



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, April 5, 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
Sallie C. Bridgwater / 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 MARCH 1, 2018 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - A. Palm Casual Patio Furniture – Bluffton ([backup](#))
 - B. First Scots Presbyterian of Beaufort – Lady’s Island ([backup](#))
5. OLD BUSINESS:
 - A. Xpress Car Wash – Bluffton ([backup](#))
6. OTHER BUSINESS:
 - A. Next Scheduled Meeting - 2:30 p.m. on Thursday, May 3, 2018 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



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

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

Members Absent: Peter Brower and H. Pearce Scott

Staff Present: Nancy Moss, Planner and Heather Spade, Planning Assistant

Guests: Steven Ellis, Pro Building Systems; Jim Elliott and Dan Elliott, Developer's agents; Ryan Lyle, Andrews Engineering; Bryan Bauer, F&ME

1. **CALL TO ORDER:** The meeting was delayed for the arrival of the 4th DRB member for a quorum. Chairman Atkins called the meeting to order at 3:05 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the February 1, 2018, 2018 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:**

A. Xpress Car Wash – Conceptual:

Ms. Moss gave the project background but did not review the staff comments as the comments were not applicable because the applicant submitted a revised site plan and architectural drawings at the meeting for conceptual review. Mr. Atkins asked if there were any public comments about this project and no comments were made. Ryan Lyle made the presentation for the civil portion of the project and Steven Ellis, the project architect, made the presentation for the architecture for the project. Mr. Lyle described the site location and conditions. He said that the site plan was revised per the comments of the County Traffic Engineer, Colin Kinton, as a condition of conceptual SRT.

Mr. Ellis described why architectural changes were made to the building after the submission date. He said that some of the changes were in response to the staff comments, but the primary reason was that there was a development agreement which limited the building height to 23'-6". He said that the lighthouse tower feature was removed and a bisecting roof gable, hardie-plank siding and brick water table were added to provide a Lowcountry look.

Mr. Brock asked about the metal roof color. Mr. Ellis said that it would be silver galvalume. Mr. Brock said that he liked the revised colors and stressed the importance of a good landscape design at the buffer areas and lot corners.

Mr. Starkey inquired whether the proposed roof color matched the Wells Fargo Bank roof color. Mr. Ellis said that Wells Fargo had a dark bronze roof color and would not match the silver galvalume roof color proposed. Mr. Starkey said that he did not like the dumpster location off the internal road. Dan Elliott said that he didn't like the dumpster location either and noted that Wells Fargo's dumpster was located off the internal road also. Mr. Lyle said that they would explore an alternate dumpster location on the site.

Mr. Hill stated that he liked the changes made to the architecture.

Mr. Atkins said that he liked the addition of the brick at the building base. He said that due to function of the structure, the high plate height may need a break with a horizontal plate. He mentioned that he liked the black color on the vacuum station and pay station framing. Mr. Atkins said that the pay station curved roofs did not look lowcountry and to add shed roofs with exposed rafter tails to achieve a lowcountry look.

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

- Revise the architectural detailing on the building so that the window & faux shutter window heights are in proportion to the wall height and possibly add a break above the plate height;
- Re-work the curved pay station roof form to emulate a Lowcountry roof form with typical design features (i.e. metal roofing, exposed rafter tails);
- Consider relocating the dumpster from the internal road to a more remote location on the site. Provide enclosure details which match the building materials at the final DRB meeting; and,
- Landscape plans must incorporate foundation and parking area plantings, as required, and focus special attention to the new plantings proposed within perimeter buffers on-site.

Mr. Starkey seconded the motion.

Motion carried.

5. OLD BUSINESS: No Old Business

6. OTHER BUSINESS:

The next scheduled meeting is on Thursday, April 5, 2018 at 2:30 pm at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

7. ADJOURNMENT: Mr. Brock made a motion to close the meeting and Mr. Starkey seconded the motion. The meeting was adjourned at 3:25 p.m.

Palm Casual Patio Furniture

Type of Submission:	Conceptual
Developer:	Aaron Beasley
Architect:	Zenos Morris, Court Atkins Architects
Engineer:	Will Rogan, Cypress Engineering
Type of Project:	Commercial
Location:	503 Island West Park, Bluffton, SC
Zoning Designation:	Planned Unit Development (Graves PUD)

The applicant is proposing to construct a 15,346 square foot patio furniture store with parking and bioretention areas on a 1.65 acre site within the Graves PUD. The site is part of a commercial subdivision, which includes an off-site detention area, and fronts Highway 278. The project site but has no direct access from SC 278, but has a shared access easement with Enmarket and Goodwill to Island West Park in the southwest corner of the property. The site is cleared of all trees and shrubbery and is graded for development with utility stub-outs. The site plan is shown with a 20% parking reduction which is subject to the approval of the County Traffic Engineer. The site is constrained by the Island West residential subdivision to the east, Goodwill thrift store to the south, Enmarket gasoline station to the west and Highway 278 to the north.

The proposed one story building will have a 9,306 SF retail/showroom in the front and a 5,372 SF warehouse in the back. A parapet roof is proposed around the building with tower features at each corner. The building is addressing Highway 278 and also has a secondary entrance on the east side of the building adjacent to the parking area. Porticos and storefront windows with bracketed metal awnings are proposed at the two main building entrances. The building will be clad with a combination of stucco and metal siding finishes.

The project was deferred at the March 28th Staff Review Team meeting with the following conditions: Revise the drawings to 1. remove the patio or furniture display area from the Highway buffer 2. incorporate bio-swales within the east, south and possibly the west buffers and meet other stormwater requirements 3. Remove the catch basin within the east buffer; 4. add foundation buffers on the south side of the building; and, 5. Re-align the parking bays in the northeast corner to avoid conflicts. It was also noted that at final DRB, the landscape plan must show a "C" type buffer on the east, an "A" type buffer on the south and west and "E" type buffer along Highway 278.

Staff Comments:

1. Metal siding is a prohibited facade material per 5.3.30D of the Community Development Code.
2. The rear service entrance is aesthetically simple and utilitarian. Please add a foundation buffer to soften the structure and increase the pervious area on the site to meet the stormwater requirements.
3. At final DRB, :
 - Provide Site View Section drawings to demonstrate that the parapet walls are tall enough to completely conceal the proposed rooftop equipment from the highway and adjacent properties.
 - Show the monument sign location and design of the sign structure,
 - Submit the dumpster enclosure design in plan and elevation,
 - Identify the electric meter and power source location and methods of screening; and,
 - Submit Architecture plans, Landscape Plan, Lighting Plan with fixture cut-sheets and Material/Color board.

END OF REPORT

First Scots Presbyterian of Beaufort

Type of Submission:	Conceptual
Developer:	First Scots Independent Presbyterian, John Duncan
Architect:	Tom Parker, Parker Design Group
Engineer:	Eric Hoover, Ward Edwards Engineering
Type of Project:	Institutional
Location:	335 Sams Point Road, Beaufort SC (Lady's Island)
Zoning Designation:	Lady's Island Expanded Home Business District (LIEHBD)

The applicant is proposing to construct a 9,310 square foot worship center, a multi-purpose ballfield, parking, drives, infrastructure and stormwater facilities on two undeveloped, wooded parcels which have a combined total of 4.73 acres. The site fronts and has direct access off of Sams Point Road and also has secondary access from Flycatchers Lane which leads to Brickyard Point Road South. The site is densely wooded, mainly with oaks, pines and native underbrush. Tree preservation is planned in selective organized groupings around the new structure and saved completely within the required buffers. The site is constrained by the Israelite Baptist Church to the north, a +5 acre undeveloped wooded parcel to the south, and single-family residential lots and subdivisions to the east and west.

The proposed two story building will have a raised foundation with tabby stucco, white lap siding, large double hung windows with dark gray shutters and two intersecting gabled roofs with pewter gray asphalt shingle roofing. The church anchors the center of the complex and has a secondary wing which forms a low-scale backdrop to the formal church structure and will hold offices, classrooms, warming kitchen and a large meeting room. A covered gabled porch with four tall round white columns and Savannah gray brick stairs on three sides leads down to a fellowship plaza on the front of the building and a covered drop-off is connected to the back portion of the building which provides barrier free access. The classic well-proportioned massing and simple material palette are in keeping with traditional lowcountry churches.

This project received conceptual SRT approval with conditions on February 21, 2018 and revised drawings were subsequently submitted which address the conditions. The site plan, photographs, architecture plans & elevations and Material/Color board were submitted for conceptual DRB review.

Staff Comments:

1. The maximum non-residential building height in this zoning district, excluding the steeple height, is a maximum of 35'. The building height must be reduced by 4" to meet this requirement.
2. At final DRB:
 - Show the monument sign location and design of the sign structure,
 - Submit the dumpster enclosure design in plan and elevation,
 - Present drawings which show the service yard screening design; and,
 - Submit the final Architecture plans, Landscape Plan, Lighting Plan with fixture cut-sheets

Xpress Car Wash

Type of Submission:	Final
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 2,723 square foot automatic car wash building with a car wash tunnel, equipment room and office; a 725 SF detached automated pay station pole barn type structure with wood square columns a metal roof; sixteen (16) vacuum stations with black metal curved framing 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. A major overhead powerline crosses over the southeast portion of the site which restricts the use of overstory trees within the easement. 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. There is shared parking between this site and the Wells Fargo Bank property so a pedestrian connection has been added to the signalized intersection at Highway 46. This project must be reviewed using the 1999 ZDSO Corridor Overlay guidelines listed in Appendix B.

The proposed car wash building is a one-story, cross gabled structure with a metal roof, exposed rafter tails, a combination of gray colored wood clapboard and wood board & batten siding and a brick water table around the building perimeter. Four red louvered "Bahama" wood shutters will be mounted at an angle to appear in the "open" position on each side of the building, gray colored service doors are incorporated on the east and west elevations and gray vehicle doors are proposed at each end of the building. Storefront windows and a door unit are proposed on the office portion of the structure.

This project received conceptual SRT approval on February 14, 2018. At the March 1, 2018 DRB meeting, this project received conceptual approval with the following conditions:

- Revise the architectural detailing on the building so that the window & faux shutter window heights are in proportion to the wall height and possibly add a break above the plate height; **The shutter height was increased to be in proportion to the wall height. The shutter color changed from black (conceptual review) to red for final review.**
- Re-work the curved pay station roof form to emulate a Lowcountry roof form with typical design features (i.e. metal roofing, exposed rafter tails); **The pay station overhead feature was completely redesigned to resemble a pole barn- type structure as an accessory to the primary building with large square wood columns on brick bases and a metal roof.**
- Consider relocating the dumpster from the internal road to a more remote location on the site. Provide enclosure details which match the building materials at the final DRB meeting; **Alternate locations were explored but due to the Santee Cooper easement restrictions on the south side and higher visibility on other portions of the site, the dumpster location remains at the same location on the site. Dumpster enclosure details were provided for this review.**
- Landscape plans must incorporate foundation and parking area plantings, as required, and focus special attention to the new plantings proposed within perimeter buffers on-site. **A landscape plan was provided for this review.**

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For final DRB review, the applicant submitted architecture plans and elevations, dumpster enclosure plan and elevations, landscape plan and lighting plan with fixture cut-sheets. The color/material board will be presented at the meeting.

Staff Comments:

1. Ensure that the red color proposed on the shutters conform to the standards of the ZDSO as described in Appendix B, Section 4A.
2. The planting strip between the handicap parking and the pay station does not meet the 5' minimum width required per Appendix B, Section 5B.
3. Per Appendix B, Section 5B, the planting requirements for Highway Corridor Buffers are 4 broad-leaf overstory trees, 14 understory trees and 30 shrubs per 100 linear feet to avoid significant gaps in the buffer and achieve 75% opacity. The +/- 230 LF of highway 46 buffer does not meet this planting requirement.
4. Please increase the number of Live oak trees on the north and west sides of the property to establish street tree plantings and create shade along the internal drives.

END OF REPORT