



**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, June 10, 2010, 2:05 P.M.  
**City Hall First Floor Conference Room – 302 Carteret 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.

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**Members Present**

Don Starkey, Chairman  
Alan Dechovitz  
David Karlyk

**Members Absent:**

Jerry Ashmore, Vice-Chairman

**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, Planning Director.

**II. Review of Minutes:**

**A. Minutes of the May 13, 2010 Meeting.**

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

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### III. Old Business:

No old business.

### IV. New Business:

- A. **Wise Vision Care Building Addition**, 1270 Ribaut Road.  
Applicant: Carolina Engineering Consultants, Inc., Preliminary Review  
(10-04 DRB.1)

Mr. Karlyk requested to be recused from the Wise Vision Care Building Addition since his firm is representing the applicant.

Donna Alley, City Staff, presented the project report for the project. The existing building is 1,125 square feet. The site is 0.46 acres and currently contains seven paved parking spaces, along with a shared access aisle on the southern property line. The addition is proposed to be 1,195 square feet at the rear of the existing building. Four parking spaces will be relocated to the rear of the site and a total of 14 parking spaces are proposed. The proposed site and addition do not meet the Ribaut Road Design Standards. Sidewalks shall be required for pedestrian access from public sidewalks and connection the adjacent residential or commercial developments both existing and proposed. Ms. Alley asked what the proposed front buffer is. The proposed addition, existing and proposed materials and existing and proposed windows all do not meet the Ribaut Road design standards. She said the existing and proposed materials and windows do not meet the UDO requirements. The main entrance proposed for the side creates a confusing pedestrian experience. Staff recommends denial of the addition, as proposed. Ms. Alley said to meet the intent of the district development standards for the Ribaut Road Design District, any addition to the existing building should be located on the street front façade.

David Karlyk, Engineer, spoke on behalf of the owner, Farah Wise. Mr. Karlyk said the business is owner operated. He said the owners did their own site permit about 10 years ago. On their master plan they have always shown a future expansion at the rear. Mr. Karlyk went over the site plan in detail. He said the entrance will be along Ribaut Road. He said the employee parking spots have been relocated. This building is the low and water coming in the building has been a problem in the past so that is another issue why the addition is in the rear. Mr. Karlyk said he will replant a tree for the Live Oak that will be taken out. Mr.

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Starkey suggested the applicant submit landscaping options at his next submittal. Mr. Dechovitz asked how the site will handle water from the extra roof surface. Ms. Wise said some grass has been previously installed that helps. Ryan Lyle of Andrews & Burgess spoke about drainage he did on project similar to this one. Mr. Dechovitz said there needs to be a proposal of how they are going to handle their water run-off in a future submittal. Mr. Karlyk said he will look into it and talk to the City and Ryan Lyle for advice.

Brandy Long of CBL Architects also spoke on behalf of the owner. Mr. Long said basically we are adding an addition to the back and organizing the parking and landscaping to make it an all contiguous building. Ms. Alley said we need to understand what materials are there right now. Mr. Long said the front building is vinyl siding and we are proposing lap siding. Mr. Long said he is not trying to overwhelm the front of the building because he's working from an existing structure. Ms. Alley said one issue is the front of the building as it exists now because there are elements that would not normally be seen in a commercial building but residential. She asked Mr. Long to rethink some of the elements. Mr. Long said Hardiplank is proposed. Ms. Alley asked if the vinyl could actually be replaced.

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

Mr. Dechovitz doesn't object to keeping the architecture of the existing building. He wants to see at the next submittal such things as how the landscaping will serve to improve the elevations of the building and an effort to make sure the building looks like its one consistent project. He said their signage is impossible to see. Ms. Wise agreed and said in the past she was told by the city to move and shorten their original sign. Ms. Alley said we do have a Sign Ordinance so the Board doesn't need to discuss it today. Mr. Dechovitz is also concerned that finding the entrance to the building will be difficult. Ms. Wise said she wants to have a small directional sign. Mr. Starkey suggested making the side entrance look more like a front entrance.

**Motion:** Mr. Dechovitz made a motion, seconded by Mr. Starkey, to table the project until the next meeting. The motion carried with a vote of two to zero.

Mr. Karlyk returned to the board at this time.

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- B. Hanover Park PUD – New Restaurant, 12 Robert Smalls Parkway.  
Applicant: Andrews & Burgess, Inc., Conceptual Review (10-05 DRB.1)**

Donna Alley, City Staff, presented the project report for the project. This is a conceptual review for the site plan and architecture. Ms. Alley said there is a separate staff review for the site by Libby Anderson, City Planning Director, which was sent out to the board members and applicant. This project is located within the Hanover Park PUD. The applicant constructed a Bojangles drive-thru restaurant on Parcel A-1 and proposes new construction of a 5,800 SF restaurant on Parcel A-2. The base zoning for these parcels is Highway Commercial per the PUD. The project will be phased. The elevations have not been submitted. The applicant has been given direction by staff regarding appropriate style and design elements which should reflect vernacular architecture while respecting the context of previously approved architecture in this development. Ms. Alley briefly went over Libby Anderson's report.

Mr. Starkey said his understanding was that the setbacks were based on the PUD Plan so they could have the access on SC 170. Phil Wilson, owner, said he remembers that in the original plan parking was detailed. Ryan Lyle of Andrews & Burgess went over the approved minutes and approval letters. He said what is being proposed today is just about the same as the last time it was submitted. Mr. Lyle referred to Sheet 4 of the current submitted plans. Mr. Wilson said he has the same economic restraints as the previous applicant and just wants to build something nice and appropriate. He referred to the new Verizon he recently built as an example of the quality of construction that could be expected.

Mr. Dechovitz doesn't mind the building site in the back but would like a better streetscape by seeing buffering on the street to be substantially better than what was done at Bojangles. Mr. Lyle said there are two 14" Live Oaks that we can plant back or mitigate, if removed. Mr. Lyle said the Hanover Park PUD Association has given their approval.

Ms. Alley said there needs to be compromises and it's the city's desire to make the site the best it can be. Mr. Starkey referred to Ms. Anderson's streetscape information she included in her report. Mr. Lyle likes the idea of adding more tree islands by giving up some parking spaces. Mr. Starkey suggested the outdoor patio be relocated so it's not near the busy street. Mr. Wilson said there are many prototypes and he will look into it. Mr. Wilson asked if the patio can be covered or open. Ms. Alley said either one is fine. Mr. Lyle asked if the dumpster

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location is okay. Ms. Alley said its fine as long as it's screened appropriately. Mr. Wilson said we do "walk-thru" dumpsters. Mr. Dechovitz asked about the transformer box. Mr. Lyle said it will remain and be screened with landscaping around it. Ms. Alley briefly went over the sign requirements and she reminded the applicant that Bojangles was not allowed to have a monument sign.

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

**Motion:** Mr. Dechovitz made a motion, to accept the conceptual review subject to the following suggestions to the site plan:

- implementation of green strategies to achieve a more park-like appearance and to minimize the impact of the parking areas;
- grass-pave or a similar pervious pavement was suggested for perimeter parking that extends into buffers;
- tree protection and planting shall be addressed;
- additional tree islands shall be added; and
- staff to work with the developer to determine whether a variance is needed in the eastern setback for parking.

Mr. Karlyk seconded the motion. The motion carried with a vote of three to zero.

### **V. Discussion:**

### **VI. Adjournment**

**Motion:** Mr. Karlyk made a motion, seconded by Mr. Dechovitz, to adjourn the meeting.

The Meeting adjourned at 4:45 P.M.

Respectfully submitted by,

Julie A. Bachety, Recorder