A meeting of the **Design Review Board** was held on March 14, 2013 at 2:00 p.m. in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Eric Brown, John Dickerson, and Chuck Rushing and city staff Lauren Kelly.

David Karlyk and Brian Franklin were absent.

In accordance with the 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.

CALL TO ORDER
Chairman Brown called the meeting to order at 2:05 p.m.

MINUTES
The minutes of the February 14, 2013 meeting were presented to the board for review. **Mr. Dickerson made a motion, second by Mr. Rushing, to approve the minutes as submitted. The motion passed unanimously.**

State Farm, 1403 Greenlawn Drive, Final Review (13-02 DRB.2)
Applicant: Allison Ramsey Architects, Inc.

Ms. Kelly said this project was seen in October 2012. The site in on Greenlawn Drive and Pearl Street. The first phase is to build the interior building. The approval given by the DRB in October was with provisions to ad language for future streetscape provisions on Greenlawn Drive and to revisit landscaping and tree issues. Staff has concerns about the site plan on review: At one point, the applicant was considering pervious paving materials for this lane and staff wondered if this was still an option. There is a suggestion, Ms. Kelly said, about how handicap parking could be done if pervious paving was used for the whole alley. The previous, preliminarily approved plan showed all of the parking spaces except for the handicapped accessible ones as pervious and this plan has no pervious spaces at all, only asphalt.

In regard to Greenlawn Drive, staff and 303 Associates had a meeting about how this would happen and the standards, and all agreed; as per DRB's recommendation, that portion of the streetscape would be bonded until the second phase. Staff wonders where the trash facilities are to be located. There is a small fenced-in area that appears to be for utilities. Staff also had a few questions about materials and colors. The applicants are planning on black window trims and mullions and staff wondered what the other colors would be. A photometric plan is required for final approval and all light fixtures should be shown on the elevations. The residential units have rear access, and they need adequate lighting on the rear entry. Other than these, staff feels that the "architecture is nice and appropriate."

In regard to landscaping, there is a discrepancy about a 27" live oak on the landscaping and the engineering plans. Ms. Kelly said staff recommends that the tree be saved, and pervious parking would help. There's a recommendation for screening along the chain link fence, Ms. Kelly said.

There's another comment about a grouping of oak and pine trees; they appear to be able to be saved but are shown to be removed.

Staff also wants review of a 28" pine to be preserved, Ms. Kelly said, at least for now. There's another suggestion about a magnolia tree, as well. In regard to the landscaping plan, the final plan needs to show all existing trees and which will be saved and which removed.

Ms. Kelly said that an example of the signage for DRB is included in the packet and a separate application needs to be submitted. Staff recommends approval with these suggestions.

Andy Corriveau said last week they "got on the same page with the city on the sidewalk and the trees on Greenlawn." They will not lose property and agree with the standard when the second phase is built. In regard to the trash facilities, under the stairway, they had planned to put two big garbage cans for themselves and the upstairs tenants; they may have to change this for the second phase when they will need a dumpster when that building's built.

The color of the brick is to be Old Savannah brick, Mr. Corriveau said. It may have been referenced by **Cooter Ramsey** as Old Savannah Grey, and Mr. Corriveau brought samples which he showed to the board. The stone pre-casting on the building will be "buff" from another vendor. He showed the grout and the storefront as well as the colors of the windows and the muttons. They are having trouble find the windows in the plans that are impact rated and may have to go to a different kind of window of the size they want. If so, they will go to staff and/or the board, Mr. Corriveau said.

In regard to the screening shrubbery, Mr. Corriveau's landscape engineer told him that this species will go to 5.5'. They will address the lighting issue as well. They have no problem with the staff observations about the caliper of the magnolia, and that the tree needs to meet the height and caliper, and they will put it in final plans. In regard to landscaping or hardscaping, Mr. Corriveau said, the concrete sidewalk comes right up to the edge of the building, so there's no opportunity for more landscaping.

Chairman Brown asked about the colors, indicating the elevation, to ensure that the windows would be black as would the shopfront itself. Mr. Corriveau said "the surround around the actual glass itself." He said that they had originally proposed to paint the brick, but they were cautioned against that at the last DRB meeting, and so they will leave the brick as-is. Chairman Brown asked if the panels and other parts were black. Mr. Corriveau said the awning will be black and the panels underneath may be, but he's not sure. Mr. Dickerson clarified with Mr. Corriveau that the palette is brick, buff and black.

Jeff Ackerman, engineer, asked if they should provide a colored elevation. Mr. Corriveau said the back porch will all be painted black. Chairman Brown said then all the trim is black; Mr. Corriveau replied "brick and black, yes." He said the latticework and shutters have been eliminated to make it look more like an urban building would.

Mr. Ackerman said in regard to the landscaping, the 27" oak can be saved, he thinks. He's not sure how it got crossed out, he said. He said he'd make the revision to the plans. In regard to the pine grouping, that area is too high, and the trees are close to the edge of the pavement, so he will have to drop it, and if he takes soil from it, he is concerned he will kill them. He proposes that they take those out and plant a nice tree there.

In regard to the parking lot material, Mr. Ackerman said the lot wasn't originally included in the Marsh Gardens overall stormwater management plan; now it's been included. They looked at the lot and the drainage basin to ensure it had enough capacity. The underground filtration system had up to 80% more capacity, so when they knew that they had that, they moved more to the impervious surface, and that's why they have the asphalt, he said. There will be more issues, they feel, with pervious surface. They considered moving the handicapped spaces, but it creates a grading problem, and they couldn't create an ADA-acceptable path to the building. Any run-off from the parking lot doesn't discharge to anywhere but the underground filtration system next to the Olive Garden / Red Lobster building, Mr. Ackerman said. They prefer to keep it impervious.

Mr. Ackerman said in regard to lighting, there are no street lights on Pearl Street. They would like to bring back a photometric plan to the DRB when they have spoken with **Dick Stewart** about where 303 Associates would like to put street lights. Mr. Dickerson made a suggestion about a street light plan that might work for them.

Mr. Rushing asked about the shading on a drawing; Mr. Ackerman said it's a construction entrance and exit. Mr. Dickerson asked about the back screening: if it had gone from 2.5' to 5.5', and he was told that was correct. Mr. Rushing said there are azaleas and viburnums. The height will be 5.5', Mr. Corriveau said, not 3.5' as staff was concerned it would be.

Chairman Brown said at the first meeting, the back of the building faces the cemetery and a major right-of-way. He asked if a good canopy tree could be planted there with the sense that it will grow larger on the back side. He asked if 6' is at full maturity, and Mr. Corriveau said he thinks it is planting height. Mr. Rushing said that it's a Chinese elm and will get much bigger. The magnolia height was a staff concern, and the tree that's planned for there would get as big as a dogwood and provide good screening.

Mr. Dickerson said if they have a way to make the planters into rain garden style, some of the water can go into the garden area, to the plants. Mr. Corriveau said the curbing they originally proposed will be changed so that the water on the paving will do just that. Chairman Brown asked about the two sago palms marking the entrance. He wondered if a sod treatment or mulch would feel more suburban than what's planned here. Ms. Kelly said she's pretty sure that on the streetscape, those were palms as well, but they might be palmettos. Mr. Rushing said sagos are slow-growing. Chairman Brown said they are more ornamental and might not work with the other things on Pearl Street; those are palmettos. Mr. Corriveau said they don't want to block visibility. Chairman Brown said sagos will do that because they are short and fat and palmettos would be better.

Chairman Brown asked if there's any reason the existing 24" pine they want to take out can't be left on the proposed building site. Mr. Corriveau said that when they build the second building, it will be harder and more costly to take the tree out then. They'd rather take it out now. Mr. Ackerman said ideally they would like to prep the second plat when they do phase one; they will grass it or stabilize it at that time. They want to minimize heavy earth work when Mr. Corriveau is ready to build that second building. They could leave the tree there. Mr. Corriveau said he would build the second building ASAP, when he has a tenant. Chairman Brown said if they are re-sodding, he's fine with them taking the tree out. Mr. Rushing said the tree could also be a hazard for the new building in a storm.

Chairman Brown said in regard to architecture, originally the board commented that it's an excellent building, and he "was happy with it and it was appropriate." In the preliminary submission, the porch was "really sketchy." He thinks it's come across well, and the detailing is fine and appropriate, but it's got huge bays, and one of the things in the code (though it may not be in the Marsh Garden code, he added) is a vertical bay. If one more column is added, it will equal it out. Also, it faces where it faces, so he wouldn't want to deviate from that. Staff can approve that, he thinks.

Mr. Corriveau said he wished Mr. Ramsey was present to address that question. There were engineering issues, he said, and he asked if they could defer that until he can discuss it with Mr. Ramsey. It doesn't matter to him if there are 4 or 5 columns. Chairman Brown said it's a great-looking building, but they have to defer to the code. He said they're not equal now, but they should be: 4 equal bays or 5 and shrink the columns a little. The details are great, but the proportion of the bays "looks squatty." If the columns are right, he doesn't care what they do with the windows; it's just a porch issue. Mr. Corriveau said they would want to avoid a column in front of a window or door to obstruct a view. Chairman Brown said there are a variety of solutions to fix it, and if they would bring it to the DRB or staff, it will be fine with a square proportion.

Mr. Corriveau said the bottom columns are brick and the upper are wood. He asked if they could all be wood. Chairman Brown said the proportion of the upper bay needs to be square; he has no concerns about brick as opposed to wood.

Chairman Brown made a motion for final approval for the building and related site work with comments that: a detailed list of colors and/or color elevation be submitted; a revised rear porch plan shown it at least square, if not vertical, on the upper level; and a revised landscaping plan showing the saving of the 27" oak with the revised sago palms along Pearl Street. If they want to pull the pine out of the other building footprint, there should be a note made that that area will be sodded. All of these may be approved at staff level. **Mr. Dickerson seconded the motion.**

Mr. Rushing said staff made recommendations about landscaping that were not included in the motion in regard to the size of the magnolias. **Chairman Brown amended his motion to include**

language in the staff report to include the magnolia trees and the screening shrubbery between the property and the cemetery. Mr. Dickerson seconded the revised amendment. The vote on original motion passed 3-0. The vote on the amended motion passed 3-0.

UPDATE ON FORM-BASED CODE

Mr. Dickerson said the meeting before the March 6 meeting did not go well. A number of members of the board approached the mayor and council about how badly it was going, so March 6 the mayor and council all showed up, and the mayor reiterated why the form-based code committee was there and that it was important to make progress and do the business of the committee. He stated that "the work would be done with or without them."

Then they announced that the format would be changed so that Craig Lewis would step back from running the meeting, Mr. Dickerson said, so **David Tedder** and **Terry Hussey** will be county-chairs and run the meetings together.

The group went back to chapter 2, where they have been for 3 months, and made progress on one page and in one area by looking at Verdier Bluff and how the transect code is being applied and work through the other components, with the idea that if they could make it work for this small area, they will be able so with a broader scope, Mr. Dickerson said. If that continues to work, they can get back on track and have productive meetings. Chairman Brown asked if the issue was related to the vocabulary and tools. Mr. Dickerson said no, individual members were sidetracking and taking tangents. By reorienting the committee, establishing chairs, having support, and getting out of the mode of asking for new things each time, Mr. Dickerson feels they can get back on track and start moving again. Until the baseline information is established, they can't deal with the real look and feel of Beaufort i.e., the design guidelines.

Mr. Dickerson said there is now "a 400 square feet house that has been dropped in the middle of the lot that faces on to a park, and he wanted to know "how that was gotten through." Ms. Kelly said there are no regulation and no minimum setbacks. There's no standard that applies to it. It's dead in the center, Mr. Dickerson said, and is "the worst of all worlds," he feels, so he thinks it's imperative to move forward with the regulations to prevent such things.

PROJECT UPDATES

Family Dollar is getting their permits to start their site work, Ms. Kelly said. They are working with **Liza Hill** on some tree preservation issues, she said. Publix didn't get the signal at Ferry Road and Sea Island Parkway, so they are required to put the money in and bond it. They are in the process of submitting their final drawings.

Mr. Dickerson said Parker's has been in the paper, and he asked who's holding it up. It's approved and is being held up by the Rail Trail concerns, he feels. The city and the DRB have worked hard to make the project go forward and the county has requested a tunnel which is holding it up. Ms. Kelly said the project has gone through the city process and has had its second reading at county council, but there's not been a recommendation from county staff. There are two options: building the tunnel or building the trail *into* the site at the 3-way stop on

their lot, so it doesn't have to interact with the intersection at Highway 21 and would be on private property. She said she assumes there will be resolution in the next couple weeks.

Dollar Tree on Lowes is under construction, Mr. Rushing said.

There being no further business to come before the board, **Chairman Brown made a motion, seconded by Mr. Dickerson, to adjourn. The motion passed unanimously,** and the meeting was adjourned at 3:06 PM.