



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**  
**Thursday, September 6, 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 AUGUST 2, 2018 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
  - A. Tractor Supply Company – Parris Island Gateway ([backup](#))
  - B. Dollar General – Trask Parkway & Poppy Hill Road - Beaufort ([backup](#))
5. OLD BUSINESS: No Old Business
6. OTHER BUSINESS:
  - A. Next Scheduled Meeting - 2:30 p.m. on Thursday, October 4, 2018 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
August 2, 2018, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

**Members Absent:** Peter Brower and Donald Starkey

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

**Guests:** Thomas Michaels, SM7 Design, LLC; Taylor Reeves, Ward Edwards Engineering; Ashley Ingram, Contractor & Developer; Tom Davis, Harvey & Battey, P. A.; Beau Hodges, Adams Outdoor Advertising; Tom Parker, PDG Architects; Zenos Morris, Court Atkins Architects; Judd Carstens, WJK, Ltd.; and Patrick Trisler, WJK, Ltd.

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 June 7, 2018 minutes. No comments were made. Ms. Bridgwater motioned to approve the minutes as written. Mr. Atkins seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:**

**A. Okatie Center – Home 2 Suites - Conceptual:**

Ms. Moss gave the project background. Thomas Michaels, the project architect, made the presentation for the project. Mr. Michaels presented a new conceptual sketch of the front building elevation for the Board's input. He stated that the sketch was a modified version of the prototype design originally submitted to the Board and that Lowcountry design elements and materials were added to better conform to the PUD design requirements.

Mr. Hill had no comments.

Ms. Bridgwater had no comments.

Mr. Scott stated that the top of the building looked good visually and asked that the material type be defined. He suggested that siding versus stucco be added.

Mr. Brock liked the conceptual sketch and was interested in the tower element and how it ties in to the materials.

Mr. Atkins asked what the height of the building was. Ms. Moss said that it was approximately 45' tall. Mr. Atkins said that based upon the sketch presented, the architecture was headed in the right direction. He said to continue to develop the architecture and that the applicant should submit a preliminary review of the architecture, with all elevations ready, prior to final.

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

- The revised architectural sketch submitted at the DRB meeting received positive reaction from

the Board. The Board indicated that the new conceptual sketch was headed in the right direction and was much improved over the first prototype architecture drawings submitted for review.

- Continue to develop the architecture: identify the facade material types, formalize the tower element detail, provide elevations of all four sides and provide better window, door & trim detailing.
- Verify that the building height, including the parapets, do not exceed 50’.

Mr. Scott seconded the motion.

The Board cautioned Mr. Michaels and said that if he proceeded with a more “final” submission, that there could be significant rework without the board reviewing the “sketch” with more refined detail.

Motion carried.

**B. The Ingram Center Redevelopment – Bluffton – Final:**

Ms. Moss gave the project background. Ashley Ingram, the Developer and General Contractor and Tom Davis, the applicant’s Attorney, made the presentation for the project. Mr. Davis said that there was a 30’ view easement in front of this site along Highway 278 to a billboard just east of this project. He said that the landscaping proposed within the view easement, and part of the landscape plan under review by the DRB, is acceptable to the billboard owner who was in attendance at the meeting. Mr. Davis said it was time sensitive to get a final determination on the landscaping in the billboard view easement, pro or con, to meet the 30-day window with escrow. Mr. Ingram said that he was working with his cousins on this project and asked the Board for their comments.

Mr. Brock commented on the Plant Schedule and said that the building foundation plant size should be increased from a 3-gallon to a 7-gallon container. Tom Davis said that the billboard owner approved the landscape plan currently under review by the DRB. Mr. Brock said he had no problem with the plantings between the front parking lot and highway 278 except that it was a little difficult to read. Ms. Bridgwater stated that the plantings around the dumpster should be increased to a 7-gallon container size also. Mr. Brock agreed.

Mr. Scott had no landscape comments. He said that the architecture looked a lot better than what was there, but that the building had too many facade materials. In addition, the towers looked too tall and he did not like the blank shake wall. Mr. Scott said that he wanted to see a shell plan and window/door trim details for the duplex.

Ms. Bridgwater said that there was too much going on with the building facade and wanted to know why the monument sign was shown in the driveway. Mr. Ingram said that the sign would be placed in the landscape area next to the road and would be better delineated at final.

Mr. Hill said that he was fine with the front Highway 278 buffer plantings, except for the Indian hawthorn plantings proposed. He said they tend to get diseased and recommended they be changed out with another plant species. Mr. Hill asked if there would be a lot of grading work done and to show where the underground stormwater chamber would be located. He suggested that the building be shifted to avoid the extensive tree removals along the east property line. Mr. Hill asked that they justify the removal of the red oaks, pine trees and water oaks because he was not convinced they should be removed. Mr. Hill commented on the architecture and said that seven different facade materials were too much.

Mr. Atkins said that he would rely on the Board's landscape architect's expertise and echoed that a better attempt at tree preservation, and cited the 13" Live oak and 14" laurel oak as examples, within the buffer must be done. He said that the building shape was a 40'x100' rectangle and that architect was trying too hard with the facade materials. He added that there was a lack of overhangs and unarticulated facades. Mr. Atkins said to simplify the architecture, to step the building back between the units to provide shade and shadow and that a lot more detailing was needed.

Mr. Hill made a motion to table this project with the following comments:

- The front Highway 278 buffer planting as shown on the landscape plan presented is acceptable to the DRB with the exception of the Indian Hawthorn shrubs and extensive tree removals proposed. Please substitute a more disease-resistant shrub variety for the Indian Hawthorne shrub and do not remove the healthy trees. The Board is not convinced that all of the trees proposed for removal should come out and a better attempt should be made to preserve the existing trees.
- Simplify the architecture and reduce the number of facade materials.
- Provide more building articulation and avoid long, blank facades (i.e. blank shake facade at 2nd story).
- Extend the roof overhangs out further.
- Provide more shade and shadow with the physical shape of the rectangular building (i.e. step the building back between the units) to provide more visual interest.
- The towers look too tall in relation to the main building height.
- Provide a shell floor plan of the duplex building and submit window & door trim details.
- Show the underground stormwater storage facility on the site plan.
- All building foundation and dumpster plantings should be 7-gallon size versus 3-gallon container size. This change should be reflected on the Plant Schedule.
- Show the location of the monument sign so it is placed in the landscaped area and not within the driveway.

Mr. Atkins seconded the motion.

Motion carried.

## **5. OLD BUSINESS:**

### **A. First Scots Presbyterian Church of Beaufort – Lady's Island – Final:**

Ms. Moss gave the project background. Tom Parker, the project Architect, made the presentation. He said that the ballfield wasn't a formal field but that it was an open space for play. Mr. Parker stated that the design was modified and all of the windows were adjusted so the window rhythm was consistent on the interior within the Nave. He said that the rear portion was designed to appear as an addition which was built at two different eras and that the colors were the same as the front of the church.

Mr. Scott said that it was an improved design and that he liked it.

Ms. Bridgwater had no comments.

Mr. Hill had no comments.

Mr. Brock said he liked the landscape plan.

Mr. Atkins said that it was a good looking project.

Mr. Scott made a motion to approve the project as presented. Mr. Brock seconded the motion.

Motion carried.

**B. Palm Casual Patio Furniture – Bluffton – Final:**

Mr. Atkins recused himself from the meeting. Ms. Moss gave the project background. Zenos Morris, the project Architect, made the presentation. Mr. Morris said that there would be signage on the building and that a monument sign was not proposed at this time. He stated that if a monument sign were designed in the future, it would complement the building and be placed on the northeast corner of the property. Mr. Morris said that the rear 8' foundation buffer would cause an unloading problem for the delivery trucks so they would request approval to remove the foundation buffer on the south elevation.

Mr. Hill said that he was good with the design.

Ms. Bridgwater stated that she was good with the design.

Mr. Scott said that the widened overhangs were acceptable.

Mr. Brock commented that project had an extensive landscape plan.

Mr. Morris stated that the parking lot light fixture shown on the plans would be changed out with a shoe box type light fixture. He stated that the south foundation buffer shown on the landscape plan was 6' wide and that the building was shifted back in order to keep the outdoor display area out of the 50' highway buffer.

Mr. Hill and Mr. Scott asked that the roof ladder be moved from the back to the west corner so it would be out of view.

Mr. Hill asked how tall the and how far the door awning stuck out from the building. Mr. Morris said that the awning was approximately 9' tall and stuck out approximately 3' from the building. Mr. Hill said that because the awning would restrict the truck from maneuvering in the back, he suggested a compromise with a 3' wide foundation buffer on the east and west ends of the back elevation and that a 5' wide trellis be centered in the 8' wall space at each back corner with confederate jasmine vines at the base.

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

- Relocate the roof ladder from the south elevation to the west elevation.
- Provide a 3' wide foundation buffer on the west and east side of the south elevation. Install a 5' wide trellis which is centered within the 8' wall space at the four (4) back corners. Add 3-gallon confederate jasmine vine plants at the base of each trellis.
- Revise the lighting plan for the shoe box lighting fixture substitution and confirm that the lighting levels meet Code.
- If the applicant elects to install a monument sign in the future, the sign structure will need to be approved for Staff DRB approval before a sign permit applicant can be approved.

Mr. Scott seconded the motion.

Motion carried.

**6. OTHER BUSINESS:** Mr. Atkins returned to the meeting room. He said the next scheduled meeting was at 2:30 p.m. on Thursday, September 6, 2018 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

**7. ADJOURNMENT:** Mr. Brock made a motion to close the meeting and Mr. Scott seconded the motion. The meeting was adjourned at 3:50 p.m.

## Tractor Supply Company

<b>Type of Submission:</b>	<b>Conceptual</b>
<b>Developer:</b>	Primax Properties, LLC
<b>Architect:</b>	Primax Properties in-house design
<b>Engineer:</b>	Eric Hoover, Ward Edwards, Inc.
<b>Type of Project:</b>	Commercial
<b>Location:</b>	36 Parris Island Gateway, Beaufort
<b>Zoning Designation:</b>	Regional Center Mixed-Use (C5RCMU)

The applicant is proposing to construct a one-story 18,750 square foot retail building with an attached 15,000 square foot fenced-in outdoor sales area including parking areas, sidewalks, landscaping, gravel trailer display area, stormwater facility and associated infrastructure. The current use of this property is residential with a one-story wood dwelling and a two-story concrete outbuilding which will be removed. The site is mostly cleared of vegetation with the exception of two specimen live oak trees, 40" and 45", and one specimen cabbage palm on the central portion of the property. A cluster of large pine trees exists at the northeast corner of the site and a young planted 50' buffer strip comprised of over- and understory trees has been installed along Parris Island Gateway. The site is bound by, and accessed from, Parris Island Gateway to the east and Eastern Road to the west.

The building architecture submitted is a prototype building design which will be modified to better conform to the Community Development Code. The facade material is a light tan painted faced concrete block on all four sides of the building with a 4' brown painted water table on three sides of the building and red colored horizontal block, fascia and roof coping accents. A parapet roof is proposed on the front of the building which includes a prominent A-frame central entrance clad in corrugated metal panel with bracketed corrugated metal wall awnings across each side. A stepped down parapet is proposed on the sides of the building which will complement the division of walls planes and screen the roof top. The building massing will be broken up with vertical masonry pilasters to divide the wall plane into smaller components. The attached fenced-in outdoor sales yard will be constructed with a combination of masonry pillars and black chain link fencing. The masonry pillars will match the building pilasters in material and color.

The project received conceptual SRT review and approval on August 22, 2018 with the condition that the tree survey be updated to include the 2.5" caliper live oak trees planted within the Parris Island Gateway buffer to incorporate into the landscape design and count toward tree mitigation.

### **Staff Comments:**

1. This project is bound by two streets and both sides of the building will be exposed to full view. Ensure that the parapet above the flat roof fully screens the rooftop equipment from view on all four sides of the building.
2. The red accent color on the building must be muted and approved by the DRB.
3. Provide screening for the baler or consider relocating it to the back-side or to a less prominent area.

## Dollar General

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	CDP Beaufort, LLC
<b>Architect:</b>	Ray Edwards, Store Planning, Inc.
<b>Engineer:</b>	Kelly Sellars, KB Sellars Engineering
<b>Type of Project:</b>	Commercial
<b>Location:</b>	Trask Parkway & Poppy Hill Road, Beaufort
<b>Zoning Designation:</b>	Industrial (S1)

The applicant is proposing to construct a one-story 9,100 square foot retail building including parking areas, sidewalks, landscaping, dumpster enclosure, underground stormwater facility and associated infrastructure. The property currently has 5.17 total acres and will be subdivided into two parcels; one parcel will have 3.34 acres and the project parcel will have 1.83-acres. For this project, a specimen 24" oak tree will be removed, and is fully mitigated on the landscape plan, and two specimen trees, a 24" cedar and a 40" live oak, will be preserved and incorporated with the landscape design. The site is bound by Trask Parkway to the east, Poppy Hill Road to the south and residential parcels to the west. General retail less than 10,000SF is a conditional use in the Industrial zoning district and must take access from the development's internal street. This project will be accessed from Poppy Hill Road to meet the condition in the CDC.

This site is located within the Marine Corp Air Station (MCAS) Airport Overlay district so Beaufort County notified the Marine Air Corp Station about this project. The project lies within Accident Potential Zone 2 (APZ-2), which has a measurable potential for accidents, and is within Noise Zone 3 which measures greater than 75 decibels. This project is subject to lighting, building height, glare, electronic interference, and water fowl encouragement limitations. The building height & water fowl limitations have been met so the DRB must confirm that the lighting and window/roof glare limitations have been met. The building will be subject to the Noise Reduction Requirement and must be attenuated to 35 decibels.

The proposed building slab elevation will be slightly above grade. The facade material is a combination of Hardie Plank lap and board and batten siding on all four sides of the building, painted light yellow with white trim and shutters, and have a 3'-4" orange colored brick water table on two of the most visible sides of the building. The building massing will be broken up with siding pattern changes and stepped parapet roof heights to divide the wall plane into smaller components. The building does not have a parapet on the right and rear sides which exposes the roof equipment to the view of adjacent residential properties to the west. Bronze colored metal awnings are proposed above the door and the faux window openings on the front and left sides of the building. The highest point of the single-sloped roof runs from the front of the building down to the back side of the building. A gutter and downspout system collects the stormwater which is directed to an underground infiltration system.

The project received conceptual SRT review and approval on February 14, 2108 with the conditions that the applicant formally subdivide the property into two parcels and receive DRB approval. For this review, the applicant has submitted the architecture drawings, material/color board, landscape plan and lighting plan with fixture cut-sheets, and dumpster enclosure and signage structure details.

### **Staff Comments:**

1. The roof must have a parapet on all four side of the building to fully screen the rooftop equipment from view. The roof equipment and roof surface must not produce glare.
2. Increase the container size for the building foundation plantings from 3-gallon to 7-gallon.
3. The illumination levels exceed 10 footcandles at several spots near the SW corner of the building.
4. The temporary and monument signage panels are approved with another process and require permits.