



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**  
**Thursday, June 6, 2019, 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-Brach / Architect-Landscape Architect  
Peter Brower / Architect-Landscape Architect  
Brad Hill / Landscape Architect  
H. 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 MAY 2, 2019 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
  - A. Burton / Pinewood Fire Station Renovation / Addition - Conceptual ([backup](#))
5. OLD BUSINESS:
  - A. John Harris Body Shop – Okatie – Final ([backup](#))
  - B. W4 Express Car Wash – Bluffton – Final ([backup](#))
6. OTHER BUSINESS: Next Scheduled Meeting - 2:30 p.m. on Thursday, July 11, 2019 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
May 2, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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**Members Present:** James Atkins, J. Michael Brock, Sallie Bridgwater-Brach and Donald L. Starkey

**Members Absent:** Peter Brower, Brad Hill and H. Pearce Scott

**Staff Present:** Nancy Moss, Beaufort County Community Development Department

**Guests:** Frank Lynch, Green Thumb Nursery; Scott Smith, Green Thumb Nursery; Ben Daster, W4 Car Wash; Justin Hendley, W4 Car Wash; and, Brian Kraft, WB Services.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the April 4, 2019 minutes. No comments were made. Ms. Bridgwater-Brach motioned to approve the minutes as written. Mr. Brock seconded to approve. Motion carried.
3. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
4. **NEW BUSINESS:**

**A. Green Thumb Nursery Buffer Landscaping – Bluffton - Final:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Scott Smith, the project Landscape Designer, gave the presentation. He said that they wanted to mimic the landscape design theme from their Hilton Head store. He stated that the dilapidated greenhouse structure was removed and that a new screened-in shade structure would be built at the same location. Mr. Smith directed the Board's attention to the landscape plan and pointed out that there were several diseased pine trees on-site and two water oaks within the buffer that they wished to remove. He stated that there was a large pine tree branch hanging over the neighboring house and that a diseased pine tree was near the existing metal building. He said they wanted to "open up" the entry drive area, proposed to remove a triple trunk pine tree with structural issues and install a row of palm trees on each side of the gravel driveway.

Mr. Brock asked if all of the tree removals proposed were detailed in the Arborist Report. Mr. Smith confirmed that they were.

Mr. Starkey asked that they add evergreen plantings around the dumpster enclosure. Mr. Smith said that the dumpster had a solid fence enclosure around it. Mr. Starkey stated that the location of the handicapped parking might make it difficult for handicapped customers to reach the metal building without having a paved walkway.

Ms. Bridgwater-Brach asked if all of the tree removals were listed in the Arborist Report. Mr. Smith said that they were. Ms. Bridgwater-Brach said that the project looked good.

Mr. Atkins said that the handicapped parking area should be closer to the building and that the tree removals should be mitigated.

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

- Relocate the handicapped parking closer to the building and provide a paved walkway between the parking and the building
- Add additional overstory trees to fully mitigate the tree removals
- Add evergreen shrubs around the dumpster enclosure

Mr. Brock seconded the motion.

Mr. Atkins stated that “the shade structure and landscaping must be built/installed according to the plans reviewed and approved by the DRB. Any changes to the approved plans or submittals must be requested for and submitted to the DRB for formal approval.”

Motion carried.

**B. W4 Express Car Wash – Bluffton - Conceptual:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Justin Hendley, the operations manager for W4 Car Wash, gave the presentation for the project. He said that the developer for this project was WCWV, LLC. He stated that they were excited about coming to Bluffton.

Ms. Bridgwater-Brach said that the building height above the front vehicle door opening seemed too high. Mr. Hendley stated that the water tanks were 26 feet in height so the building parapet needed to be that high to screen the tanks.

Mr. Starkey stated that the building length was broken up very well, but that the stacked stone was not a Lowcountry facade material. Mr. Hendley said that this building design was the new concept building they hoped to use at several locations. Mr. Starkey said that the brick was fine, but replace the stone. Ben Daster said that they needed a durable facade product at the building base.

Mr. Brock questioned the treatment proposed in the median under the center canopy structures. Mr. Daster said that hoses would be mounted in the center of the canopy structures so plantings would not survive in the medians, but offered to incorporate trellis’ with vines and hanging baskets plantings at this area so it would be functional and attractive.

Mr. Atkins suggested that they introduce a canopy or sloped roof over the front tunnel door and service doors to better address the highway and to move the customer waiting room rear to the front corner if possible. He stated that the center canopy structures lacked detailing and to use the Parker’s gas canopy at Highway 46 & Simmonsville Road as an example. He concluded by stating that the stacked stone should be removed.

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

- Substitute the stacked stone with another material which is consistent with Lowcountry facade materials,

- Add an awning or sloped roof over the front vehicle and service door openings to better address the Highway,
- Provide more detailing on the overhead vacuum station canopy structures (similar to the Parker's gas canopy located at Highway 46 & Simmonsville Road in Bluffton),
- Substitute a bronze color for the blue color on the vacuum stations and boom structures,
- Revise the landscape plan to address the buffer planting deficiencies and provide another overstory tree for the Armstrong maple shown in the tree islands adjacent to the building; and,
- Use the Staff Report Comments as a guideline to make adjustments to the drawings.

Ms. Bridgwater-Brach seconded the motion.

Motion carried.

## **5. OLD BUSINESS:**

### **A. Okatie Center – Choice Hotel - (2) Conceptual:**

Mr. Brock recused himself from the meeting. Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Brian Kraft with WB Services made the presentation for the project. He said that significant facade changes were made to the initial architecture submittal presented at the March DRB meeting. Mr. Kraft stated that there were some unique challenges to comply with the Lowcountry architecture with the size of the building, but that the entire design had a complete face-lift. He said that the stucco facade was changed out with brick and lap plank siding, that the roof overhang was extended and that the tower roof matched that Porte cochere hip roof with corbels.

Mr. Starkey stated that the building footprint shown on the site plan did not match the floor plan. He also said to break up the back elevation with another brick offset and that there were too many horizontal stripes. He suggested adding white hardie plank above the fourth floor as opposed to the brick.

Ms. Bridgwater-Brach said that she liked the revised design.

Mr. Atkins stated that he liked the scale and proportion of the porte cochere and that the use of the materials and textures were appropriate, but had an issue with the scale and massing of the building. He said that the building was too large and chunky and that the backward sloping roofs were atypical for Lowcountry architecture. He asked that they study the proportion of solids and voids, incorporate shutters and canopies and redesign the backward sloping roofs.

Mr. Starkey made a motion to table this project and Ms. Bridgwater-Brach seconded the motion.

Motion carried.

## **6. OTHER BUSINESS:**

Mr. Brock returned to the meeting. Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, June 6, 2019 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909. Mr. Starkey said that he would not be able to attend the June meeting.

## **7. ADJOURNMENT:** Ms. Bridgwater-Brach made a motion to close the meeting and Mr. Starkey seconded the motion. The meeting adjourned at 3:50 p.m.

## **Burton / Pinewood Fire Station Renovation / Addition**

<b>Type of Submission:</b>	<b>Conceptual</b>
<b>Developer:</b>	Fraser Construction
<b>Architect:</b>	Annette Lippert, Court Atkins Architects
<b>Engineer:</b>	Paul Moore, Ward Edwards Engineering
<b>Type of Project:</b>	Institutional
<b>Location:</b>	158 Bay Pines Road, Beaufort
<b>Zoning Designation:</b>	S1 - Industrial

This fire station expansion project is located on a 1.59-acre land parcel which was previously developed and contains a two-story 6,421 SF tan metal & stucco building with green trim, a 396 SF carport, several metal containers, a fire training structure, service drives, parking and infrastructure. The applicant is proposing to remove the existing paving & exterior metal stairway and construct a 1- and 2-story building addition on the east side of the fire station, create a well-defined parking area with walkways plus two storm water ponds. The site has three trees on the east side of the property which are proposed to remain. The front of the site has utility cabinets & a transformer, guy wires and two power poles in the 20' highway buffer with overhead power lines which run on a portion of the front and across the property. This site is also located within the Marine Corp Air Station (MCAS) Airport Overlay District Noise Zone 65 so the building must be attenuated to 25 decibels. The site is constrained by a large storm water facility to the north, a commercial metal warehouse to the east, Bay Pines Road to the south and the Pinewood residential subdivision to the west.

The existing training, storage, kitchenette and rear stairway will be upgraded and included with the renovation work to convert into sleeping rooms, an office, laundry room and a large open kitchen and dayroom area. The proposed 2,439 square foot building addition has a new front formalized entry, foyer with stairway to the second floor, sleeping rooms, kitchenette and restrooms & showers. The addition has a series of 4:12 gable and shed dark bronze metal roofs and bracketed awnings with a 6:12 gable dark bronze metal roof at the main entry. The building will be clad with a combination of tan hardie panel and stucco with a brick water table on the 2-story addition only. A small storage addition with a 4:12 metal shed roof, clad in stucco, will be built on the west side of the existing vehicle bay area. The existing fire station facade and metal trim will be painted to match the addition colors.

This project has not been reviewed by the SRT so the site plan is subject to change if required at final SRT. For this review, the applicant has submitted photographs, boundary survey, site plan, floor plan, 3-dimensional color renderings and building elevations for this review.

### Staff Comments:

1. A landscaped 20' highway buffer will be required at final to meet Division 5.8.50

End of Report

## John Harris Body Shop

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	Bill Owen, Owen Real Estate LLC
<b>Design / Builder:</b>	Chad Lindler, Chapin Commercial Construction
<b>Architect Consultant:</b>	Jason Broene, Court Atkins Architects
<b>Engineer:</b>	Eric Hoover, Ward Edwards Engineering
<b>Type of Project:</b>	Commercial
<b>Location:</b>	35 Cecil Reynolds Drive, Okatie
<b>Zoning Designation:</b>	C5 Regional Center Mixed-Use

The applicant is proposing to construct a body shop building and attached fenced-in storage yard, including service drives, parking, landscaping, stormwater basin and associated infrastructure. The interior of the undeveloped 2.5-acre site is heavily treed with a mixture of young pines, live, red & water oaks and gum trees, but the south and east buffers have very few trees. The site is constrained by Highway 278 to the north, a wooded SCDOT highway easement to the east, Matthews Marine, Tractor Supply & Taylor's Greenhouse to the south and a 150' wide cleared/mowed Santee Cooper power line R.O.W. to the west.

The proposed one-story 13,578 square foot body shop has an 875 SF low-slope canopied drop-off area connected at the front building entrance and contains a shop area with ten (10) service bays/doors, four (4) offices, a break room, employee/staff toilets, customer toilet and a reception with customer waiting area. The building roof has a two-step parapet roofline with a low-pitch gable roof behind the parapet and runs along the entire length of the building and slopes down to both the front and back sides of the body shop. Rainwater is collected with a gutter and a downspout system which is directed to underground piping and routed to an on-site stormwater infiltration pond. The building massing will include variations in wall materials, parapet heights as well as the use of awnings to articulate the wall plane using Lowcountry vernacular elements. The building will be clad with a brick veneer on the bottom half and vertical stucco-like insulated metal panels on the top half with standing seam metal awnings over the ten (10) glazed sectional overhead doors, the six (6) storefront/emergency entrances plus four (4) rear awnings to break up the facade.

This project was approved at the January 23, 2019 SRT meeting with the conditions that the landscape plan add plantings to the south and east buffer and that covenants be created to preserve the buffers for the life of the property. This project was discussed informally at the March 7, 2019 DRB meeting and a conceptual review was made at the April 4, 2019 DRB meeting and was approved as submitted.

The applicant has submitted a tree & topo survey, photographs & photo board, floor plan, roof plan, elevations, renderings and material/color board for this review.

### Staff Comments:

1. Landscape plan: add plantings to the east side of the property to meet the SRT condition to supplement the east side and highway buffer.
2. The overstory and understory tree counts within the front 20' thoroughfare buffer fall short of the planting requirements within Division 5.8.50
3. A site and parking lot lighting plan is not being proposed so the property will be very dark at nighttime.

End of Report

## W4 Express Car Wash

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	Arbor Companies
<b>Architect:</b>	Kendall Hearn, Arbor Companies
<b>Engineer:</b>	Jarrett Senkbeil, OnSite Civil Group
<b>Type of Project:</b>	Commercial
<b>Location:</b>	1492 Fording Island Road, Bluffton
<b>Zoning Designation:</b>	C5 Regional Center Mixed-Use

The applicant is proposing to construct an automated drive-through car wash building, 2 detached vacuum station canopies, a 448 SF pay station canopy, including service drives, parking, landscaping and associated infrastructure. This undeveloped 1.48-acre site is heavily treed on the central and back portions of the site with several specimen live oak trees slated for removal. The County Natural Resource Planner has determined that the forested area on the site is a mature forest; therefore, 20 percent or 0.215-acres must be preserved. The stormwater pond that was proposed on the south side of the site at the conceptual DRB review has been removed and substituted with underground stormwater chambers on the west side of the property to handle the stormwater volume and to preserve additional specimen trees. The site is constrained by Highway 278 and Moss Creek Plantation to the north, Hilton Head Boathouse to the east, the Edgewater multi-family apartment complex to the south and Club Car Golf Carts to the west.

The proposed one-story 4,375 square foot car wash building has an automated drive through car wash tunnel, customer waiting area, office, restrooms, with equipment and utility rooms. The main structure prominently features a raised parapet with an off-white EIFS cornice at the front tunnel opening with a series of lower stepped parapets with off-white EIFS cornices around the entire perimeter of the structure. The body of the structure is faced with a combination of light & dark brown brick and tan smooth hardie plank lap siding. Bronze colored suspended flat & angled awnings and Bahamian shutters have been applied over the doors, windows and within the blank brick wall offsets.

Two rectangular vacuum station canopy structures, 12' tall, are proposed on the center of the site; one is 1,540 SF and the other is 1,708 SF. A rear 448 SF pay station canopy is proposed adjacent to the tunnel entrance.

This project was approved, with conditions, by the SRT on March 20, 2019 and was conceptually approved at the May 2, 2019 DRB meeting with the following conditions:

1. Substitute the stacked stone with another material which is consistent with Lowcountry facade materials; **the elevations were revised and light brown brick was substituted for the stacked stone.**
2. Add an awning or sloped roof over the front vehicle and service door openings to better address the highway; **bronze-colored angled awnings have been added to meet this condition.**
3. Provide more detailing on the overhead vacuum station canopy structures (similar to the Parker's gas canopy located at Highway 46 & Simmonsville Road in Bluffton); **an off-white EIFS cornice has been added to the canopy structure.**
4. Substitute a bronze color for the blue color on the vacuum stations and boom structures; **this condition has been met.**
5. Revise the landscape plan to address the buffer planting deficiencies and provide another overstory tree for the Armstrong maple shown in the tree islands adjacent to the building; **the landscape plan was revised to meet these conditions.**

Beaufort County Design Review Board  
June 6, 2019

6. Use the Staff Report Comments as a guideline to make adjustments to the drawings.
  - a. **The west elevation shows that the louvered exhaust fan vent has been removed.**
  - b. **Details and colors specs. for the pay station canopy have been submitted for review.**
  - c. **3-sided wood panel fencing is proposed to screen the exterior equipment and under the center vacuum station.**
  - d. **Based upon the tree mitigation chart listed on the landscape plan, 576" of specimen trees will be removed and 110" will be planted back; therefore, 466" or \$26,040 must be paid into the Tree Reforestation Fund.**
  - e. **The minimum container size for the ornamental grasses must be 3-gallon.**

Staff Comments:

1. It is unclear how the dumpster gates will look.

End of Report