

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
May 5, 2022, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Peter Brower

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Dental Services Building project: David Murray, Tidemarsh, LLC; and Johan Niemand, Tidemarsh, LLC

No members from the public were in attendance.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:32 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 7, 2022, minutes. Mr. Jadown motioned to approve the meeting minutes and Mr. Brock 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. **Dental Services Building, 1 Oyster Factory Road – Lady’s Island – Final:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. David Murray, the project Architect, was in attendance and stated that he had nothing to add to the Staff report.

Mr. Starkey had some issues with the layout of the bike rack and trash bins. He stated that the bike rack was next to the parking spot without a sidewalk to gain access to it and that the trash bins had a similar situation without having a sidewalk to gain access to it. Mr. Starkey said that the landscape plan was unacceptable and that it was difficult to distinguish the difference between the various plant types, four plants in particular, had similar symbols and colors. He concluded by stating that the plants on the landscape plan looked like the mature plant sizes and wondered how it would look at the time of planting.

Mr. Hill stated that he had no additional comments to add and agreed with Mr. Starkey.

Mrs. Brach said that she liked the landscape plan and that it is typical to scale the plantings so they are shown at a size half way between the time of planting and at maturity.

Mr. Jadown agreed with Mr. Starkey’s comment about the lack of clear access to the trash bins.

Mr. Brock stated that he had a discussion with the landscape designer and provided guidance on how best to change the landscape plan to meet the requirements of the Code. Mr. Brock said that he directed the landscape designer to revise the plant schedule to include the height and widths of the plants at the time of planting and advised him to remove the colored plant symbols and substitute various black & white plant symbols/shapes for clarity which would help staff when it was time for the final inspection.

Mr. Atkins agreed with the need for access to the trash bins. He said that standard shutters should be added to the single double-hung windows on the entry elevation.

Mr. Starkey stated that there was not much lighting in the parking area and asked staff whether this was allowed. Ms. Moss stated that parking lot lighting was not required.

Mr. Atkins asked Mr. Murray why the bike rack was placed where it was and which direction they expected the bike traffic to come from. Mr. Murray stated the rack was placed next to the parking space because the landscape designer had placed the foundation plantings near the main entry walkway and that if someone were to come to this business by bike, would most likely come from Sunset Boulevard and not from Sams Point Road. Mr. Hill stated that most patients probably would not travel to this business by bike and suggested that the bike rack be relocated south of the main entry walk and to adjust the foundation plantings accordingly. He said that the type of bike rack would have to be changed to a one-sided bike rack versus the double-sided rack proposed. Mr. Atkins stated that pavers or the concrete pad should be extended out past the wood screen to gain clear access to the trash bins.

Mr. Starkey wondered why the existing sidewalk on Old Factory Road was not extended around to the driveway to this site. Mr. Brock stated that SRT would have to make that request.

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

- Provide a brick paver walkway or extend the concrete pad to gain access to the trash bins.
- Study the bike rack location and provide a paved access to it with either a brick or concrete walkway. Consider relocating it from its current location to an area off the main concrete walkway and adjust the foundation plantings accordingly.

A discussion ensued amongst the Board about the Motion. Mr. Brock amended the Motion to also include that:

- The landscape plan be revised to remove the colored graphics/plant symbols and substitute various black outlined symbols and shapes for better clarity and to add the height & width of the plantings at the time of planting to the Plant Schedule as required by Code.
- Add standard shutters to the four single windows at the entry elevation. The shutters do not need to cover the twin windows, transoms, or doors.
- Add a note to the architecture plans to indicate that the raised foundation will have a tabby stucco finish.
- Submit revised drawings to address the DRB comments to staff for approval. Another formal DRB is not required

Mr. Hill seconded the amended motion.

Motion carried unanimously.

Mr. Atkins read the standard final condition for the Dental Services Building project and stated, “the building, landscaping, and lighting 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 stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, June 2, 2022, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Brock made a motion to close the meeting and Mrs. Brach seconded the motion. The meeting adjourned at 3:00 p.m.