



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, March 1, 2018, 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
VACANT / Architect-Landscape Architect
Peter Brower / Architect-Landscape Architect
Brad Hill / Landscape Architect
Pearce Scott / Architect-Landscape Architect
Donald L. Starkey / At-Large

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended,
all local media were duly notified of the time, date, place and agenda of this meeting.

1. CALL TO ORDER – 2:30 P.M.
2. REVIEW OF FEBRUARY 1, 2018 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - A. Xpress Car Wash – Bluffton ([backup](#))
5. OLD BUSINESS: No Old Business
6. OTHER BUSINESS:
 - A. Next Scheduled Meeting - 2:30 p.m. on Thursday, April 5, 2018 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
February 1, 2018, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Peter Brower, H. Pearce Scott and Donald L. Starkey

Members Absent: J. Michael Brock and Brad Hill

Staff Present: Eric Greenway, Interim Director; Nancy Moss, Planner and Heather Spade, Planning Assistant

Guests: Tom Parker, PDG Architects and J. J. Stokes, Stokes Brown Toyota

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the January 11, 2018 minutes. No comments were made. Mr. Starkey motioned to approve the minutes as written. Mr. Scott seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:**

A. Stokes Brown Toyota Addition – Bluffton – Final

Ms. Moss gave the project background. Mr. Atkins asked if there were any public comments about this project and no comments were made. Tom Parker, the project Architect, made the presentation. He said that they revised the plans to address the staff comments, that they were adding an 8,800 SF service bay off of the existing service bay, the parts bin area would be extended out and a small restroom will be added on. Mr. Parker said that most of the work would be added on the east and back portions of the building and that three new service office bays would be added onto the west building gable element which would have a gabled roof with materials to match the existing building. He stated that the east parking lot curb and gutter would be demolished and replaced to allow proper drainage, that no new parking lot lighting would be added to the site, the addition exterior walls would have full cut-off pack lighting which would match the existing fixtures and that the landscape plan issues mentioned in the staff comments have been addressed. Mr. Parker said that the mass and scale of the new service bay was a continuation of the existing service bay; it aligned perfectly with the existing bay and the subtle color and control joints line up and match the existing structure. Mr. Parker said there was a new lean-to proposed in the back which would not be visible from Highway 278.

Mr. Brower said that he had no problem with the design and agreed with Mr. Parker that the service bay addition would be minimally visible from Highway 278.

Mr. Starkey compared the aerial view of the property with the landscape plan and said that there didn't appear to be as many existing trees along Island West Park as were shown on the landscape plan. He said that two areas looked to be grassed areas without any trees and that additional evergreen plantings should be incorporated into the landscape design.

Mr. Scott said that it was a seamless design and had no other comments about this project.

Mr. Atkins said that even though the addition was service orientated, try to avoid unarticulated facades to meet the design guidelines. He said that the north service addition facade needed more detail or shade and shadow to break it up and that score joints would possibly help compliment the design. Mr. Parker said they were relying on the palms within the foundation buffer to break it up and that if metal awning treatments were added it would eliminate all of the trees in the foundation buffer. Mr. Atkins said to consider faux window openings or a facade with score joints to break it up.

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

- Provide better vertical articulation, with scoring or other acceptable architectural elements, on the north side of the proposed service bay facade; and,
- Revise the landscape plans to incorporate additional evergreen shrubs and plantings within the landscape planting strip along Island West Park on the east side of the property.

Mr. Scott seconded the motion.

Mr. Atkins added a standard condition to the final approval. He said that “the structure, landscaping, lighting, dumpster enclosure and other design features 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”.

Motion carried.

5. OLD BUSINESS: No Old Business

6. OTHER BUSINESS:

The next scheduled meeting is on Thursday, March 1, 2018 at 2:30 pm at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

7. ADJOURNMENT: Mr. Starkey made a motion to close the meeting and Mr. Scott seconded the motion. The meeting was adjourned at 3:00 p.m.

Xpress Car Wash

Type of Submission:	Conceptual
Developer:	Pamela Elliot
Architect:	Steven T. Ellis, Pro Building Systems, Inc.
Engineer:	Ryan Lyle, Andrews Engineering
Type of Project:	Commercial
Location:	34 Bluffton Road, Bluffton, SC
Zoning Designation:	C5

The applicant is proposing to construct a one-story 3,980 square foot automatic car wash building, including an automated pay station, eight vacuum stations and parking areas on a 1.02 acre outparcel site within the Bluffton Gateway Development. The site had previously been approved for the development of a restaurant and was cleared except for the large pine trees along Highway 46 and will be accessed from the internal streets within the development. The site is bound to the north by Sam's and Wal-Mart, to the west by Sheridan Park and to the east by the Kitties Crossing Shopping Center.

The proposed car wash building is a one-story, gabled structure with a metal roof, exposed rafter tails, and has a combination of gray colored wood clapboard and wood board & batten siding. Shuttered faux window openings and service doors are incorporated on the east and west elevations, a tower feature is proposed at the northeast building corner and vehicle doors are proposed at each end of the building.

This project received conceptual SRT approval on February 21, 2018 which is subject to the County Traffic Engineer's comments. Staff expressed concern about the placement of the entry drive because it is in close proximity to the internal drive intersection which may cause traffic to back up into the intersection.

Staff Comments:

1. There doesn't appear to be a front of the building to address either internal drive or Highway 46.
2. The bright red color proposed on the two vehicle garage doors and tower roof does not conform to the standards of the Community Development Code and must be toned down.
3. Some tree islands appear to be undersized. Per 5.8.80A, the minimum tree island size is 180 SF.
4. An 8' foundation planting buffer is needed between the building and the parking lot (5.8.60) as opposed to the concrete paving proposed. Remove the concrete and add plantings to soften the structure.
5. Consider eliminating some of the vacuum stations adjacent to the building to relocate the handicap parking closer to the building to avoid pedestrian/vehicular conflicts.
6. The tree islands and the planting median adjacent to the pay station must have overstory trees and landscape plantings installed so the concrete must be removed.
7. The dumpster pad must be surrounded by an opaque enclosure and gates. Please submit details for final DRB review.
8. Please include a landscaping plan, lighting plan, color boards and material samples for final DRB approval.