



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, April 7, 2016, 2:30 p.m.
Grace Coastal Church
15 Williams Drive, Okatie, SC 29909
Phone: (843) 255-2140

Committee Members:

James Atkins / Architect - Chairman
J. Michael Brock / Landscape Architect – Vice Chairman
Peter Brower / Architect-Landscape Architect
Bill Allison / Architect-Landscape Architect
Pearce Scott / Architect-Landscape Architect
Donald L. Starkey / At-Large
James K. Tiller / Landscape Architect

1. CALL TO ORDER – 2:30 P.M.
2. REVIEW OF MARCH 3, 2015, MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - a. Taylor's Quality Landscaping & Supply – Retail and Office Building ([backup](#))
5. OLD BUSINESS: None
 - a. Parker's Convenience Store – Barrel Landing ([backup](#))
6. OTHER BUSINESS: Next Scheduled Meeting—2:30 p.m. on Thursday, May 5, 2015 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
March 3, 2016, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Bill Allison, Peter Brower, J. Michael Brock, Donald L. Starkey, James K. Tiller

Members Absent: Pearce Scott,

Staff Present: Robert Merchant, Long Range Planner

Guests: Lou DeBari, Crescent POA; David McAbee, McAbee Architects; Andrew Moon, Raymond Harris and Associates Architects; Bill Bishop, Parkers; Nathan Long, Thomas and Hutton; Anthony Lynch, Thomas and Hutton; Dan Keefer, Witmer Jones Keefer

1. **CALL TO ORDER:** James Atkins called the meeting to order at 2:30 pm.
2. **PUBLIC COMMENT:** Lou DeBari of the Crescent POA addressed the Board. He said that many of his neighbors were at the meeting. He said he tried to contact staff and no one responded. He said that he wanted someone to come to Crescent and address the Board. Robert Merchant said that the Board was welcome to come to the planning department to review the plans. He also asked about lighting. James Atkins said that the approved plans called for cutoff fixtures. He was also concerned about truck traffic when they service the gas station, Wal-Mart and Sam's club. He asked where they will be entering and exiting. William Capshaw was concerned about amount of traffic at main intersection. He said 50 to 80 cars a day that go straight into the crescent and do a u-turn. Phyllis Taminen - what is the buffer supposed to consist of. Robert Merchant said that there were specific planting requirements in the highway buffer. He said that this project was utilizing existing vegetation.
3. **MINUTES:** Mr. Starkey said that there was a typo in the draft minutes. The word "reworded" needs to be changed to "reworked". Mr. Starkey motioned to approve the minutes of the August 5 Design Review Board meeting with the revision. Mr. Scott seconded. Motion carried.
4. **NEW BUSINESS:**
 - A. **Church of the Palms Building Expansion:** Michael Brock recused himself. Mr. Merchant gave the project background. David McAbee, the project architect gave the presentation. He said that the design of the building is meant to match the existing building. Mr. Tiller said he found no issues and assumed that they'll be coming back for final with landscaping plans. Mr. Brower had no issues either. Mr. Allison said the porte cochere helped it meet the requirement to avoid a long unarticulated wall and roof line. Mr. Starkey said he would like to see good landscaping in the parking area. Mr. Atkins said he noticed the emergency access lane and asked if it would always be an

emergency lane or would become a de facto alternative entrance. He said that a permanent entrance would bring more visibility to the blank facade. David McAbee asked the board if the metal roof could use a raised-seam roof that is painted to match the existing building metal roof rather than a standing-seam roof. The Board agreed that since it was in the rear, it wouldn't matter. Mr. McAbee asked about the overhang. Mr. Atkins said that the Board would need to see either more articulation on the wall or have more of an overhang.

Mr. Brower motioned to approve with the understanding that the raised seam roof is acceptable. He said that the motion is conditioned upon increasing the overhang and providing a restriction to avoid people using the emergency access lane as permanent access to the rear of the church. Mr. Tiller seconded. Motion carried.

- B. Bluffton Walmart – Revised Fuel Station:** Mr. Merchant gave the project background. He mentioned the required 8-foot wide foundation buffer and the need for landscaping in the unpaved areas on either side of the building. Andy Moon of Raymond Harris Architects gave the presentation. He explained that the original project had a 192 square foot pay kiosk. He said that the project not included a small convenience store.

Mr. Starkey commented that at convenience stores, they often have ice or video machines that block pedestrian traffic. He recommended that the applicant plan in advance to avoid this. Mr. Allison thought it was a distinct improvement over the original project. He agreed that landscaping should be provided in the unpaved areas. Mr. Brock felt the Board needed to see a landscaping plan. Mr. Brower felt that the landscaping and buffering were the issues. Mr. Tiller had issues that no trees were left on the site. He would like to see more native plantings. Mr. Atkins said that he liked the building redesign, and that the project fit in the site better. He felt that approval of the project would be premature since the Staff Review Team has not reviewed the project yet.

Mr. Brock motioned to table the project. Mr. Brower seconded. Mr. Starkey felt that the rosewood fence in the back should use materials to match the existing building materials. Mr. Brock asked if buffer could be increased in front of the gas station. Motion carried.

- C. Parker's Convenience Store – Barrel Landing:** Michael Brock recused himself. Mr. Merchant gave the project background. Bill Bishop presented for Parker's. He introduced Nathan Long and Anthony Lynch of Thomas and Hutton. They passed out two options for the architecture of the canopy. Dan Keefer of Witmer Jones Keefer presented the project's landscaping.

Mr. Tiller said that he thinks it's premature to talk about this plan because of the setback and buffer issues. He said that they needed a stronger buffer at the rear of the building. Mr. Bishop said that they have started to use artificial turf. He said that it is very realistic looking and very resilient. Mr. Brower said that he liked the building and that he preferred the mansard roof for the canopy. He asked about the spheres that were in front of the building. Mr. Bishop said that they use them as bollards. Mr. Allison preferred the mansard roof for the gas station canopy. Mr. Starkey said that in the Port Royal location, there is not quite enough room between the building and the pumps. Mr.

Bishop said that the distance at the Port Royal store was not as wide as what was considered ideal. Mr. Atkins agreed to have brick on all four sides of the building. He said that the DRB could give them feedback to help them move the project forward, but the project needs action by SRT before the DRB could comment on site or landscaping.

Mr. Long was hoping to get conceptual approval from the DRB, if there are minor site plan changes, we can address them at that time. Mr. Tiller motioned to approve the project conceptually and expects the applicant to submit the site and landscaping for final that meets SRT and ZBOA approval. Mr. Brower seconded Mr. Atkins said if the site plan or building were altered significantly, it would need to come back to the DRB conceptually. Mr. Atkins added that the colors needed to match DRB requirements. Motion carried.

5. NEW BUSINESS: There was not new business.
6. OTHER BUSINESS: There was no other business.
7. ADJOURNMENT: The meeting was adjourned at 3:45 pm.

Taylor's Quality Landscaping & Supply – Retail and Office Building

Type of Submission:	Conceptual
Developer:	Taylor's Quality Landscaping
Architect:	James Atkins, Court Atkins Architects, Inc.
Engineer:	Brian Pennell, Key Engineering, Inc.
Type of Project:	Retail/Office
Location:	Located on 36 Cecil Reynolds Drive which intersects on the east side of SC 170 immediately south of McGarvey's Corners.
Zoning Designation:	C5 – Regional Center Mixed-Use

Taylor's Quality Landscaping & Supply is located at 36 Cecil Reynolds Drive. The business currently operates out of a 225 square foot building and consists primarily of outdoor storage of plant materials, mulch, paving materials, and landscaping equipment. The applicant is proposing to construct 2,785 square foot retail and office building on two adjoining lots directly to the west of the existing business. The building would serve retail customers with parking and retail space, but also house conference space for commercial customers. The existing outdoor storage and gravel driveway would remain.

The project is located in the C5 Regional Center Mixed-Use zoning district. This district requires a 25 foot front-yard setback. The buffer along Cecil Reynolds Drive is required to be 20 feet wide. The applicant has submitted a conceptual site plan, tree survey, architectural elevations, and photos of the existing site for conceptual DRB review.

Staff Comment: The applicant should provide additional information to indicate how the existing site will interact with the proposed building and parking area.

Parker's Convenience Store – Barrel Landing (SC 170 and Holly Lane)

Type of Submission:	Conceptual
Developer:	Parker's
Architect:	Lynch Associates Architects
Engineer:	Nathan B. Long, Thomas and Hutton
Type of Project:	Commercial
Location:	The project is located in the Okatie Center PUD on the east side of SC 170 at the southeast corner of SC 170 and Holly Lane just north of McGarvey's Corner.
Zoning Designation:	Planned Unit Development

The applicant is proposing to construct a 3,800 square foot Parker's convenience store with 16 pumps in the Okatie Center PUD. The site has no direct access from SC 170. It has access on Holly Lane to the north and on Barrel Landing Road to the east. The site is constrained by the three roads and a power line easement located south of the proposed development.

The DRB conceptually reviewed this project at its March 3 meeting. The site plan had not yet received conceptual SRT approval and the Board was concerned that there were non-conforming buffers on the site plan that was submitted. The Board gave the project conceptual approval with the condition that if the site plan or building were altered significantly, it would need to come back to the DRB for conceptual approval. DRB members provided favorable architectural comments but noted that the colors would need to match the County's requirements.

The project received conceptual review by the Staff Review Team on March 23. At that meeting, the SRT made two minor amendments to the Okatie Center PUD. The SRT amended the PUD to allow a 10 foot buffer along Barrel Landing Road, and they reduced the foundation buffer from 8 to 5 feet. Both of these reductions were requested by the applicant to compensate for the narrow site.

The applicant has submitted a site plan, architectural elevations and renderings, a landscaping plan, and a lighting plan for final review.

Staff Comment:

1. The applicant shall provide material and color samples to the Design Review Board.
2. The lighting levels far exceed maximum lighting levels permitted in Division 5.6 of the Community Development Code. In the past, the Corridor Review Board has allowed lighting levels as high as 30 footcandles under the gas canopy, with the remainder of the site meeting the maximum of 10 fc and an average of 2.4 fc.
3. The applicant needs to provide cutsheets of the site lighting fixtures.
4. There are conflicts with the proposed location of pole lights in the parking area at the front of the building.