



CITY OF BEAUFORT
DESIGN REVIEW BOARD
POST OFFICE DRAWER 1167
BEAUFORT, SOUTH CAROLINA 29901
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MINUTES
City of Beaufort
DESIGN REVIEW BOARD
Thursday, February 11, 2010, 2:00 p.m.
City of Beaufort City Hall Conference Room – 302 Carteret Street
Beaufort, South Carolina 29901

Members Present

Don Starkey, Chairman
Jerry Ashmore, Vice-Chairman
Alan Dechovitz
David Karlyk

I. Call to Order:

Don Starkey, Chairman, called the meeting to order at 2:00 P.M. Mr. Starkey introduced the board members, Jerry Ashmore, Vice-Chairman, Alan Dechovitz, David Karlyk, and City of Beaufort staff, Donna Alley, Preservation Planner.

II. Review of Minutes:

A. Minutes of the January 14, 2010 Meeting.

Mr. Dechovitz noted that on page 2 the first bullet under the motion should be changed to read *building architecture changed to reflect similar materials and "appearance" to existing buildings.*

Motion: Mr. Karlyk made a motion, seconded by Mr. Dechovitz, to accept the minutes with the corrections. The motion carried with a vote of three to zero.

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III. Old Business:

- A. **Goodwill Retail and Donation Facility**, 137 Parris Island Gateway.
Applicant: Andrews & Burgess, Inc. & Piedmont Companies, Inc. Final Review (10-02 DRB.4)

Donna Alley, City Staff, presented the project report for the Goodwill Retail and Donation Facility project. The Applicant and Board discussed the project and information presented in the report. Ms. Alley said the applicant has revised the plans to address the Board's concerns and direction. Ms. Alley said the landscape plan has been submitted; a new Tree Survey submitted with arborist report; rendering of monument sign and other signage; architecture has been changed significantly; rear elevation should be re-evaluated; brick veneer in two tone seems appropriate; awning materials and colors should be discussed today; donation space has been further lowered and reconfigured; tower sections and details have been addressed as requested by the Board. Staff recommends final approval.

Ryan Lyle of Andrews & Burgess, was present along with Sandy Cushion of Piedmont Companies, Inc., and Dennis Williams and P.O. Mead III of Goodwill. Mr. Mead said there are three diseased trees that need to come down. He said the remaining trees will be 17 trees and 6 trees will be taken out (74%). Mr. Ashmore said he did a great job and has addressed all the issues. Mr. Starkey asked about the fence around the oak tree. Mr. Lyle said the fence will stay in place. Mr. Lyle also said pervious parking stalls have been added and all pilings will be outside of the tree protection zone. He said the sidewalk leading to the front door provides pedestrian connection. He presented the final material samples and colors. Regarding the dumpster and mechanical units, Mr. Williams said there is a compactor container in the dock area and it's screened with 10 feet high masonry and all mechanicals are on the roof and screened by the parapet wall. He said the awnings are all constructed out of the same materials as the roof. He said the lighting is goose neck lights which are the same as IHOP and as well as the parking lot lights. Mr. Starkey asked about the canopy drawing that has the drive-up sign. Ms. Cashion said the directional sign directs people to the correct areas with safety. Mr. Starkey asked how big the letters on the canopy are. Ms. Cashion said they are

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approximately 8 or 9” tall. Ms. Alley asked if the wall sign could be substituted for the canopy signage. Ms. Cashion said the canopy sign is preferred. Mr. Dechovitz said given the type of use he doesn’t mind giving the applicant the extra sign, but he wants it on record that by doing this, the Board is not setting precedent. Ms. Alley said the words should be in black and not illuminated. Ms. Cashion said none of the sign letters anywhere on site will be illuminated. Mr. Starkey addressed the monument sign. Ms. Cashion said she tried to follow the City’s UDO as much as possible. She said the Goodwill Centers like to have reader boards for job training center announcements or when partnering with other community events associated with churches, United Way, etc. Mr. Starkey commented that the physical address in black is hard to read at night and he would like to see smaller letters if the reader board is approved. Mr. Dechovitz asked if the reader board will be moving. Ms. Cashion said the letters will be changed out. Mr. Dechovitz said he doesn’t have a problem with making the letters smaller but not too small that they are unreadable. Mr. Ashmore feels the sign takes away from the beauty of everything else and the reader board is not needed. Ms. Alley asked if the Board would feel more comfortable with just an “event” sign. Mr. Starkey suggested that a sandwich board sign might serve the same purpose.

Mr. Karlyk asked about site grade. He also asked if there is site lighting on the north side. Mr. Karlyk said he feels comfortable with staff approving the changes to the photometrics.

Mr. Starkey suggested the applicant may re-think where the sidewalks will be going so pedestrians will not cut through the planted shrubbery. He also suggested the applicant revisit the light cut off for the sidewalk on the front and maybe move the poles a bit to accommodate the sidewalk.

The board members all agreed the changes are great and the project has moved in the right direction from the first submittal.

Mr. Starkey opened the floor for public comment. There was no public comment. Mr. Starkey closed the floor for public comment.

Motion: Mr. Dechovitz made a motion to grant final approval with the following:

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- Northern sidewalk shall have sidewalk lighting to meet City' requirements; and
- Signage shall be revised to delete the reader board and internal lighting on the free-standing sign.

Mr. Ashmore seconded the motion. The motion carried with a vote of four to zero.

IV. New Business:

V. Discussion:

VI. Adjournment

Motion: Mr. Ashmore made a motion, seconded by Mr. Dechovitz, to adjourn the meeting. The motion carried with a vote of four to zero.

The Meeting adjourned at 2:55 P.M.

Respectfully submitted by,

Julie A. Bachety