

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
January 5, 2023, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: J. Michael Brock, Peter Brower, Brad Hill, Roger Jadown and Donald L. Starkey

Members Absent: James Atkins

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Moss Creek Commercial – Seven Brew: Craig Winnall, Site Design, Inc. (in-person) and Trey Liles, Narramore Architecture (via telephone conference)

No members from the public were in attendance.

1. **CALL TO ORDER:** Vice-Chairman Brock called the meeting to order at 2:30 p.m.
2. **FOIA:** Vice-Chairman Brock 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:** Vice-Chairman Brock asked if there were comments on the December 1, 2022, minutes. Mr. Starkey motioned to approve the meeting minutes and Mr. Hill 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. Moss Creek Commercial – Seven Brew, 1553 Fording Island Road – Bluffton – Final:

Ms. Moss gave the project background. Mr. Brock asked for public comment, but no comments were made. Mr. Winnall, the project Civil Engineer and Mr. Liles, the project Architect, made the presentation for the project. Mr. Winnall said that the site lighting plan could be adjusted as needed to eliminate the light trespass off-site with the use of light shields. Mr. Winnall said that the revised lighting plan would specify the light fixture mounting height on the poles. He stated that he had nothing to add to the staff report and would be happy to answer any questions.

Mr. Brock read the written comments submitted by the DRB Chairman, James Atkins:

1. Brick is noted as nichiha siding panel? Not real brick? If so, need an actual sample and probably a wall section/detail. Board should consider this carefully. Mr. Brock stated that the color board had a nichiha siding panel sample for review.
2. A small site retaining wall is noted – material, finish?
3. Outside of dumpster enclosure appears to just be CMU block. It should have a finish, i.e., stucco.
4. Roof sample – I don’t mind the blue but would like to see an actual sample. Mr. Brock stated that the blue roof color was part of the color board.
5. The site lighting specs have a bunch of fixtures noted – they should select/highlight which ones they are using.

Mr. Jadown stated that the brick that matches the water table on the building and columns should be applied to the outside of the CMU dumpster enclosure. Mr. Jadown asked if the east roof wall over the freezer was open on the east side to create a 3-walled system to prevent roof pooling during heavy rain events. Mr. Liles stated that there was a roof-mounted compressor over the freezer and that the wall was continuous. Mr. Liles said that there would be a single-sloped roof between the main portion of the building and that there were no gutters, and that the run-off would drain toward the two scuffers on the west end of the building. Mr. Jadown said that a downspout was shown on the east elevation and asked what it was connected to because the downspout was not shown on the south elevation. Mr. Liles stated that there was an error on the south elevation and that there would be a downspout on the south side of the building to capture the run-off from the overhead canopy. Mr. Jadown said to refine the detailing on the canopy eave & fascia board for the canopy to create a lip or overhang. He said that the trim board shown on the south elevation above the water table was not shown on the north elevation and that the detailing should be consistent all the way around the building. Mr. Jadown stated that the scuffer heights shown on the west elevation may need to be lowered because they looked too high to capture the roof run-off.

Mr. Brower stated that if all the conditions from the second conceptual review were met, he would be ok with the submittal.

Mr. Hill stated that there were several plants on the Plant Schedule that are not commonly used in Beaufort County. He informed the applicant that Beaufort County would inspect the property after 2 years of completion to ensure that all of the plant materials survive and that some of the plants proposed would not survive in Zone 8 and would require replacement. Mr. Hill stated that the Sky Pencil Holly should be substituted with another plant because it was subject to spider mites and recommended the Straight & Narrow Holly. Mr. Hill said that the 33 Ninebark shrubs would survive in Zones 3 – 7 so they would not survive in Beaufort County which is in Zone 8 and needed to be changed out with another shrub.

Mr. Starkey said that the revised building design was much better than the original building design. He said that there was a great deal of light spilling over the rear property line on to the private road as high as .06 Fc and wondered why there wasn't more lighting at the northeast driveway. Mr. Winnall said that they could add light shields so there would be 0 Fc at the property lines. Mr. Starkey asked that the utility boxes on the west elevation have screening of some kind added, such as a solid wood screen fence.

Mr. Brock said that he had nothing to add to the other Board member's comments and passed the physical color board around to all of the Board members. The Board members found the building materials and colors to be acceptable. Mr. Brock asked if there were additional staff comments. Ms. Moss requested that the applicant provide a wall section detail to show how the nichiha brick siding panel would meet the hardie plank siding as requested by Chairman Atkins.

Mr. Hill stated that based upon the Board's comments at the meeting, multiple plan revisions were needed and made a motion to Table this project to allow the applicant to adjust the plans.

Mr. Brower seconded the motion.

Motion carried unanimously.

Mr. Winnall asked permission to attend the next meeting via telephone conference because he had to travel from the Greenville, South Carolina area. The Board members did not object to his request and would permit a conference call.

7. **OTHER BUSINESS:** Mr. Brock stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, February 2, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Starkey seconded the motion. The meeting adjourned at 3:05 p.m.