



CITY OF BEAUFORT
DESIGN REVIEW BOARD
POST OFFICE DRAWER 1167
BEAUFORT, SOUTH CAROLINA 29901
(843) 525-7011

MINUTES
CITY OF BEAUFORT
DESIGN REVIEW BOARD

Thursday, February 10, 2011, 2:00 P.M.
City Hall First Floor Conference Room – 1911 Boundary Street
Beaufort, South Carolina

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

Members Present

Jerry Ashmore, Vice-Chairman
John Dickerson
David Karlyk

Members Absent

Don Starkey, Chairman

Members Late

Eric Brown

I. Call to Order:

Jerry Ashmore, Vice-Chairman, called the meeting to order at 2:00 P.M. since Mr. Starkey, Chairman, was absent. Mr. Ashmore introduced the board members David Karlyk and John Dickerson, and City of Beaufort staff, Donna Alley, and Julie Bachety, Recorder.

II. Review of Minutes:

A. Minutes of the February 10, 2010 Meeting.

Mr. Karlyk noted on page 2 in the second paragraph that the word *side* should be *site*.

Motion: Mr. Karlyk made a motion, seconded by Mr. Starkey, to approve the minutes with the one minor change. The motion carried with a vote of two to one with Mr. Dickerson being abstained since he was not a member of the Board yet.

III. Old Business:

IV. New Business:

- A. Island Iceman, 81 Sea Island Parkway. Applicant: David Karlyk of Carolina Engineering Consultants, Inc., Final Review (11-02 DRB.1)**

David Karlyk recused himself from the meeting since he represents the applicant.

Donna Alley, City Staff, presented the project report for the project. The site is located within the existing Lighthouse Center and will be located in a median within the existing 1.48 acre parking area. The new structure will be 64 square feet.

Present were Tony Cruise, Jay Cook, Charles Marshall, and Robert DeTreville.

David Karlyk went over site plan. He said it's located in the same area as the Smokey Chef at the Lighthouse Center. He said the site is approximately 1.48 acres with paved parking in front of the building and paved/gravel parking on the side.

Eric Brown arrived at this time

Mr. Karlyk said in order to place the ice machine on-site, the property owner requested that a median be created between the two rows of parking on the side of the building. This median will be curbed with minimal landscaping and just wide enough for the ice machine, approximately 11' wide. Mr. Karlyk said the structure of the ice machine actually stores the ice, bags the ice, and dispenses the ice. Mr. Karlyk also spoke about the landscaping and he said it wasn't required, but they decided they will fix up the islands to match the plantings at Hamilton Village. Mr. Karlyk said the proposed improvements will not change the current drainage of the site. The improvements actually remove some of the gravel paving and replace it with a more pervious landscape island. No additional site lighting is proposed other than the down turned gooseneck lights on the structure which are identical to the lights at Hamilton Village. He said the only utilities required for the ice machine are electricity and water and both are installed underground.

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Mr. Karlyk said that ice will come out of the front of the structure in a bag. He said the building is about 8' x 8' with vinyl siding on the façade with white trim and a metal awning that will be a dark green. He presented the color samples and materials to the Board. Mr. Dickerson asked how visible will it be? Mr. Marshall said it's a 5' machine with outlets in the back. Mr. Brown asked the applicant what's driving the height. Mr. Marshall said the bottom part of the machine contains the electronics and controls and it's as short as it can be. Mr. Marshall said the older versions are not as nice and flexible as this design.

Mr. Dickerson said the design is built around people coming in with their boats and big trucks wanting to get ice and go. Mr. Dickerson asked if there is adequate space for coming in and out. Mr. Karlyk said yes there is. Mr. Dickerson also asked if it's one-way. Mr. Karlyk said it's set up for two-way but that's not ideal and there are enough side parking spaces.

Mr. Dickerson referred to the landscaping plan and suggested making some changes to certain areas so it slows down things down so the amount of runoff is reduced. Mr. Karlyk felt the runoff of the ice machine itself has already been very well addressed, but he said they can add some gravel and let the pervious do its job.

Mr. Brown asked if there were any staff concerns since he was late. Ms. Alley said staff has concerns with the vinyl siding. She said the colors that were presented are appropriate. Mr. Brown said his concerns are with the vinyl siding and the metal detailing on the brackets. He suggested the applicant use wood and eliminate the metal and instead use some type of louvered board that will still let some air through. Mr. Marshall said we need a 40% flow ratio. Mr. Brown said he really has a problem with the actual metal and would prefer a more board louver type. Mr. Dickerson suggested maybe changing the color to black. Mr. Brown said it should be white. Mr. Marshall showed some other color samples. Mr. Brown suggested for the louver, PVC composite. Mr. Brown asked if the changes could come back to the Board. Mr. Karlyk asked for a staff review. Mr. Dickerson said it's not good to make the applicant wait a whole month. Ms. Alley suggested the changes be sent via email for the board members to receive and then for her to give final approval.

Mr. Ashmore asked where the runoff for the ice machine is. Mr. Karlyk said it has a drain tube off the back and will go into the landscape island. Mr. Marshall said the machine normally has 300 gallons runoff in 24 hours. Mr. Ashmore asked if the landscape island is irrigated. Mr. Marshall said yes. Mr. Ashmore

suggested looking at changing Boxwoods to a Dwarf Yaupon. Mr. Ashmore noted that the traffic flow is critical. Mr. Marshall said we will have four bollards. Mr. Ashmore asked what will be seen from the river. Mr. Marshall said there will be no signs of any kind on the back. Mr. Karlyk said there will also be an adequate buffer of trees and vegetation. Mr. Marshall requested an additional sign on the front that says at least ICE. The board agreed this could be permitted. The sign application will be presented at a later date to staff.

Motion: Mr. Brown made a motion, to grant final approval with the following conditions:

- That the siding shall be Hardiplank, louvers and brackets shall be wood or PVC composite material;
- The landscaped island shall be moved forward approximately 9' in order to improve truck and boat access;
- A sign application shall be submitted; and
- The Board approved the location of three attached wall signs and an additional lighthouse element on the parapet.

Mr. Dickerson seconded the motion. The motion carried with a vote of five to zero.

B. Stokes Honda Beaufort, 88 Robert Smalls Parkway. Applicant: Jeff Ackerman of Carolina Engineering Consultants, Inc., Final Review (11-03 DRB.1)

David Karlyk recused himself from the meeting since he represents the applicant.

Donna Alley, City Staff, presented the project report for the project. The proposed Project consists of redeveloping the existing Stokes Honda Automobile Dealership. Currently, a portion of the dealership is located in the county. The owner proposes annexation of that portion into the City of Beaufort. The existing buildings will be demolished.

Jeff Ackerman went over the project. He said the proposed redevelopment consist of removing the existing building, parking, and vehicle display areas replacing them with a new 27,694 square foot building, parking and vehicle display areas. He said the existing dealership is located on six parcels, some which are in the city, and some in the county. He said the owner is currently seeking to bring all of the parcels into the City and have them zoned as Highway Commercial. He asked the Board to consider the project based on the condition that the zoning is Highway Commercial. Mr. Ackerman said his client has an annexation application submitted and the rezoning is correctly applied. The site is a little over 8 acres and he referred to the existing survey.

Mr. Ackerman went over the site as it works today. He said the site plan will be submitted at future submittals, and all access points will remain the same. He

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mentioned that there is a SCE&G right-of-way across the entire property and said this is how they came to pick the placement of the building. The owner, Jerry Stokes, said he would like show cars to be parked in the front. Mr. Ackerman said the traffic flow is sufficient to allow larger trucks without any problems. Mr. Ackerman said the proposed drainage will consist of constructing a stormwater detention pond and outfall control structure. All stormwater from the proposed redevelopment will drain into the proposed detention pond for treatment before being released off-site. Mr. Ackerman noted that the existing dealership does not have any stormwater detention in place.

Mr. Dickerson asked where the current building sits on the site. Mr. Stokes showed him by referring to the site plan. Mr. Stokes said the entire site will be redesigned. He said we have about 40 spaces along the front. He said there is a power line that may be an issue and too costly to relocate it. Mr. Dickerson asked if the applicant considered having any of the islands be “catches” for water. Mr. Stokes they are all impervious and are worried about liability. Mr. Stokes referred to Bluffton’s design. Mr. Ackerman referred to “sunken islands” and explained why it’s not good in the lowcountry. He referred to the super Wal-Mart in Beaufort and how they did this a few years ago. He said the most effective way to treat stormwater in the lowcountry is to have a wet detention. Mr. Brown said he would like to see at the next submittal, a larger survey with relation to the site plan, and some lateral information. Mr. Ackerman said we are thinking long term with the detention pond and who and what else it can serve in the future. Ms. Alley said the applicant might explore this idea with the City Manager and the Office of Civic Investment.

Ms. Alley said she’s concerned about the vehicle storage in front of the property. She said if this is the plan, a creative approach needs to be looked at that showcases the product better without compromising the architecture. Mr. Brown felt the front of the site is too ordinary. Mr. Stokes said the cars are going to be displayed on concrete pads. Mr. Stokes said customers want to see some of the inventory as the drive in.

The project architect went over the architecture of the building. He showed the color palettes which are natural colors. He presented material samples, including “Savannah Grey” brick. He said the columns and trim will be off-white. He went over the elevations. He said there will be no “outside” storage. He said by increasing the height of the building, the cars will not be as dominant. Ms. Alley stated that the color palette and materials seem appropriate. Mr. Brown asked if the plan was a “blue print” for Honda. The architect said we started out with the Honda proto-type, but decided to modify it. Mr. Stokes said he just received approval for the “lowcountry” plan. Mr. Stokes said this August will be our 30th year in Beaufort.

Mr. Ashmore reminded the applicant to be creative with the landscaping and use native plants. Mr. Stokes said the only trees he doesn’t like are the ones that drop

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berries because it cost a lot to clean up the cars. Mr. Dickerson reminded the applicant that the catch ponds need careful study and recommended the applicant go to the Palmetto Bluff hotel to look at their manufactured lake.

Motion: Mr. Brown made a motion, seconded by Mr. Dickerson, to grant conceptual approval with the following conditions:

- All tax parcels shall be combined before a building permit is issued;
- Suggest implementation of SmartCode storm water management opportunities where practical and explore options for shared storm water retention as a potential civic amenity;
- Establish connectivity options, related to current and future adjacent development; and
- Refine the front vehicle parking areas through creative design and/or landscaping in order to compliment the streetscape and to offer better exposure of the building.

The Board also granted Conceptual Approval to the mass, scale, materials and colors of the proposed architecture.

The motion carried with a vote of five to zero.

Mr. Ashmore requested a five minute break

V. Discussion:

A. Smart Code – Smart Growth Workshop in Charlotte, NC

Mr. Dickerson spoke about the workshop. He mentioned that there is a book on Smart Code that you can download for free. Ms. Alley said there will be some upcoming training for board members. Mr. Ashmore asked how many hours were required. Ms. Alley said three hours and the upcoming training will cover these hours.

Mr. Brown asked, since he is new to the Board, what is the procedure for a project being submitted for the first time to the Board asking already for final approval. Ms. Alley further explained that typically applicants apply for conceptual, preliminary and then final, but if an applicant desires, he/she may most successful for small projects.

Ms. Alley advised the board members that they will be reviewing the Olive Garden/Red Lobster project at the next meeting. She also said it is her understanding that Josh Marti, Office of Civic Investment, will give a presentation to the Board.

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With regard to the Olive Garden/Red Lobster submittal, Ms. Alley reminded the board members buildings that are in a development should have a relationship with one another in architectural style, materials, and colors.

Motion: Mr. Dickerson made a motion, seconded by Mr. Brown, to adjourn the meeting.

Meeting adjourned at 4:00 PM

Respectfully submitted by,

Julie A. Bachety