

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
October 1, 2020, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie 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: James Gallucci, Pantheon ADC and Cliff Cooper, Pantheon ADC

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 September 3, 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:**

A. Okatie Retail Center – Okatie Center – Bluffton – Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. James Gallucci, the project Architect, made the presentation. He stated that they reviewed the staff comments, that the menu board framing & supports would have a muted color and the electric meter panels would be painted to match the building facade and/or screened with landscape material. Mr. Gallucci referred to the elevations and stated that the maximum building height allowed in the Okatie Center PUD was 50’ and that the top elevation of this building was 23’-10”. He said that extensive site design had been done and was currently being re-worked to meet the SRT conditions. Mr. Gallucci stated that they integrated the architectural guidelines from the PUD document and from the Community Development Code in developing the building design. He said that no wall plane was longer than 75’, that 2’ offsets were added to change the wall plane, modular brick was applied to the corners and lap siding was applied to the center, pilasters were incorporated to create vertical proportion and Lowcountry features and canopies were mounted above the entry doors.

Mr. Starkey asked what the pervious versus impervious ratio was for the site because according to his calculations, the site had 71.3% of impervious coverage which did not meet the 65% impervious coverage required in the Okatie Center PUD. Mr. Gallucci stated that the County required the parking spaces next to the tree islands to be pervious and that may help with the impervious coverage percentage. Mr. Starkey stated that there was not much room to plant in the buffers so the landscape plan will be heavily critiqued at final review and that the back of the building should be screened with plantings so it could not be viewed from Highway 278. Mr. Starkey said that the rear elevation needed something different other than doors and suggested that the center bay have a raised parapet to help break it up. Mr. Starkey stressed

the importance to incorporate tall trees in the north buffer to block view to the back of the building from Highway 278. Mr. Gallucci referred to the site plan and said that they would take guidance from Division 5.8 in the Community Development Code regarding the buffer planting requirements because the PUD guidelines did not have specified plant quantity requirements.

Mr. Brock stated that he appreciated the attention to the building detailing and how well the design complemented, and corresponded to, the building across the street. He said that the conceptual landscape plan looked like they were headed in the right direction with the foundation plantings on the east and north sides, but that the west buffer should be beefed up because the west elevation had a blank wall without a foundation buffer. Mr. Brock asked that the existing trees that were to remain be added to the landscape plan so the Board would have a comprehensive planting plan to review and said that the monument sign should have plantings around it.

Mrs. Brach stated that the back of the building looked tight and asked if the traffic flow would be one-way. Mr. Gallucci said that the SRT wanted a more definitive site plan and that there would be one-way traffic circulation around the building. Mrs. Brach said that the dumpster was located far from the east restaurant and asked if they would consider adding another dumpster closer to that restaurant. Mr. Brock said that there was a direct line of view to the dumpster across the street and thought that the dumpster location at this project was good, but that it should be pulled further to the west. Mr. Gallucci said that the northwest corner of the site was constrained by an existing ditch that was connected to the stormwater pond and that they would prefer to re-route the ditch as opposed to piping it so the dumpster would not be able to be moved further to the west. Mrs. Brach asked that the front handicapped ramps line up better with the internal walkways so the handicapped customers would not have to maneuver around the raised plant beds and have a straight path to the shops. Mr. Gallucci stated that 5' walkways were maintained in front of the parking bays and the shops. Mrs. Brach suggested that standing seam bracketed awning be added in the center bays in the front. Mr. Gallucci said that they developed a design language and that the facades with lap siding had the standing seam bracketed awnings and the brick facades received the more contemporary flat awnings applied. Mrs. Brock asked that pervious parking be added in the parking bays around the edges of the parking lot.

Mr. Atkins stated that the buffer design would be critical on the north side of the site and agreed with Mr. Brock about the dumpster placement. He said that the dumpster details would need to be submitted at final review and that the enclosure should be well screened with landscape materials. He stated that the Board would need to see the pervious versus impervious percentage for this site at final review. Mr. Atkins said that it was a well-designed building but there needed to be a few tweaks. He said there was nice brick detailing on the south side of the building and to put the same level of brick detailing on the north side of the building. Mr. Atkins requested that they add the sloped standing seam bracketed canopies over all of the doors to add textural difference, that the shutters were nice and so was the lighting and the stepped parapet wall. He said at final, they would need to submit elevation drawings with the HVAC equipment on the roof top to demonstrate that the parapet walls were high enough to fully block view to the rooftop equipment from all sides of the building, including Highway 278 and that the variations in the parapets looked good. Mr. Atkins agreed that the west side

of the landscape plan was important. Mr. Gallucci said that the trash enclosure would have a brick veneer to match the building. Mr. Atkins stated that he was glad the enclosure would have brick and to add nice gates also. Cliff Cooper asked whether the electric meter panel boxes should be screened with a hardscape or with landscaping. Mr. Atkins said that the meter panel boxes should be painted to match the building facade color and to also have landscaping to screen them.

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

Site Plan:

At final review, submit the pervious versus impervious percentage for this project. Incorporate pervious parking spaces (or other permanent stormwater BMP's) to offset the impervious percentage.

Re-align the front handicapped ramps with the internal walkways

Architecture:

The rear elevation needed something different other than doors and study raising the parapet on the center bay to help break it up.

Put the same level of brick detailing on the north side of the building as is proposed on the south side of the building.

Add the sloped standing seam bracketed canopies over all of the doors to add textural difference.

Submit elevation drawings with the HVAC equipment on the roof top to demonstrate that the parapet walls are high enough to fully block view to the rooftop equipment from all sides of the building, including Highway 278

Landscaping:

The landscape plan will be heavily critiqued at final

The building should be screened with plantings and tall trees in the north buffer so it could not be viewed from Highway 278.

Because there isn't a west foundation buffer, beef up the west buffer

Add the existing trees that will remain to the landscape plan to show a comprehensive landscape plan

The monument sign should have plantings around it.

Miscellaneous:

Dumpster details would need to be submitted at final review and that the enclosure should be well screened with landscape materials. Add nice gates to the dumpster enclosure

The meter panel boxes should be painted to match the building facade color and to also have landscaping to screen them.

Address staff comments about the menu board framing & support color

Mr. Starkey seconded the motion

Motion carried unanimously.

6. OLD BUSINESS: none

7. OTHER BUSINESS: Mr. Atkins said that the next scheduled meeting was at 2:30 p.m. on Thursday, November 5, 2020 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

8. ADJOURNMENT: Mrs. Brach made a motion to close the meeting and Mr. Brock seconded the motion. The meeting adjourned at 3:10 p.m.