brock said that he had no other comments to make other than the paint color change on the roof dormers should be done and that the building looked great.

Mr. Hill made a motion to approve the final submission of the Piedmont Goodwill Bluffton Retail Store DRB project with the following conditions:

1. Resolve the wheel stop or wider sidewalk issue at the main entry
2. Change out the dark color on the dormer louvers with a lighter color
3. The revised drawings can be reviewed at a Staff level

Mr. Starkey seconded the motion.

Motion carried unanimously.

Mr. Brock 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 before changes are made.

7. **OTHER BUSINESS:** Mr. Atkins returned to the meeting and said that the next scheduled meeting was at 2:30 p.m. on Thursday, August 6, 2020 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Brock made a motion to close the meeting and Mr. Starkey seconded the motion. The meeting adjourned at 4:00 p.m.