



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**  
**Thursday, May 4, 2017, 2:30 p.m.**  
**Grace Coastal Church**  
**15 Williams Drive, Okatie, SC 29909**  
**Phone: (843) 255-2140**

Committee Members:

James Atkins / Architect - Chairman  
J. Michael Brock / Landscape Architect – Vice Chairman  
Bill Allison / Architect-Landscape Architect  
Peter Brower / Architect-Landscape Architect  
Brad Hill / Landscape Architect  
Pearce Scott / Architect-Landscape Architect  
Donald L. Starkey / At-Large

1. CALL TO ORDER – 2:30 P.M.
2. INTRODUCTION OF NEW DRB MEMBER
  - a. Brad Hill, Landscape Architect
3. REVIEW OF MARCH 2, 2017, MEETING MINUTES
4. PUBLIC COMMENT ON NON-AGENDA ITEMS
5. NEW BUSINESS:
  - a. Mercedes Benz of Hilton Head Addition ([backup](#))
6. OLD BUSINESS: No Old Business
  - a. Taylor’s Quality Landscape and Supply Greenhouse ([backup](#))
7. OTHER BUSINESS: Next Scheduled Meeting—2:30 p.m. on Thursday, June 1, 2017 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
March 2, 2017, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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**Members Present:** J. Michael Brock, Bill Allison, Peter Brower, H. Pearce Scott and Donald L. Starkey

**Members Absent:** James Atkins

**Staff Present:** Nancy Moss, Planner and Heather Spade, Planning Assistant

**Guests:** Jason Broene, Court Atkins Architects

1. **CALL TO ORDER:** Vice Chairman Brock called the meeting to order at 2:38 pm.
2. **MINUTES:** Vice Chairman Brock asked if there were comments on the February 2, 2017 minutes. No comments were made. Mr. Scott motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:**

**A. Taylor's Quality Landscape and Supply Greenhouse – Bluffton – Conceptual**

Ms. Moss gave the project background. Mr. Brock asked if there were any public comments about this project and no comments were made. Jason Broene gave the presentation. He referred to the site plan and provided an overview of the project. He said that four greenhouse structures were being proposed. Mr. Broene stated that the greenhouse structure nearest Cecil Reynolds Road would have office space in the back third and the front portion would have greenhouse space. He said the second structure would have complete greenhouse space and the third and fourth structures would be covered with shade cloth. Mr. Broene said that a "T" type drive was proposed at the rear portion of the property for operational and functional reasons to allow room for large flatbed trucks to drop off materials to the bottom of the site and turn around. Mr. Broene said that there was a fifty foot wetland setback on the west side of the property which could not be developed upon. He said that Cecil Reynolds Road is a one way in and a one-way out so the entry feature was placed on the west elevation so it could be viewed as one drives down the road.

Mr. Broene referred to the elevation sheet and directed the discussion to the top front elevation. He stated that they were proposing gabled greenhouse structures with a shed roof structure added to the second greenhouse as the main entry. He said that a 3'-4" knee wall would be added to the bottom perimeter of the enclosed greenhouse spaces.

Mr. Broene referred to the left elevation and said that trellis work was added to break it up and that a metal roof was proposed along the entire side of this elevation. He said that on the back side of the first structure the metal roofing stops at the office and transitions to a polycarbonate greenhouse roof. He stated that the siding would be metal board and battens at the office and also made a transition to polycarbonate at the greenhouse area.

Mr. Scott asked if the entry to the office was through the side greenhouse entry feature. Mr. Broene said that it was.

Mr. Starkey wondered if there were any restrictions on the number of entries a building could have. Mr. Broene said that an emergency exit door would be added to the rear elevation of the office. Mr. Scott suggested adding an emergency door to face the street side.

Mr. Brower asked how the water was collected between the roof structures. Mr. Broene said that there was an internal gutter system which collected the water.

Mr. Starkey asked about the roofing material types and colors and whether the materials would look similar. Mr. Broene said that the metal roofing would be a dark brown or green color and the other portion of the greenhouse roof would have polycarbonate.

Mr. Brower asked whether there could be a roof plane change at the office portion of the first structure or a possible change in roof materials. Mr. Broene said that they would explore this.

Mr. Brock asked about the powder coated corrugated metal siding proposed. Mr. Broene said that the siding would not be corrugated metal but would be a metal board and batten siding treatment, similar to what was used at the Bluffton Fire Department Maintenance Building.

Mr. Scott said that he liked the use of the trellis feature but that it did not fit in with the nursery-type structure and looked too small. He suggested that the trellis feature be used at the translucent part of the building to dress it up.

Mr. Brower asked about the polycarbonate material and whether it was proposed on the exterior walls. Mr. Broene said that below the gable is glass and above is the polycarbonate. Mr. Brower said that the glass greenhouse walls allowed people to look directly into the building from the street which was interesting. He did not think that the trellis' did a lot for the building in front of the glass wall portions and preferred the use of a continuous trellis across the entry side and to remove it along the glass wall portions along Cecil Reynolds Road.

Mr. Allison said that he liked this building and could easily identify it as being a greenhouse. He agreed with Mr. Brower's trellis critique and said that window shutters were not needed. Mr. Allison stated that he would rather see some play with the trellis where the office portion had solid siding, as opposed to the faux shutters, so the green on the trellis blended in with the interior greenery.

Mr. Starkey said that the front trellis should be larger or eliminated because it looks too small for the size of the building.

Mr. Brower made a motion to approve this project conceptually with the conditions to incorporate the use of trellis and change the roof plane at the office portion of the building. Mr. Scott seconded the motion.

During discussion of the motion, Pearce Scott added the condition to have the applicant study moving the trellis on the front elevation. Mr. Brower amended the motion to include this condition.

Motion carried.

**5. OLD BUSINESS: No Old Business**

**6. OTHER BUSINESS:** Mr. Brock said the next meeting is scheduled on Thursday, April 6, 2017 at Grace Coastal Church. Mr. Brower said that he would be unable to attend this meeting.

**7. ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Brock seconded the motion. The meeting was adjourned at 2:55 p.m.

## **Mercedes Benz of Hilton Head Addition**

<b>Type of Submission:</b>	<b>Conceptual</b>
<b>Developer:</b>	Gordon Faulkner, Owner
<b>Architect:</b>	Michael Griffith
<b>Engineer:</b>	Dan'l Moulton, Cranston Engineering
<b>Type of Project:</b>	Commercial
<b>Location:</b>	The project is located at 155 Fording Island Road, Bluffton, SC
<b>Zoning Designation:</b>	C5 Regional Center Mixed Use

The applicant is proposing to construct a 2,184 square foot addition with loading area and perform cosmetic improvements at the entrance of the existing building which is on an 18 acre site. The architecture, windows and design elements of the proposed addition will match the existing building. The cosmetic improvements to the main structure will be limited to the main entrance and includes painting the existing wood columns, trellis work and stucco entry portal black. In addition, the sign on the tower feature is proposed to be changed out in black to match the new color scheme. Seven impervious parking spaces and existing landscaping within the addition footprint would be relocated on site. The seven relocated parking spaces will be pervious.

This project has not received conceptual review by the Staff Review Team so the DRB should limit their review of this project to the addition's architecture and cosmetic improvements at the main entry.

### **Staff Comment:**

An 8' foundation buffer is required between any structure and parking or driving area exclusive of loading areas (5.8.60). This project does not propose a foundation buffer on the west wall of the proposed addition. The DRB must determine whether a foundation buffer is necessary for this project.

## **Taylor's Quality Landscape and Supply Greenhouse**

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	Taylor's Quality Landscape and Supply
<b>Architect:</b>	James Atkins, Court Atkins Architects, Inc.
<b>Engineer:</b>	Brian Pennell, Key Engineering, Inc.
<b>Type of Project:</b>	Retail/Office and Greenhouse
<b>Location:</b>	Located on 36 Cecil Reynolds Drive, Bluffton on the east side of SC 170 immediately south of McGarvey's Corners.
<b>Zoning Designation:</b>	C5 – Regional Center Mixed-Use

In June 2016, the DRB approved the Owner's previous application to construct a 2,785 square foot retail and office building, but has decided to change the direction the project was headed. The applicant informally presented the new greenhouse concept at the February 2017 DRB meeting and described that this conceptual design better represented the Owner's needs with the landscaping and nursery business. Currently, Taylor's QLS operates out of a 225 square foot building on an adjacent parcel between this project and Tractor Supply which consists primarily of outdoor storage of plant materials, mulch, paving materials, and landscaping equipment. The applicant is proposing to expand his business and construct a 1,512 square foot office which is surrounded on two sides by 5,544 square feet of greenhouse with a side entry feature, an attached 7,056 shade cloth covered plant display area; including parking areas and associated infrastructure. The greenhouse building would serve retail customers with parking and retail space, but also house office space. The existing outdoor storage and gravel driveway would remain on the adjacent parcel.

The DRB conducted a Conceptual review on March 2<sup>nd</sup> and provided comments. The applicant responded to and the revised drawings reflect the following:

1. **DRB Comment:** Concentrate the use of trellis feature(s) at the office portion of the building where there is solid siding and eliminate the trellis feature in front of the glass wall portions of the building.  
**Applicant's Response:** The trellis features were removed from both sections of the building. On the solid wall, additional windows, exterior doors and service yard screening was added in lieu of the trellis features.
2. **DRB Comment:** Change the roof plane at the office portion of the building.  
**Applicant's Response:** The Architect consulted with the greenhouse building manufacturer and the greenhouses' roof must be in the same plane. They cannot be manufactured as discussed or suggested during the conceptual meeting. However, the roofing material does change at this roof. Metal roofing will cover the office area and transition to polycarbonate roofing above the greenhouse area.
3. **DRB Comment:** Study moving the trellis feature on the front elevation.  
**Applicant's Response:** The trellis feature on the front elevation was removed to allow for views into the greenhouse at the glass wall areas.