

A meeting of the Design Review Board was held on April 10, 2014 at 2:00 p.m. in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Eric Brown, John Dickerson, Brian Franklin, Dan Ahern, and city staff Lauren Kelly.

Chuck Rushing was 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 2:00 p.m.

MINUTES

Mr. Dickerson made a motion, second by Mr. Franklin, to approve the November 14, 2013 minutes as submitted. The motion passed unanimously.

CITY OF BEAUFORT FIRE STATION NO. 2, 1120 RIBAUT ROAD, IDENTIFIED AS DISTRICT R12, TAX MAP 7, PARCEL 087N (1The motion passed unanimously.2 DRB.2)

Applicant: Hussey, Gay, Bell & DeYoung for the City of Beaufort.

The applicant is requesting preliminary approval to construct a new fire station.

Ms. Kelly said the applicant is requesting approval for the design of a new fire station building for preliminary approval. It has the potential to expand into a headquarters. The two main components are an apparatus bay and the office/living quarters. The goal of the siting and architecture is to make the building visible and iconic but compatible with Lowcountry architecture, and also to set the precedent for future building on Ribaut Road.

Ms. Kelly reviewed the initial concerns of the board. The DRB suggested sharing access to the property; since that meeting, they have worked on a shared access plan with the owners of the bowling alley as well as an easement acquired from the county, which will be a shared new road. The Civic Master Plan vision for the area came into play, including the rear access and the interconnectivity, including the parcel to the rear, which will have apartment complexes; this will set a precedent for the building and the connectivity of large blocks of the city. The city also worked with the apartment owners to share stormwater retention pond capacity.

In regard to zoning, it's General Commercial; the front setbacks are 15-20' and the side and rear SBs are 10'.

Ms. Kelly said there are two access points for most vehicles: off Ribaut Road by the new shared access road *and* a rear lane that extends from "Bowling Lane," plus an exit-only for the fire trucks onto Ribaut Road. There will be a 6' planting strip and a minimum 6' sidewalk, like Family Dollar and the hospital.

Staff feels the curb radius on the north portion of the fire station exit could be reduced, if not eliminated. The curb radius on the south portion of the fire station exit should be smaller, perhaps 15'. In regard to pedestrian connectivity, the plan shows sidewalks on both sides of the road. Because of where the property is, there will be a full sidewalk on the west side, but after the bowling alley entrance, there may not be continuing sidewalk. Staff feels work can be done on cleaning up how the sidewalk works.

There are no specific parking requirements; they could use the "government building" parking use. Ms. Kelly said there is a small amount of parking on-site for the public (5 spaces), as well as staff parking (8), and 20 on-street parking spaces. If there is overflow, people can park in the rear section of the bowling alley.

As much surface as possible should be pervious. In regard to stormwater management, there will be the shared pond, and there must be a stormwater drainage plan for final approval. There was a question about trash facilities: roll carts that will have to be screened as well as the mobile generator. The applicant needs to provide a formal pervious to impervious ratio, and a lighting plan will be required.

In regard to the landscaping, this plan shows as many trees as possible being retained. That will have to be coordinated with the grading plan. **Liza Hill** will prepare a landscape plan.

Architecture: It is shown as a stucco building with a brick base; they are in discussion about making the whole building brick, if pricing allows. Staff feels that the drawings reflect the Design Review Board comments from the last meeting, Ms. Kelly said. The civic presence has been achieved in this drawing as well. Staff wondered if the rear porch could be a 3-bay porch.

Staff recommends preliminary approval as submitted with some site modification issues to be addressed at the final submission, Ms. Kelly said.

Board site comments: Chairman Brown said he's extremely happy with everything he's seen, and they are doing a good job illustrating what the city wants to see in all buildings.

Mr. Ahern said that it appears that everything brought up was responded to. He asked if it is the policy to have fewer curb cuts, and what the curb cut for the bowling alley will be. Ms. Kelly said the bowling alley has 2 curb cuts now.

Mr. Ahern said the apartment complex will allow them to jointly use the retention pond; he asked what the water quality area is envisioned to be. Ms. Kelly said they haven't gone too far into the exact design of the stormwater. The owners of the King Ridge parcel have hired someone to finish up a preliminary feasibility study to see if the stormwater pond that exists can handle sharing with the fire station. The apartment parcel is meant to accommodate three

phases, but there's only one phase now. It has the capacity to serve all the sites, including some of the bowling alley water. But there's no additional outlet, so it would have to accommodate a 100-year storm, but when they begin the other phases of the development, they will have to determine how to get an outlet, or dig it deeper, or do something else.

Mr. Ahern asked if there would be consideration of using stormwater in lieu of irrigation in planted areas. Ms. Kelly said yes.

Mr. Franklin said he likes the way the building is sited. He asked in regard to the generator if it's mobile, so it will be parked on a trailer, and Ms. Kelly said yes. The future expansion is a bay for trucks. Ms. Kelly said they have discussed if it will be as configured or if it will be moved a little to break up the mass. Mr. Franklin said if that's mobile, then the bay could be in any space, but the spaces might get eaten up, so he wondered if more parking needed to be added, or if the trailer would need to be relocated. "The building might need to slide a little bit," Mr. Franklin said.

Mr. Franklin liked the road flow, but he indicated a couple of parallel parking places with no protection on them. He suggested how that could be adjusted to protect the cars on the end from cars coming through the site. Mr. Franklin said he's also curious about the development of the stormwater as it happens.

Mr. Dickerson said that in regard to the stormwater area, there appears to be an implementation at Publix for underground water retention that could work in this area as well. If they "did it underground and covered it," they can have "a big grassy area" and then have the overflow go to the shared pond, which will reduce the requirement on the shared retention pond and provide some onsite water retention. It can be underground and might give a lot of leeway, so that space doesn't have to be all water retention. Ms. Kelly said the shared pond is one of the ways they were able to afford to do the road, so they put the costs of the stormwater retention into the road. Ms. Kelly said it was an either/or, so they probably can't accommodate an underground retention pond as well as the road.

Mr. Dickerson said he's pleased. On the pines on the southeast corner, if they're tall, he said, the site work will change the wind shear for them, and they could end up in the fire station in a big storm, so he wouldn't be opposed to cutting them out and putting in something else right next to the fire station itself.

Chairman Brown said the new street is great, and he echoes staff about straightening out the sidewalks there. Some trees should be there as well as on Ribaut Road, and he'd like to see that in the next phase - with landscape design. There is a fair bit of re-grading there, Chairman Brown said, and he thinks the pines won't survive, so he would like to see a landscape plan. The

generator should have screening around it, and echoing the staff on the curb radii, he feels “they should be tightened up.”

Board architecture comments: Chairman Brown said that this is a great improvement. His only concern was the stucco. **Robert Armstrong** said it’s steel frame construction. Chairman Brown said the score lines on stucco can be a problem. The elevations look good, but it will look different in reality, and he’d like to see those details. He would highly recommend the brick and do the apparatus bay in smooth stucco. He has strong opinions on the stucco, he said. They want to see window, sill, and head details, too. He thinks doing brick would be much easier.

Mr. Dickerson said again what an improvement this was. He had a question about the rear west elevation: there are arches, and the door is not centered in an arch. He asked if it could be. **Cooter Ramsey** said it’s in a storage area in the back and could be adjusted if necessary.

Mr. Franklin asked about the 3 doors on the south shown on the plan, saying it’s shown differently on the elevation. Chairman Brown thinks that the floor plan and the elevation are different versions. It was concurred that this was probably just a matter of mislabeling. Mr. Franklin said he agreed with Chairman Brown’s comments.

Chairman Brown said he’d like to see them entertain the preliminary submission with some comments.

Mr. Dickerson made a motion for preliminary approval with the following:

- Curve radii are to be adjusted.
- Pines on the north and south that are near the building must be removed and replaced with something ornamental.
- On the new “Firehouse Road,” at the intersection, there should be “pork chops.”
- Straighten the sidewalk and street tree plantings.
- The generator needs to be screened.
- In the west rear elevation, one door is off-center and needs to be centered, unless it interferes with the interior function of the building.
- In regard to materials, the board STRONGLY supports the move to brick and the apparatus bay can stay stucco/CMU.

Mr. Franklin seconded the motion. The motion passed unanimously.

BOARDS AND COMMISSIONS PROCEDURES MEETING

Ms. Kelly said that at the meeting, the presenter recommended not listing conceptual, preliminary, and final on the agenda, because it would allow flexibility in the board’s decision-making. Chairman Brown said he likes to know what level of approval the applicant is asking for. Mr. Franklin said he doesn’t mind having it listed. Mr. Dickerson said it could be on the staff

report but not the agenda. Mr. Franklin said it helps him know where they stand. There was a discussion about this in application to the project that had just been discussed. Mr. Dickerson said there's a good cost benefit to advancing projects that could be advanced with approvals at staff level.

There being no further business to come before the board, **Mr. Dickerson made a motion, second by Mr. Ahern, to adjourn. The motion passed unanimously,** and the meeting was adjourned at 2:45 p.m.