



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, August 2, 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 JUNE 7, 2018 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - A. Home 2 Suites – Okatie ([backup](#))
 - B. The Ingram Center Redevelopment - Bluffton ([backup](#))
5. OLD BUSINESS:
 - A. First Scots Presbyterian Church of Beaufort – Lady’s Island ([backup](#))
 - B. Palm Casual Patio Furniture – Bluffton ([backup](#))
6. OTHER BUSINESS:
 - A. Next Scheduled Meeting - 2:30 p.m. on Thursday, September 6, 2018 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES

June 7, 2018, Beaufort County Library – Bluffton Branch, 120 Palmetto Way, Bluffton, SC

Members Present: James Atkins, J. Michael Brock, Sallie Bridgwater, Brad Hill, H. Pearce Scott and Donald L. Starkey

Members Absent: Peter Brower

Staff Present: Nancy Moss, Planner

Guests: Chris Nardone, CNNA Architects, Inc.

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 April 5, 2018 minutes. No comments were made. Ms. Bridgwater 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. Aldi, Inc. – Building Façade Improvements Project – Bluffton - Final:

Ms. Moss gave the project background. Chris Nardone made the presentation for the project. Mr. Nardone stated that David Harris with SGA Design Group prepared the elevations currently under review. Mr. Nardone said that Mr. Harris submitted an earlier modern design and worked with staff to develop a design which would fit within the Lowcountry character and the attached shopping center. He said that they tried to leave as much of the existing facade as was possible. Aldi's big issue was the placement of the existing store entry. A wide corner tower element was incorporated for the new store entrance. Mr. Nardone said that in addition to the entry relocation, the facade changes were intended to deemphasize the existing entrance with the reconstruction of the roof structure and to break up the old signage area with the addition of the vertical board trim and round windows. He said that the landscaping was minimally affected because the concrete patio at the south building foundation was incorporated with the facade changes and was part of the new shopping cart area.

Mr. Starkey had no questions for Mr. Nardone.

Mr. Scott stated that the proposed changes were an improvement to the building.

Mr. Brock had no comments about the landscaping and said it was a nice design.

Ms. Bridgwater had no comments.

Mr. Hill had no comments.

Mr. Atkins asked for confirmation that the brick wall would be installed to screen the shopping carts. Mr. Nardone said that brick wall would be installed on the front and side to screen the cart

holding areas. Mr. Atkins said that the corner awning looked truncated and that it should be adjusted slightly so it cuts short of the tower edge. Mr. Atkins asked what the finish would be on the upper tower element. Mr. Nardone said that it would have a stucco finish. Mr. Atkins stated that the new tower was twice as large as the other towers in the shopping center, but it had less detail. He asked for better detailing on the tower element.

Mr. Scott made a motion to approve this project for final review with the following conditions:

- Ensure that the low brick wall in front of each shopping cart storage areas would be there and that the wall will completely screen the carts from view.
- Adjust the truncated canopy on the side elevation so it is cut short of the corner tower edge.
- Provide better detailing on the tower feature.

Mr. Brock seconded the motion.

Motion carried.

5. OLD BUSINESS: There was no Old Business.

6. OTHER BUSINESS: The next scheduled meeting – 2:30 p.m. on Thursday, July 5, 2018 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

Because the next scheduled Board meeting is one day after July 4th, Mr. Atkins asked the Board to let Staff know whether their vacation schedules would prevent them from attending. Mr. Starkey, Mr. Brock and Mr. Scott all indicated that they would not be able to attend the July 5th meeting.

7. ADJOURNMENT: Mr. Brock made a motion to close the meeting and Mr. Scott seconded the motion. The meeting was adjourned at 3:10 p.m.

The Ingram Center

Type of Submission:	Final
Developer:	Ashley Ingram
Architect:	Scott Swenson, Blue Lime
Engineer:	Steve Andrews, Andrews Engineering
Type of Project:	Commercial
Location:	1316 Fording Island Road, Bluffton, SC 29910
Zoning Designation:	Regional Center C5

This project involves the redevelopment of this 1.22-acre property. The site is bound to the north by Highway 278, to the west by the Verizon building, to the east by the Lowcountry Village Shopping Center and South State Bank building off Malphrus Road and to the north by a drainage pond. Originally, there were two one-story metal buildings on this site, but the building which fronted Highway 278 and housed the Salvation Army thrift store suffered a major building fire in September 2015 which caused extensive damage. The fire damaged building was removed in 2016 but the rear metal building remains on the property.

For this project, the concrete Salvation Army building pad and the existing metal building at the rear of the property will be demolished and two new identical two-story 8,000 square foot commercial buildings will be built on the original building footprints, additional parking will be installed along with sidewalks, landscaping, lighting and a stucco monument sign. The existing infrastructure, front parking area and driveways will remain in place. The primary entrance drive is off of Highway 278 and is shared with the development to the west. There is an existing access road which runs along the west side of the site with three driveway cuts which allows interconnectivity from this site to the Lowcountry Village development to the east and to the Verizon building to the west. The redevelopment cannot meet some of the setback and buffer requirements but was required to bring the site into conformance to the greatest extent possible. A modulation permit was granted for the front (west) building foundation buffers which reduced the required buffer width from 8 feet to 5 feet wide. The proposed buildings are placed approximately 150' apart and will be separated by a parking area with landscaping. The new building located closest to Highway 278 will be seen most prominently while the rear building will have minimal exposure from the highway. The buildings will have a parapet roof on three sides and a front corner tower feature with a gray metal roof and covered with a combination of facade materials which includes shake, brick, stucco, board and batten and lap hardie-plank siding. Covered stairwells are proposed on the sides of the building and metal awnings are proposed over the front and side square windows and above the main entrance doors. Double-hung windows with operable shutters are proposed on the second story around four sides of the buildings. The site fronts Highway 278 and has an existing highway buffer comprised of shrubs and palms which must be preserved. Staff directed the applicant to supplement the existing highway buffer with a combination of Magnolias and shrubs to match the plantings on the Verizon side of the entrance to provide a unified landscaped plan. There is a major overhead power line and view easement to an adjacent billboard which will restrict the landscape plantings in the 50' highway buffer.

This project was approved by the SRT on December 27, 2017. The applicant has submitted the photographs of the site, building elevations, landscape plan, lighting plan and material/color board for this review.

Staff Comments:

1. Exterior building light fixtures are shown on the elevations, but light fixture cut-sheets were not submitted for review and must be provided; including recessed lighting if proposed. All fixtures must be full cut-off luminaire fixtures.
2. The buildings are 40' x 100'. The applicant indicated that there are no current floor plans. The tenant spaces will be constructed to rent to retail and office uses. The interior spaces will be "built-to-suit"

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each tenant.

3. The front elevation drawings do not show the covered stairways on the sides of the buildings.
4. Please provide a detail of the trash enclosure gates to show the design, materials and height. The gates must be fully opaque and tall enough to completely conceal the trash dumpster.
5. The monument sign shown on the landscape plan appears to be located in the driveway. To meet code, the monument sign must be in the landscape area no closer than 10' from the property line.
6. Please show where the power source, meters, air condensers, etc. will be located and how these items will be screened from view.
7. If roof top equipment is will placed on the roof, the parapet must be high enough to completely screen the equipment from view on all four sides of the building.

End of Report

First Scots Presbyterian of Beaufort

Type of Submission:	Final
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 residential 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 and was approved at the April 5th conceptual DRB review with the following conditions:

- Re-work the design to eliminate the ½ shuttered window openings; **the ½ shuttered windows have been removed. Due to the floor of the choir balcony, the Nave windows could not be incorporated to keep the same window rhythm. Two small 6/6 windows with shutters on each side with two small louvered openings above each small window have been added to the design.**
- Change the rhythm of the window pattern on the sides of the main building so it is consistent; **The large 12/12 window openings are uniform within the Nave portion of the building.**
- Introduce better fascia, soffit and bracketing detailing on the back building wing. **The column brackets that were shown on the rear and side porches at the conceptual review were eliminated to give a more consistent feel with the main entry columns. The column brackets were left on the drive thru entry to allow for the lateral structural bracing. A crown detail inside the drive thru are has been added to match the main entry. The building height was lowered by 8" to place the ridge height at 35'-0" above grade.**

The site plan, architecture plans & elevations, Landscape Plan, Material/Color board and exterior light fixture cut sheets were submitted for Final DRB review.

Staff Comments:

1. There was an extensive effort taken to preserve the existing overstory & understory trees and shrubs within the buffers. The required thoroughfare understory counts could not be met

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within eastern thoroughfare buffer, but the existing overstory tree and proposed shrub count exceeded the number required by 7 aggregate caliper inches of overstory trees and 50 shrubs. The shrub count required in the western buffer exceeded the number required by 4 plants. The DRB must determine whether the extra overstory trees and shrubs can offset the number of understory trees required within the eastern thoroughfare buffer. (5.8.50)

END OF REPORT

Okatie Center - Home 2 Suites

Type of Submission:	Conceptual
Developer:	Sam Patel, Global Management & Investments
Architect:	Thomas Michaels, SM7 Design, LLC
Engineer:	Eric Hoover, Ward Edwards Engineering
Type of Project:	Commercial
Location:	196 Okatie Village Drive, Okatie, SC
Zoning Designation:	Planned Unit Development (Okatie Center PUD – Southern Tract)

The applicant has proposed to develop this site in two phases. As part of phase one, the applicant is proposing to construct a 107 room, 4-story, 15,400 square foot hotel with patios, swimming pool, parking, sidewalks, infrastructure, landscaping and lighting on the northern portion of lot 12A which has a total of 4.49-acres within the Okatie Center PUD. The applicant has not determined what will be built for the phase two portion of the project. The site is part of a commercial subdivision which includes an off-site detention area which was master planned for each lot to have a maximum of 65% impervious coverage. The project site has indirect access from SC 278 and SC170 via Okatie Center Boulevard South. The site has a 50' shared access easement along the west side of the property and one central access point to a private drive along the east side of the property. The parcel is partially covered with young pine trees and has no wetlands. The site is constrained by an undeveloped commercial lot to the west, Okatie Center Boulevard to the south, the Food Lion Shopping Center to the east and Okatie Village Drive to the north. The DRB must evaluate this project using the development and design guidelines in the Okatie Center PUD document. The Okatie Center PUD standards from Section 3.2.6.1 "U.S. Highway 278/U.S. Highway 278 Extension Corridor Overlay District" shall be used by the DRB to evaluate this project. The PUD standards meet or exceed Article V and Article III, Section 4.23 of the Beaufort County Development Standards (DSO).

The building design is the Home 2 Suites by Hilton "North American Prototype". A parapet roof is proposed around the building with a beacon feature on the roof area near the main entry. A Porte cochere at the main building entrance will be placed on the south side of the building and an indoor swimming pool is proposed at the northeast corner of the building. Two new private drives will be built on this site; one drive bisects the central portion of the property which comes to a "T" to a new drive which will run along the entire length of the west side of the site. The parking areas are on the sides and rear of the building. The existing young pine trees adjacent to the north parking bays will be preserved.

The project was approved at the SRT conceptual review meeting held on September 20, 2017. For the conceptual DRB review, the applicant has submitted the site plan, floor plan and building elevations.

Staff Comments:

1. Architecture style should be reflective of, or at least compatible with, architectural styles which exemplify the unique character of the Lowcountry region - Section 4.23.3A(1)a. The contemporary design does not meet this requirement.
2. Appropriate exterior materials and architectural elements shall be used on the building. A listing of various facade and roofing materials are shown on the plans, but specific materials have not been identified by the applicant - Section 4.23.3(2)
3. Long, unarticulated or blank facades are incompatible and inappropriate for primary structures - Section 4.23.3(3)c. The north, east and back half of the south elevations lack articulation.
4. The use of highly reflective glass is incompatible for primary structures – Section 4.23.3 The drawings do not provide window details but should confirm that windows will not be reflective. In addition, the windows do not possess typical Lowcountry proportion and detailing.
5. In order to accommodate the fire protection access needed to maneuver and operate large fire trucks with extension

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ladders to the 4th floor, the road had to be widened. Staff granted a modulation permit to reduce the south building foundation buffer from the required 8' depth to a 5' depth to widen the road.

6. At final DRB:

- Provide Site View Section drawings to demonstrate that the parapet walls are tall enough to completely conceal the rooftop equipment, if proposed, from the drives 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

Palm Casual Patio Furniture

Type of Submission:	Final
Developer:	Aaron Beasley
Architect:	Zenos Morris, Court Atkins Architects
Engineer:	Will Rogan, Cypress Engineering
Type of Project:	Commercial
Location:	503 Island Park West, 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 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 9,758 SF retail/showroom in the front and a 5,588 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 stucco and wood siding infill finishes.

The project was deferred with conditions at the March 28th Staff Review Team meeting but was conceptually approved at the June 13th SRT meeting with the conditions that the outdoor display areas be identified, that a foundation buffer be added on the corners of the back elevation and that the perimeter landscape buffer plantings proposed within the bio swales be approved by the DRB.

This project was tabled at the April 5th DRB meeting and was conceptually approved at the May 3rd DRB meeting with the following comments:

- Provide better delineation of the arbor features. **The arbor features have not been altered.**
- Add a trellis at each end of the arbor feature(s) around the structure to generate more dimension. Incorporate evergreen vines at the base of the trellis features on the Landscape Plan at final. **Painted wood trellis structures have been added in front of the wall areas below each arbor feature. A final landscape plan was not submitted but will be prepared for the meeting.**
- Extend the tower roof overhangs out further. **The roof overhangs were extended out from 18” to 24”.**

Staff Comments:

1. As a condition of SRT, it was requested an 8’ foundation buffer be added on the back corners of the structure to soften the building. The back of the building serves both as the drive area and the loading area. The foundation buffer revision was submitted and approved by the SRT. Subsequent to the submission of the revised site plan, the applicant changed the site plan to shift the building away from the front property line to make room for the outdoor furniture display area and remove the back corner foundation buffers.
2. The landscape plan was not submitted for this review but will be completed for the meeting.
3. Sheet ASP.0: Architectural Site Plan has identified the south 15’ buffer as non-vegetated. This buffer must have landscape plantings proposed.

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4. The photometric lighting plan only shows the light levels adjacent to the structure and does not show the entire site. The light levels on the building are in conformance with the Code except for the SE portion of the building. The plan does not demonstrate that the light level at all property lines is zero.
5. The location and design of the monument sign structure was not provided.

END OF REPORT